

## Tikehau Capital announces the closing of a €42.1m senior facility for an office complex refurbishment in Rome through its Real Estate Credit Platform

**Tikehau Capital, the global alternative asset manager, announces the closing of a senior secured loan for the refurbishment of a major office complex in Rome, Italy, through its Real Estate Credit Platform.**

The senior secured loan, provided through an Italian Debt Investment Fund managed by Dea Capital Real Estate SGR S.p.A, supports the completion of the asset's refurbishment, benefiting from a robust repayment structure, stable projected cash flows, and triple-A lease covenant.

The office complex, located south of Rome's Central Business District, was acquired by Fidera Vecta in 2019 and is managed on their behalf by Praemia REIM Italy SGR. The project involves the retrofit and extensive refurbishment of three contiguous office buildings, targeting high ESG credentials. The asset is fully leased to an entity within the Italian public administration. The transaction takes place in a market context characterized by a renewed interest in the office asset class and for Rome real estate market.

The deal represents Tikehau Capital's first real estate credit transaction in Italy and the fourth real estate credit transaction closed in 2025. Tikehau Capital has a broad reach in the Italian lending market, having completed c. €1.8bn of transactions over the past 11 years through its corporate lending business.



*"We're excited to expand our credit strategy in Italy which has always been a key market for us and where we target to consolidate our presence further in the next 12 months. We are delighted to support Fidera Vecta and Praemia REIM Italy SGR in such an ambitious repositioning project in a strategic area of Rome"* **commented Edoardo Crotta, Head of Real Estate Credit, Tikehau Capital.**

 TIKEHAU CAPITAL

Tikehau Capital is a global alternative asset management Group with €51.1 billion of assets under management (as of 30 September 2025).

Tikehau Capital has developed a wide range of expertise across four asset classes (credit, real assets, private equity and capital markets strategies) as well as multi-asset and special opportunities strategies.

Tikehau Capital is a founder-led team with a differentiated business model, a strong balance sheet, proprietary global deal flow and a track record of backing high quality companies and executives.

Deeply rooted in the real economy, Tikehau Capital provides bespoke and innovative alternative financing solutions to companies it invests in and seeks to create long-term value for its investors, while generating positive impacts on society. Leveraging its strong equity base (€3.1 billion of shareholders' equity as of 30 June 2025), the Group invests its own capital alongside its investor-clients within each of its strategies.

Controlled by its managers alongside leading institutional partners, Tikehau Capital is guided by a strong entrepreneurial spirit and DNA, shared by its 730 employees (as of 30 September 2025) across its 17 offices in Europe, the Middle East, Asia and North America.

Tikehau Capital is listed in compartment A of the regulated Euronext Paris market (ISIN code: FR0013230612; Ticker: TKO.FP). For more information, please visit: [www.tikehaucapital.com](http://www.tikehaucapital.com).

 PRESS CONTACTS:

Tikehau Capital: Valérie Sueur – +33 1 53 50 03 64

UK – Prosek Partners: Philip Walters – +44 (0) 7773 331 589

USA – Prosek Partners: Trevor Gibbons – +1 646 818 9238

[press@tikehaucapital.com](mailto:press@tikehaucapital.com)

 SHAREHOLDER AND INVESTOR CONTACTS:

Théodora Xu – +33 1 40 06 18 56

Julie Tomasi – +33 1 40 06 58 44

[shareholders@tikehaucapital.com](mailto:shareholders@tikehaucapital.com)

 DISCLAIMER

*This document does not constitute an offer of securities for sale or investment advisory services. It contains general information only and is not intended to provide general or specific investment advice. Past performance is not a reliable indicator of future earnings and profit, and targets are not guaranteed.*

*Certain statements and forecasted data are based on current forecasts, prevailing market and economic conditions, estimates, projections and opinions of Tikehau Capital and/or its affiliates. Due to various risks and uncertainties, actual results may differ materially from those reflected or expected in such forward-looking statements or in any of the case studies or forecasts. All references to Tikehau Capital's advisory activities in the US or with respect to US persons relate to Tikehau Capital North America.*