PRESS RELEASE

IGD SERVICE SECURES NEW COMMERCIAL MANAGEMENT MANDATES FOR ASSETS WITHIN THE “COOP ALLEANZA 3.0” GROUP

IGD Service is thus confirmed as a key service provider for retail properties

Bologna, 15 July 2026. IGD - Immobiliare Grande Distribuzione SIIQ S.p.A. announces that its subsidiary **IGD Service S.r.l.** has signed new mandates as a Global Service Provider for asset and technical management activities, taking over the management of eight retail properties in Emilia-Romagna, Veneto and Marche belonging to the Coop Alleanza 3.0 group since the start of the year. The transaction is part of the strategic agreement announced on 18 December 2025, between IGD and Coop Alleanza 3.0, which envisages, over the three-year period 2026-2028, the progressive enhancement of the portfolio of shopping malls (or portions thereof) in which Coop Alleanza 3.0 directly or indirectly owns stakes, by granting new asset management, technical management, and marketing services mandates to IGD Service.

The portfolio of eight new assets that will be managed by IGD Service includes, among others, two iconic destinations in the heart of Bologna: “**Mercato di Mezzo**” and “**Ambasciatori**.” Set within Bologna’s Quadrilatero district, a short walk from Piazza Maggiore, the two historic buildings have been extensively redeveloped into modern, multifunctional destinations spanning retail, dining, culture and social engagement. They benefit from significant footfall and a strong tourist and commercial profile. *Mercato di Mezzo* dates back to the 12th century and is now housed in a 19th-century building that was the city's first covered market. Today it is one of Bologna's best-known and most popular food and wine hubs. *Ambasciatori* is set within a historic building that maintains the medieval façade of the church of San Matteo degli Accarisi and architectural features of the renowned Ambasciatori cinema. It is now home to “Librerie Coop” and significant food and wine spaces associated with the Eataly World offering.

As part of its new mandates, IGD Service will provide integrated asset management and operational management services, including facility management, building technical management, administrative and credit management, leasing, marketing, piloting, and ESG activities. For the shopping malls included in the scope of the mandates, IGD Service will also perform Shopping Center Management functions. With this transaction, IGD continues the development plan of its Third-Party Business Unit, strengthening its presence in the institutional services market for retail assets and confirming its role as a partner of choice for the development of complex commercial real estate portfolios.

Roberto Zoia, CEO and Managing Director of the IGD Group, commented: "*The ongoing consolidation of management mandates from Coop Alleanza 3.0 underscores the soundness of our growth strategy in services for institutional partners. The addition of assets like Mercato di Mezzo and Ambasciatori highlights IGD Service's capability to manage commercial properties with different characteristics and functions, extending its scope from traditional shopping centres to the full retail landscape. We are particularly proud to operate in such iconic locations for the city of Bologna, contributing to the enhancement of two landmark sites in a city where IGD has been deeply rooted since its inception."*

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

Mercato di Mezzo, Via Clavature, 12 – Bologna

Ambasciatori, Via Degli Orefici, 19 – Bologna