

Italian tycoon restructures €500m of debt  
on Milan trophy assets

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Lenders agree on structured financing solution, bringing new life to troubled portfolio



Palazzo del Toro, Milan

- **What** Gruppo Statuto has restructured about €500m of debt with Banco BPM
- **Why** The loans had been classified as unlikely-to-pay
- **What next** The new structured financing solution will allow the firm to develop and create value from properties that had stalled for a long time

Italian property company Gruppo Statuto has restructured the circa €500m debt on a portfolio of assets including trophy properties in Milan, *React News* can reveal.

The new structured financing solution brings new life to a portfolio which has had a long troubled history, including [an attempted disposal from its main lender](#) , Banco BPM.

In the newly agreed solution, the loans have been moved to a special purpose vehicle and securitised. Banco BPM has kept the main share of the distributed notes and GWM has provided new financing and subscribed a minority part of the notes. ArecNeprix, which is owned by Italian bank Illimity, has structured the transaction and has been mandated as a special servicer.

The current financing will allow the firm to develop and create value from the properties, some of which have stalled for a long time.

## **Jewels in the centre of Milan**

The main assets in the portfolio are Palazzo del Toro, at Piazza San Babila 1, and Via Brera 19 in Milan.

Palazzo del Toro, at the corner of Corso Vittorio Emanuele II, the shopping street leading to the Milan Duomo, totals 25,000 sq m (269,000 sq ft). It was built in the 1930s for Toro Assicurazioni, an insurance company after which it was named. Statuto bought it in 2005 from Morgan Stanley and Pirelli RE for over €230m, with plans to host luxury shops and a Harrods store.

The asset at Via Brera 19, in the heart of a historical design district and facing the museum Pinacoteca di Brera, has sat empty for years with long-overdue projects for a hotel. Soho House had announced plans to open its first Italian home in the building, but the plans didn't materialise. The current financing includes capex to convert the building.

The portfolio also includes residential developments near Milan, Rome and Naples.

## **Statuto**

Gruppo Statuto, owned by Italian developer Giuseppe Statuto, includes among its properties some of the best Italian hotels: the Four Seasons and the Mandarin Oriental in Milan, [the Danieli Hotel in Venice](#) and the San Domenico Palace in Taormina. None of the hotels were involved in the current operation of financing.

Classified as unlikely-to-pay, the circa €500m loans had been on the books of Banco BPM for a long time.

In 2020 the bank tried to dispose of the portfolio with a sale process that received offers from Apollo Global Management with Illimity Bank, Bain Capital Credit with Hayfin Capital Management, and Fortress Investment Group with King Street Capital Management. But offers didn't meet the expectations of the bank, which opted not to sell and eventually to restructure the portfolio.

All parties declined to comment.