



PRESS RELEASE

PUBLICATION OF THE HALF-YEAR FINANCIAL STATEMENT AS OF 30 JUNE 2025

Bologna, 8 August 2025. **IGD - Immobiliare Grande Distribuzione SIIQ S.p.A.**, one of the main player owner and manager of retail shopping centers in Italy and listed on the Euronext STAR segment of the Italian Stock Exchange, advises that, the Half-Year Financial Statement as at 30 June 2025 approved by the Board of Directors on 5 August 2025, together with the Report on the limited audit of the condensed consolidated financial statements at 30 June 2025 issued by the external auditors Deloitte & Touche S.p.A., is available to the public at the Company's registered office, on the Company's website <http://www.gruppoigd.it/> sections Investor Relations – Financial statements and reports, as well as on the authorized storage system eMarketSTORAGE www.emarketstorage.com managed by Spafid Connect S.p.A., and with further modalities set by the law.

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

Immobiliare Grande Distribuzione SIIQ S.p.A. is a key player in Italy's retail real estate sector. IGD owns a rich portfolio of shopping centers located throughout Italy which are managed by in-house asset, property, facility and leasing management divisions. IGD also acts as a service provider, managing portfolios of institutional third parties. An extensive domestic presence, a solid financial structure, the ability to plan, monitor and manage all phases of a center's life cycle, both freehold and leasehold, as well as ongoing investments in retail and technology innovation, ensure IGD's position as a point of reference in the retail real estate sector.

The Company, listed on Borsa Italiana's STAR segment, was the first SIIQ (Società di Investimento Immobiliare Quotata or real estate investment trust) in Italy. IGD's freehold portfolio, valued at more than €1688,1 million at 30 June 2025, includes 8 hypermarkets and supermarkets, 25 shopping malls and retail parks in Italy and a portfolio of shopping centers in 10 Romanian cities which are managed directly based on the same model used in Italy.

The Company also holds 40% of two real estate funds which are comprised of 13 hypermarkets, 4 supermarkets and 2 shopping malls for which IGD manages project, property & facility management activities.

www.gruppoigd.it

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The press release is also available on the website: www.gruppoigd.it, in the Media section.