

## PRESS RELEASE

# IGD ANNOUNCES THE COMPLETION OF THE SALE OF ALL 115 RESIDENTIAL UNITS IN THE PORTA A MARE WATERFRONT IN LIVORNO

## The regeneration project continues with the development of the LIPS tourist-hospitality and the Arsenale sub-areas

**Bologna, 29 June 2026** - IGD SIIQ S.p.A. announces that it has completed the sale of all 115 luxury residential units built as part of the Porta a Mare Waterfront urban regeneration project in Livorno.

The deed signed on 25 June 2026 for the last available penthouse concluded the sale of the entire residential complex, consisting of 73 apartments in the Piazza Mazzini sub-area and 42 apartments in the Officine Storiche sub-area.

The completion of residential unit sales marks an important milestone in the development of Porta a Mare, the urban regeneration project stemming from IGD's redevelopment of the former Orlando shipyards. The project has enhanced a strategic area of Livorno by creating a new waterfront district that brings together retail, office, residential and hospitality uses.

The project is now entering a new phase, focused on finalizing the ongoing process to identify operators for the management and investment of the tourism-accommodation component of the LIPS sub-area. The goal is to create a hospitality offering in line with the positioning of the entire waterfront and the areas already completed.

At the same time, given the strong appeal of the residential development, IGD is finalizing the authorization process for the Arsenale sub-area, which provides for the construction of 40 additional seafront residential units across three buildings, featuring large terraces and a private green area for residents, for a total surface area of approximately 4,000 m<sup>2</sup>. Once the

authorization process is completed, IGD intends to begin the sale of the area in the first few months of 2027.

*"The sale of all residential units in the Piazza Mazzini and Officine Storiche sub-areas marks the completion of a key phase of the Porta a Mare project and underscores the positive market response of this high-quality development."* stated **Roberto Zoia, CEO and Managing Director of IGD**. *"The development of the further phases envisaged by the masterplan is now continuing. We are in fact completing the authorization process for the Arsenale sub-area, while activities on the LIPS sub-area continue, in line with our previous communications."*

#### **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)

#### **CONTACTS INVESTOR RELATIONS**

##### **CLAUDIA CONTARINI**

Investor Relations

+39 051 509213

[claudia.contarini@gruppoigd.it](mailto:claudia.contarini@gruppoigd.it)

#### **MEDIA RELATIONS CONTACTS**

##### **IMAGE BUILDING**

Cristina Fossati, Federica Corbeddu, Maria Clara Bertolli

+39 02 89011300

[igd@imagebuilding.it](mailto:igd@imagebuilding.it)

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