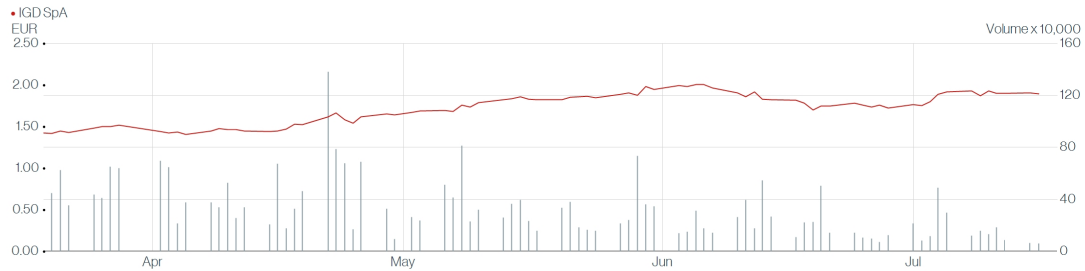


Company presentation

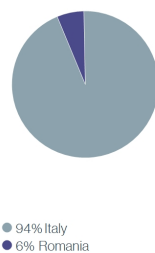
Immobiliare Grande Distribuzione SIIQ SpA's real estate assets are concentrated in the retail sector and the fair value, based on the independent experts' appraisals at 31 December 2023, is equal to €1.97 billion. Almost 93,8% of the assets are in Italy: thanks to these numbers IGD is one of the biggest retail real estate company in the country. IGD purchases and manages properties - primarily supermarkets and shopping malls - with a long term view in order to extract value through commercial and real estate operations designed to maintain the quality of the assets over time. In 2008 IGD, currently listed on the Italian Stock Exchange's Euronext STAR segment, was the first Italian company to become a REIT (Società di Investimento Immobiliare Quotata or SIIQ) as most of its income is generated through rental activities. IGD's portfolio is very segmented and diversified in terms of geographic distribution; its shopping centers, typically mid-size, are generally located on the outskirts of urban centers and have a food anchor next to a shopping mall with different sized stores. As at 31 December 2023, IGD's real estate portfolio in Italy is comprised of 27 shopping malls and retail parks, 19 supermarkets and supermarkets, 1 plots of land for development, 1 asset held for trading and 6 other properties. Following the acquisition of the company Winmarket Magazine SA in 2008, 14 shopping centers and 1 office building in Romania were added to the portfolio.



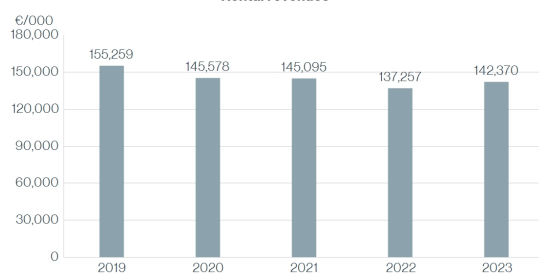
IGD	16/07/2024		
Currency	EUR	Volume	62,519
Last Closing Price	1.90	Number of Shares (mln)	110.34
Change (%)	-0.52	Market Cap (mln)	209.21

Key figures (EUR thousand)	2019	2020	2021	2022	2023
Rental revenues	155,259	145,578	145,095	137,257	142,370
EBIT	50,345	(52,275)	88,701	7,729	(33,056)
Net profit for the period	12,591	(74,321)	52,769	(22,315)	(81,732)
Loan to value, %	47.60	49.90	44.80	45.70	48.10
Core business EBITDA	125,195	99,441	107,272	103,431	108,153
Core business EBITDA Margin, %	77.5	65.4	70.8	71.6	72.1
Core business FFO	82,935	59,284	64,724	67,180	55,442
Average cost of debt, %	2.35	2.30	2.20	2.26	3.86
Epra NRV	11.40	10.38	10.85	10.28	9.22
Epra NTA	11.29	10.31	10.78	10.20	9.15
Epra NDV	10.81	10.42	10.43	10.06	9.00
Dividend, EUR	0.50	0.00	0.35	0.30	0.00
Dividend Yield, %	8.10	-	8.60	10.90	

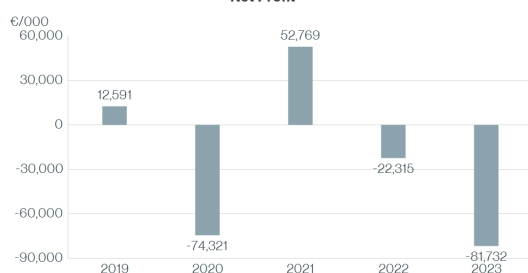
Portfolio breakdown 2023



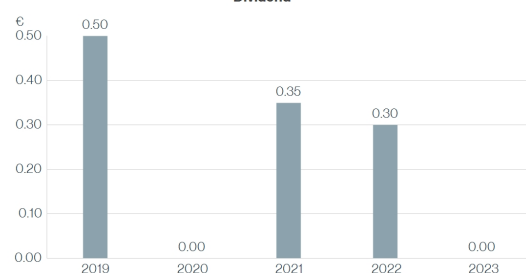
Rental revenues



Net Profit



Dividend



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