



PRESS RELEASE

IGD: THREE NEW SHOPPING CENTERS IN THE ITALIAN PORTFOLIO OBTAIN BREEAM IN-USE ENVIRONMENTAL CERTIFICATION

**This brings the total number of BREEAM-certified assets in the Group's portfolio to 19
Porta a Mare (Livorno) achieves the "Outstanding" rating, the first in IGD's portfolio**

Bologna, 3 December 2025. IGD – Immobiliare Grande Distribuzione announces that three additional shopping centers in its Italian portfolio, **Porta a Mare in Livorno, La Torre in Palermo and Millennium Center in Rovereto (TN)**, obtained the BREEAM In-Use environmental certification in November 2025. In particular, **Porta a Mare** achieved the **"Outstanding"** rating in Part 1 – Asset Performance, the highest level awarded under the protocol, becoming **the first IGD asset to receive this prestigious recognition**. With these new certifications, the number of BREEAM-certified assets in IGD's Italian portfolio rises to 19. To date, 91% of the portfolio by market value and 76% of assets by number are BREEAM In-Use certified. All certified properties have achieved at least the "Very Good" level, while 63% have obtained a rating of "Excellent" or higher, confirming the Group's continuous commitment to improving ESG performance.

Launched in 2016 with Centrosarca, IGD's BREEAM certification program is progressing according to the defined roadmap and foresees that by 2027 over 95% of the Italian portfolio, in terms of fair value, will be certified with a minimum rating of "Very Good".

BREEAM certification, one of the most widely recognized international standards for real estate sustainability, evaluates both the structural and design features of a building as well as its daily operational management. Parameters such as material selection, indoor environmental quality, water and energy consumption efficiency, and waste management are assessed, with the aim of enhancing user well-being and reducing environmental impact.

"Achieving these new certifications marks an important milestone in the sustainability path that IGD has been pursuing since 2016. The result obtained by Porta a Mare, the first asset in our portfolio to reach the 'Outstanding' rating, confirms not only the quality of the project but also its value as an innovative urban regeneration initiative. We will continue working to ensure that our assets become increasingly efficient and sustainable" commented **Roberto Zoia, Chief Executive Officer and Managing Director of IGD SIIQ S.p.A.**

IGD was supported throughout the certification process by Greenwich S.r.l., Italy's leading ESG service provider for the real estate sector, with 18 years of experience, 100 specialists and a consolidated track record across all asset classes, including retail.



Officine Storiche, Livorno



La Torre, Palermo



Millennium, Rovereto

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