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Oggetto	:	The debt optimization process continues in 2026

Testo del comunicato

Vedi allegato

PRESS RELEASE

THE DEBT OPTIMIZATION PROCESS CONTINUES IN 2026

Bologna, 25 February 2026 - Immobiliare Grande Distribuzione SIIQ S.p.A. late yesterday evening signed a secured loan agreement for €165 million with a pool of leading national and international lenders including, as Mandated Lead Arrangers, Intesa Sanpaolo - IMI CIB division (acting also as Agent, Security Agent and Green Loan Coordinator), Banca Monte dei Paschi di Siena S.p.A., Banco BPM S.p.A. and BNL BNP Paribas.

The loan has a variable rate, a 6-year term and is classified as green under the Company's "Green Financing Framework". The net amount disbursed will be used primarily to fully repay the mortgage green loan signed on 9 May 2023, which has an outstanding residual debt of approximately €157 million.

The loan will extend the Group’s average debt maturity to 5.5 years, shifting the first significant maturity to 2030. The new loan carries a margin 135 basis points lower than the existing loan and will therefore further reduce the Group’s average cost of debt, in line with the radical transformation of its financial structure begun in 2025.

The loan is scheduled for payment in the first week of March 2026.

Roberto Zoia, CEO and Managing Director of IGD, commented: “We are proud of the operations we rolled out, which enabled us to raise €1.1 billion in new resources over the last twelve months and reflect the financial system's confidence in the new direction IGD set in 2025. We are continuing to refine the Group's financial structure in line with the targets of the 2025-2027 Business Plan and are ready to seize new opportunities on the financial markets to further improve the key indicators driving our Company’s growth."

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 €1688,1 million at 30 June 2025, includes 8 hypermarkets and supermarkets, 25 shopping malls and retail parks in Italy and a portfolio of shopping centers in 10 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.
www.gruppoigd.it

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The press release is available on the corporate website, www.gruppoigd.it, in the Media section.

Fine Comunicato n.0746-2-2026	Numero di Pagine: 4