



**EMMA VILLAS ADMITTED TO BARGAINING ON
EURONEXT GROWTH MILAN**

**TOTAL VALUE OF FUNDS RAISED
EQUAL TO ABOUT EURO 3.5 MILLION**

- **Successful placement of Ordinary Shares**
- **Placement price set at EUR 3.30 per share**
- **START OF BARGAINING on Friday, SEPTEMBER 29, 2023**

Chiusi (SI), September, 27 2023 – Emma Villas S.p.A. (“Emma Villas” or the “Company”), a leading company in Italy in the vacation rental sector (short-term rentals of prestigious villas and estates), announces that today **Borsa Italiana S.p.A. (“Borsa Italiana”)** has ordered the **admission to trading of ordinary shares** on **Euronext Growth Milan**, a multilateral bargaining system organised and managed by Borsa Italiana, dedicated to small and medium-sized businesses with high growth potential. The admission took place following the successful conclusion of the placement of a total of 1,060,00 ordinary shares (including the greenshoe option), for a total value of Euro 3,498,00.00.

The **start date of trading** of the **ordinary shares** is set for **September 29, 2023**.

Giammarco Bisogno, President and CEO of Emma Villas Group, has declared: “Over the years, we have shown constant growth, even in economically complex periods, focusing on the beauty of our country and on the unique attractiveness of our offer characterised by the quality of the hospitality and facilities. This listing represents an important stage in the strengthening of our path of expansion towards new markets and is the result of great trust on the part of investors in our project and in our business model, based on the loyalty of international clients, on exclusive relationships with the owners, on a solid network of international partners and a cohesive and capable team. We are very determined and convinced that the opening of our capital to the market is a step towards further entrepreneurial impetus towards new challenges”.

Placement

The placement, aimed mainly at primary institutional investors, Italian and foreign, and professional investors, had as its subject (i) 969,500 newly issued shares, in addition to (ii) 90,500 shares arising from the exercise of the over-allotment option granted by the shareholder Giammarco Bisogno to Integrae SIM S.p.A., as Global Coordinator. **The placement price** is equal to Euro 3.30 per share. Ordinary Shares are assigned the code ISIN IT0005562183 and Ticker EAV.

The placement of ordinary shares is aimed at consolidating and developing the growth process of the Company, both internally and externally, according to two macro strategic areas: acquisition of new properties and new guests.

Profile of the Issuer

Founded in 2006 by President and CEO Giammarco Bisogno, pioneer of Villa Rentals in Italy, having identified the potential between the 1990s and the early 2000s, Emma Villas, with their headquarters in Chiusi (SI), is an incoming tour operator in the sector of tourist rentals of prestigious villas and homes with private swimming pool in Italy. With **over 550 properties currently in the portfolio, all exclusively**, with multi-year contracts, the Company is the sector leader with a widespread presence in **15 Italian regions**, in prevalence in Tuscany and Umbria. Emma Villas can count on an important technological infrastructure, a widespread distribution throughout Italy and a managerialisation of the internal operational structure above the average of the sector in Italy, thanks to the solid experience of the management team and the continuous training of staff through the "Emma Villas Academy". The constant action of loyalty of its guests allows the company to boast a solid base of recurring clients who have already stayed one or more times in the properties managed by the Company, with a rate of 25% of "repeaters" out of the total arriving guests registered in 2022. The Company has developed a unique model, with an integrated Owner - Client approach in which the value and protection of the property and the quality of the stays are two aspects treated in a unified and rigorous way. Focused on the research and acquisition of valuable properties, in harmony with the beauty of the localities, Emma Villas' offer includes independent villas and residences with private swimming pool or beach access, premium or luxury houses in the countryside, by the sea, in historic town centres, in the mountains, at the lakes.

Share capital and shareholders

As a result of the placement, the **share capital** of Emma Villas amounts to Euro 69,695.00 and consists of **6,969,500 ordinary shares** with no nominal value. The **capitalisation** of the Company planned after the placement, calculated on the basis of the offer price, is approximately **Euro 23,000,000.00**, with a free float of 13.91% (15.21% assuming the full exercise of the greenshoe option).

Shareholder	Number of shares	%	Giammarco Bisogno*	6,000,000	86.09%	Market	969,500	13.91%	Total	6,969,500	100.00%
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*Assuming the integral exercise of the greenshoe option, shareholder Giammarco Bisogno would hold a share of 84.79% and the Market 15.21%

Operation advisor:

As part of the transaction for admission to bargaining on Euronext Growth Milan, Emma Villas is assisted by: **KT&Partners** (Financial Advisor), **Integrae SIM S.p.A.** (Euronext Growth Advisor and Global Coordinator), **Herbert Smith Freehills** (Legal Advisor), **BDO** (Auditing Firm and Tax Advisor), and **Spriano Communication** (Corporate and Financial Communication Advisor).

Further information

In compliance with the provisions of Borsa Italiana which provide for the appointment of the Investor Relations Manager, please note that, on September 26, 2023, the Board of Directors of the Company appointed Monia Lupi in the aforementioned role. The Company will also be assisted by Spriano Communication & Partners as Investors&Media Relations Advisor.

The **Document of Admission** is available at the Company's registered office and in the

Investor Relations/IPO section of the website www.emmavillas.com.

It is also noted that for the dissemination of regulated information, the Company will use the authorised circuit 1INFO-SDIR (www.1info.it) managed by Computershare S.p.A., based in Milan in Via Lorenzo Mascheroni n. 19, and authorised by Consob. This press release is also available on the website www.emmavillas.com (Investor Relations/ Financial Press Releases section) and on www.1info.it.

Emma Villas: Emma Villas is an Italian Incoming Tour Operator, operating in the sector of weekly tourist rentals of prestigious villas and country houses with private swimming pool. It currently manages, exclusively, over 550 properties throughout Italy, welcoming more than 50,000 international guests every year. Property Management, Smart Hospitality, dedicated Concierge 7/7, Guest & Property Protection are among the elements characterising the Emma Villas model.

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