



PRESS RELEASE

**IGD – New €300 million bond issue
with a five-year tenor**

**Orders from both Italian and foreign institutional investors for over
1.35 billion euros at peak**

Bologna, 28 October 2025 – Further to the release on 27 October, Immobiliare Grande Distribuzione SIIQ S.p.A. (“**IGD**” or the “**Company**”) announces that it successfully completed earlier today the placement of a non-convertible, senior unsecured green bond with a total nominal amount of 300,000,000.00 euros and 5-year tenor.

The bond, intended for qualified investors, will have an annual coupon of 4.45% with bullet redemption at maturity in November 2030 (subject to early redemption in line with market practice) and will be governed by English law.

The bond (issued at par) will settle on 4 November 2025 and will be listed on the Luxembourg Stock Exchange’s Euro MTF market

It is expected to be rated “BBB-” by Fitch Ratings Ltd. In the event of a downgrade to sub-investment grade or revocation of the rating, a coupon step-up of 1.25% will apply.

An amount equal to the net proceeds from this issuance will be used to refinance green projects in the “Green Buildings” category under the Company’s Green Financing Framework, currently financed through bank mortgage borrowings.

The new green bond allows IGD to diversify its funding sources, rebalance its Net Financial Position mix between bank debt and capital markets, further extend its maturity profile, and reduce the average cost of debt, in line with the 2025-2027 Business Plan objectives,

Roberto Zoia, CEO and Managing Director of IGD, declared *“I am extremely satisfied with this green bond issue, which reestablishes our presence in the capital markets, with a demand level exceeding 1.35 billion euros at peak, well in excess of the initial size. The success of this transaction confirms IGD's*



ability to raise financial resources at competitive costs and diversify its funding sources. We are, therefore, continuing along the path outlined in the 2025-2027 Industrial Plan of extending maturities and reducing the cost of debt. This issuance represents a further step in this direction.”

The terms and conditions of the bonds are contained in the Terms&Conditions section of the prospectus, which will be made available on the Luxembourg Stock Exchange’s website.

BNP PARIBAS, Goldman Sachs International and Intesa Sanpaolo (IMI CIB Division) acted as Global Coordinators and Joint Lead Managers, while Banca Akros acted as Co-Manager.

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

Immobiliare Grande Distribuzione SIQ 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 SIQ (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.

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

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