

PRESS RELEASE

IGD AND ICG SIGN AGREEMENT FOR THE SALE OF A PORTFOLIO OF "STAND ALONE" HYPER/SUPERMARKETS.

EXCELLENT OPERATING RESULTS FOR IGD'S CENTERS IN AUGUST AND INVESTMENT GRADE RATING CONFIRMED.

- **Agreement signed with Intermediate Capital Group (ICG)**
- **Portfolio valued at €140 million, in line with the appraisals as at 30 June 2021**
- **Main effects on Gruppo IGD: proforma LTV as at 30 June 2021 of 46.7%, a decrease of 2.4 p.p., and liquidity to cover the 2022 maturities**
- **Further positive feedback on performances: in August sales for Italian retailers were 3.7% higher than in 2019**
- **Fitch Ratings confirms the BBB- rating and improves outlook to Stable**

Bologna, 21 October 2021 - **IGD SIIQ S.p.A ("IGD")** announces the signing of an agreement with ICG's Sale & Leaseback Fund ("ICG") for the sale of a portfolio of "stand alone" hypermarkets and supermarkets for €140 million, consistent with the book value as at 30 June. The transaction is expected to close by 25th of November 2021.

The portfolio comprises 5 hypermarkets (located in Livorno, Schio, Lugo, Pesaro and Senigallia) and 1 supermarket (in Cecina), which generate net rental income of approximately €7.7 million per year with long-term leases.

All the properties sold are "stand alone" and not connected to IGD's freehold malls. The transaction, therefore, is in line with the Group's strategy to focus on full ownership of the shopping center (mall + hypermarket), which allows for greater flexibility and speed when responding to market changes and tenants' needs.

Intermediate Capital Group is a global asset management company, listed on the London Stock Exchange, with assets under management of \$ 65.2 billion as at 30 June 2021.

The properties will be transferred to a closed end real estate investment fund (an Italian REIF) invested by ICG and IGD and managed by Savills Investment Management SGR S.p.A. of which ICG will hold a 60% shares and IGD the remaining 40%. The goal is to further enhance the portfolio over the next few years and sell it on the market at the best conditions possible. Net of the amount reinvested in the fund, IGD will receive roughly €112 million for the sale at the time of the closing which is expected to take place in the fourth quarter of 2021. The transaction is subject to receiving a loan for at least 50% of the assets' value.

The disposal of the portfolio was already part of the Business Plan 2019-2021. The purpose of the sale is to reduce the Group's financial leverage with a pro-forma Loan-to-Value which would come to 46.7% as at 30 June 2021, a decrease of 2.4 percentage points and should be even lower by year-end thanks to the positive cash flow expected to be seen in the second half; in addition to available liquidity (of approximately €44 million at 30/06/2021) the deal will also provide the Group with the resources needed to cover almost all maturities through 2022.

This transaction was completed at a time when IGD's portfolio is showing several signs of recovery. More in detail, the latest figures show that sales for the retailers in the Group's Italian malls were 3.7% higher than in August 2019.

Additional positive feedback comes from Fitch Ratings which confirmed the Investment Grade rating of BBB- and changed the outlook from Negative to Stable; the revised outlook reflects the greater visibility for rental income, supported by the gradual increase in footfalls and the sales of the tenants in IGD's shopping centers.

"We are very satisfied with this transaction which testifies to the quality of our assets, sold at last June's appraised value"
Claudio Albertini, the IGD's Chief Executive Officer said *"As already stated in the past, the gains from the sale will allow us to reduce our Loan-to Value markedly and obtain the financial resources needed to cover maturities for all of 2022; assuming that there will be no new restrictions due to a worsening of the public health situation and taking into account the good operating results, as well as the prospects for the next few months, we believe that the conditions to begin paying a dividend to our shareholders again in 2022 exist, just as we had hoped "*

Chad Brown, Investment Director of Sale & Leaseback at ICG said, *" This is an attractive deal for ICG, supported by strong trading performance and underlying sector fundamentals. Grocery real estate investments are a key target for the Sale & Leaseback fund as we continue to actively seek opportunities across Europe. We look forward to working with IGD and the Tenant of the properties".*



IGD - Immobiliare Grande Distribuzione SIIQ S.p.A.

Immobiliare Grande Distribuzione SIIQ S.p.A. is one of the main players in Italy's retail real estate market: it develops and manages shopping centers throughout the country and has a significant presence in Romanian retail distribution. Listed on the Star Segment of the Italian Stock Exchange, IGD was the first SIIQ (Società di Investimento Immobiliare Quotata or real estate investment trust) in Italy. IGD has a real estate portfolio valued at circa €2,267.88 million at 30 June 2021, comprised of, in Italy, 25 hypermarkets and supermarkets, 27 shopping malls and retail parks, 1 plot of land for development, 1 property held for trading and 6 other real estate properties. Following the acquisition of the company Winmark Magazine SA in 2008 14 shopping centers and an office building, found in 13 different Romanian cities, were added to the portfolio. An extensive domestic presence, a solid financial structure, the ability to plan, monitor and manage all phases of a center's life cycle, leadership in the retail real estate sector: these qualities summarize IGD's strong points.

www.gruppoigd.it

➤ CONTACTS INVESTOR RELATIONS

CLAUDIA CONTARINI
Investor Relator
+39 051 509213
claudia.contarini@gruppoigd.it

➤ CONTACTS MEDIA RELATIONS

IMAGE BUILDING
Cristina Fossati,
+39 02 89011300
igd@imagebuilding.it

The press release is available on the website www.gruppoigd.it, in the Investor Relations section, and on the website www.imagebuilding.it, in the Press Room section.

About ICG

ICG provides capital to help companies grow. We are a global alternative asset manager with over 30 years' history, managing €65bn as at 30 June 2021 of assets in private debt, credit, and equity, principally in closed-end funds.

We develop long-term relationships with our business partners to deliver value for shareholders, clients, and employees, and use our position of influence to benefit the environment and society. We operate across four strategic asset classes: corporate, capital market, real asset, and secondary investments. In addition to growing existing strategies, we innovate and pioneer new strategies where the market opportunity exists.

ICG is listed on the London Stock Exchange (ticker symbol: ICP). Further details are available at: www.icgam.com. You can follow ICG on LinkedIn.

Olivia Montgomery

Associate Director

Corporate Communications

Tel: +44 (0)203 545 1543

Mobile: +44 (0)7812045188

Email: olivia.montgomery@icgam.com

ICG DISCLAIMER

*For institutional/professional/accredited investors only.

This document is being provided to you by the subsidiaries or affiliates of Intermediate Capital Group plc ("ICG", and together with their respective directors, officers, employees, partners, members, shareholders, advisers and agents, as the context requires, "the ICG Parties") on a strictly confidential basis and no part may be reproduced or redistributed in any form, by any means without the prior express written consent of ICG. This document is intended only for information purposes and convenient reference and does not create any legally binding obligation on any of the ICG Parties. The ICG Parties expressly disclaim any liability for the use, misuse, or distribution of this information to unauthorised recipients.

This document: (i) is not intended as an offer or solicitation with respect to the purchase or sale of any security or financial instrument; (ii) is not to be relied upon in evaluating the merits of investing in any securities; and (iii) is provided solely as reference material for background purposes. You should be aware that investing in a fund sponsored by ICG (an "ICG Fund") involves a high degree of risk, and there can be no assurance that an ICG Fund's investment objective will be achieved or that you will receive a return on your capital. The possibility of partial or total loss of capital from an investment in an ICG Fund will exist and you must be prepared to bear such losses. You should refrain from investing in an ICG Fund unless you fully understand all the risks involved and you independently determine that the investment is suitable for you. ICG is not your designated investment advisor.

ICG may encounter potential conflicts of interest in connection with the activities of an ICG Fund. Please see the applicable ICG Fund's offering memorandum or any other such similar documents for additional information. A private offering of interests in an ICG Fund may only be made pursuant to the final confidential private placement memorandum for the fund and any supplements (or any other such similar documents) thereto (the "Memorandum") and the fund's governing and subscription documents (together, the "Offering Documents"), which may be furnished to qualified investors on a confidential basis at their request for their consideration in connection with such offering. The information contained herein will be superseded by and is qualified in its entirety by reference to the Offering Documents, which contains additional information about the investment objective, terms and conditions of an investment in the fund and also contains tax information and risk and conflict of interest disclosures that are important to any investment decision regarding the fund. No person has been authorized to give any information or make any representations other than as contained in the Memorandum and, if given or made, any such information or representation must not be relied upon as having been authorized by the fund or any of the ICG Parties. A prospective investor should not invest in any fund interests unless satisfied that it (alone or together with its investment representative) has asked for and received all information that would enable the investor (or both of them) to evaluate the merits and risks of the proposed investment.

Although certain information has been obtained from, and is based upon sources that we consider reliable, none of the ICG Parties guarantee its accuracy, and it may be incomplete or condensed. All opinions, projections and estimates constitute the judgement of the ICG Parties, as of the date of the document and are subject to change without notice. The ICG Parties make no representation or warranty, express or implied as to the fairness, correctness, accuracy or completeness of this document. The ICG Parties accept no responsibility for any loss arising for any action taken or not taken by anyone using the information contained herein. This document is not to be relied upon in substitution for the exercise of independent judgment. ICG may have issued, and may in the future issue, other communications that are inconsistent with, and reach different conclusions from, the information contained herein. This document reflects the different assumptions, views and analytical methods of the analysts who prepared them and ICG is under no obligation to ensure that such communications are brought to the attention of any recipient of this document. Past performance should not be taken as an indication or guarantee regarding future performance, and no representation or warranty, express or implied is made regarding future performance. Moreover, certain information contained herein constitute "forward-looking statements," which may be identified by the use of forward-looking terminology such as "may," "will", "should," "expect," "anticipate," "target," "project," "forecast," "estimate," "intend," "continue" or "believe," or the negatives thereof or other variations thereon or comparable terminology. Any forward-looking statements or results in this presentation are based upon current assumptions, may be simplified and may depend on events outside ICG's control. Due to various risks and uncertainties actual events or results or the actual performance of the fund may differ materially from those reflected or contemplated in such forward-looking statements. Statements herein are made as of the date hereof unless stated otherwise herein.