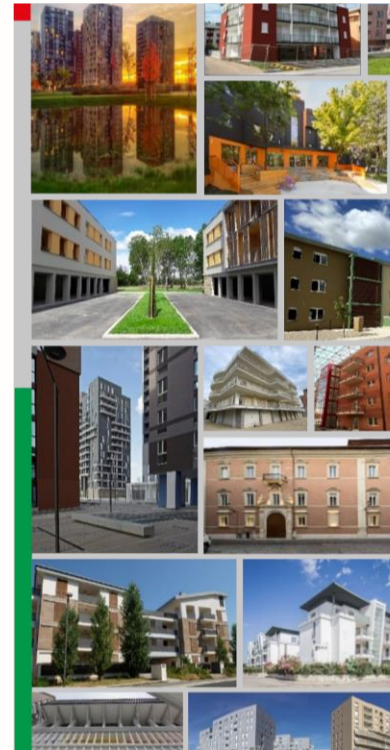




CDP Group

Focus on Affordable Social Housing

February 19th 2025



Executive Summary

Italian Housing Market

- Housing stock 25,6 millions of dwellings
- Market dominated by Owner-occupier (more than 75% of dwellings)
- Rented units are only 17% of the market (Public rental – ERP counts for 3,5%)
- Over half of available Energy Performance Certificates (EPCs) in the lowest energy classes (F&G), which indicates the energy efficiency level is relatively poor

CDP Group Strategy

- Following emerging trends of housing needs CDP investment strategy is based on: «**The four S model**» focused on the implementation of **Social Housing, Student Housing, Senior Housing and Service Housing** (key workers and young professionals). The “four S” Strategy is **implemented** through **added-value interventions which integrate urban regeneration (hardware) with the offer of services (software) such as services** triggering the neighborhood (educational areas, urban gardens, common areas dedicated to community initiatives); Community managers supporting the projects and promoting social inclusion
- Long term leases with below the market Rents and sale prices and focus on urban regeneration, re-use of existing buildings, no use of new soil
- CDP REAL ASSET SGR is CDP Group **asset management company** with dedicated financial products enhancing **Affordable housing solutions** through a Fund of Funds (FoF) mechanism
- FoF **equity model** is leveraging CDP role, as National promotional Bank, of being the **anchor investor** and **catalyst** of additional financial resources coming both from private and public investors

CDP Group Model

Strengths of FoF investment strategy:

- Contribution of financial resources both at FoF level and at local level enabling a **multiplier effect by crowding-in additional capital from local stakeholders** (banking foundations, Public Local Authorities, also with contribution in kind) and **national institutional investors** (pension funds, insurance companies, etc)
- Structuring of **financial products** addressing different investors needs (platform funds seeding multiple projects more appealing for national investors, single project funds for local investors, specific asset class funds focusing on a single S)
- Strong **governance** controls across the network of local funds but leveraging on third party management
- **Long term** investment with **steady returns** (low-irr inflation linked)

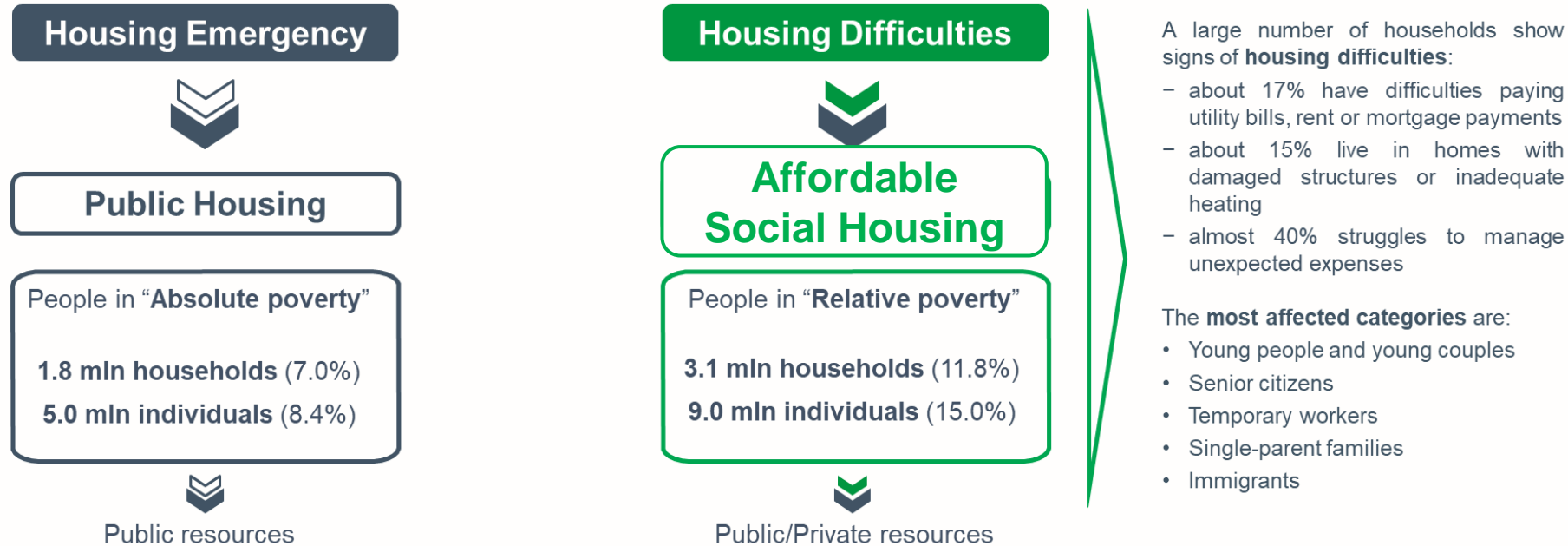
CDP Group Impact

- > ~ 1,5 €/bln invested by CDP group
- 36 real estate funds invested
- > 12.000 Dwelling realized
- > 12.000 beds created

What is Affordable Social Housing* and why it is so relevant in Italy

Over the last years, having access to adequate housing solutions has become difficult for an increasing number of people, even outside the most vulnerable sections of the population

Relevant national legislation



To address Housing Emergency → Edilizia Residenziale Pubblica (ERP): Law 457 of 5 August 1978

To address Housing Difficulties → Edilizia Residenziale Sociale (ERS): Ministerial Decree 22 April 2008, D.L.112/2008 (art. 11)

Social Housing helps people in situations of “distress” that do not fall within the poverty brackets required for Public Housing but are unable to find housing at market conditions

* “affordable social housing” in accordance with the definition as per Annex II, point 12(d)(ii), footnote 2, of the InvestEU Regulation (aimed at disadvantaged persons or socially less advantaged groups, who due to solvency constraints live in severe housing deprivation or are unable to obtain housing at market conditions) and shall comply with the relevant Italian legislation (Ministerial Decree 22 April 2008, D.L.112/2008 (art. 11)), D.L. 47 del 2014 (art. 10), with a focus on municipalities with high population density (Decision CIPE No 87, 13 November 2003).

CDP Group is promoting Affordable Social Housing since 2010

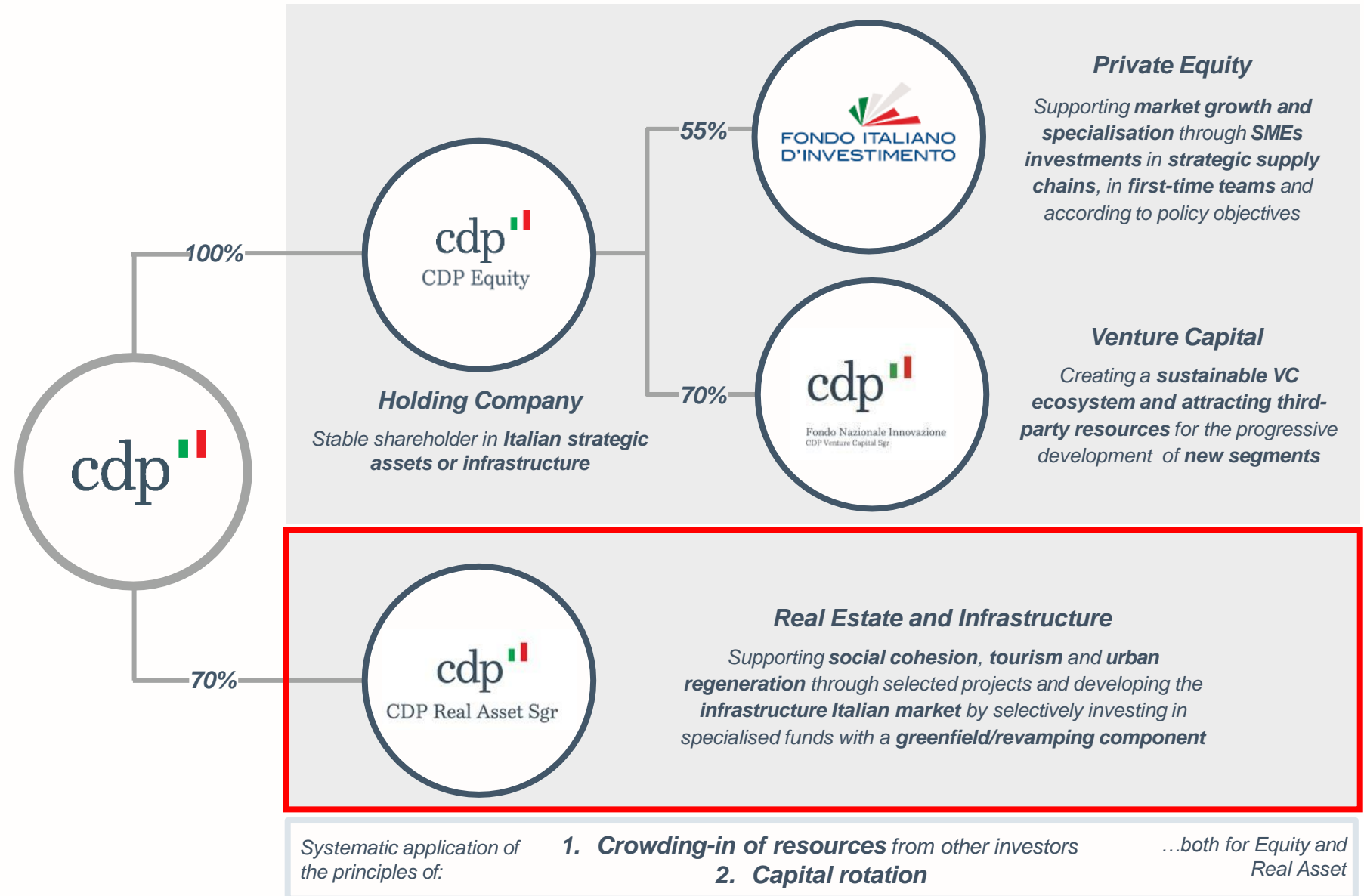


Establishment of CDP Real Asset SGR



Establishment of CDP Real Asset Sgr within CDP Group

CDP Group supports **sustainable growth**, **financing and investing** according to **defined policies** and **principles of sustainability** and **additionality**



New CDP Strategic Plan 2025 – 2027: the Four «S» model

Previous strategic priorities, confirmed in the new Strategic Plan



Need for affordable housing, energy-efficient (greater sensitivity towards sustainability and consumption), flexible and with spaces suitable for new working habits



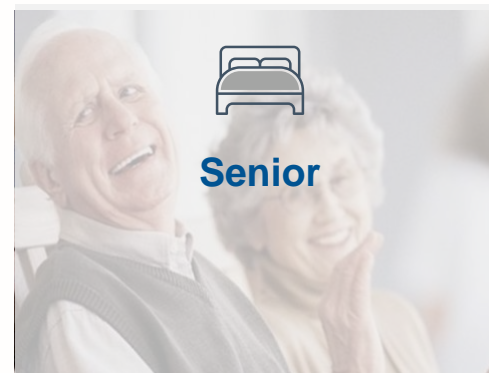
Social housing



Need for rental housing dedicated to students, with services and technological support useful for study and research activities
Home intended as a social space, with multifunctional common open spaces



Student housing



Need for residences for the elderly with social assistance and telemedicine services, considering the progressive trend of aging in the Italian population



Senior housing

New focus



Need for housing for key workers (e.g., young employees, teachers, nurses, etc) in collaboration with institutions and large enterprises



Service housing

The "four S" Strategy is implemented through **added-value interventions** integrating **urban regeneration (hardware)** with **community services (software)** such educational areas, urban gardens, common areas dedicated to community initiatives) with **community managers** supporting the projects and promoting **social inclusion**

Affordable Social Housing Strategy in CDP Group

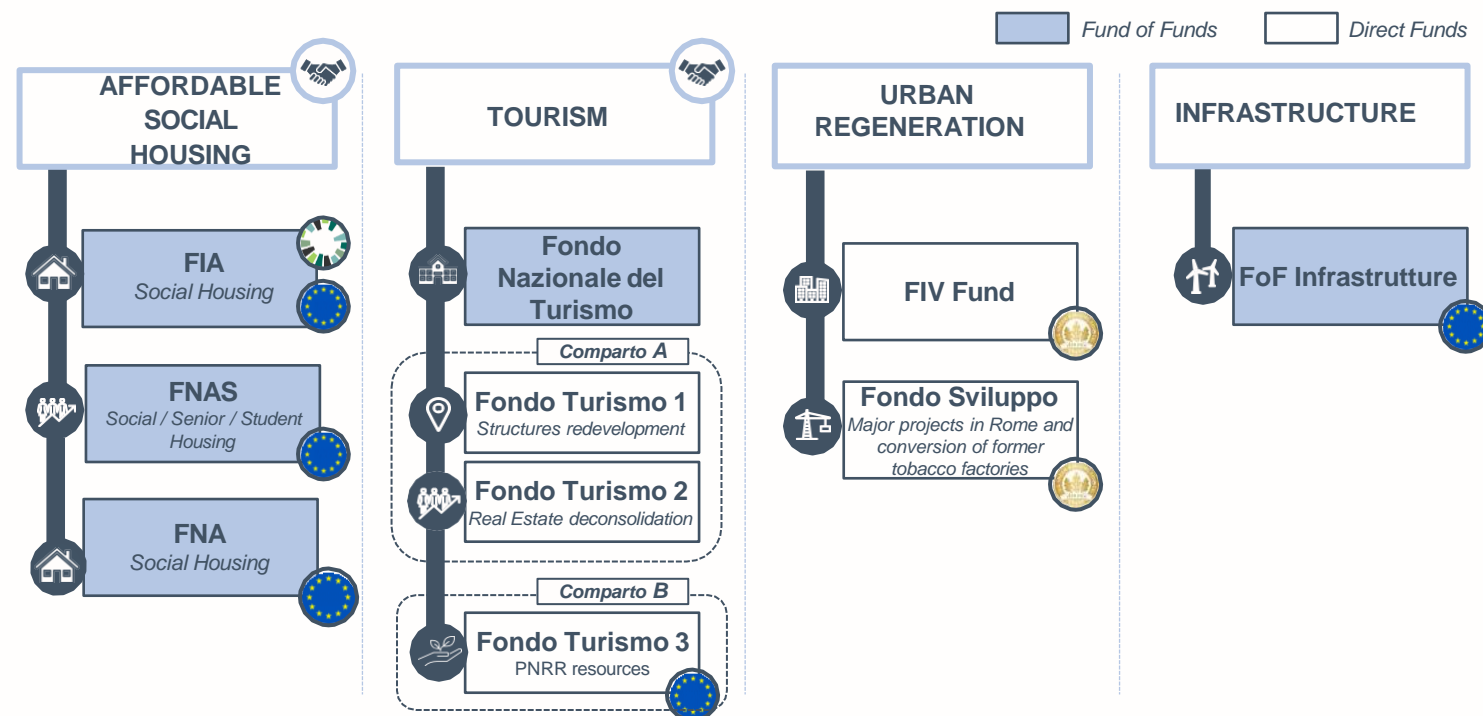
The role of CDP Real Asset SGR

CDP Real Asset SGR Profile



- **CDP Real Asset SGR** (CDP RA) is CDP Group asset management company dedicated to manage "real assets" including infrastructure closed end funds (since 2022)
- **Public-Private-Partnership:** 70% of CDP RA SGR held by **CDP** and 30% by private investors (**15%** is held by **ACRI** - Associazione di Fondazioni e Casse di Risparmio; **15%** held by **ABI** - Associazione Bancaria Italiana)
- **Four lines of intervention:** **Affordable Housing**, **Tourism**, **Urban Enhancement and Regeneration** and **Infrastructure**
- **Crowding in principle:** CDP is the cornerstone investor of the funds managed by CDP RA, thus enabling the **blending** with financial resources coming both from **national** and **local investors**
- **Financial model providing steady returns**
- **Sustainability (ESG) and additionality principles** coherent with CDP Group principles

Overview of CDP Real Asset SGR Funds and Investments



ESG CHARACTERISTICS OF THE FUNDS:



GRESB Certification – international Scoring Performance ESG



ESG Criteria for the selection of partner Asset Manager



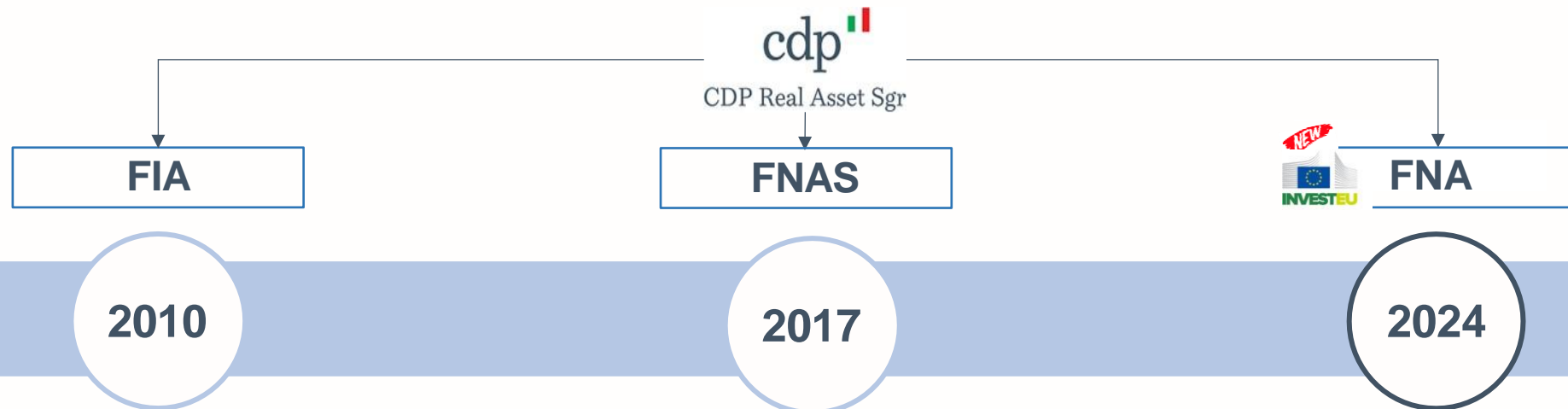
ex Art. 8 SFDR Classification



LEED certification on core projects of the direct portfolio

Affordable Social Housing Market in Italy & CDP Group Strategy

Evolution of the Affordable Social Housing Strategy within the CDP Group



CDP S.P.A. INVESTED ~1,000 €/MLN IN FONDO INVESTIMENTI PER L'ABITARE ("FIA"), A **SOCIAL HOUSING FUND OF FUNDS** MANAGED BY **CDP REAL ASSET SGR**

CDP S.P.A. INVESTED ~500 €/MLN IN FONDO NAZIONALE DELL'ABITARE SOCIALE ("FNAS"), AN **AFFORDABLE HOUSING FUND OF FUNDS** MANAGED BY **CDP REAL ASSET SGR**

CDP S.P.A. INVESTED 100 €/MLN WITH **INVESTEU GUARANTEE** IN **FNA**, A **SOCIAL HOUSING FUND OF FUNDS** MANAGED BY **CDP REAL ASSET SGR**

- **Since 2010, CDP Group has heavily contributed to the development of affordable social housing in Italy** investing in dedicated Funds of Funds (FIA and FNAS) as main anchor investor (1,5 €/bn equity investment)
- **CDP Group involved other private** (e.g. insurance companies, financial institutions and pension funds) **and public investors** (e.g. Ministero Infrastrutture e Trasporti - "MIT") for approximately 1.000 €/mln, for a total aggregate equity commitment of approximately 2,4 €/bn;
- Against this background, CDP Group has engaged in further expanding the successful financial structure of the FIA and FNAS, by launching a "third product" - the **FNA, with InvestEU support (€ 50 mln InvestEU Guarantee under the *SISW intermediated equity product*)**

CDP Group cumulatively invested ~1,5 €/Bn in Affordable Social Housing Funds, involving also other public and private investor for approximately ~3.000 €/mln of commitment, and most recently attracting also EU Resource

First «S» - Focus on Affordable Social Housing

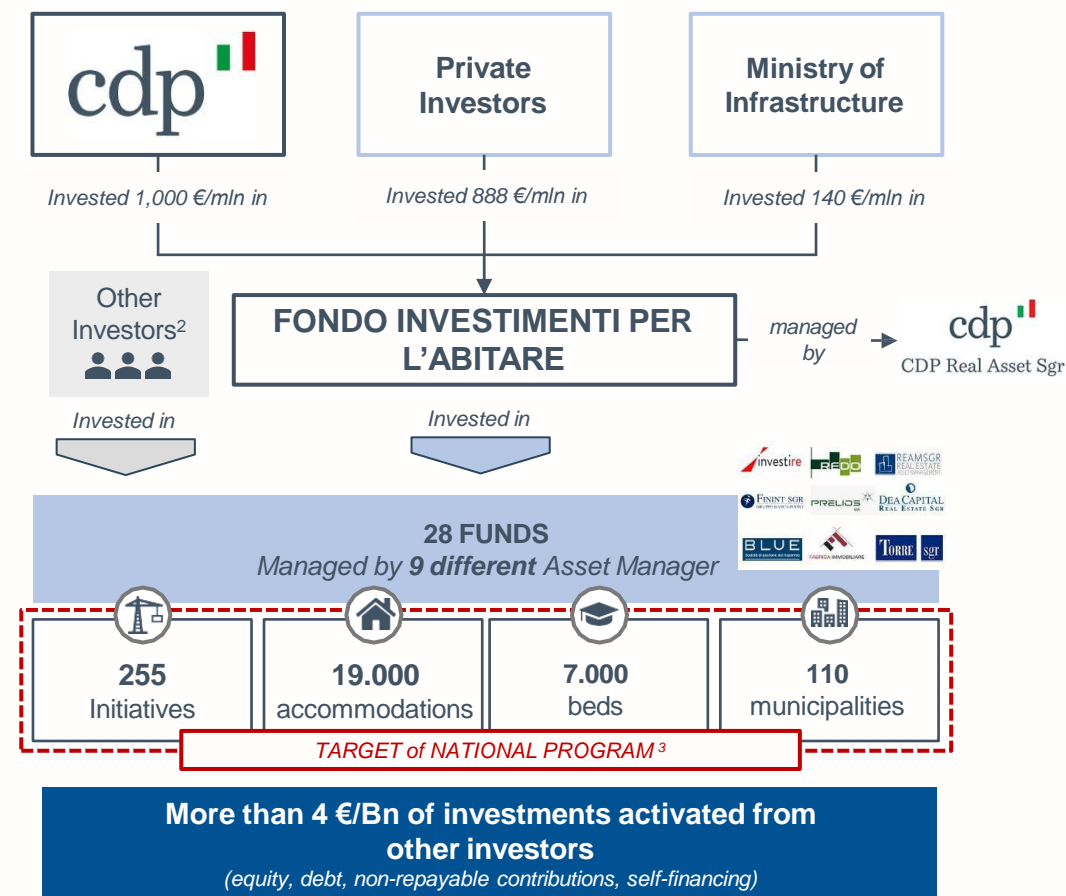
Fondo Investimenti per l'Abitare – FIA

FIA Profile and KPI's



- FIA is a fund of funds, managed by CDP Real Asset SGR, which operates as an indirect investor through the investment in local funds managed exclusively by others asset management companies (Integrated Fund System "SIF¹").
- FIA has **invested almost all of the resources raised (~96%)**, investing in 28 funds managed by 9 different asset managers and that have so far realized:
 - **214 initiatives** (out of 255 expected)
 - **11,633 social housing accommodations** (out of 19,000 expected)
 - **5,612 beds** (out of 7,000 expected)
- **16 initiatives are underway** for 2,744 social housing accommodations, while **25 initiatives are still to be launched**.

FIA structure and Investment Scheme

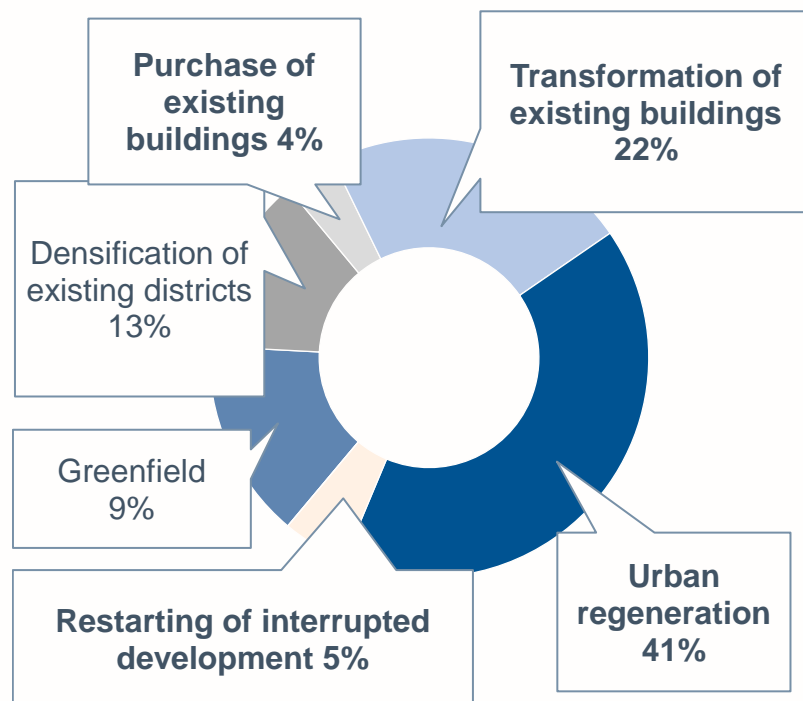


Notes: 1) Such structure (SIF) therefore addresses both the need for Affordable Social Housing at national level by attracting private capital at the FoF level (FIA), as well as at local/regional level by attracting further private capital at the level of the underlying funds, where in particular banking foundations that are very much interlinked with their own territories multiply the investment of FIA by adding additional private resources to the benefit of the local private communities; 2) 30 Banking Foundations, > 40 banks and insurance, 9 Regions, 4 Municipalities, ~ 100 Stakeholders; 7

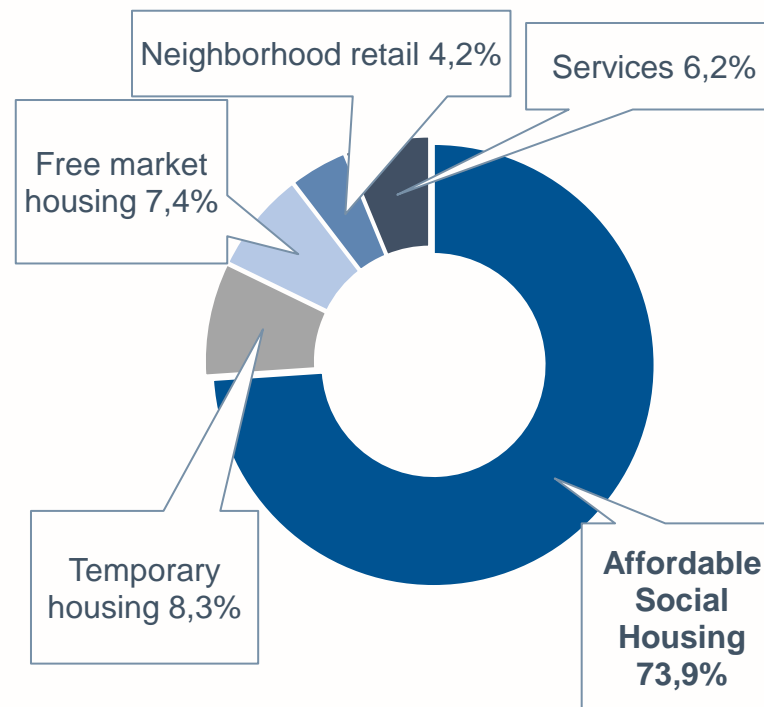
First «S» - Focus on Affordable Social Housing

Fondo Investimenti per l'Abitare – FIA

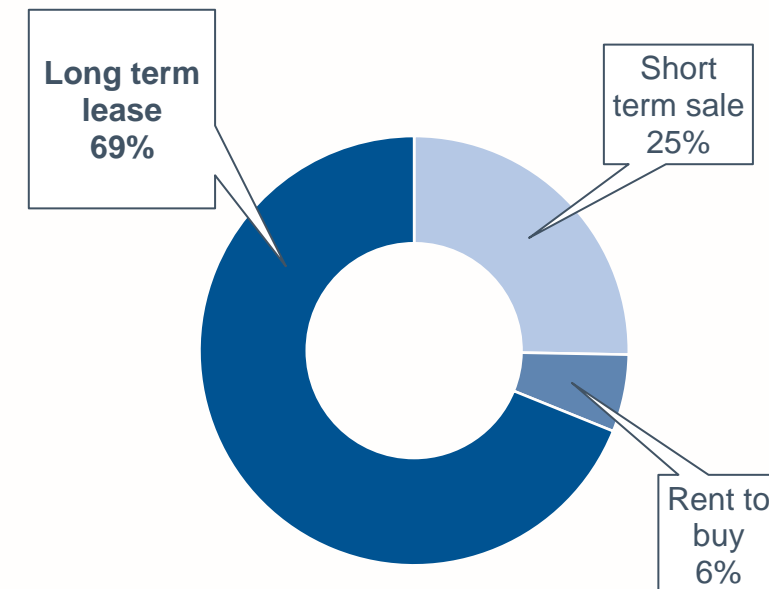
PROJECTS BY TYPE



PROJECTS BY SCOPE



AFFORDABLE SOCIAL HOUSING MIX

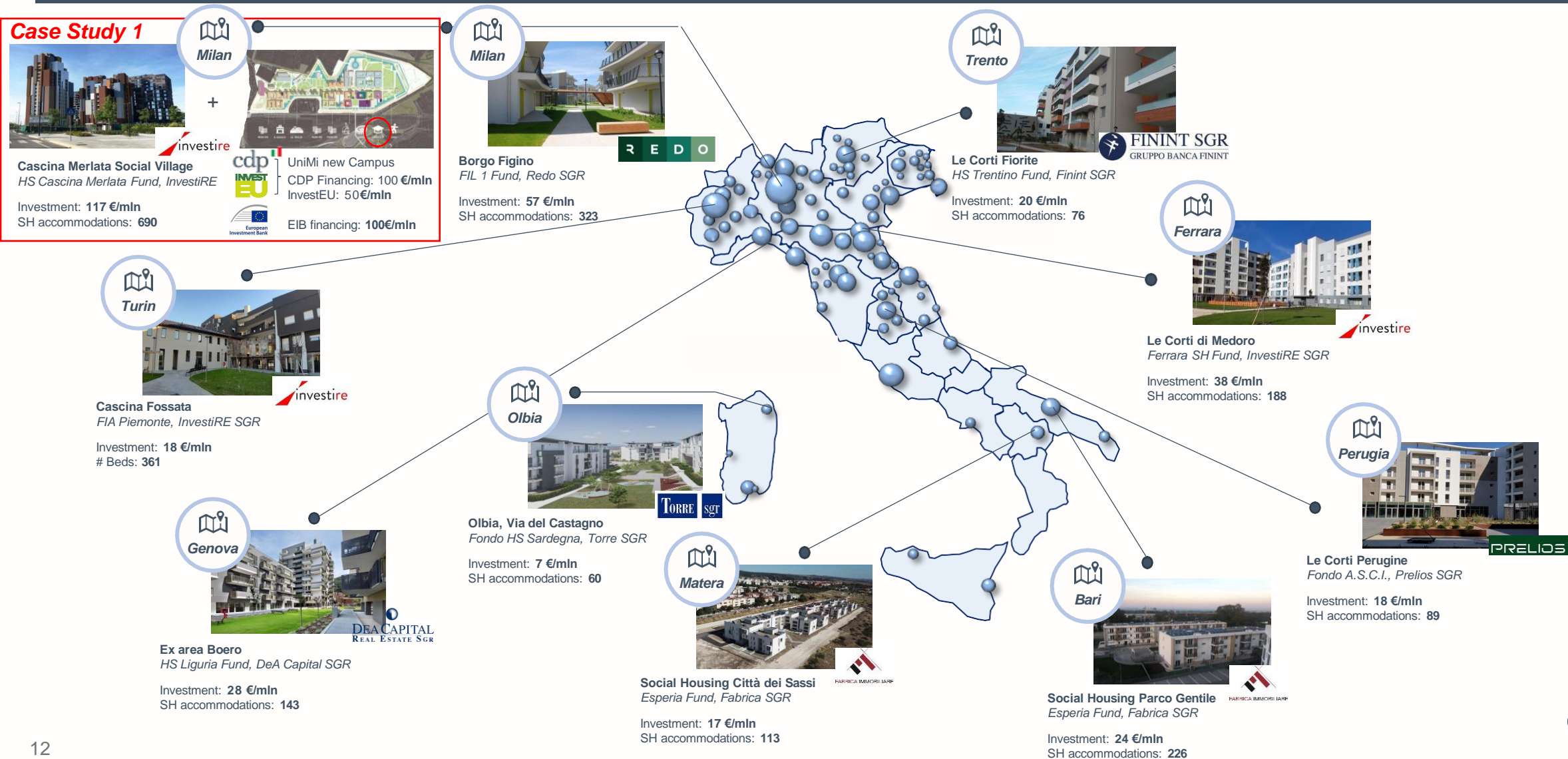


Housing solutions are assigned according to rules state by the local municipality in terms of target groups and conditions (usually 30% lower than market prices), totally focused on social purposes (maximum income level, number of family members, single parents, elderly people).

First «S» - Focus on Affordable Social Housing

Fondo Investimenti per l'Abitare – FIA

Some of the main initiatives carried out by the funds in which FIA has invested



First «S» - Focus on Affordable Social Housing

Fondo Nazionale per l'Abitare – FNA

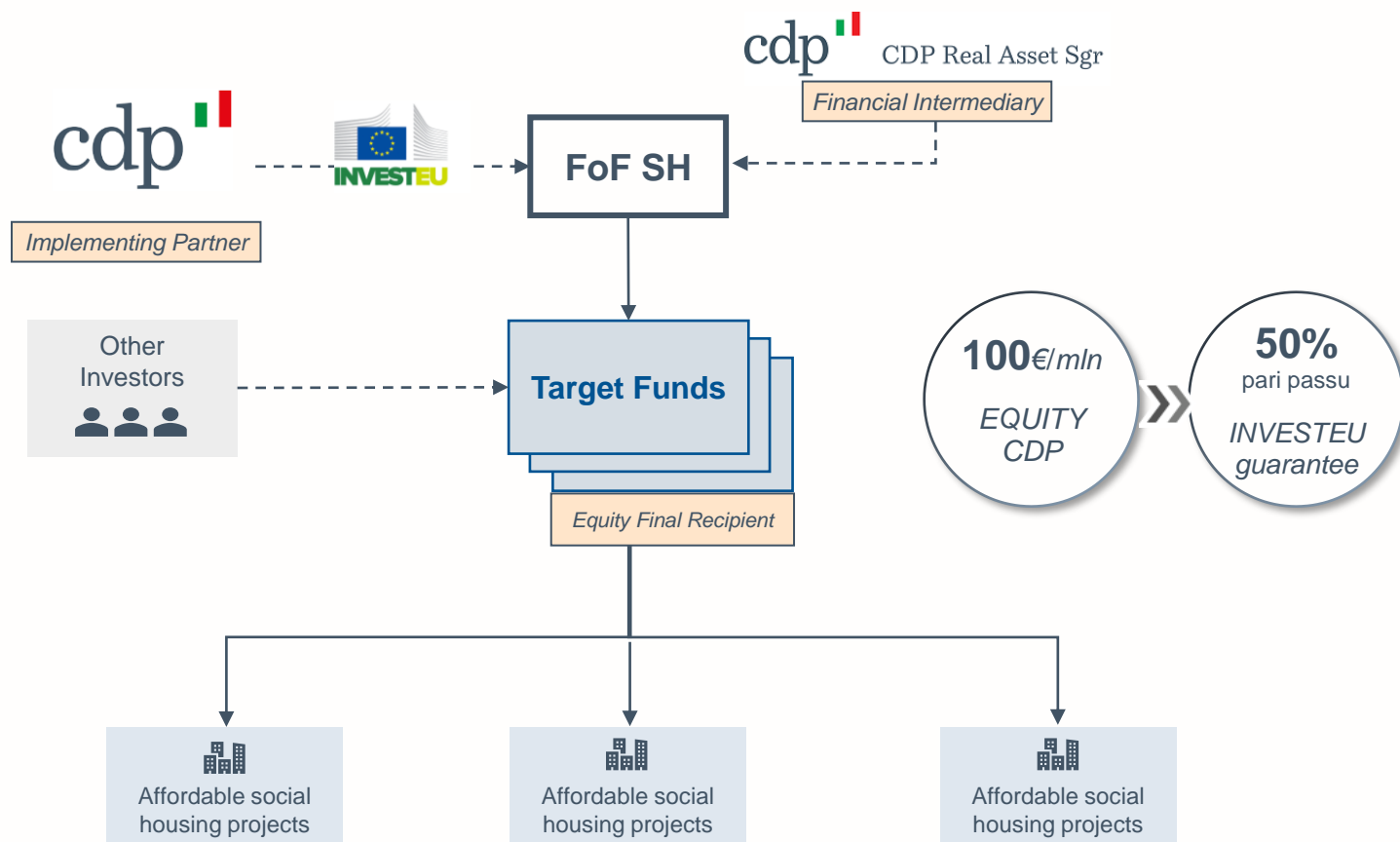
FNA Profile and KPI's



In 2023 CDP RA has been selected as **Financial Intermediary for managing a Fund-of-Funds** to support **Affordable Social Housing** projects (FoF SH), in accordance with an open, transparent, proportionate, and non-discriminatory selection procedure

- FoF SH will invest in “affordable social housing” projects aimed at **disadvantaged persons or socially less advantaged groups**, who due to solvency constraints live in severe **housing deprivation** or are unable to obtain **housing at market conditions**
- CDP will collect **additional capital from other investors at the level of the underlying Target Funds**: 100 €/mln investment from CDP (**guaranteed at 50% by the EU** as part of the **InvestEU Program**)
- Furthermore, **additional capital from other investors may be attracted** at the level of the **Fund-of-funds**

FNA structure and Investment Scheme



CDP is currently the **only Implementing Partner in Europe** to carry out an Intermediate Equity InvestEU Operation in the form of an Equity Fund-of-funds to support Affordable Social Housing projects ([InvestEU: CDP Real Asset launches first fund in Europe for social housing supported by EU Guarantee](#))

Second «S» - Focus on Student Housing

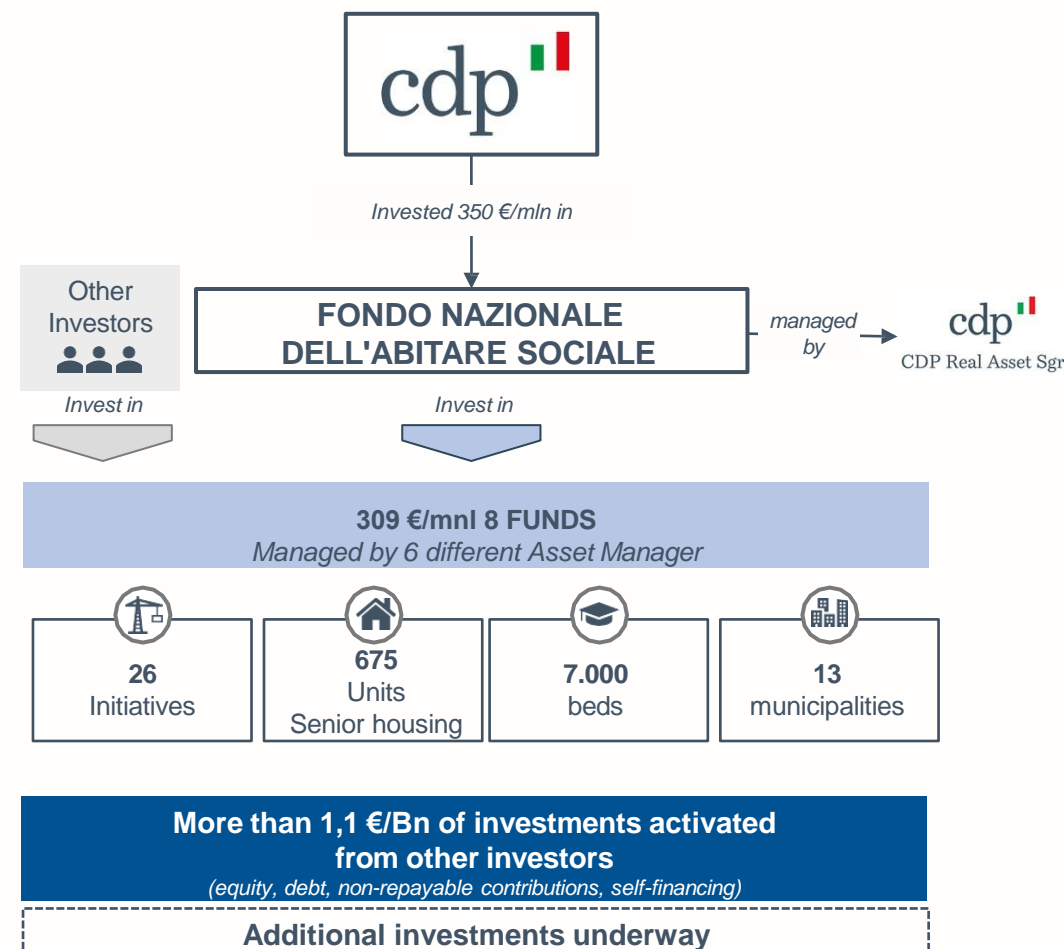
Fondo Nazionale dell'Abitare Sociale – FNAS

FNAS Profile and KPI's



- FNAS is a Fund of Funds dedicated to **support housing and community services** in the following sectors: (i) “**Affordable Housing**” initiatives aimed at ensuring housing continuity throughout the life cycle of individuals, even on a temporary basis; (ii) **regeneration and urban redevelopment initiatives**; (iii) spaces to support research, technology transfer, innovation, education and cultural exchanges to **foster well-being, promote quality of life and social cohesion**
- To make FNAS' investment more effective, a **call for expression of interests** has been issued by CDP RA SGR for the **selection of asset management companies specialized in the development of social infrastructures** both in housing and education sector
- As of today, FNAS has approved the investment of 309 million euros in 8 funds, **6** dedicated to **student housing** and **2** to **senior housing projects**, reaching the target of **7.000 beds** and **675 senior housing units**. It is planned to continue with the deployment of the remaining financial resources aiming to reach **10.000 beds** activating over **1 billion euros investments**

FNAS structure and Investment Scheme



Second «S» - Focus on Student Housing

Fondo Nazionale dell'Abitare Sociale – FNAS

Plans in the pipeline are to open university residences as early as 2025 with 2,650 new beds



➤ Construction sites underway:



4,817 Beds



➤ Approved investments:



~ 2,200 Beds



➤ Prospective pipeline:



+3,000 Beds



➤ Target:



10,000 Beds

Third «S» - Focus on Senior Housing – «Spazio Blu» Project

Fondo Nazionale dell'Abitare Sociale – FNAS



Operating Model



Owner of the fund's real assets



Capital investor in the fund for financial needs related to assets' redevelopment process



Asset manager of the fund dedicated to the implementation of the pilot project



National health provider



Operator responsible for telemedicine i.e. remote/domiciliary care services



CDP Real Asset Sgr



After the signing of a memorandum of understanding for the launch of a pilot project located in the city of Rome, FNAS has approved the investment in **Spazio Blu** fund, managed by Investire SGR, dedicated to a new format for **senior housing concept**, that connects residential offer and dedicated telemedicine services

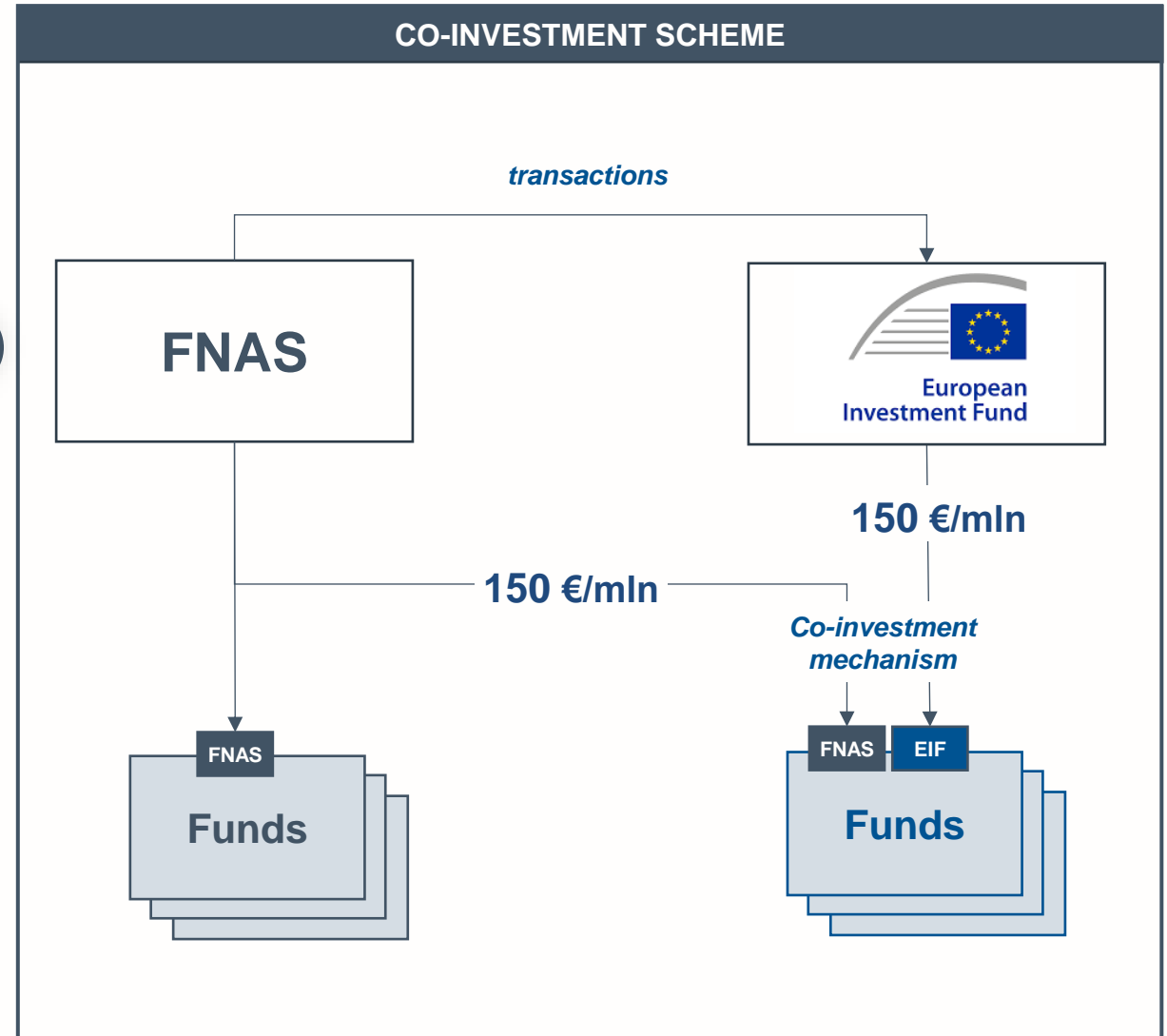
It represents the starting point for a team game between operators with a solid track record in their respective fields of expertise, besides being a **scalable and replicable model** and a concrete example of public-private partnership

Co-investment agreement with the EIF – European Investment Fund

- The additionality of CDP in investments involves maximizing the collection of resources, both national and European, from investors external to the Group

For this reason, the **first co-investment agreement** at the European level has been signed between *Fondo Nazionale dell'Abitare Sociale* (FNAS) and EIF to support new social housing initiatives

- The goal is to involve **EU resources in blending** with national resources, with the dual objective of increasing the overall amount of available funds while simultaneously reducing FNAS's exposure in target funds
- The first co-invested project, with a €50 million ticket from EIF matching the investment of FNAS, is expected to be finalized in the first half of 2025



Fourth «S» - Focus on Service Housing

Service Housing for workers

CDP proposes build-to-rent housing solutions at “below the market” prices for young workers and essential service professionals



Housing for young workers



Housing for essential service workers

Housing needs	Housing solutions with a build-to-rent mechanism (mainly rental) with controlled rents .	
Target	Young workers in their first job, often with a basic starting salary	Workers employed in essential services, who need to relocate for work reasons
Potential partners	Potential involvement of corporations	Potential involvement of public institutions

ESG: FIA's KPIs ex Regulation (EU) 2019/2088



FIA's KPIs indicator - ex Regulation (EU) 2019/2088 and published in SFDR as of 31.12.2023 - suitable to promote the Fund's environmental and social attributes:

SOCIAL KPIs*

95% -> no of beneficiaries belonging to eligible families (as defined in the agreements with municipalities) over total;

94% -> no of affordable social dwellings over total portfolio;

58 €/sqm/year -> average save on rental fee.

ENVIROMENTAL KPIs*

75% -> energy efficient investment in real asset ($APE \geq B$ - EU class efficiency) over total;

48% -> regenerated surfaces over total ones (in sqm);

100% -> carbon-free investment over total.

Rent vs. rent-to-buy vs. buy

The **social infrastructure** is realised and are of property of the fund in which CDP Group invests.

The **portfolio** is divided in three macro-categories of intervention:

1. **Rent**: the dwelling is rented to the final beneficiary (about 65-75% of the portfolio)
2. **Rent-to-buy**: the final beneficiary pays a downpayment for future purchase as well as a monthly rent which is including a part of the final redemption price. Should the final beneficiary not buy the rented dwelling, the «buy component» paid with the monthly rent will be paid back. Only the downpayments remain due (about 20-30% of the portfolio)
3. **Buy**: dwellings are sold (5-10% of the portfolio)

The **distribution of the portfolio** is subject to the framework agreement with the municipality

② The affordable social housing in CDP at a glance: faq

What is the price/duration of the rental contracts/criteria used to allocate the dwellings? *Structure of the lease agreements (i.e. in terms of rents, duration, etc) are agreed with Public Local Authorities (Municipalities in particular) in the “Convenzione Sociale”. Affordable using mix in mainly focused on long term lease (69%) with lease contracts with long term duration (15 yrs) and the remaining portion on short term (25%) sale and rent to buy (6%). Our initiatives are managed by a “Gestore Sociale” which is taking care directly/indirectly of all the aspects (Property, Facility, Community Management) and is often linked to the third sector*

Who is managing the rental contracts? *The fund acts as the legal entity signing the rental contracts. There is also a “social manager” which acts as the community manager and provides the real added-value to the initiative, promoting and managing the opportunities in the relevant communities. The “social manager” is generally a social cooperative or not-for-profit organization identified by bank foundations.*

Return on investment & delivered dwellings:

IRR target of our projects at the level of local target funds is in the low range (2%/3% + CPI index) and is a key enabler to enhance the fund raising of private investors that without a steady but low return would not join such kind of initiatives. So far with this indirect scheme we have been able through our FNAS fund of funds to invest in 6 target funds managed by third party management companies with an investment of €/mln 300 that has been able to attract €/mln 1.100 of overall investment aimed at the development of almost 7.000 new student housing units across Italy to provide housing accommodation at affordable rates (mid-range market segment)

Our financial resources are blended with the one of private investors at the very beginning of the real estate value chain process since local funds are carrying out all phases of the life cycle of a project (scouting, structuring, development, long term management, exit) so there must be a return for the risk shared from the beginning. Any source that reduces the average cost of capital (i.e. EU funds as equity or long-term debt) could be helpful

Measurement of the economic and social profile of beneficiary families (to assess the additional value): *The social impact is measured based on the number of housing units and beneficiaries served, as well as the economic savings from sales. Data on families are provided by the municipality, based on the income profile (young couples, elderly, foreigners). A minimum income for rental is set at €16,000.*

30% threshold as a cap for rental costs in relation to household income? *It is not necessary to rely on a fixed value per square meter. The model is advantageous because it takes into account the family's savings history, facilitating future homeownership. This is not about public tenders or social housing. The model is private, in collaboration with municipalities, which do not provide funding. The private sector retains a degree of autonomy.*

InvestEU results in social housing: *The connection between InvestEU and the National Recovery and Resilience Plan (RRF) has been complex. In Italy, the absorption capacity of funds is more challenging. The opportunity to use InvestEU through existing channels has not been fully leveraged. Discussion with the Palmisano team to allocate more resources to CDP. The platform to be created by the EIB should operate synergistically and should function as a lending platform. The EIB's lending model is useful for long-term credit lines. If these credit lines were more substantial, they could be better utilized. PNRR funds for student housing have no relation to real estate development.*

Case Study 1: Milan, Cascina Merlata part of the urban regeneration project in Milan «EXPO» area

CDP experience in projects that promote urban regeneration and social inclusion

Case study: Cascina Merlata project

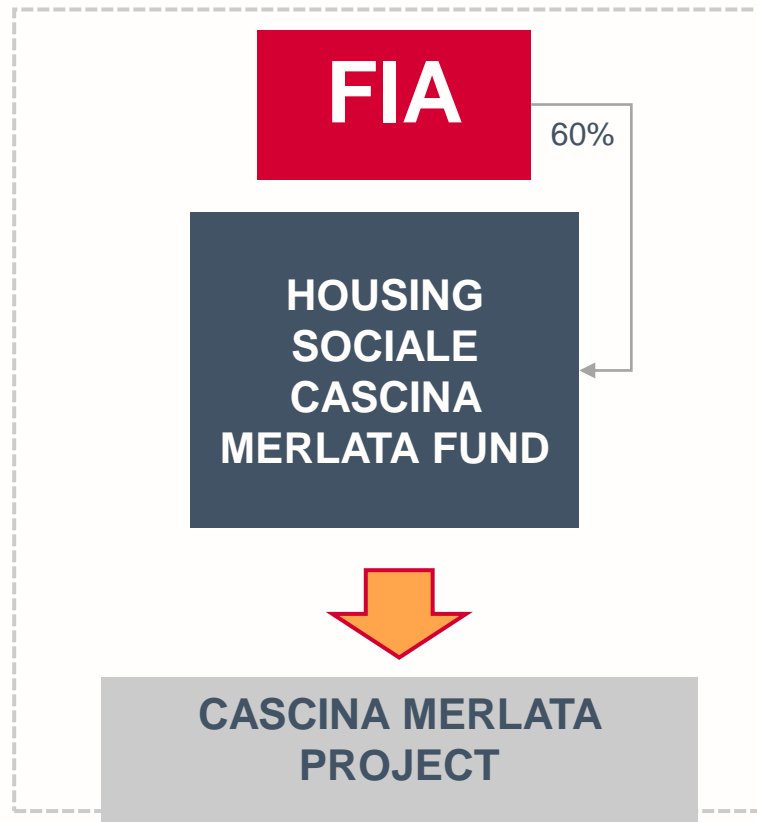
With a **majority stake (60%)** in Housing Sociale Cascina Merlata Fund (the "HS CM Fund"), **FIA** contributed significantly to the **regeneration of a large area** of the Municipality of Milan.

The HS CM Fund, managed by Investire Sgr, is involved in the development of **690 social housing units**, allocated in eleven towers.

All the flats are in energy saving - A Class and are designed with the most advanced sustainability criteria. They will be the **first district with zero emissions** in Italy, with quick connections to Milan city centre and will offer extremely attractive prices for households of the future.

The **functional mix of social housing** units is composed by:

- **284** units sold at a discount price
- **220** units leased at a discount price
- **186** units leased with a purchase option



CDP experience in projects that promote urban regeneration and social inclusion

Case study: Cascina Merlata project

The intervention of the HS CM Fund is part of a broad development plan promoted by the company EuroMilano S.p.A. in the North-West area of Milan aimed at creating a **new smart district**.

The **project of Cascina Merlata** refurbishes an area of **900.000 sqm** lying. This mainly residential project, whose masterplan has been awarded to Citterio and Caputo architectural firms, will also provide a series of community facilities such as a **kindergarten**, **an elementary school**, **a middle school** and **two day nurseries for children**.

Apart from the social housing section, the residential settlement called “**Uptown**” involved *affordable* and *free market* units for a total amount of about 330.000 sqm which made the project an excellent example of **integrated mixité**.

The old **farmhouse** Cascina Merlata, the existing landmark of this area, will be refurbished and turned into a community centre.



Shopping Centre - Merlata Mall:	65.000 sqm
Expo Village/Social housing:	52.320 sqm
Affordable residential buildings:	129.342 sqm
Free-market residential buildings:	146.844 sqm
School district	
Nursery school	
Cascina Merlata - Community centre	

CDP experience in projects that promote urban regeneration and social inclusion

Case study: Cascina Merlata project

Cascina Merlata new district, has been designed following the most innovative values of environmental and social sustainability.

Green mobility and waterway: the district provides more than 10 km of cycle paths that are connected to the Green Ray no. 7, which connects the city to Expo's area. The Waterways are historical and they connect to the main themes of Expo Milano 2015 – the preservation of water as a communal resource.

Urban park, public areas and squares: the new public park will play a leading role in the masterplan, being the backbone of all open spaces, courtyards and squares, connecting residential buildings to public services.

School District and Nursery schools: the district will be able to accommodate up to 800 students, divided by age in Kindergarten (8 schoolrooms - 200 children), Primary School (15 schoolrooms - 375 pupils), Middle School (9 schoolrooms - 225 pupils). A gym and outdoor sports facilities with ancillary spaces will be also built.

Community centre: the old farmhouse, from which the entire district takes its name, was undergone a careful restoration project completed in april 2015. This will allow residents to return to this historical space, to access community facilities and public interest services, such as a health care centre, but also a restaurant.



CDP experience in projects that promote urban regeneration and social inclusion

Case study: Cascina Merlata project



Cascina Merlata was built also to support the construction of the Milan Expo area so we can consider it as the first step of a broader urban regeneration project in what today is Milan's former «Expo» area...

... more recently, **CDP backed by InvestEU and the EIB have approved co-financing to UniMi** for the construction of the new campus opposite to Cascina Merlata (see next slides)



InvestEU: EIB and CDP provide €215 million for new University of Milan campus

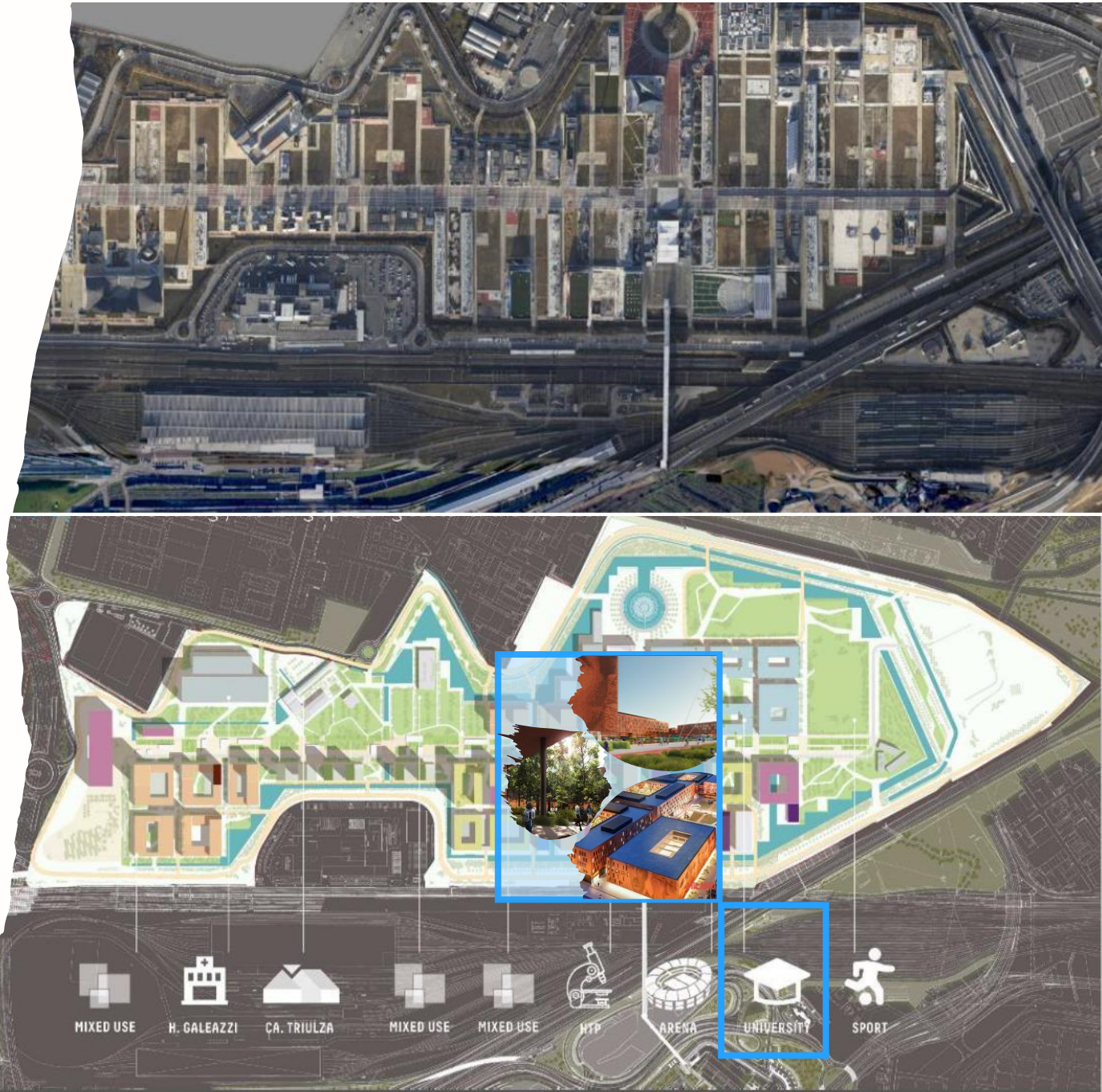
UniMi in “MIND”

The **UniMi Project** will be part of the broader urban regeneration project of the area that hosted Expo Milan 2015 which will be called Milan Innovation District (“**MIND**”)

Along with the new “Galeazzi Hospital”, the “Human Technopole” and the start-up incubator of the Politecnico of Milan, MIND will create a unique ecosystem to support research, innovation, and technology transfer in the life science sector in Milan Expo former area

Concentrating the multidisciplinary scientific expertise of the university on a single Campus in Mind, equipped with **state-of-the-art** research and technological infrastructures, will enhance synergies between different disciplines

The project may be eligible for GOLD-level energy-environmental status under the international LEED2 certification programme as assessed by a third-party certification body, and will have a renewable energy generation system using solar panels and groundwater. In addition, vehicles used within the campus — which the new MIND-Merlata suburban railway station will serve — will be almost exclusively electric, helping to achieve average energy savings of over 24% compared with standard benchmark buildings.

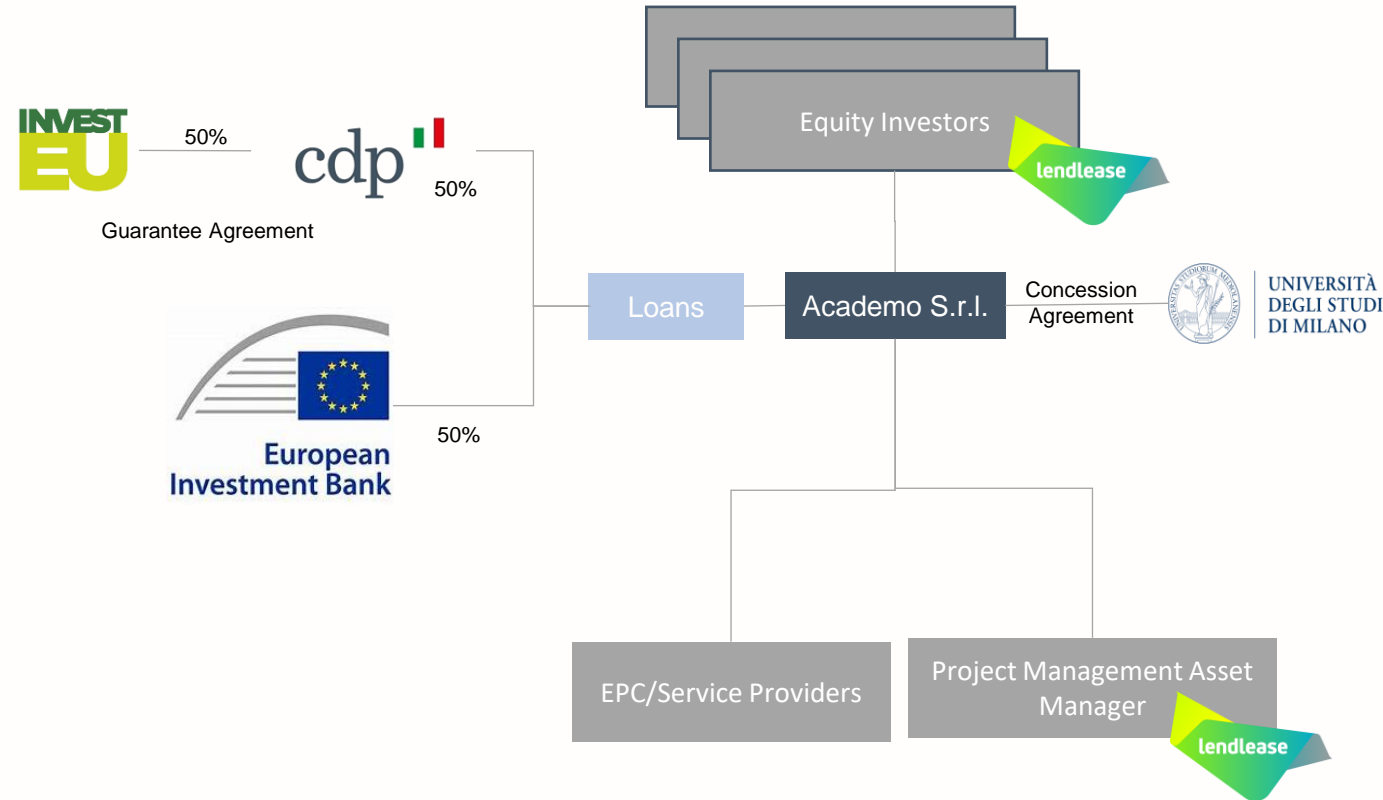


UniMi financing structure

Overview

- *Luxembourg/Milan/Rome/Turin, 21 May 2024* — “The European Investment Bank (EIB) and Cassa Depositi e Prestiti (CDP) have provided €215 million in financing, partly backed by InvestEU [...] This financing is the final step in the operation planning phase coordinated by Lendlease, which involves a total investment of more than €450 million”
- The Project is about the construction, through a concession scheme, by the Università degli Studi di Milano of a **new university campus** to locate the teaching and research activities of its Scientific departments currently located in Città Studi and surrounding areas (east Milan metropolitan area)
- The new hub will cover a total of more than **190,000 sq.** and accommodate a community of ca **23,000 people**
- UniMi will meet the needs of the departments of 4 technical-scientific faculties: agricultural and food science, science and technology, science, and medicine – surgery
- The Project will allow the University’s **training capacity** to be **increased** approximately by **20%**

Financing structure



Case Study 2: Milan, Merezzate

CDP experience in projects that promote urban regeneration and social inclusion

Case study: Merezzate Project

Project Merezzate, with a total investment of approx. 80 €/mIn, is part of the social housing portfolio of “Fondo Immobiliare di Lombardia (Lombardy RA Fund)” managed by Redo SGR, whose main shareholder is “Fondo Investimenti per l’Abitare”.

Merezzate is an innovative affordable housing project focused on sustainable living, environmental quality, and the establishment of interpersonal relations.

The district consists of 615 apartments offered in various models for either lease (404 units) or sale (211 units), spread over 56.000 sqm, totally focused on social purposes, with fixed criteria for eligibility stated by the municipality of Milan (maximum income level, number of family members, citizenship, etc) and fixed amounts for rent and selling prices.

Maximum rents and selling prices, determined by the municipality of Milan, are approx. 30% lower than market prices.



CDP experience in projects that promote urban regeneration and social inclusion

Case study: Merezzate project

Buildings meet Class A energy standards and are connected to a district heating system and fibre-optic network. Each apartment is equipped with broadband connectivity and prepared with alarm, video surveillance and home automation systems.

Built and designed with a green approach, the project promotes the circular economy, shared mobility and efficient energy management.

Smart solutions included are split across 4 key pillars: (i) planning and architecture, (ii) technological systems, (iii) social innovation and (iv) environment.

Shared services included to build a sustainable community are educational areas, bike-sharing, urban gardens, fitness area and recharging stations for electric cars.

In addition, there is a constant presence of the “community manager” (ECOPOLIS Coop), that combines the typical technical and administrative tasks of a building manager with the capacity of involve the inhabitants in the life of the neighbourhood and in collaborative activities.



CDP experience in projects that promote urban regeneration and social inclusion

Case study: Merezzate project

Merezzate was developed on these pillars:

Clean energy and energy efficiency. The Merezzate buildings – all with class A energy efficiency – are equipped with a state-of-the-art district heating system that increases waste heat recovery (from industrial processes and or waste disposal) and decreases energy leaks in the system. The residents can monitor their thermal and electric consumption in real time through an app.

Sustainable mobility. Planned neighbourhood car-sharing or cargo-bike sharing, as well as the implementation of the Walking Bus for Children with logistics to be co-organized amongst the residents.

Circular Economy. Creation of shared purchase groups for furniture, home appliances, daily grocery shopping and power supply. Arrangement of spaces to repair, reuse and share objects. The shared vegetable garden is a way to socialize, reduce the carbon footprint and increase biodiversity.

Neighbourhood services. These services are both physical spaces and development measures for the territory, in a neighbourhood like Merezzate, in need of them for everyday life. Asilo Bianco, “White Kindergarten”, is a centre for children, teenagers and parents that offers innovative solutions to the needs of care and education. Redo Mare Culturale Urbano Food Hub is a place to eat, get together, benefit from a rich calendar of gatherings and music, as well as training courses and job placement for kids.

