

LEADCREST AND HMODA ANNOUNCE A STRATEGIC REAL ESTATE PARTNERSHIP TARGETING UP TO €100 MILLION IN INVESTMENTS

Through sale-and-leaseback transactions, HModa will retain full operational control of its strategic industrial assets while strengthening its capacity to invest in future development opportunities.

Luxembourg, June 18, 2026 – LeadCrest Capital Partners (“LeadCrest”), Europe’s first investment platform exclusively dedicated to structured real estate financing, and Holding Moda (“HModa”), a leading group bringing together exceptional Made in Italy expertise across the entire fashion value chain and serving the world’s most prestigious luxury houses, announce today the signing of a long-term strategic partnership. The agreement is designed to optimize HModa’s real estate portfolio through sale-and-leaseback transactions, supporting the Group’s growth ambitions and the continued expansion of its industrial activities.

The partnership could represent a total investment volume of up to approximately €100 million, depending on the phased execution of transactions involving HModa’s various real estate assets.

Through these sale-and-leaseback transactions, HModa will retain full operational control of its real estate assets, which constitute strategic infrastructure critical to its manufacturing and production activities. The arrangement will enable the Group to pursue its organic growth strategy, particularly through the expansion of its in-house production capacity, while providing additional flexibility to seize future external growth and consolidation opportunities.

Today, HModa comprises 19 portfolio companies and production sites located across Italy’s key manufacturing districts, including Tuscany, Emilia-Romagna, Veneto, Marche and Campania.

For LeadCrest, the transaction demonstrates its ability to structure complex, long-term industrial real estate solutions for best-in-class industrial platforms through bespoke arrangements closely aligned with the strategic objectives of its corporate partners.

This agreement goes well beyond the traditional landlord-tenant relationship. It is founded on a genuine long-term strategic partnership designed to support HModa’s growth and contribute to the development of one of Italy’s leading luxury manufacturing platforms.

Investments will be made by LeadCrest through an alternative real estate investment fund established and managed by Polis Fondi SGR.

In connection with the transaction, LeadCrest Capital Partners was advised by Linklaters on legal matters, by Linklaters and KPMG on tax matters, by Arcadis on technical matters, by CBRE Capital Advisors on financing, by BNP Paribas Real Estate on commercial real estate matters, by CBRE on real estate valuations, and by WTW on insurance matters. Bank financing was provided by UniCredit, advised by Legance on legal matters.

HModa was advised by De Faveri on commercial matters and by Eversheds Sutherland on legal matters.

« There are no two industrial groups alike, and the same applies to their real estate needs. What sets LeadCrest apart is our ability to design structures tailored to our partners' businesses, rather than trying to fit their operating model into a standardized solution. In this particular case, this meant creating a framework that addresses HModa's operational requirements, growth ambitions and shareholders' expectations. We are proud to support a platform of this scale and to do so as a genuine long-term partner ».

— Diego Vidal Ponte, Head of Investments Southern Europe, LeadCrest Capital Partners.

« We are delighted to have initiated this collaboration with LeadCrest, which represents an important strategic milestone in HModa's growth journey. The key strengths of our Group lie above all in the expertise of our people and in a know-how built over time, as well as in a solid industrial foundation that enables us to combine manufacturing tradition, operational excellence and the ability to meet the demanding standards of the world's leading luxury houses. This partnership reinforces our commitment to developing our industrial platform, advancing manufacturing excellence and driving innovation, while also enabling us to pursue new opportunities for consolidation and growth. Our ambition is to create sustainable long-term value for our clients, employees and all our stakeholders».

— Claudio Rovere, Chairman and Founder of Holding Industriale S.p.A.

“This transaction further strengthens a partnership with LeadCrest that has already resulted in more than €300 million of joint investments across Italy over the past three years. Supporting a platform of HModa's scale is fully aligned with the type of opportunities we seek: market-leading businesses, strategic assets at the core of their operations and resilient long-term income streams.

Sale-and-leaseback transactions remain a key pillar of Polis SGR's long-term value creation strategy for institutional investors, as we continue to expand our international footprint.”

— Michele Stella, Chief Executive Officer, Polis Fondi SGR

LeadCrest Capital Partners

Founded by a team of experts with a global track record, LeadCrest Capital Partners is Europe's first European investment platform exclusively dedicated to structured real estate financing. Based in Luxembourg and Paris, the firm supports corporate partners in achieving their strategic objectives through tailored financing solutions linked to their real estate assets. LeadCrest invests across Europe and throughout the real estate spectrum, from traditional commercial property to mission-critical operational real estate, with particular expertise in the consumer and retail, industrial and healthcare sectors.

Holding Moda (HModa)

Established in October 2017, HModa is an industrial project promoted by Hind S.p.A., a holding company specializing in equity investments in outstanding small and medium-sized enterprises, with the objective of supporting their growth through consolidation strategies and international expansion.

With revenues of approximately €300 million and nearly 2,450 specialized employees, HModa has become a leading platform operating across the entire fashion value chain. The Group includes 19 portfolio companies, among them Uno Maglia (knitwear and jersey), Alex&Co. (leather garments), RBS (outerwear), Albachiara (women's ready-to-wear), GAB (leather goods), Project (denim), Valmor, Dema and Alinea (footwear), Famar (men's and women's ready-to-wear), Rilievi and PuntoArt (embroidery and embellishments), Seriscreen (screen printing and printing on leather and textiles), Manrico (cashmere processing), Fustellificio Toscano (cutting tools and specialized leather treatments), Beste (fabric and garment manufacturing), Lanificio Arca (wool and cashmere weaving), and Taglionetto and Emmetierre (small leather goods).

Through this portfolio of complementary expertise, HModa serves the world's leading luxury houses. For more information: www.hmoda.it

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