

PRESS RELEASE

IGD SIIQ SPA SIGNS AN AGREEMENT WITH COOP ALLEANZA 3.0 FOR THE DEVELOPMENT OF THE ASSET SERVICES FOR THIRD PARTIES BUSINESS UNIT

- **Management mandate on a portfolio of over 40 assets;**
- **Acquisition and lease of a temperature-controlled logistics hub serving large-scale retail trade.**

Bologna, 18th December 2025. **IGD - Immobiliare Grande Distribuzione SIIQ S.p.A.** announces that it signed an agreement, earlier today, with Coop Alleanza 3.0 to support the technical management, property management, and leasing activities of a portfolio of over forty assets, including shopping centres, hypermarkets, and supermarkets. Coop Alleanza 3.0 will grant IGD management mandates both directly and through the designated management bodies, according to a progressive timeline from 2026 to 2028.

IGD is thus expanding the activities of its Asset Services for Third Parties Business Unit, which is dedicated specifically to the management of third-party assets, in line with the strategy outlined in the 2025-2027 Business Plan. It is expected that, once fully operational, the agreement will generate additional revenues from services of approximately €1.6 million.

As part of the agreement, IGD has also acquired a logistics hub property in San Vito al Tagliamento (PN) from a third-party company for €10.5 million. The property was already used by Coop Alleanza 3.0, with which IGD signed a long-term lease on the same date.

The asset is set to undergo a major extension, featuring the installation — fully funded and managed by Coop Alleanza 3.0 — of advanced temperature-controlled preservation and storage systems, a critical infrastructure upgrade to support large-scale distribution logistics. IGD has committed to reimburse extension costs within a cap of €16 million, upon the testing and commissioning of the newly built systems, which is expected to be no later than June 2027. The annual rent has been set at €825,000 until reimbursement of expansion costs by IGD, after which it will rise to €1,980,000 per year under an 18-year lease agreement, signed with no right of termination.

The property is intended to be used by Coop Alleanza 3.0 to ensure logistics services throughout its network covering Friuli Venezia Giulia and Veneto, including numerous assets covered by the new management mandate entered into with IGD, which in turn owns or manages several shopping centres in the area (Conè in Conegliano Veneto, Clodi in Chioggia and Centro Piave in San Donà di Piave).



The transaction reflects IGD's ambition to broaden its presence across additional stages of the supply chain, extending operations over the whole chain, from procurement through to retail, and will drive value creation by delivering returns that exceed the yields generated by the hypermarkets and supermarkets in IGD's portfolio. This approach redefines the landlord-tenant relationship through innovative collaboration that transcends traditional retail boundaries within the framework of a genuine "IGD Shopping Centre Ecosystem." The agreement consolidates IGD's position in the property management market and allows the company to position itself as a leading provider of services for the retail real estate sector and large-scale distribution, in line with the objectives of the 2025-2027 Business Plan.

Message from IGD's CEO and General Manager, Roberto Zoia

"This transaction allows us to further develop the Asset Services for Third Parties Business Unit, a non-capital-intensive activity, which allows us to attract new talent while encouraging internal growth. Furthermore, the expansion of the managed assets network will fuel leasing activity across both third-party and owned properties. This agreement further strengthens our long-term partnership with one of our main tenants, thus expanding the concept of the Shopping Center Ecosystem through a transaction that allows us to obtain returns above the average of our portfolio with guaranteed long-term contracts."

Today's transaction, entered into with Coop Alleanza 3.0, qualifies as a less material transaction with a related party pursuant to CONSOB Regulation n. 17221/2010 and the "Procedures for related party transactions" adopted by the Company and, therefore, was first submitted to the Committee for Related Party Transactions. The Committee issued a favorable non-binding opinion, found the transaction to be in the Company's best interest and that the conditions were substantively correct and fair.

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 centres 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.

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