PRESS RELEASE

IGD - Potential new issuance of notes

Bologna, 27 October 2025 – The Board of Directors of Immobiliare Grande Distribuzione SIIQ S.p.A. resolved upon the potential issuance of a senior unsecured green bond up to a maximum amount of Euro 300,000,000.00.

IGD has mandated BNP PARIBAS, Goldman Sachs International and Intesa Sanpaolo (Divisione IMI CIB) to arrange a series of fixed income investor calls in relation to such potential issuance.

An offering of a new green bond is expected to follow, subject to market conditions. An amount equal to the net proceeds arising from such potential issue of notes will be used to refinance certain green projects falling within the "Green Buildings" category of its Green Financing Framework currently financed by secured bank indebtedness.

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 11 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 available on the corporate website, www.gruppoigd.it, in the Media section.

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