

Road Show Presentation

December 2025

IGD

SI IQ



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These statements include financial projections and estimates and their underlying assumptions, statements regarding plans, objectives and expectations with respect to future operations, products and services, and statements regarding plans, performance.

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IGD S110

1

IGD at a glance



Who is IGD?

SIIQ
#1
in Italy

We develop, manage and enhance
our retail assets
with a strategic, sustainable
and long-term approach
to preserve and increase
their value in the long-term period.
With the same attention and
expertise we manage
third-party portfolios



IGD
SIIS



An overview of the Group

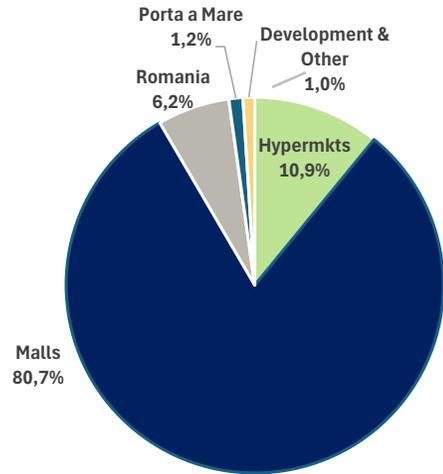
TOTAL PORTFOLIO MARKET VALUE €1.8 bn
H1 25
 Incl. leasehold and equity investments

ITALY CORE PORTFOLIO MARKET VALUE €1.5 bn
H1 25 +0.5 LFL vs Dec 24

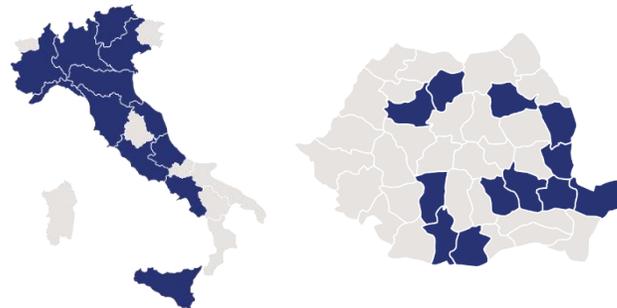
NET DEBT 9M 25 €0.8 bn
LOAN TO VALUE 9M 25 44.0%

EPRA NTA H1 25 €8.85/share
EPRA NIY H1 25 topped up Italy 6.4%

IGD fully owned portfolio market value breakdown H1 25



IGD 's Presence



FINANCIAL OCCUPANCY 9M 25 96.0%*
 95.57%

NET RENTAL INCOME

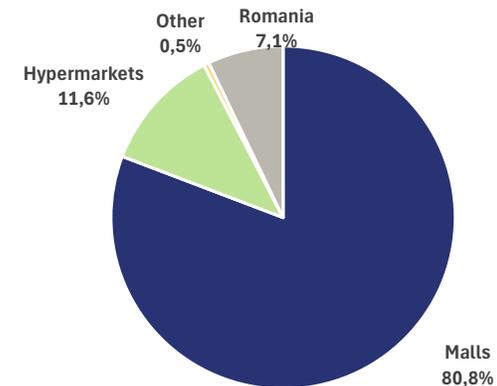
- Consolidated FY24 €113.7 mn
- Freehold 9M 25 € 75.9 mn +3.8% lfl
- Consolidated 9M 25 € 82.6 mn

EBITDA CORE BUSINESS 9M 25 €74.5mn +2.9% lfl

FFO

- FY 24 €35.6 mn
- 9M 25 €31.1 mn
- FFO GUIDANCE FY 25 c.€39 mn

IGD NRI Breakdown 9M 25



*malls + hypermarkets

The real estate market in the first 9 months of 2025

Italian real estate continues to grow: more than €13 billion investments in the last 12 months, exceeding 2019 record investment volumes (€12.6€ bn)



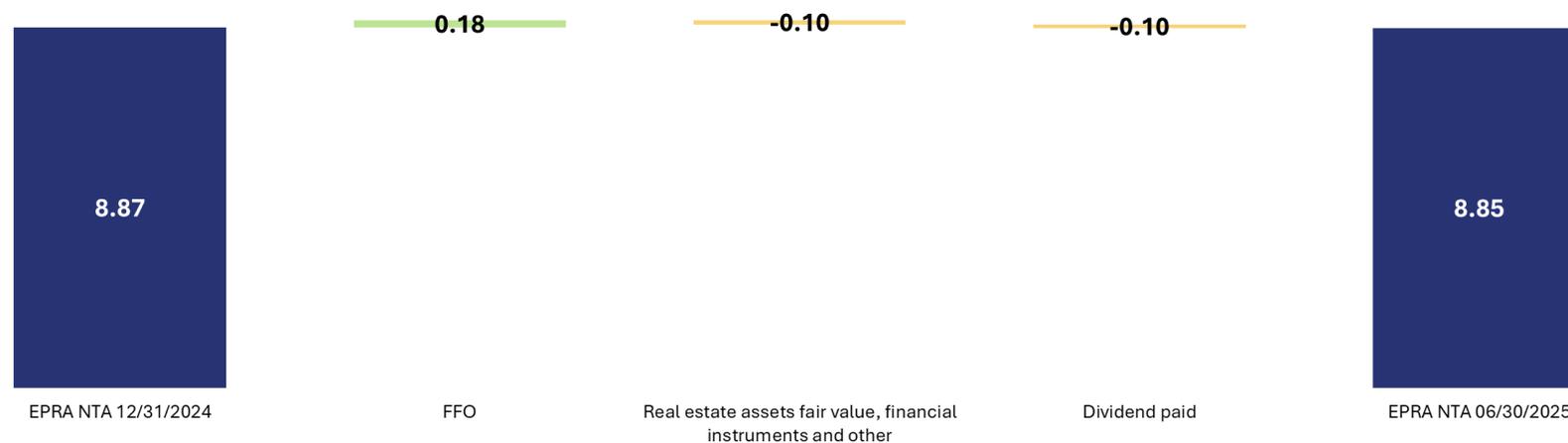
IGD Portfolio Market Value H1 25

	FY2024	IH 2025	Δ % 2025 vs 2024	Net Exit Yield	EPRA Net Initial Yield	EPRA Net Initial Yield topped up
Malls Italy	1.354,3	1.361,5	+ 0,53%	7.3%		
Hypermarkets Italy	183,6	183,8	+ 0,11%	6,2%	6,2%	6,4%
Total IGD core portfolio	1.537,9	1.545,3	+ 0,48%	7,2%		
Romania LFL	105,3	105,0	(-0,28%)	7,4%	7,1%	7,4%
Romania disposal	11,8					
Porta a Mare + development + other	35,3	35,2				
Officine residential (Porta Mare)	3,8	2,6				
Total IGD Portfolio	1.694,1	1.688,1	(-0,36%)			
2 Leasehold properties (IFRS16)	10,3	7,5				
Equity Investments	106,0	106,0				
Total IGD Portfolio including leasehold properties and equity investments	1.810,3	1.801,6	(-0,48%)			

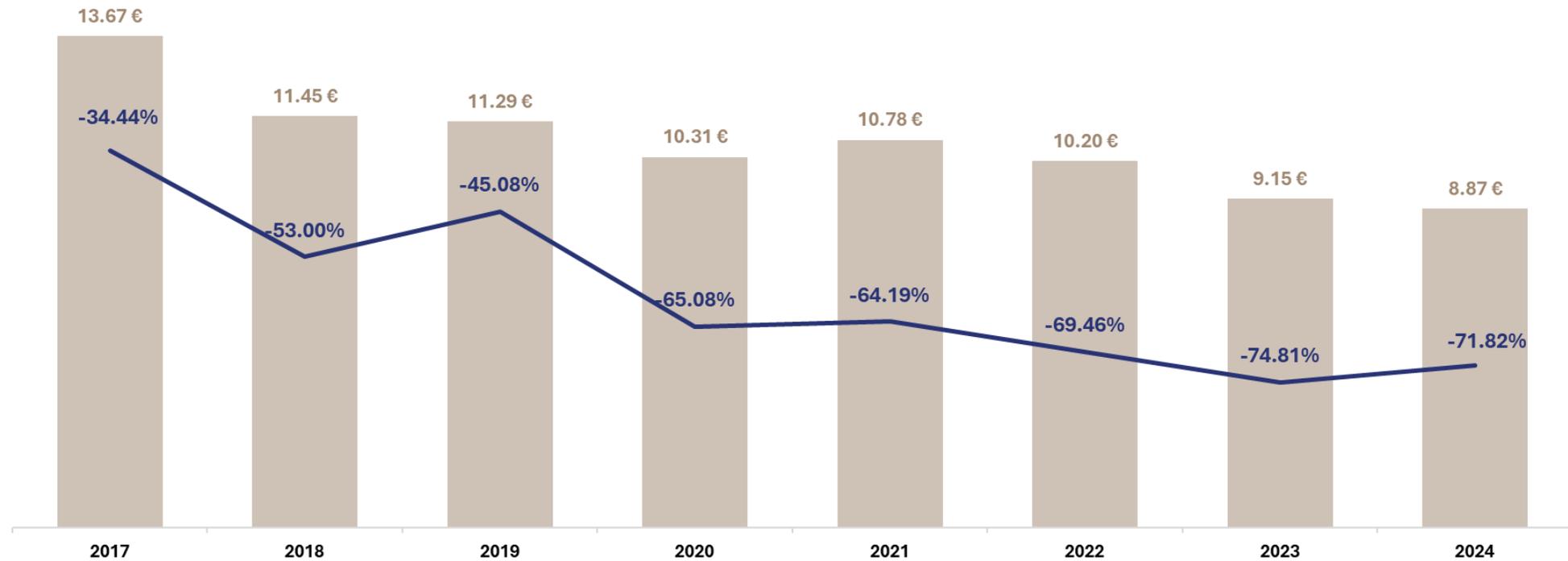
* It does not include assets sold in 2025
Some figures may not add up due to rounding

EPRA NAV Indicators H1 25

		€ per share	1H 2025	FY 2024	Δ%
	NRV		8.92	8.94	-0.2%
	NTA		8.85	8.87	-0.2%
	NDV		8.71	8.75	-0.4%



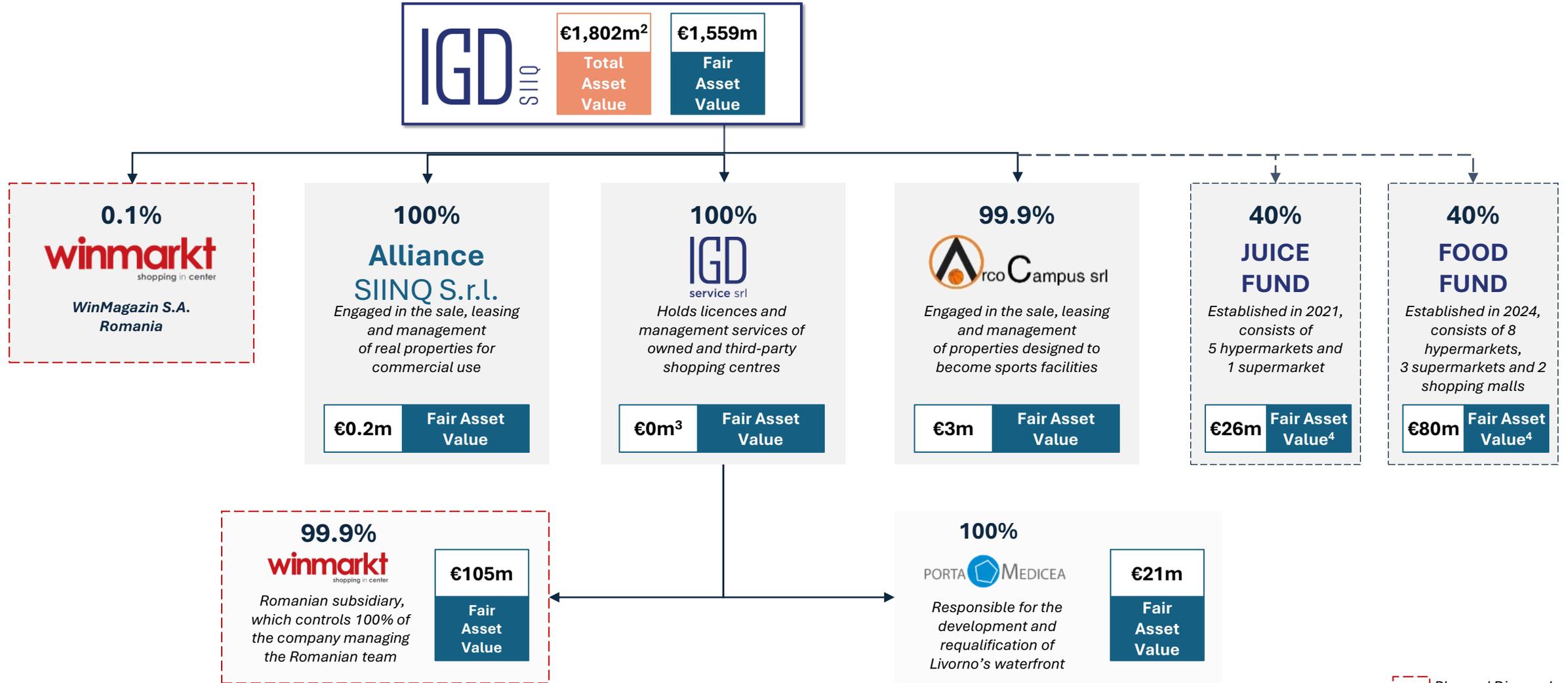
Epra NNAV/NTA and Nav Discount Evolution



EPRA NNAV/NTA*
Nav Discount

EPRA NTA from 2019

IGD group structure



 Planned Disposal

Note: Fair asset value refers to freehold property value only. Total asset value for IGD SIIG includes freehold property value, value of leaseholds and funds values. ¹ Following the envisioned transaction, the new unsecured bond will sit within IGD SIIG. ² Including €7.5m of leasehold assets. ³ OpCo without freehold assets. ⁴ Value at share, excludes €6.1m of leasehold assets. 11

Board of Directors

IGD's governance has been in line with the criteria of the Self Regulatory Code of the Italian Stock Exchange since it was listed. An internal Corporate Governance Code has been in use since 2008.

<u>EXECUTIVE</u>	CHIEF EXECUTIVE OFFICER and GENERAL MANAGER Roberto Zoia ●		
<u>NON EXECUTIVE INDEPENDENT</u>	CHAIRMAN Antonio Rizzi ●●	Mirella Pellegrini ●●	Daniela Delfrate ●●●
<u>NON EXECUTIVE NON INDEPENDENT</u>	VICE CHAIRMAN Edy Gambetti ●	Antonio Cerulli ●	Alessia Savino ● Antonello Cestelli ●
COMMITTEES:			
●	Nominations and Compensation Committee		
●	Control and Risks Committee		
●	Committee for Related Parties Transactions		
●	Strategic Committee		
INTERNAL CONTROL AND RISK MANAGEMENT SYSTEM			
Held by the CEO, it includes the Internal Audit and Risk Management			
			54.5% Female (6) 45.5% Male (5)
			36.4% Independent (4) 63.6% Non Independent (7)

The equity structure

Number of shares:
110,341,903

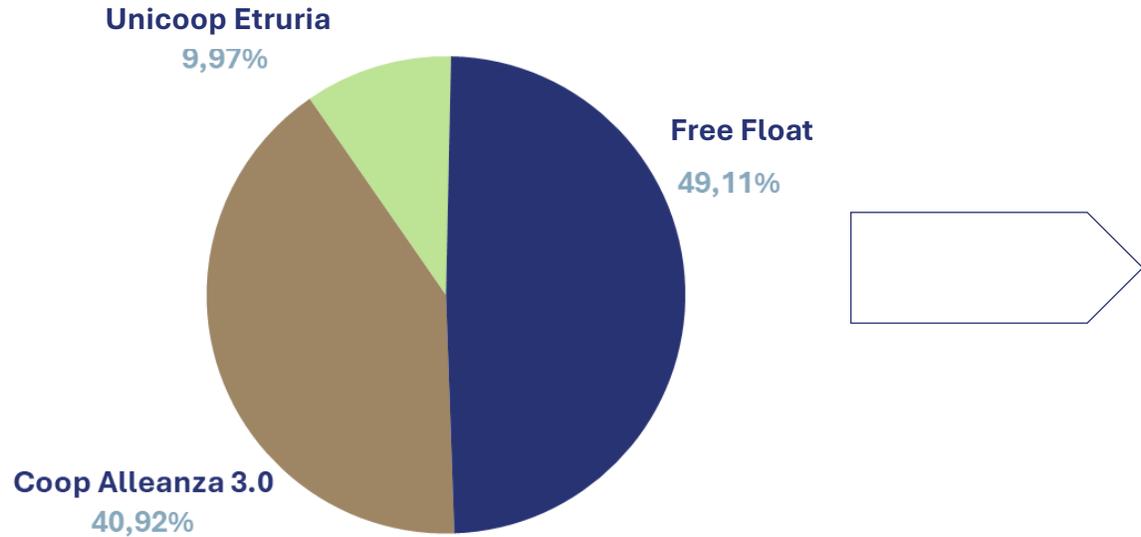
Net equity H1 2025
0.97 € bn

Listed on the Italian Stock Exchange in the Euronext STAR segment

Current market cap (as of 12 /11/2025)
c. 392 € mn

IGD share is included in 104 indexes

Average daily trading 01/04/24 – 12/11/2025
c. 209,552 shares



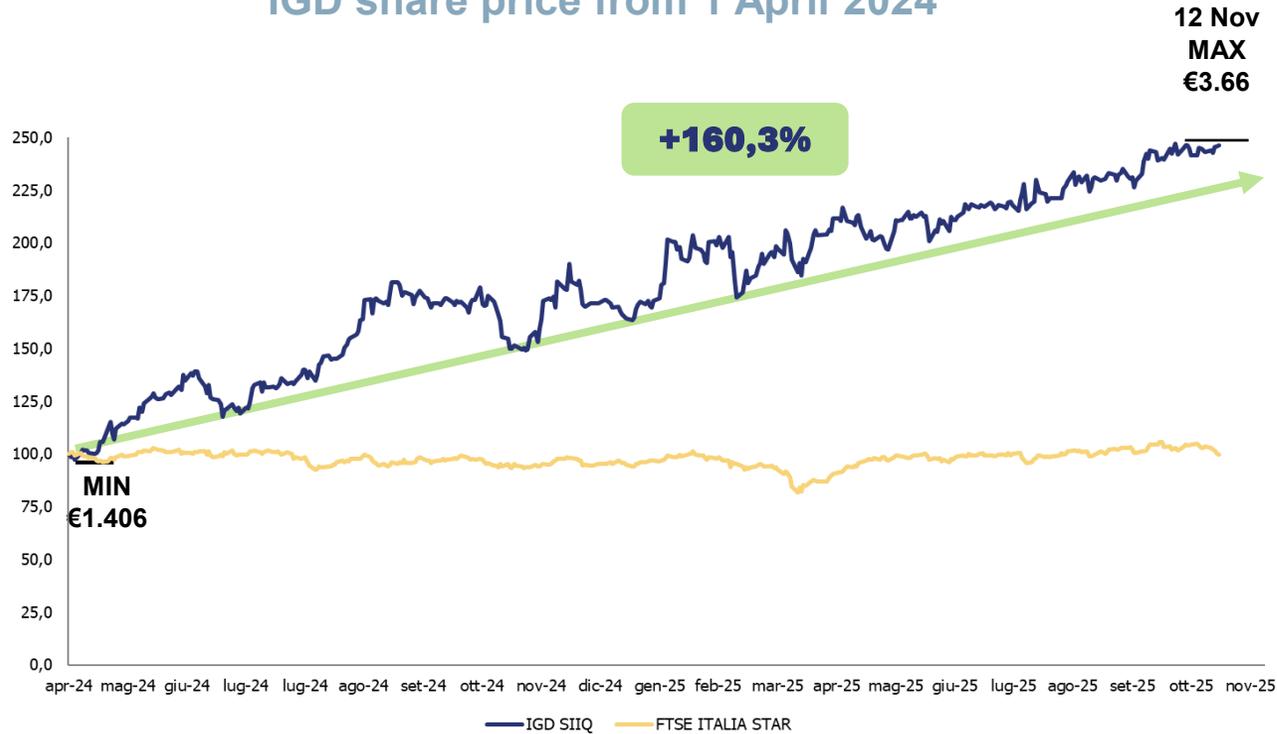
Majority of institutional investors⁽¹⁾

21.3%	Italy
9.9%	UK & Ireland
12.9%	US & Canada
1.0%	Luxembourg, Netherlands
8.9%	Germany & Switzerland
6.6%	Rest of Europe
1.0%	Rest of the world
34.4%	Retail investors ⁽¹⁾

1. Internal processing by IGD on CMI2i data

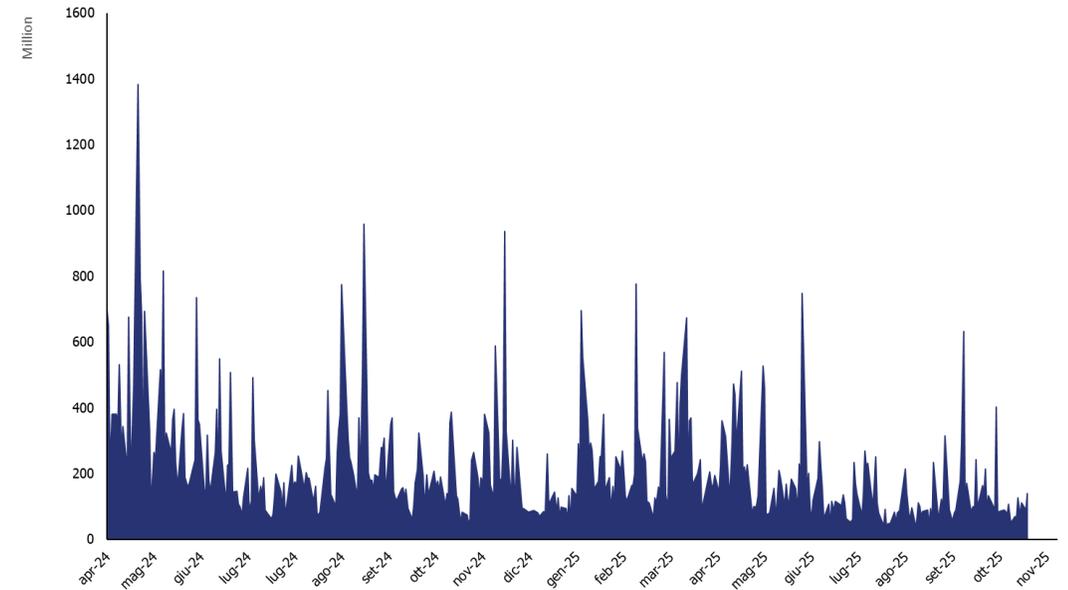
IGD share performance

IGD share price from 1 April 2024



YTD: +47,9%
12M: +69,1%

Traded volumes from 1 April 2024



Average daily trading volume during the period analysed: 209,552 shares for an average countervalue equal to 549,026€

IGD S110

1

9M 2025



Delivering on the 2025-2027 Business Plan



FINANCIAL STRUCTURE

- FEBRUARY**
€615 mn Green secured loan signed and existing bonds* fully repaid
- NOVEMBER**
€300 mn new Bond issued, 5 years, 4,45% yearly coupon

DISPOSALS

3 assets of the Romanian portfolio sold (Cluj, Alexandria and Vaslui) for approx. **€14 mn**



*Bond "€310,006,000 Fixed Rate Step-Up Notes due 17th May 2027" e Bond "€57,816,000 Fixed Rate Step-Up Notes due 17th May 2027, formerly the €400,000,000 2.125 per cent. Fixed Rate Notes due 28th November 2024"



Main KPIs vs 30 September 2024



+3.8%

Net Rental Income
freehold LFL



+2.9%

Core business Ebitda LFL



€31.1 mn

+18.2%

Funds From Operations



€17.6 mn

- €32.0 mn 30/09/24

Group Net Profit



Operating performance – Italy



+1.3%

Tenant Sales

Italian malls



+3.7%

Footfalls

Italian malls

CNCC +0.3%



+1.6%

IGD Hypermarkets

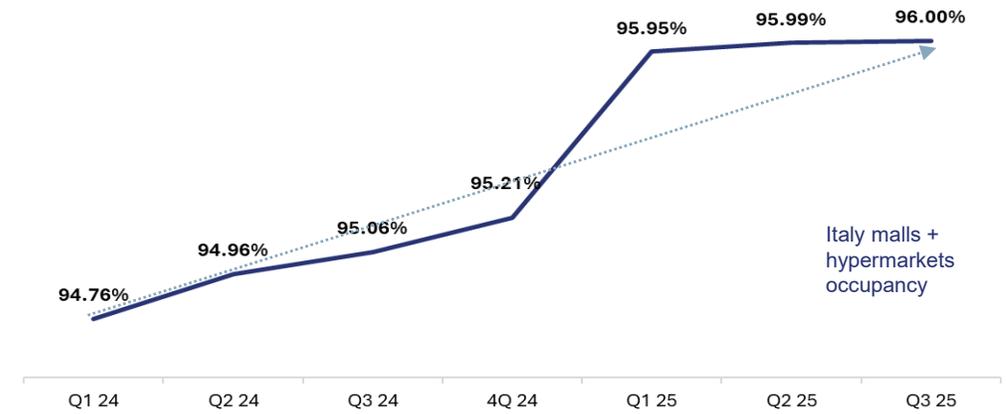
An Effective Leasing Activity



96.0%
Occupancy
Italy*

(Progressive data - %)

	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25
Malls + Hypermkt Italy	94.76	94.96	95.06	95.21	95.95	95.99	96.0
Malls Italy	94.16	94.38	94.48	94.67	95.49	95.55	95.56
Romania	95.45	95.52	95.21	95.83	95.73	94.73	95.57



2 years
WALB
Malls Italy

(Progressive data – years)

	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25
Malls Italy	1.78	1.82	1.9	2.0	2.0	2.0	2.0
Hypermkt Italy	11.77	12.22	12.9	12.7	12.4	12.2	11.9
Romania	2.1	2.2	2.2	2.3	2.21	2.31	2.4



+1.3%
Upside
Italy

(Actual data - %)

	Q1 24	Q2 24	Q3 24	Q4 24	Q1 25	Q2 25	Q3 25
Italy	-3.5	+3.6	+8.0	+4.1	+0.7	+2.2	+1.0
Romania	+6.54	+0.36	+0.57	+2.08	+13.5	+2.47	+2.23

Renewals + relettings of the period represent 8.3% of malls total rent

*Malls + Hypermarkets Occupancy
WALB (Weighed Average Lease Break): remaining lease term until break option

Significant New Openings in the Third Quarter



DOUGLAS



Centro d'Abruzzo (CH)

ARCAPLANET
Pet store. Pet stories.



Centroborgo (BO)



Portogrande (AP), Puntadiferro (FC), Le Porte di Napoli (NA), Le Maioliche (RA)

ACTION



Casilino (RM)

MEDI-MARKET
PARAFARMACIA



Puntadiferro (FC)

KFC



Maremà (GR)

Digital

Growth and Consolidation

The digitalisation process of shopping centers continues with significant results:

CONSUMER APPs

Offering increasingly engaging and personalised shopping experiences

In 2025 **11 Shopping Centers** have launched its **Loyalty App**.



These evolutions represent an important step toward a more integrated, value-driven model, geared to data analysis and sharing

IGD CONNECT

New integrated platform for tenants

Since July 2025, the **IGD Connect** platform for managing and digitizing relationships with tenants has been active in **28 Shopping Centers**.



Focus on CRM

October 2025: **app users more than doubled compared to the end of 2024.**

These profiles provide important data on the purchasing behaviour of IGD shopping center visitors.

We are working on **enhancing the market automation and user registration platforms** to increase retention rate and improve data collection

9M 2025
Further details



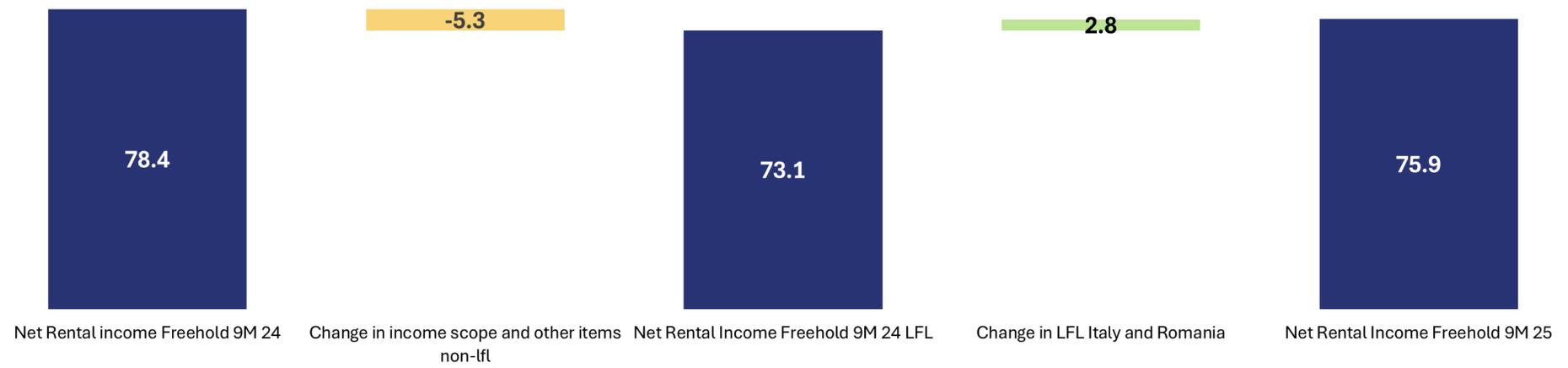
Net rental Income Freehold

(€ mn)

-€5.3 mn of which:

- €5.2 mn Food portfolio sold in 2024;
- €0.6 mn Romania due to Cluj, Alexandria and Vaslui disposals;
- +€0.5 mn other non-lfl changes.

Change vs. 24 LFL
+€2.8 mn
+3.8%



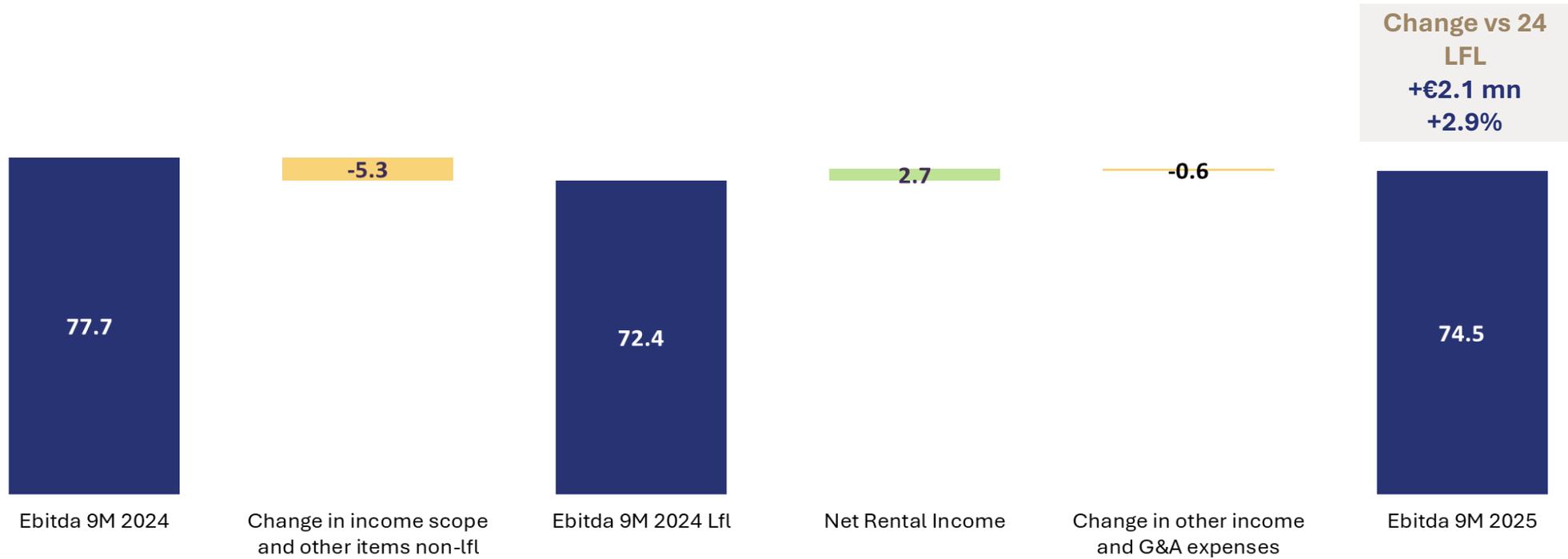
	€mn 2025	Margin on revenues	Change % LFL NRI
NRI Freehold	75.9	84.9%	3.8%
NRI Consolidated	82.6	85.7%	3.3%

Of which:

- +4.4% Italy;
- 2.0% Romania.

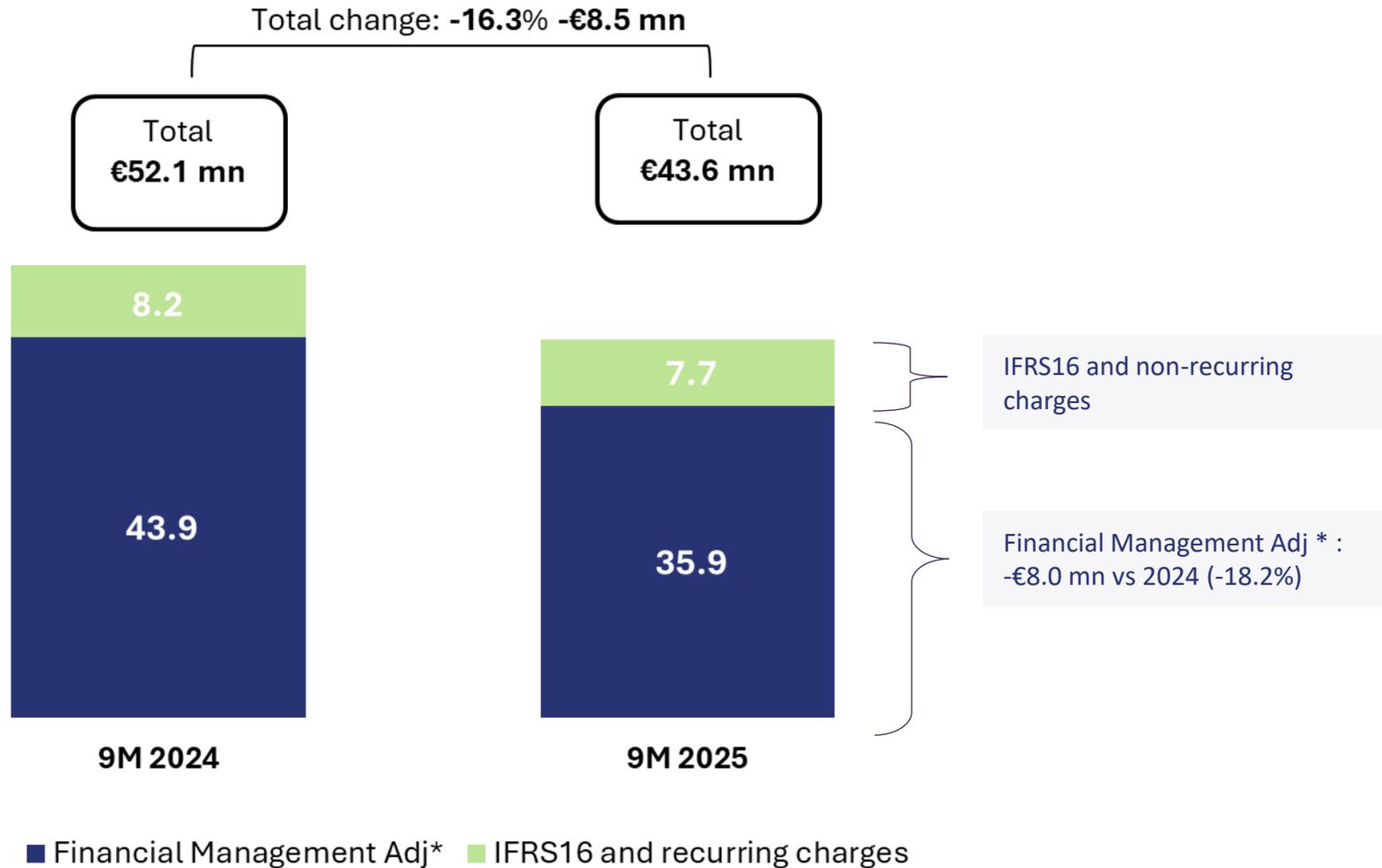
Core Business Ebitda

(€ mn)



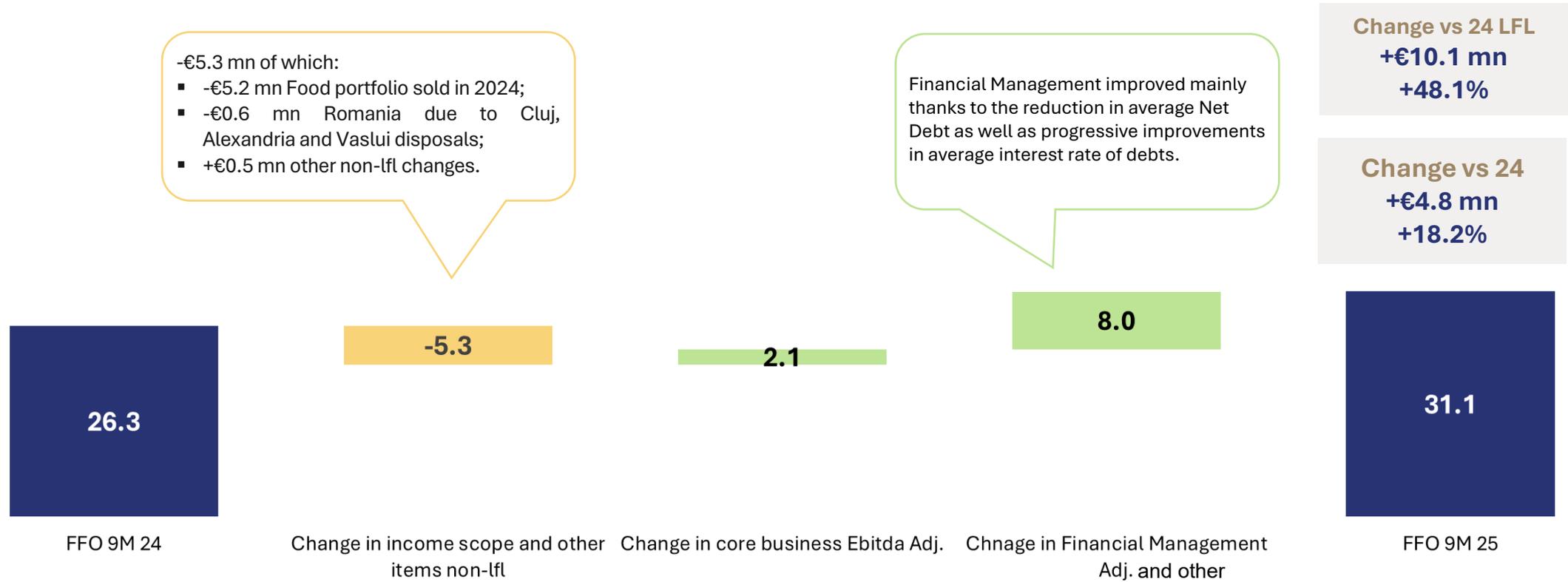
Financial Management

(€ mn)



*Financial management adj: net of IFRS16 and IFRS9, non-recurring charges (it includes quota of the over the par redemption of bonds)
Some figures may not add up due to rounding

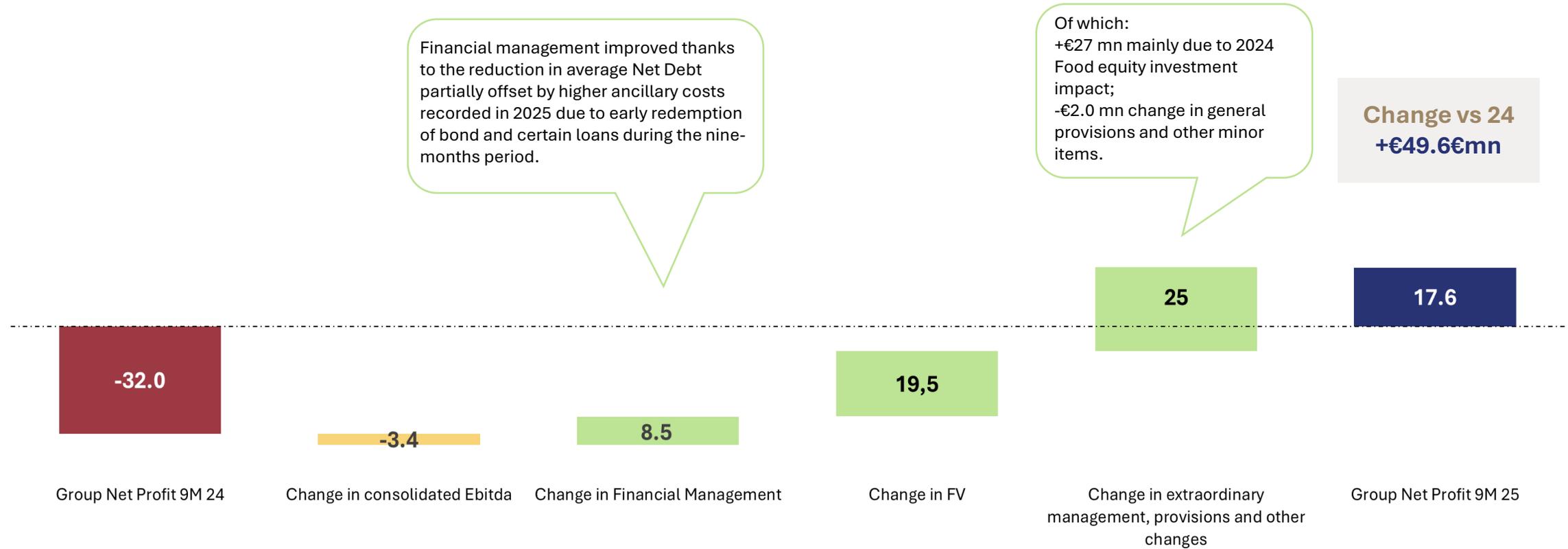
FFO
(€ mn)



The improvement in financial management and in core business LFL more than offset the impact of disposal

Group Net Profit

(€ mn)





Main Debt Ratios



44.0%

-40bps vs FY2024

Loan to Value



8.1x*

+20bps vs FY2024

Net Debt/Ebitda



5.3%

(5.1% post new-bond issue estimate)

(Vs average cost of debt FY24: 6.0%)

Weighted Average Interest Rate

*Ebitda calculated over the rolling 12 months

New Bond

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



NEW SENIOR UNSECURED GREEN BOND

- Eur 300,000,000
- 5 years tenor
- Maturity November 4th, 2030
- Annual coupon 4.450%

An amount equal to the net proceeds from this issuance were used to refinance green projects in the «Green Buildings» category under the IGD's Green Financing Framework, previously financed through bank mortgage borrowings..



Funding sources diversified



Net Financial Position mix rebalanced between bank debt and capital markets

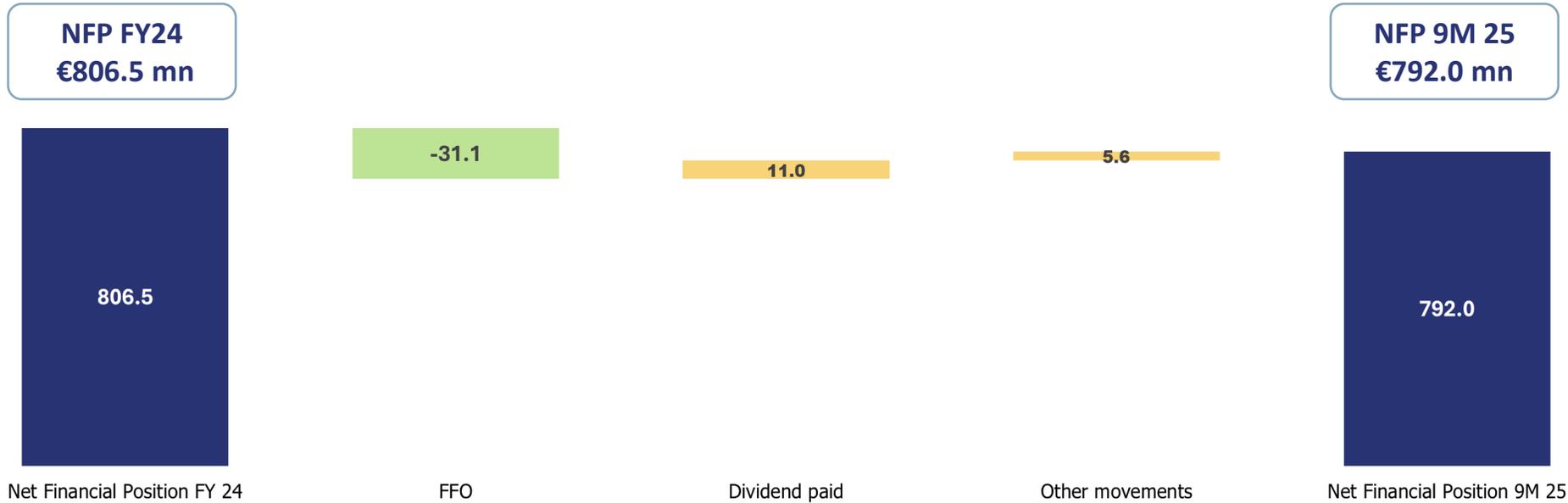


Maturity profile further extended



Average interest rate of debt reduced

Net Financial Position as of 09/30/2025



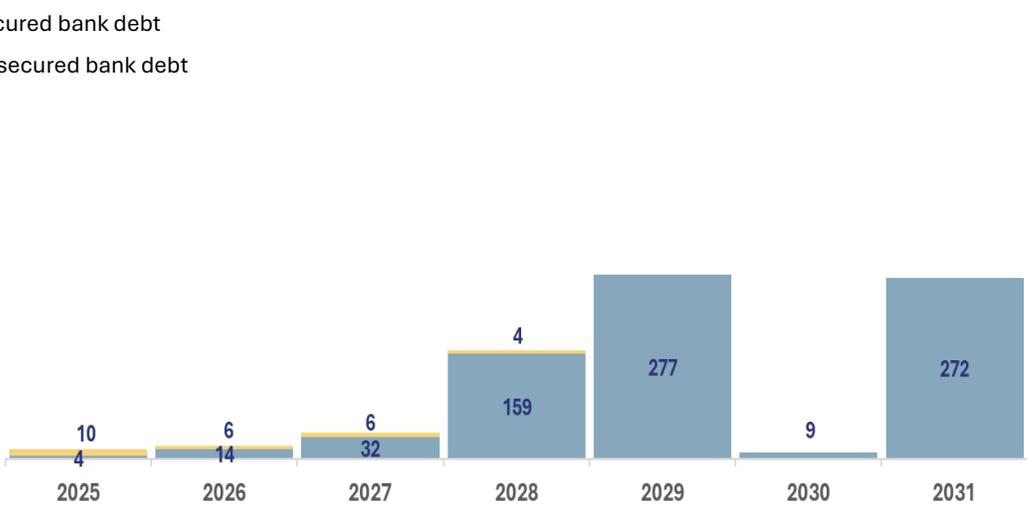
*Weighted Average Interest Rate of the debts towards banks and other lenders

Group's Maturities Profile

Nominal debt due to banks and other sources of finance (€ mn)

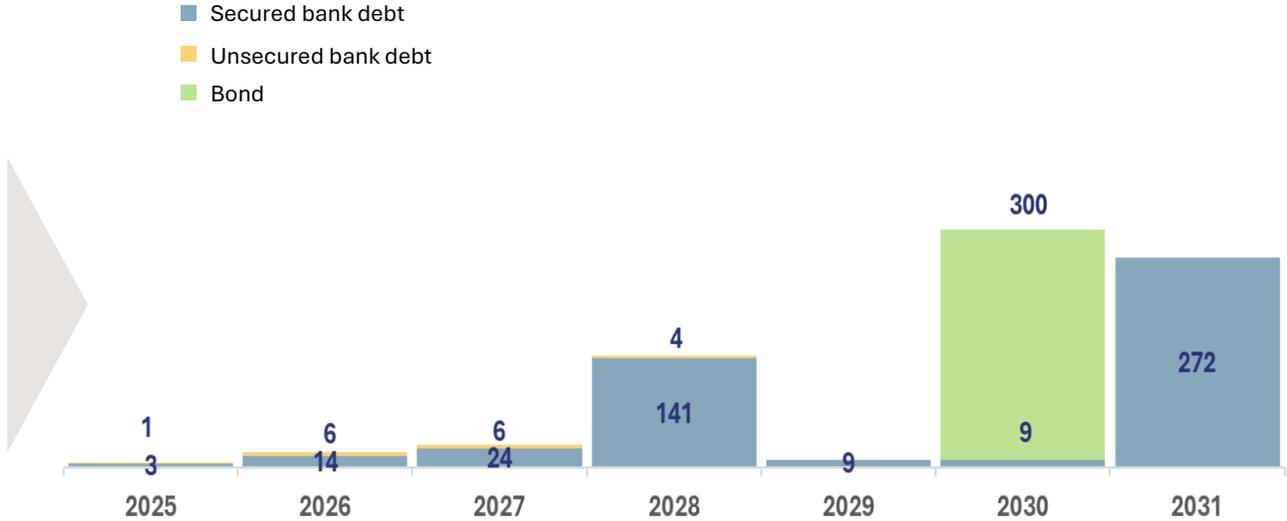
Debt maturity as of 09/30/2025

■ Secured bank debt
■ Unsecured bank debt



Debt maturity post bond issue

■ Secured bank debt
■ Unsecured bank debt
■ Bond



- **Average maturity: 4.9 years post bond issuance (vs 4.6 years as of 30 September)**
- **Ratings* confirmed: Fitch BBB- (Stable); S&P BB (Stable)**

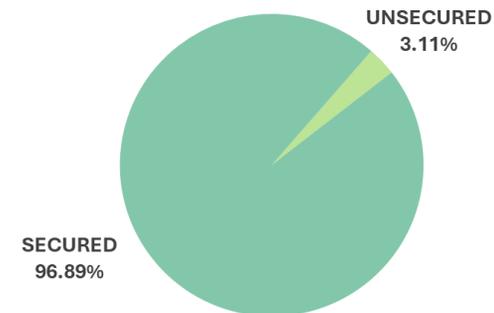
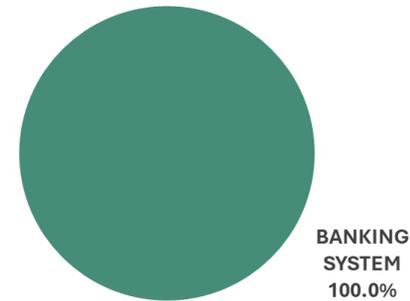
*Latest review Fitch rating - October 2025; latest review S&P rating February 2025

Additional Financial Highlights and Debt breakdown

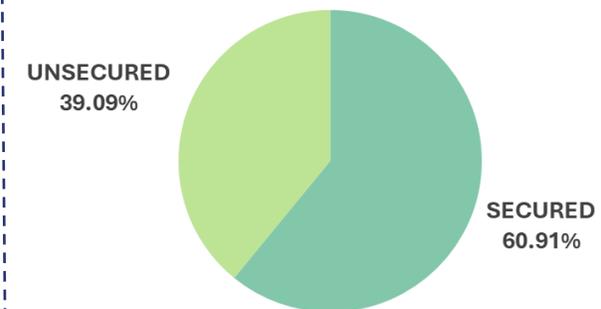
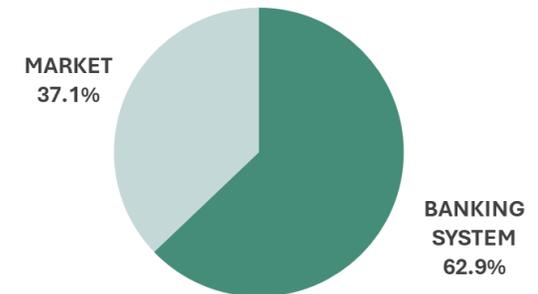
	6/30/2025	9/30/2025	Pro-forma post bond issue
Gearing ratio	0.83X	0.81X	0.82X
Hedging on long term debt	71.9%	72.6%	84.6%
M/L term debt quota	95.5%	95.3%	
Uncommitted credit lines granted	€20.6 mn	€20.6 mn	
Uncommitted credit lines available	€20.6 mn	€11.5 mn	
Committed credit lines granted and available	€65 mn	€65 mn	
Unencumbered assets	€142.8 mn	€142.8 mn	€676.8 mn

DEBT BREAKDOWN*

09/30/2025



Post bond issue



*Debt calculated excluding the IFRS16 effect

9M 2025



BREEAM Certifications

82%* of Italian freehold portfolio is certified with a minimum «**Very Good**» rating



Photovoltaic

Contract signed with Edison Next to install a photovoltaic system at the **Tiburtino Shopping Center**: it will be the largest photovoltaic system installed in IGD shopping centers



Building Energy Management System

-20% energy consumption (May–Sept. '25 vs May–Sept. '24) **@Conè**, first shopping center where the AI-based consumption monitoring system came into operation

3

2025-2027

Business Plan:
where we stand



Our priorities

OPTIMIZE OUR
FINANCIAL PROFILE
AND REDUCE COSTS

01



02

MAXIMIZE VALUE
CREATION FROM CORE
BUSINESS ACTIVITIES

03

ENHANCE
ATTRACTIVENESS OF OUR
PORTFOLIO THROUGH
TARGETED AND ESG
COMPLIANT INVESTMENTS

**Focus on embarking on a new growth path
and consistent and sustainable dividend distribution**

2025-2027 Business Plan: Economic Targets



2027 Targets

In view of impact of planned disposal of non-core assets and the conclusion of 2 masterleases*

	Q1 2024	FY 2024	9M2025	
Net Rental Income Like for like Core Business Malls + hypermarkets	–	+4.6% like for like	+3.8% like for like	~ +16%: <ul style="list-style-type: none"> • 4,6% CPI • 4,9% RELETING/TOPPED UP/TURNOVER RENT • 6,5% OCCUPANCY
EBITDA Core business	24.3€ mn like for like: considering Food portfolio + Cluj disposals (28.6€ mn)**	83.5€ mn: <ul style="list-style-type: none"> • 9.1€ mn NOI masterlease • 5.2€ mn Food portofolio disposal effect; • 4.2€ mn Romania disposals effect) (102€ mn)** 	74.5€ mn	~ 98€ mn
Funds From Operation (FFO)**	10.3€ mn (6.0€ mn like for like; considering Food portfolio + Cluj disposals)	35.6€ mn	31.1€ mn	~ 48€ mn

*According to IFRS16, masterlease revenues are reported under total revenues, while the related payable leases are reported under financial charges and changes in fair value

** On accounting basis

Increase NRI through «IGD value proposition»

2027 Net Rental Income like for like: ~+16% vs 2024



Targets

- **Increase occupancy of Italian and Romanian malls**
- **This will increase revenues, reduce the landlord's services charges and thus generate greater NRI**
- **Extend WALB and WALT**
- **Increase visibility and sustainability of cash flows**
- **Maintain COR* at sustainable levels (11.9% in 2023)**

Actions

- **Attract new traffic-generator brands and provide new offerings and experiences** to retain/obtain the catchment area leadership
- **Adjust merchandising mix also by promoting important turnover** to expand the catchment area
- **Test new format** through pop up shop and/or temporary store
- **Strengthen partnerships and contractual flexibility** (tailor-made approach for tenant and location)
- **Exclude rolling break option**
- **Include longer deadlines and agreements on marketing analysis and common data in new contracts**

2025-2027 Business Plan: Operating Targets



		Q1 2024	FY 2024	9M 2025	2027 Targets
Malls Occupancy	ITA	94.16%	94.67%	95.56%	~ 98%
	ROM	95.45	95.83%	95.57%	~ 99%
Malls WALB*	ITA	1.8 years	2.0 years	2.0 years	~ 2.5 years**
	ROM	2.1 years	2.3 years	2.4 years	~ 3 years
Malls WALT***	ITA	4.2 years	4.1 years	4.6 years	~ 4.2 years
	ROM	4.3 years	3.9 years	4.0 years	~ 5.4 years

* Weighted Average Lease Break: remaining lease term until break option
 ** of which **NEW CONTRACTS 3.5 years; EXISTING CONTRACTS 1.5 years**
 *** Weighted Average Lease Term

2025-2027 Business Plan: Financial and Capital Targets



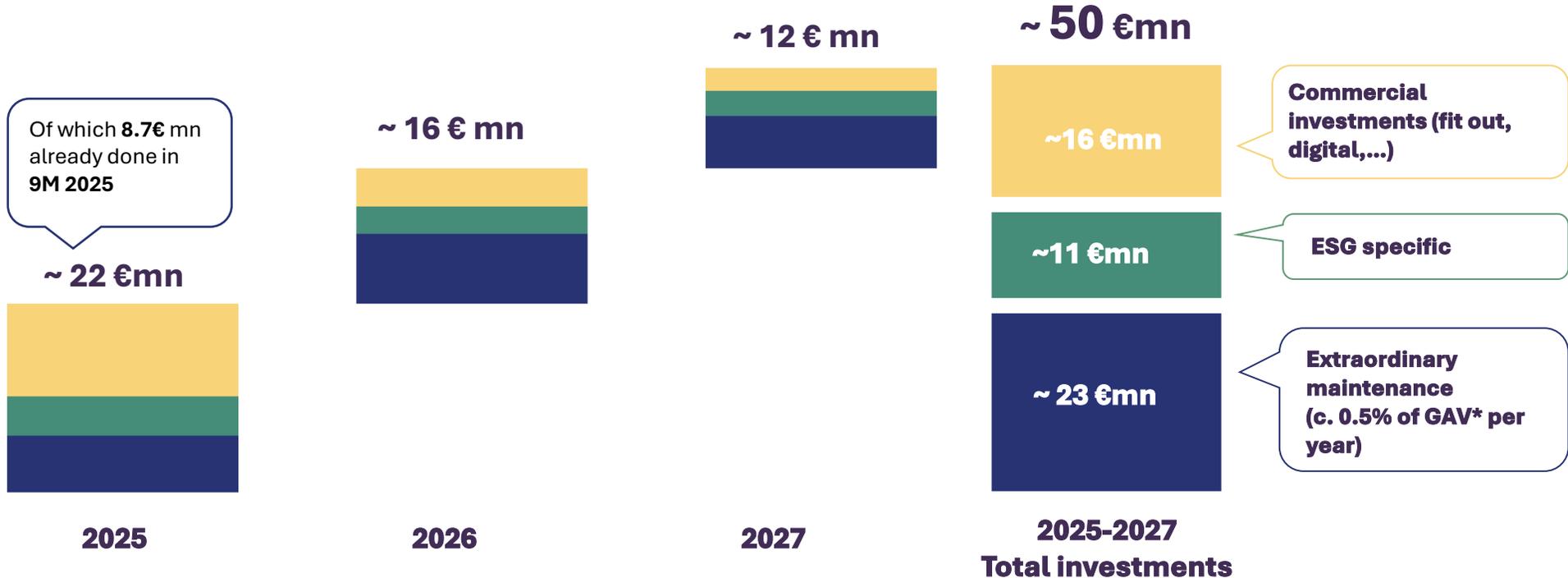
2027 Targets

	Q1 2024	FY 2024	9M 2025	2027 Targets
Loan to Value At 2027YE	48.0%	44.4%	44.0%	~ 40%
Investments Over BP timespan				~ 50 € mn
Disposal of non-core assets Over BP timespan				~ 100 € mn

*Food portfolio disposal: 8 hypermarkets, 3 supermarkets and 2 malls

2025-2027 Investment pipeline

Investments based on the distinctive features of locations and catchment areas, envisaging possible changes in planned interventions, also based on the results achieved

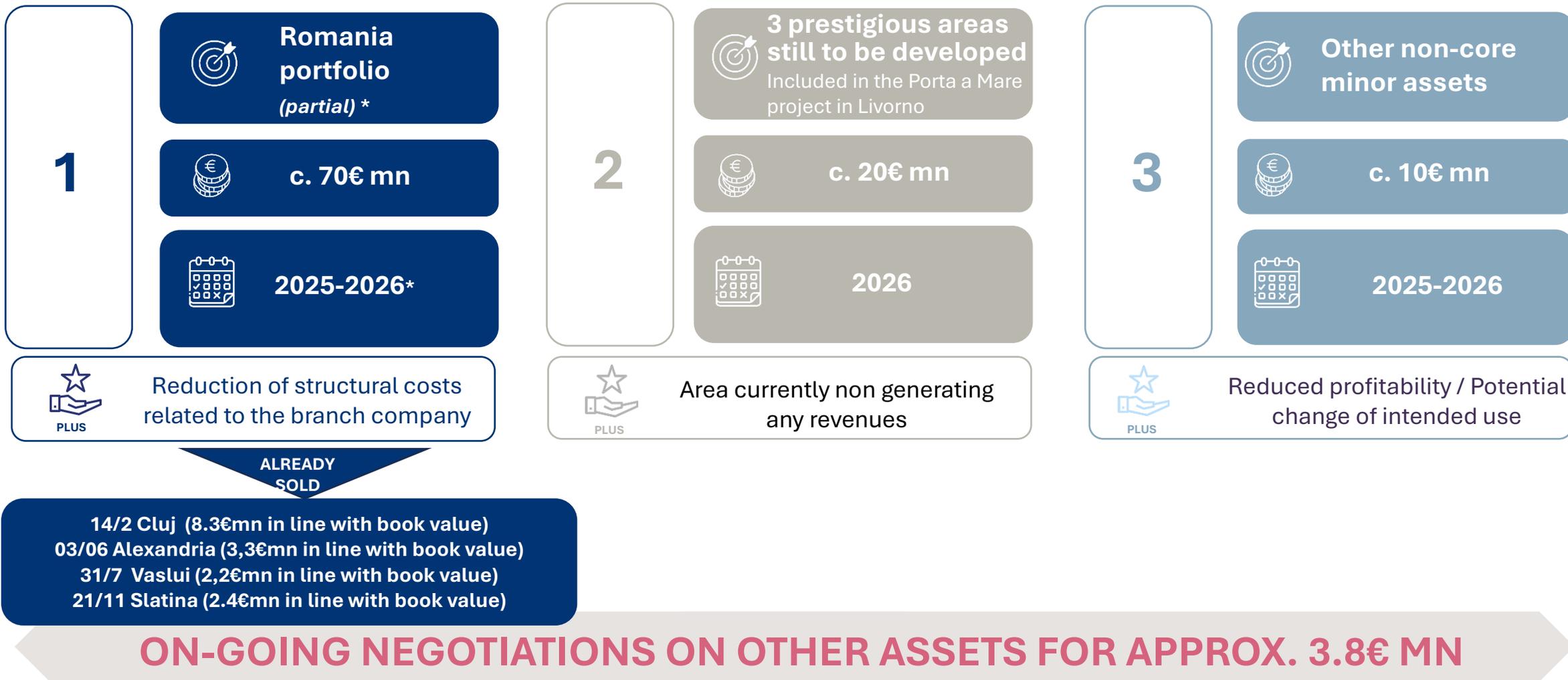


A disciplined approach to capex: capital expenditure linked to the disposal plan progression

*Gross Asset Value

2025-2027 Disposal Plan to Reduce Debt and Funding Capex Expenditure

Approx. €100mn disposals of non-core assets planned over the Business Plan horizon entirely focused on reducing Group leverage



*The remaining part of the Romanian portfolio could be sold after the BP timespan

Disposals - Focus on Romania

Disposal strategy based on the portfolio segmentation

	% Romania Market Value	HYPOTHETICAL TARGETS		
		Institutional investors	Domestic institutional investors	Family office/Private investors
1 Premium asset (MV* Ploiesti - 41€ mn)	35.0%	✓	✓	
3 Medium size assets (Unitary MV: 7-12€ mn)	23.7%	✓	✓	
10 Minor assets (Unitary MV: 0.2-7€ mn)	38.8%		✓	✓
1 office building (Unitary MV: 2.9€ mn)	2.5%		✓	✓



Includes 4 assets already sold:

- CLUJ mv 8.3€ mn
- ALEXANDRIA mv 3.3 € mn
- VASLUI mv 2.2 € mn
- SLATINA mv 2.4 €mn

* Market Value as of 12/31/2024

Update on Porta a Mare Project in Livorno



Winner in the BEST URBAN REGENERATION PROJECT category

IGD'S RETAIL AREA
GLA 24,000 sqm

3 PRESTIGIOUS AREAS TO BE SOLD AFTER THE OBTAINING OF FINAL PERMITS
(with mixed residential, hospitality, service,... uses)
c. 26,000 sqm usable gross floor



Winner in the PROGETTO D'ECCELLENZA NEL REAL ESTATE 2025 category

PRIMARK

115 APARTMENTS
110 sold + 5 still to be sold (of which 4 preliminary contracts signed)

TOURISTIC PORT

OFFICE BUILDING
Sold to an institutional investors

2025-2027 Business Plan: Environmental Sustainability Targets

1H 2025

BREEAM Certifications

82%

**Photovoltaic
Installed power**

4.6 Mwp
+48.4% vs 2024

**Purchasing energy from
renewable sources**

94%

**Building an Energy
Management System**

2

EV charging stations

142



2027 Targets

>95%* Shopping centers in Italy certified with minimum «Very Good» rating

+50% Installed power of photovoltaic systems (baseline 2024: 3.1 Mwp)

94% Energy from renewable sources purchased at Group level for the Italian portfolio

16 Shopping centers equipped with AI technologies to reduce energy consumption

200 EV charging stations installed (+33% vs 2024)

*Percentage calculated on fair value

Focus on BREEAM Certifications

BREEAM®		16	CERTIFIED SHOPPING CENTRES	82%	CERTIFIED PORTFOLIO ON MV	
		BUILDING MANAGEMENT	ASSET PERFORMANCE		BUILDING MANAGEMENT	ASSET PERFORMANCE
	CENTROSARCA - MILAN	VERY GOOD	VERY GOOD		EXCELLENT	EXCELLENT
	KATANE' - CATANIA	EXCELLENT	EXCELLENT		EXCELLENT	VERY GOOD
	TIBURTINO - ROME	EXCELLENT	EXCELLENT		VERY GOOD	EXCELLENT
	PUNTADIFERRO - FORLI'	VERY GOOD	VERY GOOD		EXCELLENT	EXCELLENT
	ESP - RAVENNA	VERY GOOD	EXCELLENT		VERY GOOD	VERY GOOD
	CONE' - CONEGLIANO (TV)	EXCELLENT	EXCELLENT		EXCELLENT	EXCELLENT
	LEONARDO - IMOLA (BO)	EXCELLENT	EXCELLENT		VERY GOOD	VERY GOOD
	LE PORTE DI NAPOLI - NAPLES	EXCELLENT	EXCELLENT		VERY GOOD	VERY GOOD

Purchase of electricity in 2025-2026

For the Italian portfolio, **electricity purchases are made centrally through a purchasing group (Consorzio Esperienza Energia)**, which allows for **price advantages** thanks to massive buying and **reduces market volatility** with a diversified management

	Fixed average cost (€/MWh)	Portfolio coverage	PUN *- National Unique Price (€/MWh)
2025	113.70 €	61%	118.50 €
2026	99.30 €	73%	109.37 €



2025-2027 Business Plan: CO2 emissions targets



2027 Targets

Scope 1



Scope 2



(baseline 2018)



-30.3%

-40%

2018 2024 2027

Reductions (kwh/sqm) thanks to energy efficiency – location based

Scope 3



(baseline 2021)



-17%

-20%

2021 2024 2027

Reductions in TonCo2e, accounting for changes in emission factors



Diversity, Equity & Inclusion Policy

The **DE&I Policy**, approved by the Board of Directors on 5 August 2025, represents the first step toward obtaining the international certification **ISO 30415:2001 - Human Resource Management Diversity and Inclusion** from an external body by the end of 2025.

In line with the target outlined in the 2025-2027 Business Plan, this new policy testifies IGD's constant commitment toward its employees.



4

Appendix



Consolidated Financial Statements 9M 25

(€ mn)

GROUP CONSOLIDATED		
	CONS_2024	CONS_2025
Revenues from freehold rental activities	93.6	89.4
Direct costs from freehold rental activities	-15.2	-13.5
Net Rental Income Freehold	78.4	75.9
Revenues from leasehold rental activities	7.1	7.0
Direct costs from leasehold rental activities	-0.3	-0.3
Net Rental Income Leasehold	6.8	6.7
Net Rental Income	85.2	82.6
Revenues from services	6.2	6.8
Direct costs from services	-4.4	-5.2
Net Service Income	1.8	1.6
HQ Personnel	-5.6	-5.8
G&A Expenses	-3.7	-3.9
CORE BUSINESS EBITDA (Operating Income)	77.7	74.5
<i>Core business EBITDA Margin</i>	<i>72.8%</i>	<i>72.2%</i>
Revenues from trading	0.7	1.7
Cost of sale and other cost from trading	-0.9	-2.1
Operating result from trading	-0.2	-0.4
EBITDA	77.5	74.1
<i>Ebitda Margin</i>	<i>72.1%</i>	<i>70.7%</i>
Impairment and FV adjustments	-21.3	-2.4
Change in FV and rights to use IFRS 16	-5.1	-4.4
Depreciation and provisions	-1.5	-3.4
EBIT	49.6	63.9
Financial management	-52.1	-43.6
Non-recurring Management	-29.1	-2.1
PRE-TAX PROFIT	-31.5	18.2
Taxes	-0.5	-0.6
NET PROFIT FOR THE PERIOD	-32.0	17.6
Profit/Loss for the period related to third parties	0.0	0.0
GROUP NET PROFIT	-32.0	17.6

Reclassified Balance Sheet 9M 25

(€ 000)

	9/30/2025	12/31/2024	Δ
Investment property	1,668,681	1,671,834	(3,153)
Assets under construction and pre-payments	2,544	2,484	60
Intangible assets	7,251	7,481	(230)
Other tangible assets	8,378	9,037	(659)
Assets held for sale	0	8,520	(8,520)
Sundry receivables and other non current assets	157	140	17
Equity investments	106,185	106,005	180
NWC	5,256	4,411	845
Funds	(9,629)	(10,645)	1,016
Sundry payables and other non current liabilities	(10,396)	(10,823)	427
Net deferred tax (assets)/liabilities	(8,996)	(10,103)	1,107
Total uses	1,769,431	1,778,341	(8,910)
Total Group's net equity	976,251	970,273	5,978
Net (assets) and liabilities for derivative instruments	1,202	1,594	(392)
Net financial position	791,978	806,474	(14,496)
Total sources	1,769,431	1,778,341	(8,910)

Funds From Operation (FFO) 9M 25

(€ mn)

Funds From Operation	CONS_2024	CONS_2025	Δ VS 24	Δ% vs24
Core Business EBITDA	77.7	74.5	-3.2	-4.1%
IFRS16 Adjustments (Payable leases)	-6.6	-6.7	-0.1	0.0%
Financial Management Adj.	-43.9	-35.9	8.0	-18.2%
Current taxes of the period Adj.	-0.9	-0.8	0.1	0.0%
FFO	26.3	31.1	4.8	18.2%

Other EPRA Performance Measures H1 2025

(€ 000)



EPRA Performance Measure	06/30/2025	12/31/20204
EPRA NRV (€'000)	€ 983,839	€ 985,934
EPRA NRV per share	€ 8.92	€ 8.94
EPRA NTA	€ 976,504	€ 978,453
EPRA NTA per share	€ 8.85	€ 8.87
EPRA NDV	€ 961,420	€ 965,618
EPRA NDV per share	€ 8.71	€ 8.75
EPRA Net Initial Yield (NIY)	6.3%	6.3%
EPRA 'topped-up' NIY	6.5%	6.6%
EPRA Vacancy Rate Gallerie Italia	4.5%	5.3%
EPRA Vacancy Rate Iper Italia	0.0%	0.0%
EPRA Vacancy Rate Totale Italia	4.0%	4.8%
EPRA Vacancy Rate Romania	5.3%	4.2%
EPRA LTV	46.2%	46.4%
	06/30/2025	30/06/2024
EPRA Cost Ratios (including direct vacancy costs)	22.8%	21.7%
EPRA Cost Ratios (excluding direct vacancy costs)	18.9%	17.8%
EPRA Earnings (€'000)	€ 17,440	€ 16,306
EPRA Earnings per share	€ 0.16	€ 0.15

EPRA Net Asset Value H1 2025

(€ 000)

06/30/2025

12/31/2024

 Net Asset Value	06/30/2025			12/31/2024		
	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
IFRS Equity attributable to shareholders	967,987	967,987	967,987	970,273	970,273	970,273
Exclude:						
v) Deferred tax in relation to fair value gains of IP	12,704	12,704		14,068	14,068	
vi) Fair value of financial instruments	3,148	3,148		1,593	1,593	
viii.a) Goodwill as per the IFRS balance sheet		(6,567)	(6,567)		(6,648)	(6,648)
viii.b) Intangibles as per the IFRS balance sheet		(768)			(833)	
Include:						
ix) Fair value of fixed interest rate debt			0			1,994
NAV	983,839	976,504	961,420	985,934	978,453	965,618
Fully diluted number of shares	110,341,903	110,341,903	110,341,903	110,341,903	110,341,903	110,341,903
NAV per share	8.92	8.85	8.71	8.94	8.87	8.75
% Change vs 12/31/2024	-0.2%	-0.2%	-0.4%			

Key tenants in Italy 9M25 1/2

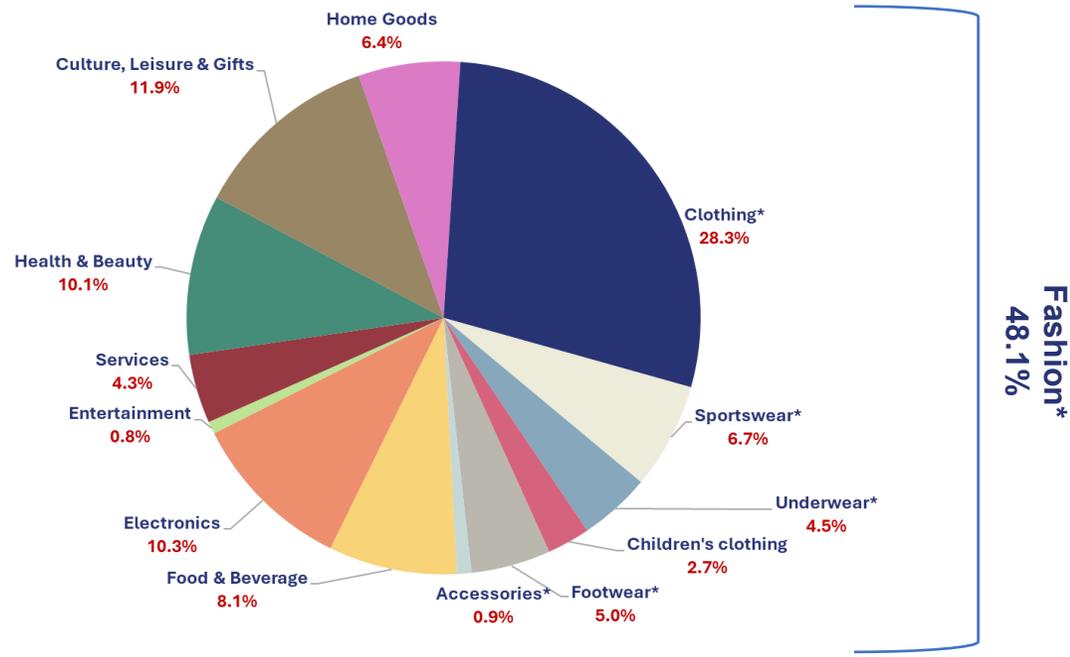
	TOP 20 Mall Tenants	Merchandise category	Turnover impact	Contracts
1°	PIAZZA ITALIA	fashion	2.5%	10
2°	OVS	fashion	2.4%	8
3°	unieuro	electronics	2.3%	7
4°	INDITEX	fashion	2.1%	10
5°	BLUESPIRIT GIOIELLI	jewellery	1.8%	28
6°	TERRANOVA CALLIOPE RINASCIMENTO	fashion	1.8%	12
7°	Stroili Oro GIOIELLERIE	jewellery	1.7%	21
8°	JD	sportswear	1.7%	9
9°	DOUGLAS	health & beauty	1.6%	14
10°	CALZEDONIA	underwear	1.5%	27

	TOP 20 Mall Tenants	Merchandise category	Turnover impact	Contracts
11°	DEICHMANN	footwear	1.5%	11
12°	DECATHLON	sportswear	1.3%	3
13°	pepco®	fashion	1.2%	11
14°	NOTORIOUS CINEMAS	entertainment	1.2%	2
15°	H&M	fashion	1.2%	7
16°	salmoiraghi & viganò	services	1.2%	13
17°	Miroglio Group	fashion	1.1%	16
18°	ORIGINAL MARINES	children's clothing	1.0%	17
19°	KASANOVA®	home goods	1.0%	11
20°	SCARPE & SCARPE	footwear	1.0%	3

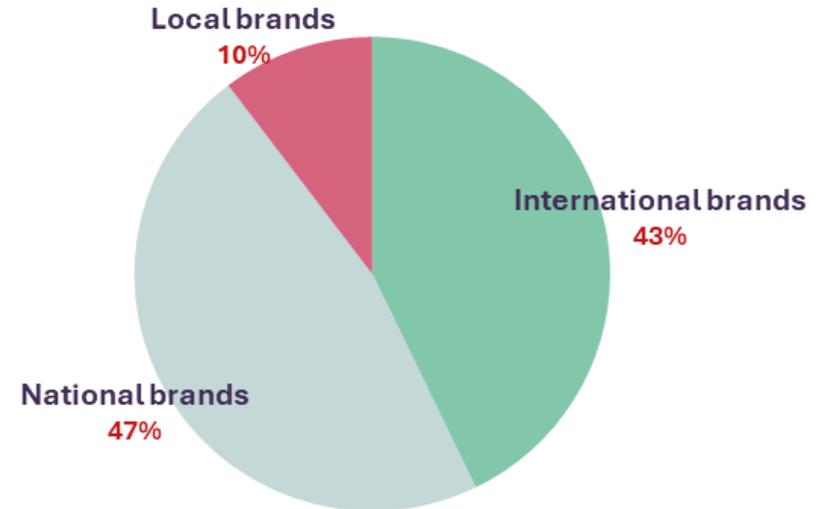
Total impact on mall turnover: 31.1% - Total no. of contracts: 240

Key tenants in Italy 9M 25 2/2

MERCHANDISING MIX



TENANT MIX



*Total fashion: 48.1%

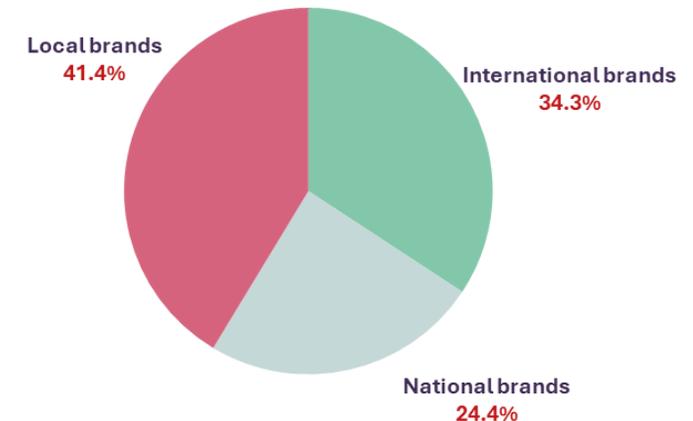
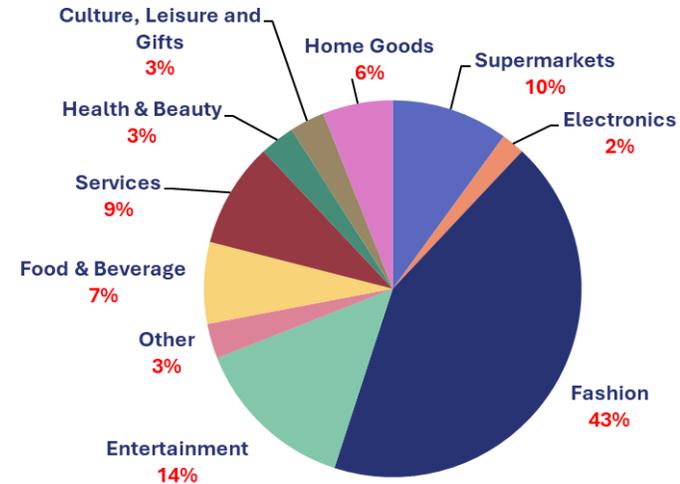
Hypermarkets' key tenants in Italy 9M 25

	TOP Hypermarket Tenants	Brand Name	Turnover Impact	No. of Contracts
1°	Coop Alleanza 3.0	Ipercoop	84%	5
2°	Superisola s.r.l.	Ipercoop	6%	1
3°	Fratelli Arena s.r.l.	Superconveniente	6%	1
4°	Centouno s.r.l.	Sole365	4%	1
	Total		100%	8

Key tenants in Romania

TOP 10 Tenants	Merchandise category	Turnover impact	Contracts
Carrefour market	supermarkets	10.8%	8
H&M	fashion	5.4%	5
pepco®	fashion	3.9%	8
kik	fashion	3.3%	5
STAYFITGYM IT'S YOUR LIFESTYLE	leisure	2.9%	5
OCPL IASI	offices	2.7%	1
dm	drugstore	2.5%	4
BANCA BT TRANSILVANIA®	offices - bank	2.4%	3
Dr.Max+	health & beauty	2.3%	3
KFC	food & beverage	1.7%	1
Total		38.0%	43

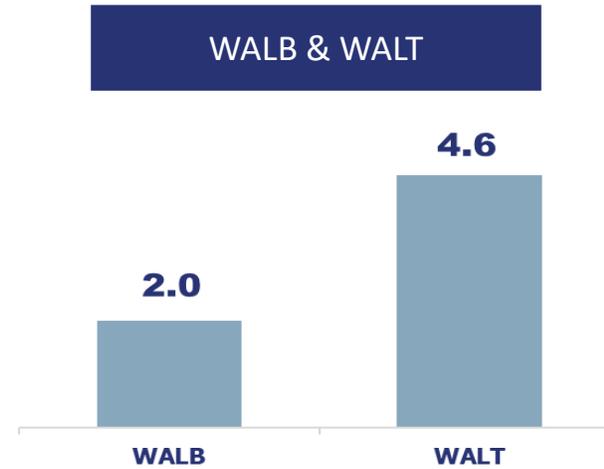
MERCHANDISING & TENANT MIX



Contracts in Italy and Romania

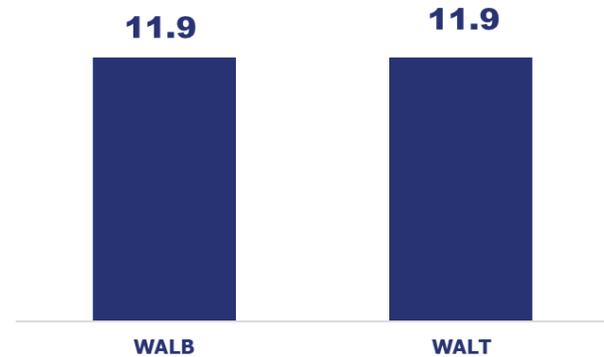
MALLS

Total contracts: 1,166 in freehold malls
 In 9M 2025 **63 renewals** were signed with existing tenants and **70** contracts were signed with **new tenants**.
Renewals and relettings of the period represent 8.3% of freehold malls total rent



HYPERMARKETS/ SUPERMARKETS

Total contracts: 8



ROMANIA

Total contracts: 456
 In 9M 2025 **238 renewals** were signed with the same tenant **31** contracts were signed with a **new tenant**.



Italian Portfolio composition

	25 shopping malls	8 hypermarkets	Tenants of hypermarkets
Full ownership 8 shopping centers (mall + hypermarket)	CENTRO D'ABRUZZO - Pescara	CENTRO D'ABRUZZO - Pescara	Coop Alleanza 3.0
	LE MAIOLICHE - Faenza	LE MAIOLICHE - Faenza	Coop Alleanza 3.0
	LE PORTE DI NAPOLI - Afragola (NA)	LE PORTE DI NAPOLI - Afragola (NA)	Centouno Srl (Sole 365)
	ESP - Ravenna	ESP - Ravenna	Coop Alleanza 3.0
	LUNGO SAVIO - Cesena	LUNGO SAVIO - Cesena	Coop Alleanza 3.0
	KATANE' - Catania	KATANE' - Catania	Superisola Srl (Ipercoop)
	CENTRO LEONARDO - Imola (BO)	CENTRO LEONARDO - Imola (BO)	Coop Alleanza 3.0
	LA TORRE - Palermo	LA TORRE - Palermo	Fratelli Arena Srl (Superconveniente)
17 shopping malls	MILLENNIUM CENTER - Rovereto (TN)	Hypermarkets owned by third parties	
	PUNTADIFERRO - Forlì (FC)		
	CENTROLUNA - Sarzana (SP)		
	LA FAVORITA - Mantova		
	MAREMA' - Grosseto		
	CENTRO SARCA - Sesto S. Giovanni (MI)		
	MONDOVICINO - Mondovì (CN)		
	GRAN RONDO' - Crema (CR)		
	I BRICCHI - Isola d'Asti (AT)		
	PORTO GRANDE - Porto D'ascoli (AP)		
	CENTRO BORGO - Bologna		
	CONE' - Conegliano (TV)		
	CITTA' DELLE STELLE - Ascoli Piceno		
	CASILINO - Roma		
	TIBURTINO - Gudonia (RM)		
	PIAZZA MAZZINI - Livorno		
	DARSENIA CITY - Ferrara	Property also include small supermarket	

4

More details on
2025-2027 Business
Plan



Maximize value creation from core business activities

1

Increase Net Rental Income (NRI) through «IGD value proposition»

2

Expand the landlord-tenant relationship, with a view to innovation, for the entire contract duration, by enriching and extending the areas of collaboration

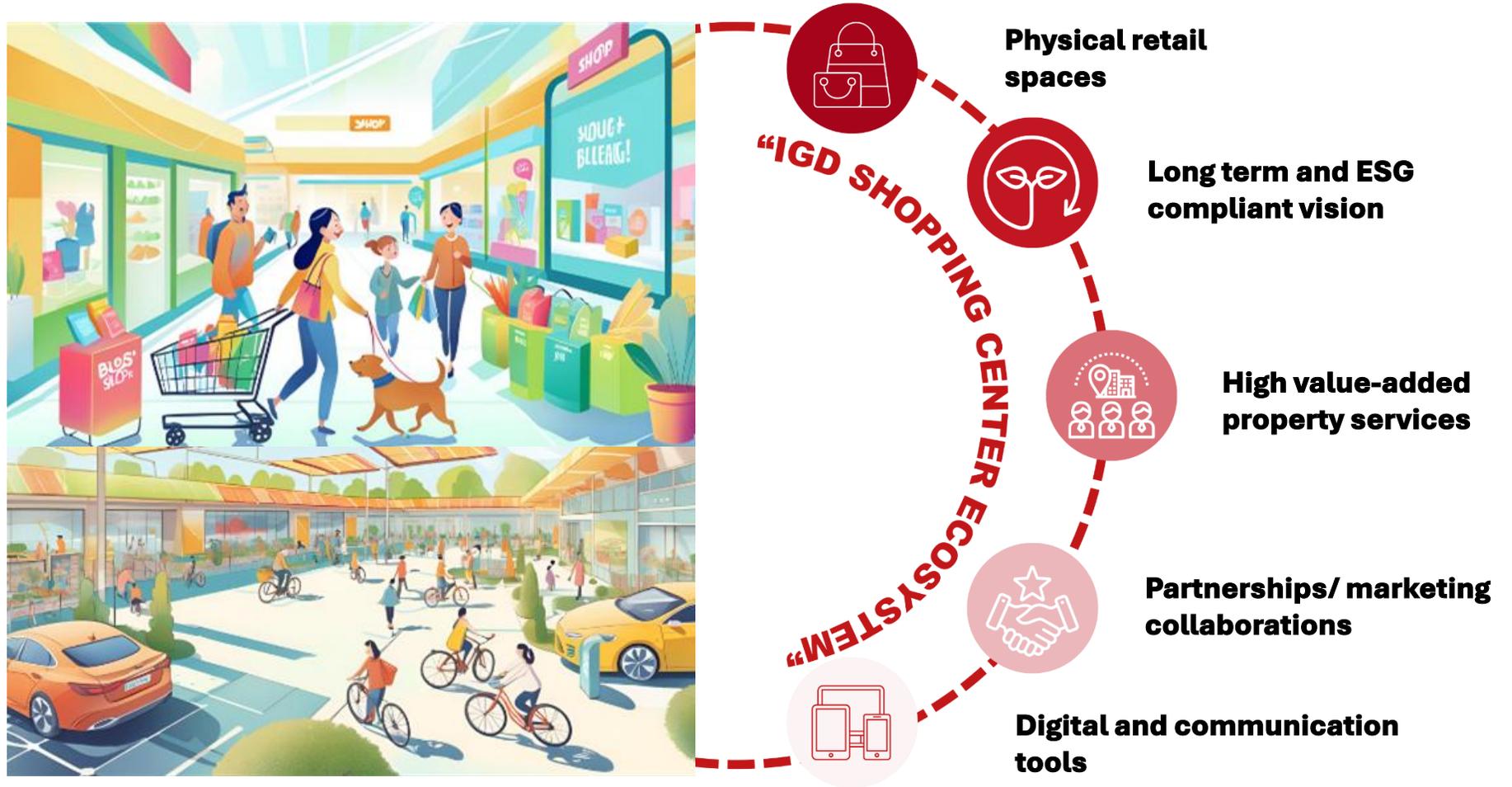
3

Position ourself as the key player in the retail real estate market for asset management and other advanced services



2. Expand landlord-tenant relationship and attract anchor tenants

IGD aims to expand and enrich the landlord-tenant relationship with a view to innovation, going beyond the simple contractual approach of space renting; we want to offer a true «ecosystem»



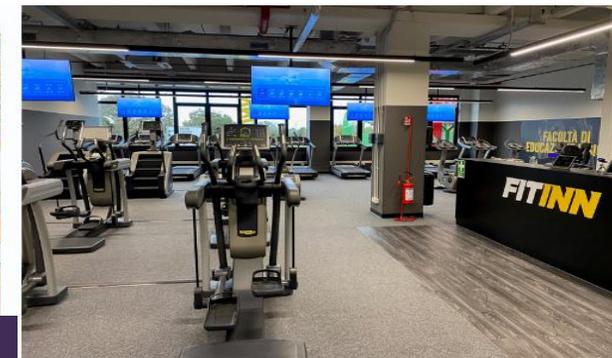
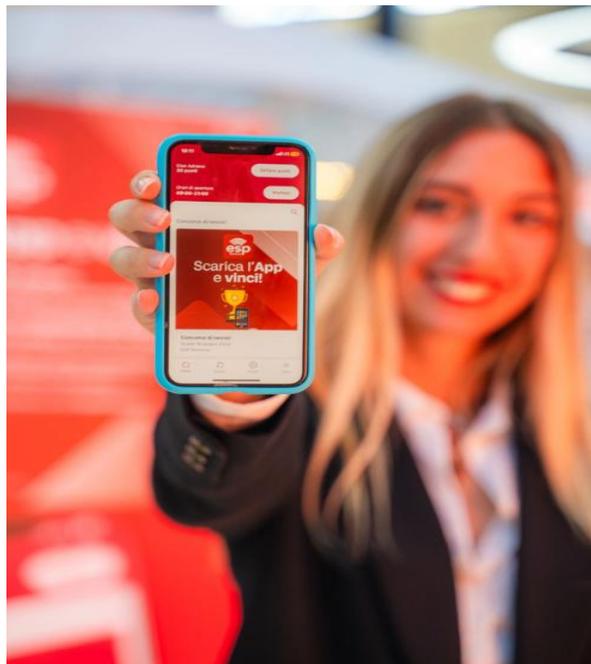
«IGD shopping center ecosystem» at the service of tenants



IGD no longer presents itself as a standard landlord, but as a partner that offers a complete ecosystem, with a diverse range of opportunities for tenants to improve their revenues



«IGD shopping center ecosystem» at the service of visitors



The «IGD Shopping Center Ecosystem» offers shopping, services, entertainment and dining experiences together with events and initiatives that build customer loyalty and strengthen interaction with the local area and community



3. Positioning as key player of the retail real estate service providers market

Annual expected margin: ~€ 2 mn (non-capital-intensive activity)

TARGET: Increase the pool of assets under management to capture «new opportunities»

CURRENT SITUATION



61

ASSETS DIRECTLY OWNED
ITALY + ROMANIA*

2

MASTERLEASE
CONTRACTS**

27

ASSETS OWNED BY THIRD
PARTIES***

Including 2 real estate funds in which
IGD is a minority partner:

• JUICE FUND →



• FOOD FUND →



360° MANAGEMENT



MARKETING

FACILITY
MANAGEMENT

LEASING

PILOTAGE, PROJECT
and CONSTRUCTION

IGD offers **ASSET MANAGEMENT** services
with the vision of a property company
that aims to **maintain assets** as **functional and flexible** as possible
in order to preserve their value over time and extend their life cycle.
IGD's highly skilled, dedicated teams are one of its key strengths

*After the disposal of Cluj in February 2025

**The masterlease contracts will naturally expire in 2026 for Le Fonti del Corallo, Livorno and in 2027 for Centronova, Bologna

***Including: 6 assets Juice fund + 13 assets Food fund + Le Bolle + Poseidon + Andrea Costa + San Ruffillo + Colleferro + Centro Piave + Montebelluna+ Perlaverde

Enhance attractiveness of our portfolio through targeted and ESG compliant investments

1 Support transformation of shopping centers into innovative ecosystems, through investments in technology, digital and the high quality of spaces to attract tenants

2 Invest in ESG-specific initiatives, to foster energy transition, reduce the portfolio carbon footprint, and improve wellbeing, safety and experience for visitors

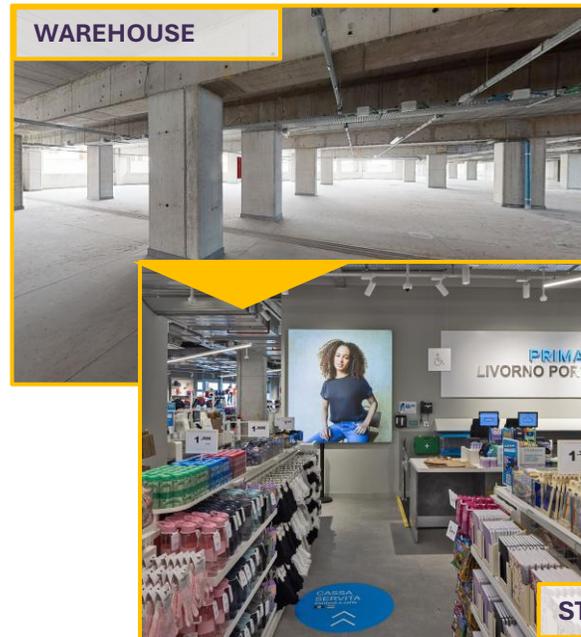
3 Reduce exposure to climate change risks



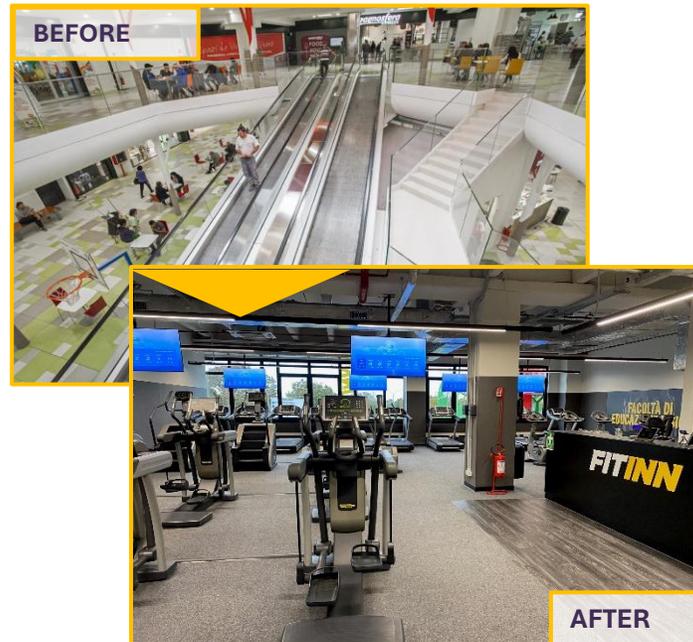
1. Support the transformation of shopping centers into innovative ecosystems

Maximum flexibility in the management of spaces through re-sizing, re-modelling and re-shaping

RE-MODELLING in PORTA A MARE (LI)
Conversion of a car park into a warehouse serving the new PRIMARK store



RE-SIZING and RE-SHAPING in CENTROBORGO (BO)
Creation of 1,500 sqm FIT-INN gym on the first floor



HYPERMARKET REMODELLING in LA TORRE (PA)
creation of 3 new medium-sized areas and kiosks in the shopping malls



2. Enhance sustainability within the value chain

TARGETS

- Mitigate ESG risks within the value chain
- Grow stakeholder involvement through partnerships (eg. with tenants)
- Increase positive social impact of corporate activities on communities and stakeholders
- Maintain high levels of standards and compliance in corporate governance

TENANTS AND SUPPLIERS

The relationship between IGD and its tenants and suppliers is governed by two new policies that focus on respect for people (human rights, health and safety and ethical conduct) and the environment (energy efficiency, proper water use, waste disposal, sharing of consumption data).

The aim is to integrate these policies when signing new contracts or renewing existing ones.

Responsible
tenancy
policy



Responsible
supply chain
policy

EMPLOYEES

- Create a «Diversity & Inclusion Policy»
- Build an integrated system around UNI ISO 14001-45001-9001 certifications



3. Reduce the exposure to climate change risks 1/2

Prioritize insurance coverage for climate change risks

Policies were improved, in 2019, with regard to catastrophic events. The insured value reflects the reconstruction value as new.



Timely warning systems

Introduction of Artificial Intelligence (IOT) solutions to identify environmental risks in real time and trigger containment measures



Management Improvement

Rollout of SLAs* that integrate facility management contracts with procedures and services to be activated in case of an emergency



Maintenance Capex

Investments in property and plants to increase the resilience of buildings for exceptional events



3. Reduce the exposure to climate change risks 2/2

Some of the interventions implemented:



WHILRWINDS: Anchoring of signs and external elements

FLOODS and STORMS: roof waterproofing and infiltration containment measures

LUNGOSAVIO (Cesena)

PRIMA



DOPO



Post-flood (May 2023): reconstruction of the flooded basement with relocation of a large part of the electrical components to the roof level



EARTHQUAKE: Already executed seismic improvement works on more vulnerable assets (Città delle Stelle, Portogrande, Centro D'Abruzzo)

Some of the interventions implemented:



IGD

SIIQ

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