

IGD SIIQ S.p.A.: Board of Directors approves positive results at 30 September 2008:

- ↗ Production value €73.14 mn (+34.08% YoY)
- ↗ EBITDA €45.06 mn (+29.96% YoY)
- ↗ FFO (funds from operations) €26.37 mn (+8.81% YoY)
- ↗ Net profit €41.08 mn (+43.17% YoY)

The Board of Directors of IGD SIIQ S.p.A., a retail real estate firm listed in the STAR segment of the Milan Stock Exchange, has reviewed figures for the third quarter of 2008.

IGD SIIQ S.p.A. closed the first nine months of the year with a dramatic upswing in revenues and operating performance, confirming the wisdom of its more recent investments.

Consolidated revenues came to €73.14 million, up from €54.55 million for the same period in 2007 (+34.08%). Growth was driven by rental income, which rose by 37.95% to €55.46 million, thanks especially to the May 2008 acquisition of the Romanian Winmarkt chain (contributing €8.34 million) and to the full-year results of the Mondovi and Rovereto properties (Mondovicino and Millennium Gallery) that were purchased in 2007. Service income also improved considerably, from €2.09 million for the period to 30 September 2007 to €3.14 million this year, with a sizable increase in the recurring part of this business—facility management—thanks to the acquisition of new contracts.

EBITDA stood at €45.06 million, an increase of 29.96% on the first nine months of 2007. EBITDA amounted to 61.61% of total revenues, or 67.32% of operating revenues (i.e. revenues net of income from rebilling), which marks a 0.75-point increase on the figure for the first three quarters of 2007 (66.80%).

Good operating performance is demonstrated by a rise in **FFO** (EBITDA less net financial expense), which grew from €24.23 million for the period to September 2007 to €26.37 million in 9M 2008. The improvement of 8.81% was achieved despite an €8.25 million increase in net financial expense, due to rising interest rates and greater overall debt.

The net profit came to €41.08 million, compared with €28.70 million the previous year (+43.17%). Some of the increase is explained by the recovery of deferred tax liabilities on increased property values due to the company's conversion to SIIQ (REIT) status.

Net debt, at €642.10 million, compares with €604.99 million at 30 June 2008; the gearing ratio (debt to equity) therefore rose from 0.81x at the end of June to 0.86x, which is well below the limits of 2x and 2.3x provided for in the group's long-term loan covenants.

Comments IGD CEO Filippo-Maria Carbonari, "Results for the first nine months of 2008 confirm the acumen and good timing of our investment decisions. Our rapid growth within Italy and our international expansion, which we have launched with a large-scale and immediately profitable transaction, are now generating substantial first-line growth in earnings and profitability."

"Next year," Carbonari adds, "our results will benefit not only from our larger portfolio, but from the leases we have renegotiated in recent months at several malls. Even in our 2009 accounts, we expect to see further tangible improvements from the remodeling and renovation projects in which much of our portfolio is involved."

Bologna, 13 November 2008

Grazia Margherita Piolanti, IGD S.p.A.'s Financial Reporting Officer, declares pursuant to para. 2, article 154-bis of the Consolidated Finance Act that the accounts at 30 September 2008, as reported in this press release, correspond to the underlying records, ledgers and accounting entries.

The IGD Group's consolidated balance sheet and income statement at 30 September 2008 are attached.

IGD - Immobiliare Grande Distribuzione – S.p.A., one of the leading players in Italy's retail real estate market, has a property portfolio worth €1,259.01 million at 30 June 2008. It owns 10 shopping malls, 14 hypermarkets and 3 properties to be developed in Italy; 15 shopping malls and an office building in Romania; and three commercial centers through the joint venture RGD. Providing the retail industry with an effective means of handling properties and maximizing profits, IGD also manages shopping malls owned by third parties.

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Consolidated balance sheet	30/09/2008	30/06/2008	31/12/2007	Variazioni	Variazioni
In €million	(A)	(B)	(C)	(A-B)	(A-C)
NON-CURRENT ASSETS:					
Intangible assets					
- Intangible assets with finite useful lives	0,20	0,15	0,01	0,05	0,19
- Goodwill	30,34	29,97	26,67	0,37	3,67
	30,54	30,12	26,68	0,42	3,86
Property, plant, and equipment					
- Investment property	1.181,47	1.181,47	947,81	0,00	233,66
- Plant and machinery	0,70	0,43	0,33	0,27	0,37
- Equipment and other assets	0,67	0,67	0,46	0,00	0,21
- Leasehold improvements	1,84	1,73	0,12	0,11	1,72
- Assets under construction	216,39	198,62	168,15	17,77	48,24
	1.401,07	1.382,92	1.116,87	18,15	284,20
Other non-current assets					
- Deferred tax assets	5,23	5,37	2,88	(0,14)	2,35
- Sundry receivables and other	13,60	13,60	18,02	0,00	(4,42)
- Non-current financial assets	5,06	8,95	5,65	(3,89)	(0,59)
	23,89	27,92	26,55	(4,03)	(2,66)
TOTAL NON-CURRENT ASSETS (A)	1.455,50	1.440,96	1.170,10	14,54	285,40
CURRENT ASSETS:					
Inventories for work in progress	52,37	52,37	0,00	0,00	52,37
Inventories	0,01	0,01	0,00	0,00	0,01
Trade and other receivables	9,19	9,49	9,65	(0,30)	(0,46)
Other current assets	33,36	32,52	19,48	0,84	13,88
Financial receivables and other current financial assets	0,68	0,17	40,51	0,51	(39,83)
Cash and cash equivalents	21,84	17,10	123,07	4,74	(101,23)
TOTAL CURRENT ASSETS (B)	117,45	111,66	192,71	5,79	(75,26)
TOTAL ASSETS (A + B)	1.572,95	1.552,62	1.362,81	20,33	210,14
SHAREHOLDERS' EQUITY:					
parent company's share	741,90	738,64	741,01	3,26	0,89
minority interests	8,05	8,05	0,16	0,00	7,89
TOTAL SHAREHOLDERS' EQUITY (C)	749,95	746,69	741,17	3,26	8,78
NON-CURRENT LIABILITIES:					
Non-current financial liabilities	514,23	515,34	478,10	(1,11)	36,13
Provision for employee severance indemnities	0,39	0,37	0,36	0,02	0,03
Deferred tax liabilities	75,14	75,73	90,45	(0,59)	(15,31)
General provisions	0,75	0,57	0,64	0,18	0,11
Sundry payables and other non-current liabilities	37,64	37,50	11,74	0,14	25,90
TOTAL NON-CURRENT LIABILITIES (D)	628,15	629,51	581,29	(1,36)	46,86
CURRENT LIABILITIES:					
Current financial liabilities	155,45	115,87	32,77	39,58	122,68
Trade and other payables	22,41	38,02	4,47	(15,61)	17,94
Current tax liabilities	9,05	7,68	0,94	1,37	8,11
Other current liabilities	7,94	14,85	2,17	(6,91)	5,77
TOTAL CURRENT LIABILITIES (E)	194,85	176,42	40,35	18,43	154,50
TOTAL LIABILITIES (F = D + E)	823,00	805,93	621,64	17,07	201,36
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES (C + F)	1.572,95	1.552,62	1.362,81	20,33	210,14

Consolidated income statement in € /million	30/09/2008	30/09/2007	Variazioni	3Q 2008	3Q 2007	Variazioni
	(A)	(B)	(A-B)	3Q 2008	3Q 2007	(A-B)
Revenues	63,57	49,53	14,04	24,09	16,67	7,42
Other income	9,57	5,02	4,55	3,50	1,65	1,85
Total operating revenues and income	73,14	54,55	18,59	27,59	18,32	9,27
Change in inventories for work in progress	52,12	0,00	52,12	0,00	0,00	0,00
Cost of work in progress	(52,12)	0,00	(52,12)	0,00	0,00	0,00
Income (loss) from work in progress	0,00	0,00	0,00	0,00	0,00	0,00
Material and service costs	20,19	14,72	5,47	7,38	4,89	2,49
Cost of labor	4,30	2,76	1,54	1,49	0,84	0,65
Other operating expenses	3,59	2,50	1,09	1,55	0,88	0,67
Change in inventories	0,00	(0,11)	0,11	0,00	(0,03)	0,03
Total operating expenses	28,08	19,87	8,21	10,42	6,58	3,84
PROFIT BEFORE DEPRECIATION & AMORTIZATION, CAPITAL GAINS/LOSSES, AND WRITE-DOWNS/WRITE-BACKS OF NON-CURRENT	45,06	34,68	10,38	17,17	11,74	5,43
(Depreciation & amortization)	(0,41)	(0,23)	(0,18)	(0,21)	(0,08)	(0,13)
Change in fair value - increases / (decreases)	7,14	24,36	(17,22)	(0,96)	(0,15)	(0,81)
OPERATING PROFIT (EBIT)	51,79	58,81	(7,02)	16,00	11,51	4,49
Financial income	3,86	3,31	0,55	1,29	2,78	(1,49)
Financial charges	22,56	13,76	8,80	8,41	6,40	2,01
Net financial income (charges)	(18,70)	(10,45)	(8,25)	(7,12)	(3,62)	(3,50)
PRE-TAX PROFIT	33,09	48,36	(15,27)	8,88	7,89	0,99
Income taxes	(7,99)	19,66	(27,65)	2,03	3,23	(1,20)
NET PROFIT FOR THE PERIOD	41,08	28,70	12,38	6,85	4,66	2,19
Attributable to:						
* Parent company	41,09	28,70	12,39	6,86	4,66	2,20
* Minority interests	(0,01)	0,00	(0,01)	(0,01)	0,00	(0,01)