

PRESS RELEASE

IGD SIGNS A SALE AGREEMENT FOR ONE ASSET INCLUDED IN ITS ROMANIAN PORTFOLIO

First result of the non-core asset disposal plan anticipated by IGD in its 2025-2027 Business Plan

Bologna, 14 February 2025. IGD – Immobiliare Grande Distribuzione S.p.A. (the “Company”) – announces the signing, through its subsidiary Win Magazin S.A., of the final contract for the **sale of a shopping center included in its Romanian portfolio** to a Romanian private investor.

The shopping center being sold is “Winmarkt Somes” in Cluj (7,873 sqm GLA and key tenants such as Carrefour, DM, Pepco and Dr. Max) for a total value of approximately **€8.3 million, in line with its book value**.

The costs for some technical adaptation works are borne by the seller.

The execution of this agreement represents the first concrete result of the “non-core” assets disposal plan aimed at reducing the Group's financial leverage, as anticipated in the 2025-2027 Business Plan, just three months after the plan was presented¹ to the market.

“This disposal we are announcing to the market today confirm that the new strategy we have implemented with a view to completing the disposal of the Romanian portfolio is effective and has kindled the interest of private and institutional investors in the retail segment,” **commented Roberto Zoia, CEO and Managing Director of IGD SIIQ S.p.A.** “IGD will pursue with determination the implementation of the disposal program outlined in the Business Plan, intended to strengthen our capital and financial structure and steadily keep the focus on the Italian market.”

IGD was represented in the sale by CBRE, as exclusive real-estate consultant, and by Dentons, as legal advisor. **Laura Dumea Bencze, Director Investment Properties CBRE Romania:** “Together with IGD we devised a marketing and sale strategy that has proved to be successful. The sale towards a Romanian investor is on par with the overall market dynamics, as Romanian players have been active in recent years, with around 25% of all real-estate deals done by locals.”

¹See press release and presentation dated 21 November 2024



“Winmarkt Somes” – Cluji

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 centers 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 center'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 million at 30 June 2024, includes 8 hypermarkets and supermarkets, 25 shopping malls and retail parks in Italy and a portfolio of shopping centers in 13 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.