

PRESS RELEASE

IGD RELIES ON EDISON NEXT FOR THE ENERGY TRANSITION OF ONE OF ITS LARGEST SHOPPING CENTERS IN ITALY

Edison Next and IGD have signed a 20-year on-site Power Purchase Agreement (PPA) for the development of a photovoltaic system at the Tiburtino Shopping Center in Rome, one of IGD's largest Italian malls. Edison Next thus provides customers with access to green electricity produced by its plant at a competitive price (compared to the market standard).

Milan, 25 September 2025 – Edison Next, an Edison Group company that supports customers and communities on their path to decarbonization and ecological transition, and IGD, a leading player in the retail real estate sector in Italy, have signed a 20-year on-site Power Purchase Agreement (PPA) for the development of a **photovoltaic system** at the Tiburtino Shopping Center in Rome, one of IGD's largest Italian malls.

The new photovoltaic system, with a power output of approximately 1 MW, will have an average annual production capability of over 1.2 GWh, approximately 80% of which will be used for self-consumption. This will cut emissions into the atmosphere by approximately 300 tons of CO₂ per year from the Tiburtino Shopping Center, a 30% reduction on the initial situation¹.

“Our partnership with IGD, a leading player in the Italian retail real estate sector, aware of the sustainability aspects of its operations, strengthens our commitment to supporting the service sector through energy transition. With the on-site PPA, we provide a concrete solution to reduce and stabilize energy costs, generating both environmental and economic value and supporting the spread of new renewable energy in our country. We are proud to contribute to the decarbonization of one of IGD's largest shopping centers in Italy through a system that combines efficiency, innovation, and a long-term vision,” said **Lorenzo Misani, Tertiary Market Director at Edison Next**.

Gianluca Martora, IGD's Director of Asset Management, stated: *“The photovoltaic system currently under construction at the Tiburtino Shopping Center in Rome represents a significant milestone for IGD: it will be the largest system, in terms of installed power, in the shopping centers in our portfolio. This intervention will make a concrete contribution to achieving the ESG targets set out in the 2025-2027 Business Plan, confirming the Group's commitment to improving the energy performance of its assets and mitigating their environmental impact. The cooperation with Edison Next is a cornerstone of our energy strategy, providing us with a solid and reliable partner who is fully aligned with our shared long-term vision for sustainable transition.”*

¹The total saved emissions are equal to the product of the electricity savings and the emission coefficient of the Italian thermoelectric park as defined in the ISPRA 2024 report.

Under the on-site PPA, Edison Next will handle the design, installation, and commissioning of the photovoltaic system, supporting the investment and subsequent ordinary and extraordinary management and maintenance.

Specifically, the photovoltaic system **will be installed over a total surface area of 4,700 sqm**, divided between the building's roof and the shelters that will cover part of the uncovered parking area. Edison Next will also carry out the construction works for the development of the shelters.

Photovoltaic is one of the most mature and tested technologies in the energy transition process, and a flexible on-site PPA is the ideal tool for its implementation by businesses with large spaces available within their company premises. Edison Next designs, installs, and manages photovoltaic systems directly at the customer's premises, ensuring multi-year supplies and supporting the company in the consumption's electrification process, receiving in return a remuneration linked to the electricity generated by the system and consumed on-site by the customer. This option is aimed at service sector companies and industries that wish to make space available – on a roof or on the ground – for the installation of a photovoltaic system without making the direct investment themselves.

Throughout the entire contractual period, **Edison Next provides the customer's access to the electricity produced by the plant at a competitive price compared to market standards**. All maintenance and energy management services, which monitor the system's performance, are included in the agreement to ensure high performance over time.

Under this agreement, Edison Next also assumes responsibility for the design, sizing, construction, commissioning and maintenance aspects, so that the customer can avoid committing their own financial resources to the system.

Edison Next supports customers and territories along their decarbonization journey and ecological transition, leveraging on a platform of innovative, efficient solutions to optimise consumption and decarbonisation. Technology and digital tools play a key role, in order to maximize competitiveness and performance. Edison Next also operates in the circular economy and environmental services sector and is committed to support the development of biomethane and hydrogen markets. Edison Next has competences and assets to supply integrated solutions through an end-to-end approach: from energy and environmental consulting and the definition of decarbonisation targets, through to the identification of a roadmap and the relevant solutions, the design and implementation of solutions and the monitoring of results. Technological innovation and research and development are essential both for seizing new opportunities in the energy sector and for successfully addressing the present challenges of climate and economic changes. This is why Edison Next is strongly committed to environmental protection, energy optimisation and the development of green gases. This is why Edison Next is strongly committed to environmental protection, energy optimisation and the development of green gases.

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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.

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