

## **PORTA A MARE WATERFRONT ENTERS A NEW PHASE: IGD APPOINTS SAVILLS TO SELECT LEADING HOTEL PARTNERS TO ENHANCE THE LIPS AREA**

**Milan, 4 June 2026** – Following the completion of the Mazzini and Officine Storiche sectors, IGD—through its subsidiary Porta Medicea—has begun work on the Lips sub-area of the Porta a Mare Waterfront in Livorno, and has appointed Savills as exclusive advisor to identify and select one or more operators to manage the planned tourist-accommodation complex and to support the full development of the Lips sector.

Porta a Mare Waterfront is a multifunctional waterfront district located in Livorno's old port. The urban regeneration project stems from IGD's redevelopment of the former Orlando shipyards, creating a new 100,000-square-metre neighbourhood that brings together retail, office, residential and hospitality functions. The first two sub-areas, Mazzini and Officine Storiche, have already been completed, while work continues on the Lips, Molo Mediceo and Arsenale sub-areas. Mazzini and Officine Storiche house 115 luxury residential units, 114 of which have already been sold, offices and commercial activities including national and international tenants, as well as a wide range of food options, benefiting from large outdoor seating areas located on the docks overlooking the marina.

The tourism-accommodation component of the Porta a Mare Waterfront, which will cover more than 12,000 square metres of gross area in the Lips sector, includes the development of a Hotel + RTA facility with around 180 rooms, complete with dedicated amenities such as a restaurant, bar, gym and meeting rooms, as well as a hostel offering more than 200 beds. As the authorisation process with the relevant authorities nears completion, the appointment of Savills as advisor reflects IGD's objective of establishing a partnership with one or more international, high-standing hotel operators—consistent with the project's overall positioning—to ensure the optimal enhancement of the sub-area.

**Roberto Zoia, CEO and Managing Director of IGD**, stated: *“Porta a Mare Waterfront is an innovative project that, over the years, has helped return Livorno's old port area to the city, transforming it into a renewed and fully accessible urban space. With the first two sub-areas*

*successfully delivered, the project is now moving forward with the development of the hospitality-focused Lips sector. Its enhancement represents another step in what I call the ‘long march’ toward completing the trajectory set out in the Industrial Plan. We are confident that our partnership with Savills will allow us to secure a hotel operator capable of delivering quality, appeal and long-term success for the initiative, enhancing its positioning and strengthening its value over time."*

**Dario Leone, Head of Hospitality & Leisure at Savills,** commented: *“The Porta a Mare Waterfront project offers a unique entry opportunity for hotel operators, as Livorno continues to experience strong development and rising tourism flows. With its maritime heritage, cultural depth and strategic location on the Tuscan coast—within easy reach of major ports and airports—Livorno is gaining strong national and international appeal, making it an increasingly compelling destination for industry operators.*

#### **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.

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## SAVILLS

Listed on the London Stock Exchange, Savills is a leading global real estate consultancy, with a network of over 42,000 professionals in over 70 countries. Savills provides unparalleled service in the luxury commercial and residential real estate sector.

With a team of more than 200 professionals in Italy, Savills provides a comprehensive range of real estate services, from advisory and valuations to capital markets, property management, leasing, technical consulting, ESG and sustainability. Savills is also active in the residential market, with a consolidated presence in the main Italian cities.

Guided by a research-driven, data-led methodology, Savills delivers cutting-edge consultancy that brings clients' ambitions to life through innovative, tailor-made solutions.

For further information [www.savills.it](http://www.savills.it)

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## Porta a Mare Waterfront

**Porta a Mare Waterfront** is an urban regeneration project led by IGD Siiq, through Porta Medicea Srl, in Livorno's old port, originating from the redevelopment of the former Orlando shipyards. The project has converted around 100,000 square metres into a multifunctional neighbourhood connected to the historic centre and the tourist port, featuring residences (115 apartments, 114 already sold), offices, retail and services, and tourist-accommodation facilities, all developed with a strong emphasis on energy sustainability and renewable sources.

The activity is structured as follows: **Mazzini, Officine Storiche, Lips, Molo Mediceo and Arsenale**. The first two have already been completed, while the others are under development and are expected to be completed by 2027.

**Officine Storiche**, the heart of the project, are housed within the restored buildings of the former naval workshops and stand as a prime example of industrial-heritage regeneration that reinforces the city's connection with the sea. Spanning 16,200 square metres, the complex brings together shops, medium-sized retail spaces, a fitness centre complete with a pool and sea-view spa, a diverse food and beverage offer, and multiple entertainment venues. The **Mazzini** area houses a supermarket, commercial activities, residential properties, restaurants, and services. The complex also includes **Palazzo Orlando**, a historic 19th-century building restored and transformed into high-quality offices. **Lips** is the area that connects the city to the sea and is primarily intended for tourism, hospitality functions and leisure activities. **Molo Mediceo** will host a public facility with an auditorium and services dedicated to the tourist port. **Arsenale** plans to build 40 sea-view apartments across three contemporary buildings, each with large terraces and a green area reserved for residents, for a total area of approximately 4,000 square meters.

Thanks to its location, architectural value, and combination of shopping, dining, leisure, and services, Porta a Mare has attracted national and international retailers, including Starbucks and Primark, establishing itself as a new hub for Livorno and a large catchment area of visitors.

The project was awarded the following prizes: MAPIC AWARD 2024, "BEST URBAN REGENERATION PROJECT" category; Scenari Immobiliari award for "EXCELLENCE PROJECT IN REAL ESTATE 2025."

