

PRESS RELEASE

DOUBLE GOLD FOR MILAN'S OLYMPIC VILLAGE: AFTER RECORD-TIME DELIVERY, RECOGNITION FROM THE ATHLETES

- Hosted over 1,000 athletes from 42 international delegations, winners of 99 Olympic medals
- Thousands of social media mentions with enthusiastic feedback about the facilities
- The next challenge will be the Paralympic Games, which will put the Village's accessibility to the test

Milan, 23 February 2026 – The **Milan Olympic Village** developed by **COIMA SGR** (“COIMA”), a leader in the investment, development and management of real estate assets on behalf of institutional investors, has achieved **its second milestone**: following the on-schedule completion of a strategic infrastructure project for the Games, the Village has earned the **enthusiastic appreciation of Olympic athletes**. After showcasing the facility to the world through **thousands of social media posts**, they now hand over to the Paralympic delegations, confirming the Village's status as an international model of hospitality, design quality and sustainability.

As Italy celebrates its **best-ever performance** at the close of the Milano-Cortina 2026 Winter Olympics, the country has also delivered excellence in hospitality, reaffirming its ability to compete at the highest level not only in sport, but also in the **organization and infrastructure delivery of a global event**.

During the Olympic weeks, the Village's spaces became a multicultural meeting point, hosting **over 1,000 athletes from 42 international delegations, winners of 99 Olympic medals**. Through social media, many shared positive feedback on the quality of their stay: from the comfort of the rooms and beds to the functionality of services; from the organization of common areas designed for social interaction and rest, to the attention devoted to furnishings and architectural details. The harmony of these elements, contributing to an environment conducive to high-level athletic preparation, reinforced the image of a modern, efficient Milan capable of delivering standards aligned with the expectations of the international Olympic community.

This achievement stands alongside the project's symbolic first medal: **full compliance with the schedule** agreed with the Fondazione Milano Cortina 2026, enabling the city to welcome the international community. Delivered in just 30 months, the Village was realized by COIMA SGR through an **entirely Italian production chain**, with contractors selected via a rigorous sustainability performance assessment process. Construction was entrusted to a consortium comprising Impresa CEV S.p.A., Grassi e Crespi S.r.l. and Milani S.p.A.. Across the broader supplier network for components and materials, **process innovation** and advanced prefabrication and serialization techniques for staircases and bathrooms enabled optimized timelines and execution methods.

At the conclusion of the Games, the Village will enter a **new phase**: in a record time of just four months, the spaces will be converted into student residences, ready to welcome new arrivals from the 2026/2027 academic year. Against a backdrop of steadily growing student housing demand in Milan, currently met for only one third¹ of total need, the new facility will provide tangible support to the sustainability of the city's university system. With 1,700 beds and all-inclusive subsidized rates set 25% below market levels, it will address approximately 6% of overall demand. Delivered through a **robust public-private partnership** and the synergy of entirely Italian partners, the project stands

¹ Data from Scenari Immobiliari.



as a **model of excellence in local development**. The effective collaboration across the entire value chain, from design to development and construction, has demonstrated how the country's vision for excellence, industrial expertise and financial capacity can converge to deliver infrastructure capable of generating long-term value and addressing structural needs at both local and national level.

The delivery of the Olympic Village was made possible through extensive **collaboration between investors and public institutions**: Intesa Sanpaolo, acting as investor and lender together with Crédit Agricole and the Istituto per il Credito Sportivo, provided approximately €110 million in Green Loan financing. CDP, through CDP Real Asset SGR and the Fondo Nazionale Abitare Sociale, enabled the increase of subsidized accommodation units from 150 to 450. They are joined by the Fondo Impact, Italy's largest discretionary fund dedicated to urban regeneration, backed by leading national pension and social security institutions, including Cassa Forense, ENPAM, Inarcassa, Cassa dei Dottori Commercialisti, Compagnia di San Paolo, Fondazione Padova e Rovigo, Fondo Pensione Monte dei Paschi di Siena and Fideuram Vita. The project was further supported by a broad institutional coalition including Regione Lombardia, Comune di Milano, Fondazione Milano Cortina 2026, CONI, the Ministero dell'Economia e delle Finanze, the Ministero dello Sport, the Ministero delle Infrastrutture e dei Trasporti, the Ministero dell'Università e della Ricerca and Gruppo FS Italiane. The partnership is completed by Covivio and Prada Holding, which, together with COIMA, are co-investing in the redevelopment of the former Porta Romana railway yard, of which the Village represents the first phase.

Luca Mangia, General Manager of COIMA REM, stated: *“The success of the Olympic Village represents the outcome of a great team effort for the entire country. Delivering the project on schedule and receiving unanimous appreciation from athletes and institutions alike is a dual confirmation for us: of the project's quality and of the Italian system's ability to compete at the highest international level. We are now preparing with the same determination to welcome the Paralympic delegations and to complete the Village's transformation into student housing, making a tangible contribution to addressing a structural need of the city of Milan.”*

COIMA

COIMA is a specialist in the investment, development and management of Italian real estate assets, focused on delivering an ESG impact. COIMA Holding controls a range of operating companies including COIMA SGR, an investment & asset management firm which manages over 40 real estate investment funds with more than €13 billion in investments; COIMA REM, a development and property management company which has dedicated 50 years developing and managing properties which now spans a total of over 5 million square metres; and COIMA HT which aims to enable the digitalization of physical spaces.

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¹ Data from Scenari Immobiliari.