

## PRESS RELEASE

### OPERATING PERFORMANCE CONFIRMS A GOOD START OF THE YEAR ENERGY COSTS FIXED ON OVER 70% OF REQUIREMENTS

Bologna, 10 March 2026 IGD – Immobiliare Grande Distribuzione S.p.A. announces that in the first two months of 2026, the Italian shopping centers recorded excellent operating performance, also benefiting from a very positive impact from sales.

Specifically, in January, the tenant sales increased by +7.1% compared to January 2025, with footfall up by +7.4%. The positive trend continued in February, with a progressive increase in footfall of +6.3%, confirming the effectiveness of the commercial enhancement strategies adopted by IGD, aimed at continuously improving the tenant mix, the quality of the offering and the ability of the centers to attract and retain visitor flow.

These figures, read alongside the strong growth already recorded in previous periods, provide a picture of steady growth across the entire core portfolio.

In light of the conflict in the Middle East and the potential impact this scenario may have on oil prices and, more broadly, on energy costs, IGD announces that it has fixed energy-purchase prices for 73% of the energy needs of its entire freehold portfolio for the financial year 2026. This purchase was subscribed during 2025, at an average value of €99/MWh.

The rollout of new photovoltaic systems at the Group's freehold shopping centres is also progressing, to increasingly reduce reliance on grid-purchased energy and further improve the coverage level indicated above.

“We are very satisfied with the excellent operating results recorded by our shopping centers in the first two months of the year, which confirm the strength and attractiveness of our portfolio. Our forward-looking cost-management policies and diversified energy-sourcing strategy enable us to address an uncertain and volatile global environment responsibly, while maintaining our constant focus on ensuring the sustainability of the costs borne by our tenants. These initiatives, already included in the 2025–2027 Business Plan, together with the financial transactions completed over the past year, reaffirm the continuity and consistency of IGD's strategy,” **commented Roberto Zoia, Chief Executive Officer and General Manager of IGD SIIQ S.p.A.**



## **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 centre'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 €1,704.8 million at 31 December 2025, includes 8 hypermarkets and supermarkets, 25 shopping malls and retail parks in Italy and a portfolio of shopping centres in 8 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](http://www.gruppoigd.it)

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*The press release is available on the corporate website, [www.gruppoigd.it](http://www.gruppoigd.it), in the Media section.*