



SPAFID CONNECT

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Oggetto : New Unieuro logistics hub, constructed and managed by Generali Real Estate, newly opened in Piacenza

Testo del comunicato

Vedi allegato.

PRESS RELEASE

NEW UNIEURO LOGISTICS HUB, CONSTRUCTED AND MANAGED BY GENERALI REAL ESTATE, NEWLY OPENED IN PIACENZA

- **The new hub as the starting point of a far-reaching logistics strategy, bringing Unieuro even closer to the customer**
- **Strengthening of a longstanding partnership between Unieuro and Generali Real Estate**
- **Double the size compared to the previous platform: from 50,400 to 104,000 sqm in total, to support Unieuro's omnichannel continuous growth**
- **Unieuro's investment of €11 million to be primarily allocated to automation and energy efficiency**
- **Role of Piacenza as a key logistics hub across central and northern Italy confirmed**

Piacenza, 12 October 2018 - Unieuro S.p.A. (MTA: UNIR), the largest omnichannel distributor of consumer electronics and home appliances by number of stores in Italy, and Generali Real Estate, one of the leading asset management companies in the world, today in the presence of the city Authorities, opened the new 104,000 sqm Unieuro central distribution hub situated within Piacenza's logistics hub 'Le Mose', and managed by Generali Real Estate S.p.A. Società di Gestione del Risparmio.

The new plant - the heart of Unieuro's centralized business model, a unique example in the domestic consumer electronics market - will be regulated by a long-term lease agreement and will continue to concentrate the receipt, storage, and shipment operations of all goods marketed by Unieuro through each of the five operating channels: directly-operated stores, affiliates, e-commerce platforms, B2B channel, as well as stores located in airports and railway stations.

Less than 600 km from over 90% of the Company's directly-operated chain stores, Piacenza is thus confirmed as the heart of Unieuro's logistics thanks to its geographical position and high-level infrastructure, which will allow the centralized platform to achieve maximum efficiency in processes and perfect flexibility in organization for the benefit of the Company's omnichannel approach.

Unieuro, which in late September completed the relocation of employees and goods without any operational disruption, invested €11 million in the project to be mainly allocated to plant engineering, surveillance systems, IT, and automation.

After the ritual ribbon cutting ceremony, Giancarlo Nicosanti Monterastelli, Chief Executive Officer of Unieuro, stated: *“The logistics platform that we have opened today is an essential enabler of our current and future growth. The previous warehouse allowed us to grow up to a turnover of about €1.9 billion. The new one, relying on efficiency and automation, will ensure us further ample opportunities for development and, above all, will represent the starting point of a new logistics strategy which - while maintaining its heart in Piacenza - will take us closer to the customer”.*

Aldo Mazzocco, Chief Executive Officer of Generali Real Estate, stated: *“The new Unieuro logistics hub, which is integrated into the Piacenza Logistics Hub owned by Generali, represents an important investment which is putting us at the forefront in terms of technology and sustainability. It was designed to meet the growth and innovation needs of a customer like Unieuro, with whom we are continuing a fruitful long-term partnership. With this new facility, our Piacenza logistics hub reaches 345,000 covered sqm, on a total area of more than 90 hectares, and today represents a substantial part of Generali's European logistics portfolio.*

Patrizia Barbieri, Mayor of Piacenza, also took part in the ceremony emphasizing that: *“The new Unieuro hub is an important indication of the economic development of our community, further qualifying Le Mose logistics hub as a strategic area that attracts large companies both in terms of services and production processes, and for the increasingly important aspect of environmental sustainability.”*

Built in just 9 months, the new warehouse boasts a surface of 104,000 sqm, more than double compared to the 50,400 sqm of the warehouse previously used by Unieuro, also managed by Generali Real Estate and located in the same logistics hub, with a value of about €50 million. At present, all the properties in the Piacenza logistics hub owned by General Properties S.p.A., a company of the Generali Group, are managed by Generali Real Estate S.p.A. Società di Gestione del Risparmio (GRE SGR). Soon they will be transferred to the Segantini fund, a new pan-European real estate fund devoted to logistics managed by GRE SGR, in line with the real estate strategy of the Generali Group.

The newly-opened facility is divided into 5 major modules of 16,000 sqm each, topped by an impressively large loft of 23,000 sqm, which will be housing offices and manual and automatic picking operations. The storage capacity has increased significantly, doubling the number of pallets of Grey goods (telephony, IT, and photography) from 15,000 to 30,000 and bringing the number of storable major domestic appliances to 60,000, compared to the previous 40,000. The 69 bays, a strong increase compared to 45 in the old warehouse, will allow up to 120 daily loading and as many unloading operations of large vehicles.

The hub meets the (APE) energy certification A2 and is in the process of obtaining the BREEAM GOOD certification, also thanks to 1,037 automated skylights that ensure natural lighting while minimizing electric power consumption, as well as 5,200 low-consumption LED lamps allowing non-stop operations around the clock.

The strong focus on automation, in particular in sorting and packaging operations, will allow a further improvement in the service level provided to customers and a significant reduction in Unieuro's costs. It is estimated that the marked process automation will provide an increase of 350% in picking productivity¹ and a reduction of errors² by 50%.

The greater size and business expansion will in any case result in an increase in staff employed at the logistics platform, which will grow to 275 people, including 25 Unieuro direct employees.

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Unieuro S.p.A.

Listed on the STAR segment of the Italian Stock Exchange, Unieuro is now the largest omnichannel distributor of consumer electronics and household appliances with a widespread network of about 500 stores throughout the country, including direct stores (about 230) and affiliated stores (about 270), its digital platform unieuro.it as well as the e-tailer Monclick. The Company is headquartered in Forlì and has a logistics hub in Piacenza. It has about 4,600 employees and revenues that approached € 1.9 billion for the fiscal year ended 28 February 2018.

Corporate website: www.unieurospa.com

About Generali Real Estate

Generali Real Estate S.p.A. is one of the world's leading real estate asset managers with €29 billion of assets under management as of end of June 2018.

By managing a unique mix of historical and modern properties, Generali Real Estate has developed best-in-class skills in the fields of technological innovation, sustainability and urban development.

Generali Real Estate is part of the Generali Group, an independent Italian Group with a strong international presence. Established in 1831, it is among the world's leading insurers and it is present in over 60 countries with total premium income exceeding €68 billion in 2017.

Generali Real Estate S.p.A. - Società di Gestione del Risparmio (GRE SGR) is the company managing the real estate activities of the Generali Group in Italy.

Website: www.generalirealestate.com

¹ In terms of pickings per hour per operator.

² Calculated as value of questioned deliveries on value of total deliveries.

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