



IMMOBILIARE GRANDE DISTRIBUZIONE SOCIETÀ DI INVESTIMENTO IMMOBILIARE QUOTATA S.P.A.
Registered office: Via Trattati Comunitari Europei 1957-2007, n. 13, Bologna
Share capital fully subscribed and paid-in: EUR 650,000,000.00
comprising n. 110,341,903 ordinary shares
Bologna Companies Register and tax identification no. 00397420399
Bologna Chamber of Commerce (R.E.A.) no.: 458582
Company subject to the direction and control of Coop Alleanza 3.0 Soc. Coop.

**ORDINARY ANNUAL GENERAL MEETING OF IGD SIIQ S.P.A.
15 APRIL – 16 APRIL 2021**

**REPORT OF THE BOARD OF DIRECTORS FOR THE ITEMS 4 AND 5 OF THE AGENDA FOR THE ORDINARY
GENERAL MEETING OF IGD SIIQ S.P.A. PREPARED BY THE BOARD OF DIRECTORS IN ACCORDANCE
WITH ARTICLES 125-TER OF LEGISLATIVE DECREE N. 58/1998**

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Item 4 of the Agenda of the Ordinary General Meeting – Appointment of the Board of Directors

Dear Shareholders,

The term of the Board of Directors appointed by the Annual General Meeting on 1 June 2018 for the three year period 2018 - 2020 expires on the day the Annual General Meeting is convened, on 15 April 2021, in first call, and on 16 April 2021, in second call, to approve the financial statements for the year ended 31 December 2020.

You are, therefore, invited to, in accordance with the law and the corporate by-laws: (i) determine the number of directors that are to be part of the Board of Directors; (ii) determine the Board of Directors' term of office; (iii) appoint the Board of Directors; and, lastly, (iv) determine the Board of Directors' remuneration.

4.1 Determination of the number of directors

Dear Shareholders,

Pursuant to Art. 16.1 of the corporate by-laws, the Board of Directors is to be comprised of not fewer than seven and not more than 19 members and before proceeding with appointing the Board the shareholders must determine the number of members.

You are, therefore, invited to determine the number of Board members.

4.2 Determination of the Board of Directors' term of office

Dear Shareholders,

Pursuant to Art. 16.1 of the corporate by-laws and in accordance with Art. 2383 of the Italian Civil Code, the Directors may be appointed for a term of up to three years.

You are, therefore, invited to determine the Board of Directors' term of office.

4.3 Appointment of the Board of Directors

The Board of Directors must be appointed in accordance with Art. 16 of the corporate by-laws.

The lists of candidates may be presented by individual shareholders or groups of shareholders who together hold voting shares representing at least 4.5% of the share capital, as established by Consob in Determinazione Dirigenziale n. 44 of 29 January 2021 relating to the "*Holdings needed in order to be entitled to submit lists of candidates for members of administrative and control bodies*".

The lists must be:

- sent certified registered mail to the Company's headquarters and/or registered office;
- or sent to the following certified e-mail address legal_igdsiitqspa@pec.gruppoiqd.it

at least 25 days before the day in which the Shareholders' Meeting is to be held in first call, *tuttavia*, in considerazione del fatto che tale termine giunge a scadenza in un giorno festivo (i.e. il 21 marzo 2021), esso è da intendersi posticipato al primo giorno lavorativo successivo, ossia il 22 marzo 2021. La titolarità della quota minima necessaria per la presentazione delle liste è determinata avendo riguardo alle azioni che risultano registrate a favore del socio nel giorno in cui le liste sono depositate presso la Società. The certification as to the ownership of the requisite number of shares issued by a licensed intermediary must be submitted in accordance with the above procedures by the deadline for the publication of the list (*i.e.* by 25 March 2021).

The directors will be appointed on the basis of validly submitted lists in the following manner and in such a way that ensures that the composition of the Board of Directors complies with the laws governing gender equality, as follows.

According to art. 16.3 of the corporate by-laws, each list must include at least two clearly indicated candidates who qualify as independent in accordance with the law (that is the independence requirements applicable to standing

auditors of listed companies pursuant art. 148, par. 3 of Legislative Decree 58/1998). Without prejudice to the above, in order to comply with the laws governing gender equality and Art. 16.3 of the corporate by-laws, the lists which include a number equal to or greater than three candidates must also include candidates of different genders; toward this end the number of candidates of the least represented gender included on the list must equal at least two fifth of the total number of candidates on the list, rounding up any fractions. Any lists submitted that fail to observe the above conditions will be viewed as not submitted.

In accordance with the Corporate Governance Code for listed companies, to which the Company adheres, at least two independent directors must sit on the Board of Directors. Moreover, based on Art. IA.2.10.6 of the Instructions to *Borsa Italiana S.p.A.*'s Regulations for Listed companies, the companies listed on the STAR segment should have: (i) at least 2 independent directors if the Board is composed of up to 8 members; (ii) at least 3 independent directors if the Board is composed of between 9 and 14 members; (iii) at least 4 independent directors if the Board is composed of more than 14 members.

For those candidates indicated on the list as meeting the legal qualifications of independent, declarations must also be submitted confirming that, under their responsibility, they possess the requisites needed to act as an independent director called for at law. In light of Art. 16 of the Regulation adopted by Consob in Resolution 20249 of 28 December 2017, as amended ("**Market Regulations**"), pertaining to companies subject to the management and coordination of another non-listed company, shareholders are also requested to indicate which candidates qualify as independent as per the above article and provide statements in which the candidates declare, under their responsibility, that they possess the requisites to serve as an independent director referred to in Art. 16 of the Market Regulations.

Si segnala che, sin dalla quotazione della Società e fino alla data della presente relazione, la maggioranza dei componenti del Consiglio di Amministrazione è stata in possesso dei requisiti di indipendenza sia ai sensi del TUF che ai sensi del codice di comportamento redatto da Borsa Italia S.p.A., *pro tempore vigenti*.

Furthermore, in accordance with Art. 147-*quinquies* of Legislative Decree 58/1998 directors of listed companies must possess the same integrity that the statutory auditors of listed companies must possess, currently governed by Art. 2 of Ministerial Decree n. 162 dated 30 March 2000.

In order to comply with regulations pertaining to the maximum number of directorships directors may hold, the Board of Directors adopted the regulations referred to as "*Limits on the maximum number of positions that may be held by directors*", made available to the public on the Company's website at: <http://www.gruppoigd.it/Governance/Board-of-Directors>.

Si invitano altresì gli Azionisti, in sede di predisposizione delle liste di candidati alla carica di amministratore di IGD, a tener conto della circostanza che la Società, sin dal 2016, ha ottenuto dall'Autorità Garante della Concorrenza e del Mercato il c.d. "*Rating di Legalità*" il cui mantenimento è subordinato al possesso da parte degli amministratori della Società dei requisiti di cui all'art. 2 della Delibera 12 novembre 2012, n. 13779 dell'Autorità Garante della Concorrenza e del Mercato, da ultimo modificata con delibera n. 28361 del 28 luglio 2020.

No shareholder, parent company, subsidiary, or jointly controlled entity as defined by Art. 93 of Legislative Decree

58/1998, including members of a shareholders' agreement belonging to a voting trust relevant under the terms of Art. 122 of Legislative Decree 58/1998, may submit or cause to be submitted by third parties or fiduciaries more than one list or vote for a list other than the one they submitted or caused to be submitted. Any votes cast in violation of this conditions will not be attributed to any list.

The lists must be submitted with the accessory documentation and information called for in the corporate by-laws and in accordance with the law. More in detail, these include: (i) information relating to the identity of the shareholders submitting the list and the total interest held; (ii) the candidates' irrevocable acceptance of office and statements confirming that, under his/her responsibility, there are no reasons for ineligibility and disqualification and that each candidate meets the requirements for the specific office set by law and the corporate by-laws, as well as (iii) the curriculum vitae of each candidate complete with information about the candidates' personal and professional background. For those candidates indicated on the list as meeting the legal qualifications of independent, declarations must also be submitted confirming that, under their responsibility, they possess the requisites needed to act as an independent director called for at law as well at Corporate Governance Code.

Gli azionisti sono inoltre invitati a prendere visione dell'Orientamento sulla composizione quantitativa e qualitativa del Consiglio di Amministrazione ritenuta ottimale, adottato dall'organo di amministrazione uscente sentito il Comitato per le Nomine e per la Remunerazione, in linea con la raccomandazione n. 23 del Codice di Corporate Governance. Il predetto Orientamento è disponibile sul sito internet della Società all'indirizzo:

<http://www.gruppoigd.it/Governance/Consiglio-di-amministrazione>. Si raccomanda altresì a coloro i quali presentino una lista contenente un numero di candidati superiore alla metà dei componenti da eleggere di fornire adeguata informativa, nella documentazione presentata per il deposito della lista, circa la rispondenza della lista all'Orientamento espresso dal Consiglio di Amministrazione nonché di esprimere un'indicazione in merito al proprio candidato alla carica di Presidente del Consiglio di Amministrazione, la cui nomina avverrà secondo le modalità individuate nello Statuto Sociale.

Those who submit a "minority list" are also subject to the Consob recommendations found in Bulletin n. DEM/9017893 of 26 February 2009 and are, therefore, requested to submit, along with the above mentioned documentation, a statement attesting to "*the lack of a relationship, direct or indirect, pursuant to Art. 147-ter, paragraph 3, of TUF and Art. 144-quinquies of Regulations for Issuers, with shareholders holding, including jointly, a controlling interest or significant majority*".

The Company will publish without delay and, at any rate, at least twenty-one days prior to the Shareholders' Meeting called to resolve on the appointment of the Directors, make the candidate lists available to the public at its headquarters, on its website (www.gruppoigd.it, in the section *Governance – Shareholders' Meetings – Annual General Meeting 15 April 2021*), at Borsa Italiana S.p.A., as well as on the authorized storage system eMarket STORAGE managed by Spafid Connect S.p.A (www.emarketstorage.com), along with all the information referred to above, in accordance with the law.

No one can be a candidate on more than one list. Acceptance of candidacy on more than one list is grounds for disqualification. Becoming and continuing to be a Director is subject to possession of the requisites established under the law and listed in the corporate by-laws.

The Directors will be appointed as per the procedures described herein. Each shareholder with voting rights may vote

for one list only. The votes obtained by each list are divided by one, two, three, four, five—and so forth—according to the number of directors to be elected. These quotients are assigned to the candidates on the list, in the order in which they appear, and are then sorted into a single decreasing ranking.

The candidates obtaining the highest quotients are those elected. In case of a tie for the last directorship to be filled, the winning candidate is the one from the list with the highest number of votes; if the number of votes is equal, the eldest candidate shall prevail.

If just one list is submitted or if no list is submitted, the shareholders will disregard the above procedure and vote according to the majorities established by law. If more than one list is submitted, at least one director must be drawn from a minority list; therefore, if in accordance with the above criteria all of the winning candidates come from a single list, the last candidate in the ranking will be replaced by the candidate from the minority lists who has obtained the highest quotient.

If the law relating to gender equality fails to be complied with as a result of the votes cast, the candidates belonging to the more represented gender with the least amount of votes on the list that receives the most votes will be replaced by the number of candidates of the least represented gender on the same list needed to ensure compliance with the laws governing gender equality without prejudice to the minimum number of independent directors required under the law. In the event that not enough candidates of the least represented gender appear on the list that receives the greatest number of votes, the shareholders will appoint the directors of the least represented gender with the majority of votes required by law.

Dear Shareholders, you are invited to appoint the directors in light of the above.

4.4 Determination of the Board of Directors' remuneration

Based on Art. 25.1 of the corporate by-laws, the members of the Board of Directors and are to receive fees as determined by the ordinary shareholders' meeting and, the resolution, once taken, is also valid for subsequent years until the shareholders' meeting determines otherwise. During the Annual General Meeting held on 1 June 2018 the shareholders set the Board of Directors' annual gross compensation at €20,000.00, reserving the right, as per Art. 25.1 of the corporate by-laws, to the Board of Directors to provide further emoluments for any additional offices the directors might hold, including Chairman.

The Board of Directors will abstain from making any specific proposals in this regard and you are invited to resolve on the basis of the proposals presented by the shareholders.

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Item 5 of the Agenda of the Ordinary General Meeting – Appointment of the Board of Statutory Auditors

Dear Shareholders,

The term of the Company's Board of Statutory Auditors appointed by the Annual General Meeting on 1 June 2018 for the three year period 2018 – 2020 expires on the day the Annual General Meeting is convened, on 15 April 2021, in

first call, and on 16 April 2021, in second call, to approve the financial statements for the year ended 31 December 2020.

You are, therefore, invited to: (i) appoint three standing and three alternative statutory auditors for the three year period 2021 - 2023; (ii) appoint the Chairman of the Board of Statutory Auditors; and, (iii) determine the Board of Statutory Auditors' gross annual compensation.

5.1 Appointment of three standing and three auditors

The standing and alternate statutory auditors must be appointed in accordance with Art. 26 of the corporate by-laws.

The lists of candidates may be presented by individual shareholders or groups of shareholders who together hold voting shares representing at least 4.5% of the share capital, as established by Consob in Determinazione Dirigenziale n. 44 of 29 January 2021 relating to the *"Holdings needed in order to be entitled to submit lists of candidates for members of administrative and control bodies"*.

The lists may be:

- sent certified registered mail to the Company's headquarters and/or registered office;
- or sent to the following certified e-mail address legal_igdsiiqspa@pec.gruppoigd.it

at least 25 days before the day in which the Shareholders' Meeting is to be held in first call, *tuttavia*, in considerazione del fatto che tale termine giunge a scadenza in un giorno festivo (i.e. il 21 marzo 2021), esso è da intendersi posticipato al primo giorno lavorativo successivo, ossia il 22 marzo 2021. La titolarità della quota minima necessaria per la presentazione delle liste è determinata avendo riguardo alle azioni che risultano registrate a favore del socio nel giorno in cui le liste sono depositate presso la Società. The certification as to the ownership of the requisite number of shares issued by a licensed intermediary must be submitted in accordance with the above procedures by the deadline for the publication of the list (i.e. by 25 March 2021).

The statutory auditors will be appointed on the basis of lists, prepared and submitted in accordance with the same procedure as that used for the appointment of the Board of Directors.

The lists must be organized in two sections, one for candidates of the office of Standing Auditors and the other for candidates to the office of Alternate Auditors.

In accordance with the current laws governing gender equality and Article 26.2 of the corporate by-laws, the lists which, taking into account both sections, include a number equal to or greater than three candidates must also include in each section candidates of different genders in to ensure that the composition of the Board of Statutory Auditors complies with the laws governing gender equality.

The candidates for the Board of Statutory Auditors must hold the qualifications required by law. More in detail, the candidates must possess the professional qualifications and integrity indicated in Ministerial Decree n. 162 of 30 March 2000, as adopted in Art. 26.9 of the corporate by-laws.

The candidates must also qualify as independent in accordance with the law (ie the independence requirements pursuant art. 148, par. 3 of Legislative Decree 58/98). Matters relating to ineligibility and limits on the number of positions in administrative and control bodies that members of the Board of Statutory Auditors may hold are subject to current laws and regulations.

No shareholder, parent company, subsidiary or company subject to joint control pursuant to Art. 93 of Legislative Decree 58/98, nor shareholders who are part of a relevant shareholders' agreements pursuant to Art. 122 of Legislative Decree 58/98, may submit or cause to be submitted, including by proxy or through a trust, more than one

list, nor can they vote, either by proxy or through a trust, for lists other than the one they submitted or caused to be submitted. Participation and votes submitted in violation of the above will not be attributed to any list. Shareholders with voting rights may vote for only one list.

The lists must be submitted with the accessory documentation and information called for in the corporate by-laws and in accordance with the law. More in detail, these include: (i) information relating to the identity of the shareholders submitting the list and the total interest held; (ii) extensive information about the candidates' personal and professional background, as well as (iii) the candidates' irrevocable acceptance of office and statements confirming that, under his/her responsibility, there are no reasons for ineligibility and disqualification and that each candidate meets the requirements for the specific office set by law, and (iv) a declaration made by shareholders other than those holding, including jointly, a controlling interest or significant majority, stating that they are not related parties, direct or indirect, pursuant to Art. 144-*quinquies* of Consob Resolution n. 11971 of 14 May 1999, of the former (including in light of the Consob recommendations included in Bulletin DEM/9017893 of 26 February 2009).

In ottemperanza alla Raccomandazione n. 9 del Codice di Corporate Governance, Vi ricordiamo inoltre che è raccomandato che, ai componenti del Collegio Sindacale, si applichino i medesimi criteri previsti dal Codice per la valutazione dell'indipendenza degli amministratori nonché i criteri adottati dal Consiglio di Amministrazione di IGD per valutare la significatività delle circostanze di cui alle lettere c) e d) della Raccomandazione n. 7 del Codice di Corporate Governance, di cui alla precedente nota n. 1 della presente Relazione.

Furthermore, taking into account that in accordance with Art. 2400 of the Italian Civil Code upon nomination and before accepting the assignment statutory auditors must inform shareholders of positions held in other companies in administrative and control bodies and in light of the limits on the number of appointments that may be held under Art. 148-*bis* of Legislative Decree 58/98, all relative information should be found in the *curriculum vitae* for each candidate submitted along with the lists.

In the event that by the deadline for the submission of the lists (22 March 2021) only one list or only lists from related shareholders, as defined in Art. 144-*quinquies* of the Regulations for Issuers, have been filed with the company, lists will be accepted until the third day following the deadline (*i.e.* through 25 March 2021). In this instance the minimum share ownership required for the submission of lists for the election of statutory auditors is reduced by half, therefore to 2.25% of the share capital.

The Company will publish without delay and, at any rate, at least twenty-one days prior to the Shareholders' Meeting called to resolve on the appointment of the Board of Statutory Auditors, make the candidate lists available to the public at its headquarters, on its website (www.gruppoigd.it, in the section *Governance – Shareholders' Meetings – Annual General Meeting 15 April 2021*), at Borsa Italiana S.p.A., as well as on the authorized storage system eMarket STORAGE (www.emarketstorage.com) managed by Spafid Connect S.p.A, along with all the information referred to above, in accordance with the law.

From the list obtaining the highest number of votes, two standing auditors and two alternate auditors will be taken in the order in which they appear on the list. The third standing auditor and the third alternate auditor will be drawn from the list with the second highest number of votes, in the order in which they appear.

If the composition of the Board of Statutory Auditors fails to comply with the laws relating to gender equality as a result of the votes cast, the candidates belonging to the more represented gender –taking into account the the order in which they appear in their section - with the least amount of votes on the list that receives the most votes will be replaced by the number of candidates of the least represented gender on the same list and section needed to ensure

compliance with the laws governing gender equality. In the event that not enough candidates of the least represented gender appear on the list that receives the greatest number of votes, the shareholders will appoint the standing and alternate auditors of the least represented gender based on a simple majority.

In the event of a tie between lists, a new ballot is held between these lists on which all shareholders present in general meeting shall vote. The candidates on the list winning a simple majority of votes shall be elected in such a way, however, as to ensure that the composition of the Board of Statutory Auditors complies with the laws governing gender equality.

If just one list has been submitted, shareholders will cast their votes on that list. If the list obtains the relative majority, the first three candidates appearing on it are elected as standing auditors, while the fourth, fifth and sixth names are appointed as alternates, in such a way as to ensure compliance with the laws governing gender equality.

If no lists are submitted, the Board of Statutory Auditors and its Chairman are elected by the shareholders according to the majorities established by law and in such a way as to ensure compliance with the laws governing gender equality.

The Board of Statutory Auditors appointed by you will remain in office through 2021, 2022 and 2023 and the term will expire on the date in which the Annual General Meeting is called to approve the financial statements at 31 December 2023.

You are invited to appoint three standing and three alternative auditors in light of the above and vote in favour of one of the lists presented.

5.2 Appointment of the Chairman of the Board of Statutory Auditors

Pursuant to Art. 148, paragraph 2-*bis*, of Legislative Decree 58/98, the Chairman of the Board of Statutory Auditors is appointed from amongst one of the standing auditors elected from the minority list. In accordance with this principle, Art. 26.4 of the corporate by-laws provides that the chairman will be the first candidate on the list receiving the second highest number of votes.

If no lists are submitted, the Chairman of the Board of Statutory Auditors will be elected by the shareholders' meeting according to the majorities established by law.

You are invited to appoint the Chairman of the Board of Statutory Auditors in accordance with the above.

5.3 Determination of the Board of Statutory Auditors' Remuneration

You are, lastly, called upon to resolve on the Board of Statutory Auditors' remuneration. More in detail, pursuant to Art. 2402 of the Italian Civil Code and Art. 26.11 of the corporate by-laws, once the Board of Statutory Auditors has been appointed the shareholders' meeting is to determine the annual compensation that the standing auditors are to receive for their entire term of office. During the Annual General Meeting held on 1 June 2018 the shareholders set the Board of Statutory Auditors' annual gross compensation at €20,000.00 and the Chairman of the Board of Statutory Auditors' annual gross compensation at €30,000.00.

The Board of Directors will abstain from making any specific proposals in this regard and you are invited to resolve on the basis of the proposals presented by the shareholders during the Annual General Meeting.

Bologna, 25 February 2021

On behalf of the Board of Directors
The Chairman
Elio Gasperoni