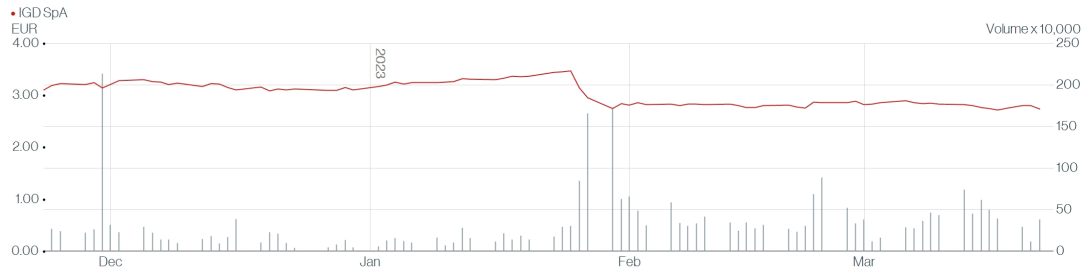


Company presentation

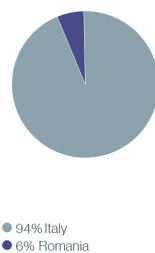
Immobiliare Grande Distribuzione SIIQ SpA's real estate assets are concentrated in the retail sector and the fair value, based on the independent experts' appraisals at 30 June 2022, is equal to €2.14 billion. Almost 93,7% of the assets are in Italy; thanks to these numbers IGD is one of the biggest 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 30 June 2022, IGD's real estate portfolio in Italy is comprised of 27 shopping malls and retail parks, 19 supermarkets and hypermarkets, 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.



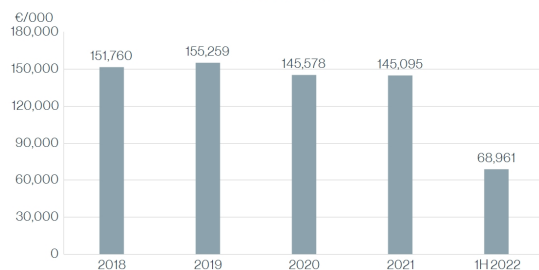
IGD		22/03/2023	
Currency	EUR	Volume	387,840
Last Closing Price	2.75	Number of Shares (mln)	110.34
Change (%)	-2.14	Market Cap (mln)	302.89

Key figures (EUR thousand)	2018	2019	2020	2021	1H 2022
Rental revenues	151,760	155,259	145,578	145,095	68,961
EBIT	81,247	50,343	-52,275	88,701	41,023
Net profit for the period	46,388	12,591	-74,321	52,769	26,457
Loan to value, %	45.80	47.60	49.90	44.80	45.50
Core business EBITDA	113,723	125,195	99,441	107,272	51,798
Core business EBITDA Margin, %	71.9	77.5	65.4	70.8	70.6
Core business FFO	79,695	83,284	55,441	64,724	34,000
Average cost of debt, %	2.65	2.35	2.30	2.20	2.08
Epra NRV		11.40	10.38	10.85	10.73
Epra NTA		11.29	10.31	10.78	10.66
Epra NDV		10.81	10.42	10.43	10.92
Dividend, EUR	0.50	0.50	0.00	0.35	-
Dividend Yield, %	9.29	8.10	-	8.60	-

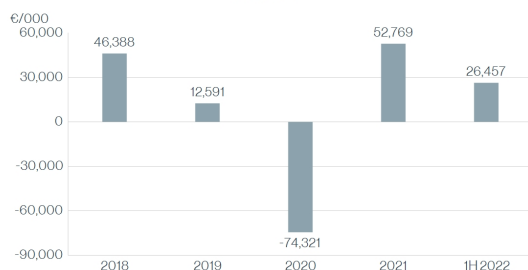
Portfolio breakdown 1H 2022



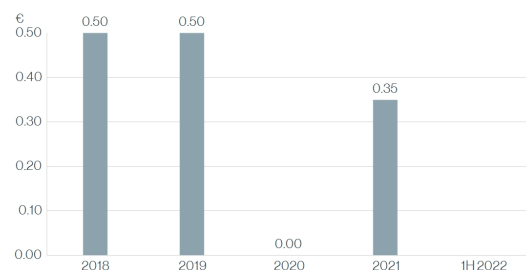
Rental revenues



Net Profit



Dividend



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