

PRESS RELEASE

IGD S.p.A.: The Board of Directors approves the First Half Report as of 30 June 2006.

- **Value of production at EUR 28.75 million up 10.21% YoY**
- **Gross Operating Margin (EBITDA) at EUR 18.30 million up 10.28% YoY**
- **Operating Result (EBIT) EUR 57.72 million up 88.50% vs 1H05**
- **Net profit at EUR 32.81 million up 84.69% YoY.**

IGD signed the closing for the acquisition of Centro SARCA Shopping Mall in Sesto San Giovanni (Milan).

The Board of Directors of IGD S.p.A. – company listed in the STAR division of the Italian Stock Exchange, active in the retail real estate sector – approved first half 2006 figures, which confirmed the positive trend of growth already anticipated in the past quarters.

IGD in first half 2006 posted a value of production amounting to EUR 28.75 million, up 10.21% compared to EUR 26.08 million registered in the first half 2005. The increase is due to the combined effect of increased revenue from property management and the increase generated by the acquisition of an hypermarket and medium size surfaces in Rimini and the shopping centre “Darsena City” in Ferrara.

The gross operating result (EBITDA) stood at EUR 18.30 million, up 10.28% compared to EUR 16.59 million as at 30 June 2005. Said increase is due to the combined effect of increased revenue and decreased cost incidence. First half 2006 EBITDA margin was 63.64% on value of production, substantially stable on first half 2005

The operating result (EBIT) amounted to EUR 57.72 million, showing a strong performance (up 98.67%) vs EUR 30.62 million registered as at 30 June 2005.

The increase in profitability mainly due to the outstanding increase in fair value of the real estate portfolio thanks to the rise in value of IGD’s property in the first half of 2006.

Net profit in first half 2006 stood at EUR 32.81 million, up 84.69% compared to EUR 17.76 million in first half 2005.

“The meaningful performance posted by Net result in the first half 2006 – said Filippo Carbonari, CEO of IGD - confirms IGD’s correct strategic choices. Such result is also due to our main strength which is aimed at boosting the value of our assets through the property management.



Net financial was EUR 218.7 million compared to EUR 123.6 million as of 31 March 2006. The increase is attributable to the acquisition of the Ferrara centre and the settlement of in lieu tax following the enactment of the 2005 Finance Act.

Monday 25 September, IGD signed the closing for the acquisition of the “Galleria del Centro Commerciale CENTROSARCA” in Sesto San Giovanni (preliminary agreement signed on July 2006) following the approval by Antitrust Authorities. Such investment, for an overall expenditure of EUR 129.18 million did not factor into the business plan presented to the financial community last October.

IGD - Immobiliare Grande Distribuzione – S.p.A. is one of the main players in the Italian retail real estate sector. As of 30 June 2006, market values for its real estate assets totaled EUR 749.3 million. To date, the company portfolio comprises 9 shopping malls, 13 hypermarkets, 1 superstore and 3 plots for development. IGD S.p.A., offering retail operators an instrument to manage and make optimal use of real estate assets, also runs 18 third party shopping malls.

The presentation of 2006 first half results is available at: www.gruppoigd.it_____

Bologna, 27 September 2006

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GRUPPO IMMOBILIARE GRANDE DISTRIBUZIONE S.p.A. - VIA AGRO PONTINO, 13 - 48100 RAVENNA
 CAPITALE SOCIALE EURO 282.249.261,00=i.v. - REA DI RAVENNA N. 88573 - REGISTRO IMPRESE DI
 RAVENNA, C.F. E P.I. 00397420399

CONSOLIDATED BALANCE SHEET (€million)

	30 June 06 (a)	31-mar-05 (b)	31-dec-05	Change (a-b)
FIXED ASSETS				
INTANGIBLE FIXED ASSETS				
- Intangible Fixed Assets	0,01	0,01	0,01	0,00
- Goodwill	2,55	2,90	2,90	-0,35
TOTAL FIXED ASSETS	2,56	2,91	2,91	-0,35
TANGIBLE FIXED ASSETS				
- Investments	649,74	603,11	543,57	46,63
- Plant and Machinery	0,34	0,41	0,44	-0,06
- Industrial and Commercial Equipments	0,12	0,14	0,16	-0,02
- Improvements on Third Parties Assets	0,28	0,35	0,38	-0,07
- Assets under constructions and advances	124,90	57,46	41,66	67,44
	775,38	661,47	586,20	113,91
OTHER FIXED ASSETS				
- Advanced tax	3,68	3,76	3,66	-0,08
- Other account receivables	4,01	4,08	4,03	-0,07
	7,69	7,84	7,69	-0,15
TOTAL FIXED ASSETS (A)	785,62	672,21	596,80	113,41
CURRENT ASSETS:				
Inventories	25,81	14,02	7,17	11,79
Trade receivables and Other assets	5,43	7,66	7,20	-2,24
Other current assets	17,02	13,15	0,76	3,87
Advanced current taxes	0,00	0,00	1,20	0,00
Financial receivables and other financial act.	21,85	35,61	49,98	-13,75
Cash&Cash Equivalents	1,96	25,43	53,69	-23,48
TOTAL CURRENT ASSETS (B)	72,06	95,87	120,00	-23,81
TOTAL ASSETS (C=A + B)	857,69	768,08	716,80	89,60
NET EQUITY				
Group net Equity	557,93	527,23	461,01	30,69
Minorities	0,01	0,00	0,00	0,01
TOTAL NET EQUITY (D)	557,93	527,23	461,01	30,70
NON CURRENT LIABILITIES:				0,00
Non current financial liabilities	109,23	123,05	134,55	-13,82
Employees leaving indemnity	0,24	0,21	0,17	0,03
Liabilities for deferred taxes	28,27	8,80	59,95	19,47
Provision for risks	0,32	0,43	0,28	-0,11
Other non current liabilities	17,48	17,18	19,62	0,30
TOTAL NON CURRENT LIABILITIES (E)	155,54	149,67	214,57	5,87
CURRENT LIABILITIES:				
Current financial liabilities	133,25	54,63	31,81	78,63
Trade payables and Other liabilities	7,31	9,96	3,89	-2,66
Liabilities for current taxes	2,16	21,64	4,19	-19,48
Liabilities for deferred taxes	0,00	0,00	0,01	0,00
Other current liabilities	1,49	4,95	1,32	-3,46
TOTAL CURRENT LIABILITIES (F)	144,21	91,18	41,22	53,03
TOTAL LIABILITIES (G=E+F)	299,75	240,85	255,79	58,90
TOTAL NET EQUITY AND LIABILITIES (H=D+G)	857,69	768,08	716,80	89,60

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CONSOLIDATED INCOME STATEMENT (€ million)

	30 june 06 (a)	30 june 05 (b)	31 dec 05	Change (a-b)
Revenues from sales and services	27,21	25,41	51,25	1,81
Other revenues and income	1,54	0,68	1,92	0,86
Total revenues	28,75	26,09	53,16	2,66
Raw and ancillary materials and goods	19,91	10,36	25,15	9,55
Personnel costs	1,35	0,79	1,87	0,56
Other costs	1,49	1,04	2,41	0,45
Variation in inventories	12,29	2,69	9,52	9,60
EBITDA	18,30	16,59	33,25	1,70
Depreciation	0,50	0,15	0,32	0,35
Change in Fair Value	39,93	14,18	33,43	25,75
EBIT	57,73	30,62	66,35	27,10
Finacial income	2,63	2,45	5,26	0,18
Financial charges	5,17	4,42	9,15	0,76
EBT	55,18	28,66	62,47	26,52
Tax	22,37	10,89	-19,20	11,48
NET PROFIT	32,81	17,77	81,67	15,05
<i>Of which:</i>				
* Group net profit	32,81	17,77	81,67	15,05
* Monority net profit	0,00	0,00	0,00	0,00