

## **CITYLIFE TAKES MILAN TO A WORLD LEADING POSITION IN SUSTAINABILITY WITH THREE INTERNATIONAL CERTIFICATIONS AT PLATINUM LEVEL**

- CityLife is the first district in the world to obtain Platinum level in the international certifications LEED for Cities and Communities, WELL Community Standard and SITES for Existing Landscapes.
- The three certifications recognise excellence in commitment to sustainable urban regeneration and the creation of a resilient and inclusive neighbourhood community

*Milan, November 15<sup>th</sup>, 2023* - **Citylife**, the iconic Milan district that has transformed the area of the former exhibition fair into one of the most successful urban regeneration projects in Europe, **is the first urban area in the world to achieve 'Platinum' level in three international certifications awarded by prestigious independent certification entities, a point of reference for sustainable town planning:**

- **LEED for Cities and Communities, awarded by the U.S. Green Building Council (USGBC)**
- **WELL Community Standard, awarded by the International WELL Building Institute (IWBI)**
- **and it is the first site in Europe to achieve SITES certification, awarded by Green Business Certification Inc. (GBCI), as well as the first in the world to achieve the 'Platinum' level under the SITES for 'Existing Landscapes' pilot**

The formalisation and presentation of the plaques took place in front of a public of institutions and the media during a press conference held in the Generali Tower. Present at the event were **Aldo Mazzocco**, Chief Executive Officer of Generali Real Estate and Chairman of CityLife; **Lucia Silva**, Group Chief Sustainability Officer, Generali; **Paolo Micucci**, Chief Executive Officer of CityLife; **Kay Killmann**, Managing Director of Green Business Certification Inc. (GBCI) Europe; **Richard Le Sueur**, Director of the EMEA Region International WELL Building Institute (IWBI); **Danielle Pieranunzi**, SITES Director at Green Business Certification Inc.; **Fabrizio Capaccioli**, Chairman of the Green Building Council Italy.

### **LEED for Cities and Communities**

The **LEED for Cities and Communities** certification evaluates the design, development and management of communities from an environmental, social and economic perspective, rewarding the lowest possible impact on the environment.

CityLife has achieved **Platinum** status through the LEED v4.1 for Communities: Existing rating system, thanks to aspects such as: the redevelopment of an area within a previously developed context that is well connected by public transport; the introduction of new services for the community, focused in particular on the area's security, its usability through well-managed and diversified spaces and digitisation; the on-site production and off-site supply of renewable energy; the adoption of energy-efficient systems and excellent management of water resources; and the creation of a resilient community that enables a high quality of life not only for residents, but also for visitors and people working in the area.

### **WELL Community Standard**

The **WELL Community Standard** certification, awarded by the **International WELL Building Institute (IWBI)**, assesses the development of a resilient, inclusive and integrated community, based on a strong identity that can positively impact on people's mental and physical well-being. CityLife has obtained **Platinum** certification by enhancing aspects such as the creation of a totally car-free area focused on sustainable and smart mobility, pedestrianised and not disturbed by city traffic; the perfect integration between greenery and the urban landscape; the large spaces for public use, which represent an ideal meeting point for events, sports, cultural and social activities, attended each year by almost 11 million people the centrality of sport, with tennis and padel courts and areas equipped for fitness, and of art, thanks in particular to the site-specific contemporary art works of ArtLine; the choice of highly reflective and permeable materials that increase the site's resilience to climate change.

### **The Sustainable SITES Initiative (SITES)**

**SITES certification, administered by Green Business Certification Inc. (GBCI)**, contributes more specifically to the creation, development and management of resilient and sustainable outdoor spaces and landscapes, with total respect for nature. In mid-2022, GBCI launched the 'SITES for Existing Landscapes' pilot (an adaptation of the SITES v2 Rating System) to focus on built landscapes versus new construction to evaluate site designs, site management practices and policies, and ongoing site monitoring. SITES promotes nature-based solutions to foster resilience, reduce pollution, conserve resources, create habitat and improve human health and well-being in a community. **CityLife is the first project in Europe to achieve SITES certification, and the first in the world to achieve Platinum level under the SITES for 'Existing Landscapes' pilot.**

**SITES certification emphasises the fundamental aspects of the CityLife park:** the creation of the second largest park in the city of Milan, covering over 17 hectares and representing 52% of the surface area of CityLife; the design of the park paid close attention to using mostly native species and the presence of over 2000 trees of different varieties to preserve local biodiversity; the optimal management of rainwater for irrigation use and the integration of water as an element in the park, with the restoration of the historic Four Seasons Fountain and the modern fountain fed by a recirculation system; and the large public spaces available to the community dedicated to leisure time, sport and art.

The scope covered by the certifications includes, in addition to the park: the **Isozaki Tower, LEED Platinum** certified; the **Hadid Tower, LEED Platinum** certified; the **Libeskind Tower, LEED Gold** certified; the **CityLife Shopping District, BREEAM in Use Good Level** certified; **Palazzo delle Scintille (GeneraliSquare Garden)**, a historic pavilion in the former trade fair district; the **Hadid residences**; the **Libeskind residences**; the **BabyLife** kindergarden, **LEED Platinum** certified; and **CityWave** (the new building under construction) already **WiredScore** certified at Platinum level and pre-certified LEED and WELL also at Platinum level.

Confirming the concreteness of **CityLife's** goals of sustainability and quality of life is now the construction of **CityWave**, the building designed by the Bjarke Ingels Group, scheduled for completion late 2025 and which has already obtained three international sustainability certifications. In fact, after achieving **WiredScore PLATINUM** certification as the first building in Italy, CityWave has now also achieved **WELL** pre-certification under **WELL V2** and **LEED Core Shell v4 PLATINUM** pre-certification. It is therefore **the only building in Italy to have achieved these three important international certifications at the highest level.**

**Paolo Micucci, CEO at CityLife S.p.A.**, commented: “The CityLife team has supported the creation of a master plan centered on people's quality of life from the very beginning. Thanks to the innovative idea of burying all the infrastructures underground, it was possible to immerse the buildings in a park of approximately 17 hectares, free from traffic, noise and smog. Today, thanks to this investment, the services offered and careful management of public spaces, a vast community of visitors has been born, with many people who have identified CityLife as their point of return. All this shows the pleasure of experiencing our neighbourhood and represented the yardstick with which these three international certifications rated CityLife at Platinum level.”

**Kay Killmann, Managing Director of Green Business Certification Inc. (GBCI) Europe**, stated: “The excellence of CityLife plays out in its LEED for Communities scorecard. For example, it achieved full points in several transportation, energy, waste and innovation categories, highlighting not only how the community stands out from others but also the dedication of the development team to a holistic, impactful vision. CityLife is poised to be a shining example in Europe for decades to come. I congratulate all those with a hand in its creation, and envy all those who will live, work and play in its environment.”

**Danielle Pieranunzi, SITES Director at Green Business Certification Inc.**, added: “In order to create a truly sustainable and resilient society, we must weave nature into our communities in a meaningful way, as CityLife park has done. Unlike buildings, healthy landscapes appreciate in value over time by providing benefits across multiple scales—from reducing urban heat island effects and cleaning stormwater runoff in cities to improving the mental and physical health of those who interact with these spaces.”

The commitment to **urban regeneration** and **sustainability** has characterised the entire development of CityLife since its inception. **CityLife is, in fact, one of the most important examples of urban regeneration in Europe**, a district returned to the city of Milan in a completely renewed and usable form, characterised by sustainability, quality of life and services. The management of the CityLife park has been entrusted by the Milan City Council to **SmartCityLife**, where Generali and Allianz collaborate to pursue the objectives of environmental quality, safety and public usability. The CityLife park is one of the main green areas in the Milan urban area, a popular green space open to the public and characterised by a pathway of contemporary works of art. The CityLife park is home to a balanced mix of uses including the three office towers designed by Zaha Hadid, Daniel Libeskind and Arata Isozaki (an open-air museum of the masters of architecture soon also to be joined by Bjarke Ingels), as well as residences, a shopping district with quality shops, restaurants and services, and spaces dedicated to events and sport.

**The CityLife redevelopment is part of the European strategy of Generali Real Estate** which, with assets under management in excess of € 38.5 billion (at 30 June 2023), ranks among the world's leading property managers and creates value for investors through a series of cross-border investment vehicles, managed by specialist asset manager Generali Real Estate SGR. Generali Real Estate's strategic approach integrates sustainability metrics into every aspect of the value chain; in particular, 48% of the portfolio managed by Generali Real Estate (market value) has an international sustainability certification (data as at 31 December 2022).



CityLife video: <https://vimeo.com/883684099/f6e8e12ad1?share=copy>

CityLife pictures: <https://we.tl/t-ycpXWqKgO1>

Credits for photos and video: @Alberto Fanelli

*CityLife is the new area of Milan created from the reconversion of the historic urban pole of the former Fiera and is now a model of urban transformation and creation of a new way of living. Sustainability, quality of life and services are the hallmarks of CityLife, a balanced mix of private and public services, including residences, offices, shops and pedestrian leisure areas, all set within the second largest public park in the centre of Milan. With a total area of 366,000 square metres, it is one of the largest urban development areas in Europe and features the prestigious names of architects of the calibre of Zaha Hadid, Arata Isozaki, Daniel Libeskind and Bjarke Ingels. At the heart of the area is the innovative Business & Shopping District consisting of the three office towers - the strong symbol of the transformation - a large shopping area and quality shops, services, restaurants and entertainment overlooking Piazza Tre Torri and the Park. The Business District is now completed by the new CityWave project, signed by the international BIG - Bjarke Ingels Group studio, and becomes one of the largest in Europe, with 200,000 sqm of offices and 30,000 sqm of retail space. The entire area is characterised by a strong focus on sustainability and respect for the environment: the Residences include the use of renewable energy sources, while the three towers have already obtained the prestigious LEED™ certification, ranking Gold. CityWave has achieved LEED™ pre-certification at Platinum level. In addition, CityLife is the largest pedestrian area in Milan, thanks to the decision to move roads and parking spaces to underground levels. CityLife is a full subsidiary of the Generali Group. [www.city-life.it](http://www.city-life.it)*

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#### Generali Real Estate

*Generali Real Estate S.p.A. is one of the world's leading real estate asset managers with €38.5 billion of assets under management as of end 2022.*

*The company's integrated business model covers the full scope of asset management activities and the entire real estate value chain. A series of cross-border investment vehicles, managed by the specialized asset manager Generali Real Estate S.p.A. Società di gestione del risparmio, aims to create long-term value for investors with a core/core +profile by investing in assets characterized by good locations, high liquidity and strong underlying leasing dynamics. The portfolio under management comprises a unique mix of historical and modern properties, ranging from landmark buildings to new architectural masterpieces, which has enabled the company to develop best-in-class skills in the fields of technological innovation, sustainability and urban development.*

*Generali Real Estate is part of the Generali Investments ecosystem of asset management firms.*

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