



RASSEGNA STAMPA

**“SORGENTE GROUP ANNOUNCES £167M
INVESTMENT IN QUEENSBERRY HOUSE”**



Immobiliare: Sorgente sgr sbarca a Londra, acquista asset per 209 mln

(Il Sole 24 Ore Radiocor) - Milano, 12 giu - Sorgente sgr, ha acquistato la Queensberry House di Londra, un edificio di 22mila mq che unisce spazi uffici, commerciali e residenziali, su una superficie di 22mila mq. L'operazione rappresenta la prima della societa' italiana nel Regno Unito ed e' avvenuta a un prezzo di 167 milioni di sterline, pari a circa 209 milioni di euro, che saranno pagati ad Aviva Investors.

"L'acquisizione di Queensberry House - sottolinea il managing director di Sorgente sgr, Giovanni Benucci - rappresenta l'inizio del gruppo Sorgente come investitore attivo nell'immobiliare del Regno Unito. La domanda di uffici resta alta a Londra e noi riteniamo che la situazione continuerà a migliorare nei prossimi anni". Inoltre l'acquisizione rappresenta una parte "del programma strategico di espansione internazionale" che vede Sorgente già presente negli Usa oltre che in Italia. "Vogliamo che il mercato immobiliare noti la nostra presenza - ha aggiunto l'a.d. di Sorgente, Valter Mainetti - Siamo impegnati a costruire una presenza di lungo periodo nel Regno Unito attingendo alla nostra decennale esperienza nella gestione degli immobili in ogni fase del ciclo economico". Dopo l'acquisizione, l'obiettivo di Sorgente e' quindi anche quello di raccogliere capitali presso i soggetti istituzionali del Regno Unito e, a questo scopo, e' stata costituita la Sorgente Uk Limited. Attualmente il gruppo Sorgente ha in gestione capitali per circa 5,1 miliardi di dollari (4 miliardi di euro) e punta a raggiungere i 10,3 miliardi di dollari entro il 2015.

Com-Mau

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12/06/2012

Sorgente Group acquista immobile commerciale a Londra

di Redazione Advisor

HIGHLIGHTS

- L'operazione ha un valore di 167 milioni di sterline



Sorgente Group, SGR immobiliare guidata dall'a.d. **Valter Mainetti** (nella foto), ha annunciato oggi il suo primo investimento nel mercato immobiliare commercial nel Regno Unito, con l'acquisizione di un edificio di prestigio, il Queensberry House a Mayfair, una delle zone centrali di Londra, che comprende 22.000 metri quadri di spazi commerciali, che incorporano negozi e uffici su cinque piani.

L'operazione ha un valore di 167 milioni di sterline (209 milioni di euro), tasse escluse. L'acquisizione, si legge in una nota, rientra nella strategia del gruppo di espansione nelle proprietà commerciali nel Regno Unito.



MARTEDI' 12 GIUGNO 2012

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12-06-2012 - Flash news: Colpo grosso di Sorgente Group a Londra: compra Queensberry House

Un investimento italiano che farà parlare la City di Londra. Sorgente Group ha annunciato l'acquisto del prestigioso Queensberry House a Mayfair, Londra. Il costo dell'operazione ammonta a 167 mln di sterline, tasse escluse. L'operazione rientra nella strategia di Sorgente che intende proseguire gli investimenti commerciali in UK.

L'operazione è stata condotta da Sorgente SGR, comprende 22.000 metri quadrati di superficie commerciale che comprende uffici e spazi retail su 5 piani, oltre a 7 piani di parcheggi e due piani per circa 1.000 metri quadrati a destinazione residenziale. La parte venditrice è Aviva Investors.

12/06/2012 – MONITOR IMMOBILIARE – ITALIAN REAL ESTATE NEWS

Sorgente Group ha annunciato l'acquisto del prestigioso **Queensberry House** a **Mayfair, Londra**.

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La parte venditrice è **Aviva Investors**.

L'edificio ha due entrate una relativa agli uffici in **Old Burlington Street** e un'altra relativa al settore commerciale in **Saville Row**.

Queensberry House rientra in un portfolio immobiliare che include edifici "simbolo" posizionati nel cuore della vita commerciale delle grandi città del mondo.

Tra gli edifici "trofeo" di proprietà Sorgente si ricorda il **Flatiron Building** a **Manhattan**, la **Galleria Colonna**, recentemente rinominata **Galleria Alberto Sordi**, a Roma e il **Chrysler Building** a **New York**.

"L'acquisizione di Queensberry House- ha affermato **Giovanni Maria Benucci** - managing director di Sorgente Sgr – segna l'inizio per sorgente Group di una strategia di investimento nel mercato degli immobili commerciali inglesi. La richiesta di uffici a Londra rimane consistente e crediamo che continuerà a migliorare nei prossimi anni".

Posted by *monitorimmobiliare.it*

il Quotidiano Immobiliare

DAILY REAL ESTATE

Newsletter di mercoledì 13 giugno 2012

Mainetti: Londra siamo arrivati

Sorgente dopo Queensberry vuole presenza di lungo termine / Londra / [Sorgente SGR S.p.A.](#), [Mainetti Valter](#)



Con l'acquisizione dell'*iconico Queensberry House building* a Mayfair, Londra, **Sorgente Group** fa il botto sul mercato immobiliare londinese investendo 167 ml di sterline (207 ml di euro circa) **(vedi sezione Comunicati)**. **Giovanni Maria Benucci, Managing Director di Sorgente SGR** afferma che "l'acquisizione di Queensberry House segna l'avvio dell'attività di Sorgente Group come investitore sul mercato commerciale UK." **Valter Mainetti, CEO di Sorgente Group**, ha aggiunto "vogliamo che il mercato immobiliare londinese prenda notizia del nostro arrivo. Siamo assolutamente decisi a costruire una presenza di lungo termine in UK (...)".

Sorgente Group announces £167m investment in Queensberry House (London)

Londra / [Sorgente SGR S.p.A.](#)



Sorgente Group, the Rome based international real estate and asset manager, today announced its first investment in the UK commercial property market, with the acquisition of the prestigious Queensberry House building located in Mayfair, London. **The complex transaction was finalized with a total expenditure of £167m, excluding taxes.** The acquisition is the start of a strategic move by Sorgente Group to acquire commercial properties in the UK. The Group's has acquired approximately 22,000 square metres of commercial space, incorporating shops and offices across five floors of Queensberry House, with seven floors of car parking space beneath this, in addition to the top two residential floors covering approximately 1000 square metres. The property was owned previously by Aviva Investors, a global asset manager. It has two entrances, the office entrance is on Old Burlington Street and the retail entrance is on Saville Row, the shopping street renowned worldwide for its bespoke men's tailoring services. Built in 1990, the building has produced an average annual rental yield of approximately five per cent and is currently fully leased to good standing tenants. (...)

COLLEZIONISTA DI IMMOBILI

C'è un italiano che ha appena investito 200 milioni di euro a Londra e sta per investire più o meno altrettanti a Los Angeles, per comprare immobili. Si chiama Valter Mainetti, è il capo

del Sorgente Group (4 miliardi di euro di immobili in 27 fondi), collezionista d'arte e di «icon building», come il Flatiron di New York (il palazzo a forma di ferro da stiro) e la Galleria Colonna di Roma. A Londra ha acquistato, in

Mayfair, la Queensberry House. A Los Angeles l'obiettivo è ancora top-secret. Mainetti è convinto che gli immobili di pregio non si deprezzano mai. E li sa gestire guadagnandoci. Altra pasta rispetto ai furbetti del quartierino. (S.L.)





No.1 Commercial Real Estate Information Company

Italy's Sorgente unveiled as £167m Queensbury House buyer

Sorgente Group, a Rome-based property fund and asset manager, is the £167m buyer of Queensberry House in London's Mayfair it confirmed this morning.



12-06-2012 - Sorgente said it had completed the purchase of the block at 3 Old Burlington Street from Aviva Investors for £167m, a yield of around 4.8%.

The company was advised by Michael Elliott. It said the deal represented "the start of a strategic move" into UK commercial property investment. Aviva's Life Fund, advised by Knight Frank, put the 241,352 sq ft multilet retail, office and residential block up for sale in October.

Sorgente said it now planned to pursue a fund-raising exercise as part of plans to move its assets under management from £3.3bn to \$10.3bn by 2015.

Professor Valter Mainetti, chief executive of Sorgente Group, said: "We want the London property market to sit up and take notice of our arrival. We are absolutely committed to building a long-term presence in the UK drawing upon our decades of experience in managing properties at every stage of the macro-economic cycle."

Giovanni Maria Benucci, managing director of Sorgente SGR – the asset management company which conducted the acquisition transaction said: "The acquisition of Queensberry House marks just the start of Sorgente Group's move to become an active investor in the UK commercial property market. Office demand in London remains high and we believe this situation will continue to improve in the years to come as private sector business activity in particular is rejuvenated in the UK.

"Queensberry House gives us an important foothold in the UK as we pursue a strategic programme of international expansion which has already seen us manage assets over many years in the United States and Italy.

"This property enables us also to remain true to our guiding principle of investing in iconic buildings which offer sustainable rental returns to our funds."

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Sorgente in debut London deal

Investment | Office | 12-06-2012 | 00:00 | [Print](#)

Sorgente Group, the Rome-based international real estate and asset manager, has made its first investment in the UK commercial property market, with the acquisition of Queensberry House in Mayfair, London.

The £167m deal is first Sorgente Group commercial real estate acquisition in the UK. The Sorgente Group has acquired 22,000 m² of commercial space, incorporating shops and offices across five floors of Queensberry House, with seven floors of car parking space underground. There are also two top residential floors of some 1,000 m².

The property was owned previously by Aviva Investors, a global asset manager. Built in 1990, the building has produced an average annual rental yield of around 5% and is fully leased to good tenants.

Sorgente's portfolio also includes such trophy buildings as the Flatiron building in Manhattan and the Galleria Colonna, recently renamed Galleria Alberto Sordi, in Rome. The group at one time owned the Chrysler Building, an Art Deco skyscraper in Manhattan.

Giovanni Maria Benucci, managing director of Sorgente SGR – the asset management company which manages the Donatello Fund and made the transaction – said: “The acquisition of Queensberry House marks just the start of Sorgente Group's move to become an active investor in the UK commercial property market. Office demand in London remains high and we believe this situation will continue to improve in the years to come as private sector business activity in particular is rejuvenated in the UK.

“Queensberry House gives us an important foothold in the UK as we pursue a strategic programme of international expansion that has already seen us manage assets over many years in the US and Italy.”

Professor Valter Mainetti, chief executive of Sorgente Group, said: “We want the London property market to sit up and take notice of our arrival. We are absolutely committed to building a long-term presence in the UK, drawing upon our decades of experience in managing properties at every stage of the macro-economic cycle.”

Sorgente Group is moving also to attract investment from UK-based institutions into its range of real estate funds. To support this strategy, a new company, Sorgente UK, has been formed to promote the group's six real estate funds to UK institutional and private investors. This company will not be acquiring property on behalf of the real estate funds, but is rather a fund-raising vehicle.

In addition to Italy, the UK and Luxembourg, Sorgente Group is also active in the US and Switzerland. The group's real estate assets, owned by the funds and underlying companies, including managed assets, amount to €4bn. Sorgente is now planning a programme of fundraising activity to lift this total under management to \$10.3bn (€8.2bn) by 2015.



Italian investor acquires Mayfair property for EUR 207m

Date: 12 June 2012

Category: Deal

Italy's Sorgente Group has acquired a 22,000 m² mixed-use scheme in the Mayfair district of London for £167 mln (EUR 207 mln), marking the first step in the Rome-based asset manager's expansion in the UK property market.

Global asset manager Aviva Investors sold Queensberry House to Sorgente Group.

Queensberry House comprises shops and offices across five floors, topped by two floors with 1,000 m² of residential space. There are also seven lower floors of parking space.

Built in 1990, the building has produced an average annual rental yield of around 5% and is currently fully leased.

Sorgente said the acquisition met its requirement for 'trophy' buildings. The group's portfolio includes the 'Flatiron Building' in Manhattan and the Galleria Colonna, recently renamed Galleria Alberto Sordi, in Rome. The group previously owned the Chrysler Building art deco skyscraper in New York.

Managing director Giovanni Maria Benucci of Sorgente commented: 'The acquisition of Queensberry House marks just the start of Sorgente Group's move to become an active investor in the UK commercial property market. Office demand in London remains high and we believe this situation will continue to improve in the years to come as private-sector business activity in particular is rejuvenated in the UK'.

Sorgente Group is also moving to attract investment from UK-based institutions into its range of real estate funds. To support this strategy, a new company -Sorgente UK Limited - has been formed to actively promote the group's six Luxembourg-registered real estate funds.

In addition to Italy, the UK and Luxembourg, Sorgente is also active in the US and Switzerland. Within the group, total real estate assets owned by the funds and their underlying companies, including managed assets, amount to EUR 4 bn.

Sorgente Group is planning a programme of fundraising activity to boost its assets under management to over EUR 8 bn by 2015.

PropertyEU is hosting an investment briefing on the Italian real estate market in London on 20 June. Click on the link below for more details and to register for free.

Insurance companies offer property loans

The Telegraph

By Graham Ruddick | Telegraph – Tue, Jun 12, 2012 19:00 BST

- Italian fund Sorgente Group has demonstrated the safe-haven status of the London property market by acquiring office and retail site Queensberry House in Mayfair for £167m. The deal is Sorgente's first acquisition in the UK.

Sorgente Group starts in UK

Sorgente Group, the Rome based international real estate and asset manager, today announced its first investment in the UK commercial property market, with the acquisition of the prestigious Queensberry House building located in Mayfair, London. The complex transaction was finalized with a total expenditure of £167m, excluding taxes.

The property was owned previously by Aviva Investors. It has two entrances, the office entrance is on Old Burlington Street and the retail entrance is on Saville Row, the shopping street renowned worldwide for its bespoke men's tailoring services. Built in 1990, the building has produced an average annual rental yield of approximately five per cent and is currently fully leased to good standing tenants.

Additional to its central location in a London commercial market which continues to be marked by tight supply in prime locations, Queensberry House satisfies the preference of Sorgente Group for investing in iconic buildings across the globe offering the stable and long lasting rental returns. The Group's portfolio also includes such 'trophy' buildings as the 'Flatiron Building' in Manhattan and the Galleria Colonna, recently renamed Galleria Alberto Sordi, in Rome. The Group previously owned the iconic Chrysler Building art deco skyscraper in New York.

Giovanni Maria Benucci, who is Managing Director of Sorgente SGR – the asset management company which manages the Donatello Fund – and conducted the acquisition transaction said: "The acquisition of Queensberry House marks just the start of Sorgente Group's move to become an active investor in the UK commercial property market. Office demand in London remains high and we believe this situation will continue to improve in the years to come as private sector business activity in particular is rejuvenated in the UK.

"Queensberry House gives us an important foothold in the UK as we pursue a strategic programme of international expansion which has already seen us manage assets over many years in the United States and Italy. This property enables us also to remain true to our guiding principle of investing in iconic buildings which offer sustainable rental returns to our funds."

Professor Valter Mainetti, CEO of Sorgente Group, added: "We want the London property market to sit up and take notice of our arrival. We are absolutely committed to building a long-term presence in the UK drawing upon our decades of experience in managing properties at every stage of the macro-economic cycle."

Sorgente Group fundraising programme also underway

Sorgente Group is moving also to attract investment from UK-based institutions into its range of real estate funds. To support this strategy a new company Sorgente UK Limited has been formed to actively promote the Group's 6 real estate funds organized under the laws of the Grand Duchy of Luxembourg to UK institutional and private investors. This company will not be acquiring property on behalf of the real estate funds, but is rather a fund raising vehicle.

Professor Valter Mainetti, CEO of Sorgente Group, added: "Our steady growth in assets under management also bears testimony to our belief in the importance of taking a measured and pragmatic approach to investment, including minimal use of financial leverage, a philosophy which UK investors can feel assured that we will not deviate from now or in the future.

"London remains the world's leading financial centre and it is critical to our continued evolution as a global real estate asset manager that we engage the City's investor community. As such we plan to pursue a strategy to secure investor funds in parallel with our programme of real estate asset acquisitions which has commenced today."