

PRESS RELEASE

IGD ACHIEVED A 4 STARS RATING IN THE 2026 GRESB ASSESSMENT: THE GROUP'S PATH IN IMPROVING ESG PERFORMANCE RECOGNIZED

Energy efficiency, emissions reduction and renewable energy growth at the heart of the Group's 2025 progress

Bologna, 5 October 2026. **IGD - Immobiliare Grande Distribuzione SIQ S.p.A.**, one of Italy's leading players in ownership and management of shopping centres, listed on the Euronext STAR segment of the Italian Stock Exchange, was awarded **4 out of 5 stars in the 2026 GRESB Real Estate Assessment**, the international benchmark for assessing the environmental, social, and governance performance of real estate companies and funds.



The award recognises the Group's ongoing commitment to embedding sustainability objectives into the management of its real estate portfolio, with a particular focus on energy efficiency, emissions reduction, renewable energy generation and use, and strengthening the resilience of its assets to climate-related risks. IGD's GRESB Score rose to **87.8 points** in 2026, compared to 78.1 in 2025.

The Group's 2025 environmental performance confirms the progress made towards these goals. On a like-for-like basis, **energy consumption decreased by 3.3% compared to 2024**, while **Scope 1 and Scope 2 greenhouse gas emissions intensity** on square meters, calculated according to the location-based approach, **decreased by 26.9%**.

Renewable energy sources remained a key focus: in 2025, **renewable energy certified** by Guarantees of Origin (GOs) accounted for 96.6% of the electricity consumed by the Group in Italy. The use of renewable energy resulted in avoided emissions of 8,976 tonnes of CO₂ across IGD's shopping centres in Italy, compared with a location-based emissions calculation.

The Group also continued to expand its photovoltaic energy generation capacity. In 2025, the full commissioning of the photovoltaic system at La Favorita Shopping Centre in Mantua brought the Group's total installed photovoltaic capacity to approximately 3.1 MWp. During the year, the plants' production grew by 16.2% compared to 2024, reaching 6.1% of the Group's total electricity consumption. The process will continue with the development of new facilities planned for the Tiburtino, Portogrande, and Centroborgo Shopping Centres.

Improving the environmental performance of assets involves obtaining building certifications. As of 30 June 2026, 19 assets in the Italian portfolio were BREEAM certified, representing 92% of the portfolio's value. All had achieved



a rating of at least Very Good, with 68% achieving an Excellent rating or higher. The Group's goal is to extend BREEAM coverage to over 95% of the portfolio value by 2027.

Initiatives to reduce energy consumption and emissions are complemented by active energy procurement, helping to improve cost visibility and reduce exposure to market volatility. As announced on 15 April, IGD has already **set the energy purchase price for 2027 for over 80% of the energy needs of all its freehold shopping centres**, at an average value of €97/MWh, €2/MWh lower than the price set for 2026.

Roberto Zoia, CEO and General Manager of IGD, commented:

“Our 4-star GRESB rating is more than a recognition of where we stand today: it is proof that our commitment is translating into tangible improvements in the way we manage our assets. Over the years, we have worked on multiple fronts, from reducing consumption and emissions to developing photovoltaic production, increasing use of energy from renewable sources, and progressively certifying our assets. At the same time, active procurement management limits our exposure to energy market volatility. **For us, sustainability and operational efficiency go hand in hand. Both contribute to making our assets more resilient, efficient and valuable over the long term**, in line with the objectives of our 2025–2027 Industrial Plan”.



About GRESB

GRESB is a strategic partner in advancing sustainable investment and ESG performance across real assets and sectors that are critical to the climate transition. Together with its stakeholders, it supports the development of more resilient, efficient and financially attractive portfolios, with a view to creating value over time. For more information: **[gresb.com](https://www.gresb.com)**.

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 an extensive 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 €1,697.3 million at 30 June 2026, includes 8 hypermarkets and supermarkets, 25 shopping malls and retail parks in Italy and a portfolio of shopping centres in 7 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.