PRESS RELEASE

IGD CONSOLIDATES OWNERSHIP OF THE "MONDOVICINO" SHOPPING CENTRE AND SELLS THE "CENTRO LUNA" SHOPPING MALL

- **Acquisition from Talea S.p.A. of the hypermarket and two medium-sized retail spaces at the Mondovicino Shopping Centre in Mondovì for €20.5 million;**
- **Signing of a long-term lease agreement with Coop Liguria for the hypermarket;**
- **Simultaneous sale to Talea S.p.A. of the business unit that owns the Centro Luna shopping mall in Sarzana for €24 million while keeping the management mandate, thereby strengthening the Asset Services for Third Parties Business Unit.**

Bologna, 13 November 2026. **IGD – Immobiliare Grande Distribuzione SIIQ S.p.A.** ("IGD" or the "Company"), one of Italy's leading operators in the retail real estate sector and a company listed on Euronext STAR Milan, announces that it has signed a preliminary agreement with Talea S.p.A., the real estate unit of the Coop Liguria group, providing for the acquisition of the hypermarket and certain portions of the Mondovicino Shopping Centre (Cuneo) and the subsequent signing of a long-term lease agreement with Coop Liguria. As part of the same transaction, IGD also signed a preliminary agreement for the sale of the business unit that owns the Centro Luna shopping mall in Sarzana (SP) to Talea S.p.A.

The transaction will allow both companies to unify ownership of the main components of their respective shopping centres, promoting more integrated and effective management.

Specifically, IGD, which already owns the mall and retail park at the Mondovicino Shopping Centre, will acquire from Talea S.p.A., for a total consideration of **€20.5 million**, the hypermarket managed by Coop Liguria with a GLA of over 10,000 sq. m and two medium-sized retail spaces currently leased to OVS and Calliope (Teddy Group). At the same time, IGD will sign a new 18+6-year lease agreement with Coop Liguria, one of the main large-scale retail players in the Northwest of Italy, for the portion of the hypermarket being sold.

Through this operation, IGD will acquire full ownership of the centre, thus further accelerating the asset's repositioning and commercial enhancement strategy. The project contemplates a strategic redefinition of spaces, with the introduction of new anchor tenants and footfall-generating operators aimed at reinforcing the centre's attractivity.

At the same time, IGD will sell, for a consideration of €**24 million,** to Talea S.p.A., the business unit owning the Centro Luna shopping mall in Sarzana (SP). The mall, acquired in 2018, has a GLA of over 3,500 sq. m and houses 39 retail units.
The sale concerns an asset regarded as non-strategic by IGD based on the mall's commercial configuration, which is closely integrated with the hypermarket. For Talea S.p.A., which already owns the hypermarket, the transaction represents an opportunity to unlock greater value from the asset as a whole.

IGD Service S.r.l., a subsidiary of IGD, will retain the management mandate for the Luna Centre after the sale, thus ensuring continuity of the activities carried out to date.
The continuation of the mandate is part of the development of the **Asset Services for Third Parties Business Unit**, in line with the objectives of the 2025-2027 Business Plan, enhancing the Group's expertise in real estate management for third parties.

The closing of the transaction, expected by the end of March 2027, is subject to the approval of the lending banks for Talea S.p.A. to take over the existing mortgage loan relating to the Centro Luna business unit.

"This transaction is part of the implementation of the 2025-2027 Industrial Plan and meets the objective of optimising our real estate portfolio. The consolidation of Mondovicino's ownership will allow us to pursue the mall's remodelling project with greater flexibility, adapting the spaces to retailers' needs and market developments. The simultaneous sale of the Centro Luna mall will also allow us to allocate resources to planned investments in Mondovicino, while maintaining the property's management activities on behalf of third parties," stated Gianluca Martora, IGD's Director of Asset Management.



Mondovicino shopping centre, Mondovì, Cuneo

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 presence in Italy, 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 the reference player 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.