

PHITRUST E HOMES4ALL TOGETHER FOR IMPACT HOUSING

**Phitrust Partenaires Inclusion SAS join the Capital of
Homes4All S.r.l. Benefit Company B Corp
and subscribes a participatory financial instrument of € 450.000**

Phitrust Partenaires Inclusion SAS – a new investment company launched thanks to an anchor investment of the European Investment Fund (FEI) and thanks to the funds InvestEU and Phitrust Partenaires, pioneer of **impact investing** - e **Homes4All S.r.l. Benefit Company B Corp** - management and design company for innovative housing models such as widespread **social housing**, with a focus to users in housing emergency - announce with great satisfaction the completion of an important deal that will allow Homes4All to strengthen and grow in the development of its activities. Phitrust Partenaires Inclusion SAS has in fact subscribed and paid an equity share which has given it the right to appoint **Cyrille LANGENDORFF** as Board Member and has also signed and paid a Participation Certificate (SFP) of €450,000.

For over 16 years **Phitrust Partenaires SAS** has supported companies that, through innovative and impactful proposals, respond to the needs of future generations. Phitrust chooses to "invest to act and contribute to the growth of companies that integrate the development of human beings and the protection of the planet at the heart of their strategy". At the launch of Phitrust Partenaires Inclusion and in line with the investment thesis, the company saw in Homes4All the opportunity to generate positive changes in the well-being conditions of communities together with a fair economic return, choosing to take on the role of an important investor thus able to monitor and facilitate the achievement of company objectives. He also saw the potential for Homes4All to scale its model to the national level.

Thanks to the participatory financial instrument paid by Phitrust, Homes4All has introduced the "**G Share**" which attributes to the owner the patrimonial and administrative rights provided for by law and some special rights such as: right to appoint a member of the Board of Directors; distribution right; right of withdrawal; right of first refusal.

The Investment Director of **Phitrust Partenaires Inclusion SAS Cyrille LANGENDORFF** states: *"our company has chosen to invest in Homes4All to allow it to implement innovative solutions on inclusive housing. Phitrust has already invested in social housing projects in France and sees opportunities to exchange expertise and good practices."*

The President of **Homes4All S.r.l. Benefit Company B Corp, Giorgio MOSCI**, commented: *"I express, on behalf of the Company, great satisfaction with this financial operation which allows us to consider ourselves, to all intents and purposes, a structured company with development objectives consistent with our original mission. Achieving this stage was possible thanks to the help of some partners and we*

particularly thank the Ufficio Pio Foundation and Sefea Impact SGR for the assistance provided in coordinating with the lawyers in drafting the agreement."

*"An important milestone that consolidates our great network of partnerships and alliances. - adds **Mario MONTALCINI**, CEO of the Company - Phitrust is in fact an international partner, recognized for its seriousness within the European Union and the "Phitrust Inclusion Fund" has the European Union among its financiers. Our members - continues Mario MONTALCINI - are important because they believe, with seriousness and commitment, in impact entrepreneurship and have decided to bet on Home4All and on the challenge it has launched in intervening on the housing front with levers of character private and with the ability to collaborate and co-plan with the non-profit world and public bodies."*

The Notary **Andrea GANELLI** of **Leading Law** implemented the notarial aspects of the operation and the lawyer **Nicola CARÙ** of **RP Legal & Tax** provided legal assistance to Phitrust for the closing of the contract.

Turin, September 2023

For information

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Homes4All

Homes4All is an innovative startup benefit B Corp company with **high social impact** that reduces the housing emergency by promoting urban regeneration thanks to its **network of private investors** sensitive to sustainability logics. Its activity involves the acquisition, renovation and management of properties for social purposes coming from the pool of non-performing properties both within the City of Turin and at Italian national level. In this way, an ecosystem is created in which needy families find dignified and accessible homes and investors make ethical and profitable investments. Homes4All intervenes directly in the territory by focusing attention on specific areas of the city with high redevelopment potential, thus activating processes of urban regeneration and social innovation.

Phitrust

Phitrust, a management company founded in 2003, invests to act. Phitrust invests in large listed companies to drive change in their ESG practices (Phitrust Active Investors) and in innovative social enterprises to provide them with the financial and human resources needed to scale and leverage their impact (Phitrust Partenaires). Two businesses, one mission: be a committed shareholder for impact. Phitrust is a member of the mission-driven business community.

Phitrust Partenaires

Phitrust Partenaires, a pioneer in social impact investing in France, was launched in 2006, joined by Phitrust Partenaires Europe in 2016, and then Phitrust Partenaires Inclusion in 2023. A **patient venture capital fund** that invests in over 30 innovative companies which put inclusion at the heart of their business model (LemonTri, La Varappe, Les Alchimistes, Alenvi, BeCode, Sea Ranger, etc.). Phitrust Partenaires combines funding and investor support and a unique network of executives, past and present, involved in project capital, governance and monitoring. By mobilizing private and institutional investors in France, Italy, Spain, Portugal and Belgium towards innovative, committed and inclusive entrepreneurial projects, Phitrust seeks to create a network of experts and committed investors around entrepreneurs who will accompany them in the long term in order to multiply their impact on society.

