

PRESS RELEASE

**IGD: ROMANIAN PORTFOLIO DISPOSALS CONTINUE
TWO ASSETS SOLD IN PLOIESTI**

Bologna, 21 April 2026 IGD – Immobiliare Grande Distribuzione S.p.A. announces that it has signed, through its subsidiary Win Magazin S.A., an agreement with Dolphin Invest S.A., a Romanian company specialising in the development of retail real estate projects, for the disposal of two assets in Ploiesti, a city of around 180,000 inhabitants, approximately 60 km north of Bucharest.

The operation concerns, in particular, the “**Winmarkt Ploiești Big**” property and the office property, “**Winmarkt Ploiești Junior**”. The first is spread over three floors, with a total GLA of over 4,200 sqm, and hosts, among others, tenants such as Carrefour Market, KIK and Pepco. The second is almost entirely leased to the National Agency for Cadastre and Land Registration of Romania (OCPI).

The overall value of the transaction is approximately €10.1 million, in line with the assets’ book value.

“The operation announced today confirms the effectiveness of the Romanian portfolio disposal process, successfully initiated in 2025, and brings the total number of properties sold to 8 out of 15. Indeed, our assets in Romania continue to attract the interest of qualified counterparties and institutional operators,” **noted Roberto Zoia, CEO and Managing Director of IGD SIIQ S.p.A.** “We are continuing our disposal strategy with a selective and disciplined approach, aimed at maximising the selling value of each asset, in line with the objectives of the Business Plan.”

“This opportunity reflects our continued focus on acquiring quality assets with strong fundamentals, sustainable value potential, and positive impact within the local market”, **commented Athanasios Tirpintiris, majority shareholder of Dolphin Invest S.A.** “We remain committed to disciplined capital deployment, transparent partnerships, and responsible asset management throughout the process,”

In this sale, IGD was represented by CBRE Romania as exclusive real-estate consultant, and by Dentons as legal advisor.



“Winmarkt Ploiesti Big” – PLOIESTI



“Winmarkt Ploiesti Junior” - PLOIESTI

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

CONTACTS INVESTOR RELATIONS

CLAUDIA CONTARINI

Investor Relations

+39 051 509213

claudia.contarini@gruppoigd.it

MEDIA RELATIONS CONTACTS

IMAGE BUILDING

Cristina Fossati, Federica Corbeddu, Maria Clara Bertolli

+39 02 89011300

igd@imagebuilding.it

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