

CURRICULUM VITAE

Surname: Albano

First name: Paola

Address: Via Anguissola n°2, 20146 Milano, Italy

Mobile: +39 339 4609235

E-mail: paolarc@tiscali.it

WORK EXPERIENCES:

Since January 2017: "Yard Srl" - Milan.

Responsible for Property Management and technical services in Centre-North Italy, with forty-four assets under management (mainly office and residential, lettable area 275.000 sqm) owned by SGR Fund (Pension Fund as a shareholder), managing a Property and Building Managers team of eight people, supporting Accounting Department; dealing with twenty external Providers for Facility Management.

In accordance with Fund Management Long Term Strategy, involved with the Project Manager for Capex Plan and Budget assumptions, responsible for the tender process and firm selections.

To maximize asset values, at present, working with SGR Project Management, Architects and Professionals for change of use and whole refurbishment of several buildings.

Supporting the Agency team in lease negotiations and asset marketing activities.

Reporting to the Managing Director.

From May 2016 to November 2016: "Point Park Properties Srl"- Milan.

Managing the domestic portfolio of six logistics assets (eight tenants), responsible for the hand over process of captive Property Management services. The Italian Property Management as "captive service" was considered in P3 as a "project pilot", applicable for Point Park Properties Western Europe Branches. For the role, reporting to the Managing Director Italy.

From February 2011 to August 2014: "Aberdeen Asset Management Deutschland AG" - Milan Branch.

Responsible for Asset Management of the Italian Portfolio owned by three German Real Estate Funds. The Portfolio consisted of seven assets, main use "Retail" (Outlets and Shopping Malls) and "Office". Managing a small team with high professional skills that guarantee a quality service with a sustainable cost. Advising Fund Managers in developing the Real Estate Strategy. Managing and coordinating the activities of external service providers: lawyers and technicians in order to have assets compliant with Italian law; property managers; agents for leasing and selling activities in order to achieve the return targets on investment. Supporting the European Transaction Manager in selling the Italian assets owned by the DEGI Funds and in identification, analysis and selection of investment opportunities in the domestic market. Reporting directly to the Head of Investment Director.

From October 2008 to January 2011: "Aedes S.p.A." - Milan.

Asset Manager/Advisor in the "Retail" Department, for a Real Estate Fund for Institutional Investors (Aedes BPM SGR). The Portfolio was made of nineteen assets (mainly use "Retail"), mostly distributed in northern and central Italy. Advising Fund Manager to develop the Real Estate Strategy and to handle the asset disposals. Reporting directly to the Asset Management Director.

From April 2005 to October 2008: "Aedes Servizi S.p.A." (Aedes S.p.A. Group) - Milan.

Asset Manager/Advisor in the "Office" Department. Long term management consultant, mainly for a Real Estate Fund for Institutional Investors (Aedes SGR): the Fund Portfolio was made of eleven assets, mostly distributed in northern and central Italy. Asset Manager for Portfolios owned by Aedes Group, in order to re-qualify and increase the Real Estate value. Training, tutoring and coordinating junior colleagues.

From June 2003 to April 2005: “Colliers International Italia” (ex Elitrade) - Milan Branch.

In the “Evaluation Department”, manager of the team involved in evaluation of Non Performing Loan Portfolios, evaluations and due diligence of real estate assets. Reporting directly to the Managing Director.

From July 2000 to June 2003: “Pirelli Real Estate S.p.A.” (at present Prelios) - Property Management Department - Milan.

Main activities: documental collection during selling/buying of buildings, Real Estate Estimation, “Due Diligence”, Reporting and Archiving. Involved in the organization of Data rooms, during the settlement of Real Estate Funds. Managing buildings information in the SAP Database, for the data flow process.

From March 2000 to June 2000: stage of 480 hours Co “Milano Centrale Cagisa Gruppo Pirelli” – Milan.

In the Real Estate Management Dept, document management and due diligence of buildings owned by Pirelli industries (cable and tires).

From January 1999 to October 1999: “Studio di Ingegneria Giovanni Castellani” – Novi Ligure (AL).

Planning and drawing public infrastructures and utilities; restoring of buildings and residential units.

From January 1998 to December 1998: “Arquitectura Mario Corea Aiello” – Barcelona (Spain).

Planning and drawing cultural and public buildings, making models. The collaboration was obtained winning the scholarship “Leonardo’s Project” sponsored by the European Community (Qualify Autocad Designers).

From March 1996 to January 1998: “Studio Associato di Ingegneria Gaia-Bruno-De Paolis–Pagella” – Novi Ligure (AL).

Drawing public buildings, Urban and Town Planning.

EDUCATION:

1999-2000 Master in Real Estate Management at Polytechnic di Milan.

1997 Qualification as Professional Architect (Abilitazione all’esercizio professionale di Architetto) at Polytechnic of Milan.

1995 Degree in Architecture (Town Planning Department) Polytechnic of Milan, with the score 98/100. Thesis: “The issue of the green in the metropolitan belt. Hypothesis for a solution in the North-West area” (“Problematiche sul verde della cintura metropolitana milanese. Ipotesi per una soluzione nell’area nord-ovest”) supervisor Professor Architect G. Morpurgo.

LANGUAGES:

Italian Mother Tongue.

English: fluent.

Spanish: fluent.

REASONS FOR MY APPLICATION:

Ameliorate my professional assets by using my previous working experiences.