PRESS RELEASE

DeA Capital Real Estate appoints Emiliano Ranati as new CEO and Managing Director

Rome, Milan, 29 July 2026

DeA Capital Real Estate announces that it has appointed **Emiliano Ranati** as the manager to lead the asset management company. Ranati has twenty years' experience in the finance and real estate sectors, as well as in the organisation and management of human resources, gained in complex and institutional settings.

The appointment of Emiliano Ranati as new Chief Executive Officer and Managing Director of DeA Capital Real Estate will take effect following the necessary resolutions by the relevant corporate bodies.

Emiliano Ranati previously held the position of Chief People & Security Officer at Acea Group, since 2024. Prior to that, he served as Managing Director and Chief Executive Officer of CDP Immobiliare Srl, Head of Group Real Estate Strategic Planning & Initiatives at CDP S.p.A. and Chief Financial Officer of CDP Real Asset SGR.

The appointment of the new senior management, including Chairman Giancarlo Scotti, who has held office since 22 May, and Chief Executive Officer and Managing Director Emiliano Ranati, forms part of the process of renewing the corporate bodies and structure initiated by the asset management company, in accordance with the guidelines issued by the Banca d'Italia following the inspections completed in December 2025.

Furthermore, on 22 July 2026, DeA Capital Real Estate submitted the remediation plan, drawn up by the Board of Directors, to the Supervisory Authority. Its implementation, together with the finalisation of the new business plan, will be one of the Company's priorities in the coming months.

Enrico Drago, Executive Chairman of DeA Capital S.p.A. stated:
"Over the years, DeA Capital Real Estate - alongside our other portfolio companies - has established itself as a key partner for public and private institutional investors managing large real estate portfolios in Italy. In this context, the appointment of Emiliano Ranati, to whom we extend a warm welcome, represents more than just a leadership change. Emiliano embodies a new generation of managers who have developed their professional skills within Italy's leading institutions and is now joining one of our country's leading real estate asset management companies, bringing both innovative vision and in-depth knowledge of the institutional world, which will enable him to steer the company towards a whole new phase of growth. I wish Emiliano Ranati and the entire DeA Capital Real Estate team every success in their future endeavours".

Giancarlo Scotti, Chairman of DeA Capital Real Estate commented:
"On behalf of the entire Board, I am delighted to join our shareholder in welcoming Emiliano Ranati. His background combines institutional rigour with practical management skills: qualities that are perfectly suited to the nature of our asset management company and to our ambitions for its development. I am convinced that his contribution will be crucial in strengthening DeA Capital Real Estate's position in the alternative real estate and infrastructure investment market."

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Codice fiscale e Partita IVA n. 05553101006, REA n. 898431 - www.deacapitalre.com
Sistema di Gestione della Qualità ISO 9001:2015 certificato da DNV

DeA Capital Real Estate SGR S.p.A. is an asset management company specialising in alternative real estate investment funds (AIFs). It manages €11.6 billion in assets across 51 real estate funds (one of which is listed on the MIV segment of Borsa Italiana and one SICAF). DeA Capital Real Estate SGR is a leader in the Italian property market, with assets comprising around 700 properties, over 60% of which are located between Rome and Milan, and a significant portfolio of partners, consisting of around 100 Italian and international institutional investors. DeA Capital Real Estate SGR has always upheld and promoted the principles of ethics, legality and respect for human rights, as well as compliance with applicable regulations, placing them at the heart of its strategy. The Asset Manager recognises that managing the risks and opportunities associated with Environmental, Social and Governance (ESG) issues and integrating these factors into the investment process supports value creation and growth in the medium to long term.
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