



Affordable Student Housing: “Chiostro26” with 138 beds inaugurated in Parma

- The project, representing an investment of approximately €10 million, has been developed by the iGeneration fund, managed by Investire SGR and backed by CDP Real Asset SGR, the European Investment Fund (EIF, part of the EIB Group) and several leading Italian social security funds and banking foundations, including Fondazione Cariparma.
- The new residence, managed by Colser, was created through the restoration and redevelopment of the former Convent of the Friars Minor, which had been vacant for more than 30 years.

7 October 2026 - Chiostro26, a new student residence offering 138 beds across student accommodation and city hotel facilities, was inaugurated today in Parma. The approximately 3,000 sqm development will be managed by Colser, one of Italy's leading facility management operators, headquartered in Parma.

The initiative has been promoted by the iGeneration fund, managed by Investire SGR (Banca Finnat Group). The fund's principal investors include CDP Real Asset SGR (CDP Group) and the European Investment Fund (EIF), part of the European Investment Bank Group (EIB Group), alongside several leading Italian banking foundations and pension funds, including Fondazione Cariparma. The project involved an investment of approximately €10 million and did not receive public funding under Italy's National Recovery and Resilience Plan (PNRR).

The inauguration ceremony was attended by Michele Guerra, Mayor of Parma; Paolo Martelli, Rector of the University of Parma; and representatives of the iGeneration fund partners: Elena Saccenti, Vice President of Fondazione Cariparma; Veronica Tibiletti, Board Member of CDP Real Asset SGR; John McIlwaine, EIF Representative for Italy; Paolo Boleso, Head of Residential & Social Infrastructure at Investire SGR; and Cristina Bazzini, President of Colser.

The project will provide a total of 138 beds, primarily dedicated to university students, with a portion reserved for temporary accommodation for visiting professors and researchers. The complex includes single and double rooms, shared study and community spaces, as well as two historic courtyards that have undergone extensive restoration and will be open to the wider community.

The new residence was developed, under the supervision of the Architectural and Landscape Heritage Authority, through a comprehensive restoration, conservation and seismic strengthening programme of the former Convent of the Friars Minor, located in Borgo Padre Onorio and unused for over three decades. The architectural design was developed by Studio Cazzulani Architetti, while construction works were carried out by Seraco S.r.l.

Chiostro26 in Parma is the latest student housing developed by iGeneration, following initiatives in [Naples](#), [Brescia](#), Padua and [Forlì](#), as well as projects currently under construction in [Florence](#), [Piacenza](#), Reggio Emilia and Venice Mestre. To date, the fund has invested more than €200 million with the objective of delivering approximately 3,000 student beds across Italy. A new fundraising phase is currently underway to expand the investment portfolio further.



Additional information

Investire SGR

Part of the Banca Finnat Group, Investire SGR is an independent asset and investment management company and a leading real estate investment manager with more than 20 years of experience. Serving a diversified client base of primarily Italian and international institutional investors, the company manages more than 60 real estate funds and SICAFs, over €7 billion in assets under management, and employs a team of 140 specialised professionals. Investire SGR provides fund management, asset management, advisory, acquisition and development services. In the residential sector, the company manages a portfolio valued at more than €3 billion across a range of investment strategies spanning the entire living sector, including student housing.

CDP Real Asset SGR

CDP Real Asset SGR is an asset management company whose share capital is owned 70% by CDP S.p.A. and 30% equally by ACRI and ABI. It manages closed-ended alternative investment funds reserved for professional investors across four sectors:

- Social housing: FIA (Housing Investment Fund), FNAS (National Social Housing Fund) and FNA (National Housing Fund, backed by the InvestEU programme guarantee);
- Real estate enhancement and urban regeneration: FIV (Real Estate Enhancement Fund) and Fondo Sviluppo;
- Tourism and hospitality: FNT (National Tourism Fund);
- Green infrastructure development: Infrastructure Fund of Funds.

Colser

Colser is one of Italy's leading integrated services providers, specialising in advanced solutions for businesses, communities and individuals. For over 50 years it has operated in healthcare, civil, institutional and industrial cleaning, as well as facility management services ranging from front-office and reception services to help desks, integrated services and smart building management. The company has also developed specialised divisions including COLSER Log, dedicated to logistics and special transport services; COLSER Tech, focused on building and plant maintenance and management; and COLSER Green, providing low-environmental-impact cleaning services. As part of the Colser-Auroradomus Group, the company combines services for businesses with services tailored to individuals, supported by more than 7,200 employees across Italy.

Fondazione Cariparma

Fondazione Cariparma is a philanthropic foundation dedicated to promoting positive social change. For more than 30 years it has supported the development and well-being of the Parma community and its province through initiatives based on transparency, effectiveness and innovation. Working closely with local stakeholders, the foundation places people and their needs at the centre of its activities, fostering sustainable and inclusive solutions to address the complex challenges facing communities.

About the EIB Group

The European Investment Bank Group (EIB Group) is the financial arm of the European Union, owned by its 27 Member States, and one of the world's leading multilateral financial institutions. In 2025, the EIB Group signed €100 billion in new financing and advisory support for more than 870 high-impact projects aligned with eight strategic priorities contributing to EU policy objectives: climate action and environmental sustainability, digitalisation and technological innovation, security and defence, cohesion, agriculture and the bioeconomy, social infrastructure, strong global partnerships, and the Savings and Investments Union. In addition to providing long-term financing for major infrastructure projects, the EIB Group helps mobilise private investment for innovative and higher-risk companies and projects. The Group also plays an increasingly important role in Europe's venture debt, venture capital, guarantee and securitisation markets.

About the European Investment Fund

The European Investment Fund (EIF) is part of the EIB Group and specialises in guarantees, securitisation and equity investments. Its mission is to improve access to finance for small and medium-sized enterprises (SMEs) and start-ups across Europe. Acting as an Anchor investor, the EIF leverages its extensive network of



partner banks and investment funds to mobilise private capital and strengthen Europe's venture capital ecosystem, supporting innovative entrepreneurs across the continent.

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