Interim Management Statement at 31/03/2010

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Corporate Officers

Board of Directors:

1. Gilberto Coffari – Chairman
2. Sergio Costalli – Vice Chairman
3. Claudio Albertini – Chief Executive Officer
4. Corrado Pirazzini – Director
5. Roberto Zamboni – Director
6. Leonardo Caporioni – Director
7. Fernando Pellegrini – Director
8. Aristide Canosani – Director (independent)
9. Fabio Carpanelli – Director (independent)
10. Massimo Franzoni – Director (independent)
11. Francesco Gentili – Director (independent)
12. Andrea Parenti – Director (independent)
13. Riccardo Sabadini – Director (independent)
14. Giorgio Boldreghini – Director (independent)
15. Sergio Santi – Director (independent)

Board of Statutory Auditors:

1. Romano Conti - Chairman
2. Roberto Chiusoli – Standing Auditor
3. Franco Gargani – Standing Auditor
4. Isabella Landi – Alternate Auditor
5. Monica Manzini – Alternate Auditor

Internal Control Committee:

1. Massimo Franzoni
2. Aristide Canosani
3. Leonardo Caporioni

Compensation Committee:

1. Riccardo Sabadini
2. Sergio Santi
3. Francesco Gentili

Nominations Committee:

1. Fabio Carpanelli
2. Giorgio Boldreghini
3. Andrea Parenti

Supervisory Board:

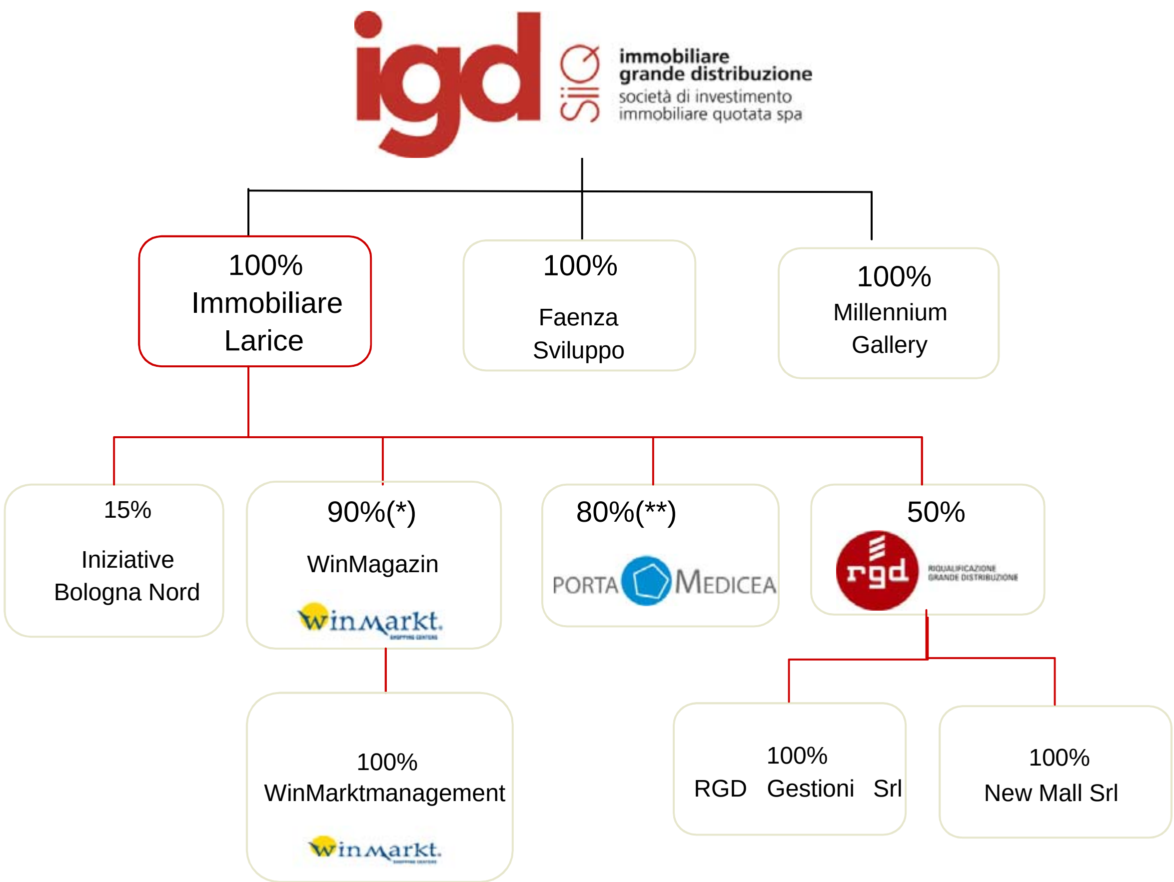
1. Fabio Carpanelli
2. Sergio Santi
3. Francesco Gentili

External Auditors: Reconta Ernst & Young S.p.A.

Directors' Report

IGD is currently the only Società di Investimento Immobiliare Quotata (SIIQ, or real estate investment trust) in Italy. It focuses on medium to large shopping centers comprised of a hypermarket and a mall. The IGD Group is primarily active in property management and leasing. The goal is to profit from its real estate portfolio by acquiring, building and leasing retail properties (shopping centers, hypermarkets, supermarkets and malls), and by optimizing yields on the properties it owns by constantly increasing their appeal or by selling malls at a profit. It also provides a complete range of services through its Agency Management and Pilotage operations, which promote new or expanded centers, and its Facility Management program, which markets and organizes shopping center services such as security, cleaning and routine maintenance.

The Group



Consolidated 100% due to a put & call option on the minority interest

*****Consolidated 100% due to a put & call option on the minority interest***

Significant Events During the Period to 31 March 2010

Corporate Events

Please note that on 11/03/2010 the Board of Directors passed a motion, requiring approval by the general meeting of the bondholders and shareholders, to modify the terms and conditions of the €230 million convertible bond issued by the company as per resolution of 25 June 2007, as follows:

1) extension of the maturity of the convertible bonds from 28 June 2012 until 28 December 2013
2) interest rate raised from 2.50% (final annual payment on 28 June 2010) to 3.50% (act/act), half-yearly, first payment on 28 December 2010) and coupon to be paid on a half-yearly rather than on an annual basis.
3) conversion price reduced from €4.93 to €2.75 with a subsequent increase in the nominal maximum amount of the capital increase from €46,653,144 to €83,636,364.

Investments

In first quarter 2010 the IGD Group continued with the development outlined in the Business Plan.

With regard to the activities related to the new “Porta a Mare” real estate complex in Livorno, which will include residential areas, shopping, services, and accommodations, the first lot of urbanization works was completed; work continued on the restructuring and pre-letting of Palazzo Orlando.

Work continued on the building of the shopping center in Palermo, for which IGD, based on the preliminary agreement signed for the purchase of future goods, made additional deposits which are secured by guarantees. Work also began on the midsize areas of the future retail park in Conegliano.

INCOME STATEMENT REVIEW

The Group's consolidated net profit increased by 15.89% rising from the €7.30 million reported at 31 March 2009 to €8.46 million at 31 March 2010.

This increase is primarily attributable to the growth in revenues linked to the new openings in 2009.

The results are summarized below:

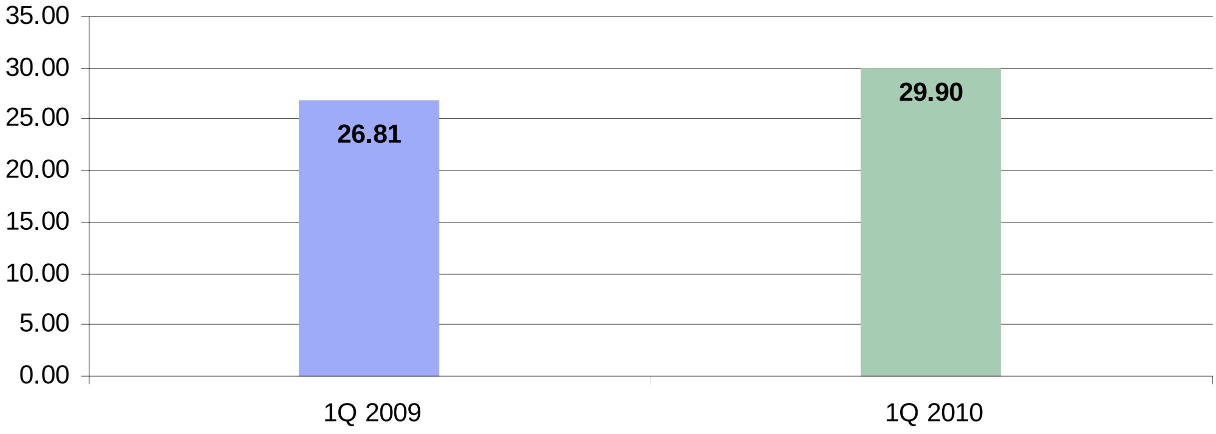
CONSOLIDATED INCOME STATEMENT	1Q 2009	1Q 2010	Δ	%
Revenues from freehold properties	21.47	24.88	3.41	15.89%
Revenues from leasehold properties	2.55	2.03	(0.52)	(20.34%)
Revenues from services	0.92	1.12	0.20	21.69%
Corporate revenues	0.03	0.05	0.02	83.52%
Operating income	**24.97**	**28.08**	**3.11**	**12.47%**
Other revenues	1.84	1.82	(0.02)	(1.33%)
TOTAL REVENUES	**26.81**	**29.90**	**3.09**	**11.53%**
Income from work in progress	0.10	0.07	(0.03)	(25.51%)
Other costs	(1.84)	(1.82)	0.02	(1.33%)
Direct costs	(4.92)	(4.99)	(0.07)	1.41%
Direct personnel expense	(0.79)	(0.83)	(0.04)	5.34%
Divisional gross margin	**19.36**	**22.33**	**2.97**	**15.33%**
General expenses	(0.95)	(0.93)	0.02	(2.39%)
Cost of labor (headquarters)	(1.34)	(1.30)	0.04	(2.94%)
EBITDA	**17.07**	**20.10**	**3.03**	**17.74%**
Depreciation and amortization	(0.16)	(0.21)	(0.05)	32.41%
Change in fair value	(0.37)	(0.27)	0.10	(26.65%)
EBIT	**16.54**	**19.62**	**3.08**	**18.64%**
Financial income	1.85	0.10	(1.75)	(94.47%)
Financial charges	(9.31)	(9.96)	(0.65)	6.96%
Net financial income (charges)	**(7.46)**	**(9.86)**	**(2.40)**	**32.20%**
Income/(charges) from equity investments	**0.00**	**0.00**	**0.00**	**n.a.**
PRE-TAX PROFIT	**9.08**	**9.76**	**0.68**	**7.49%**
Income tax for the period	(1.78)	(1.30)	0.48	(26.95%)
NET PROFIT	**7.30**	**8.46**	**1.16**	**15.89%**

* In 2009 some cost and revenue items relative to operations were reclassified.

Revenues

As of 31 March 2010 the Group had earned revenues of €29.90 million, an increase of €3.09 million (+11.53%) on the prior year. This significant increase is due primarily to the new openings made in 2009.

Total Revenues



- ✓ The most significant growth came from the IGD Group's core business, with a 12.03% increase in rental income with respect to the same period in 2009.

The increase of €2.89 million is attributable:

- Largely to the new openings and acquisitions made in 2009: the Tiburtino shopping center, opened on 2 April 2009, the Katanè shopping center, opened on 5 May 2009, the Le Maioliche shopping center acquired on 8 October 2009 and the I Bricchi shopping mall opened on 3 December 2009;

These positive effects were offset by a decrease of €2.10 million, deriving from:

- ✓ the cancellation of the rental agreement for the Centro Nova hypermarket as of 1 March 2009 which had a negative impact on revenue growth of 21.45%. Please note that the rents payable also reflect this reduction;
- ✓ the disposal of the Ruffillo unit effective 1 January 2010;
- ✓ from a decrease in sales in Romania due to the economic crisis which impacted the occupancy rate (an increase in vacancies) and the drop in average market rents which penalized contract renewals, as well as the strategy implemented to consolidate the portfolio which involved the entry of international and national retailers who pay lower rents.

- ✓ **Revenues from services**, amounting to €1.12 million, grew by 21.69% on the same period in 2009. Facility management income was up by 17.01% as a result of contracts for newly opened centers.

- The **corporate revenues** include the fees received for asset acquisition services and the capital gain from the disposal of the "San Ruffillo" business unit.
- **Other revenues** (€1.82 million) consist of chargebacks and are offset under costs.

Margins

The divisional gross margin increased by 15.33% from €19.36 million at 31 March 2009 to €22.33 million at 31 March 2010. The table below shows income statement highlights and the trend in margins at 31 March 2009 and at 31 March 2010:

CONSOLIDATED INCOME STATEMENT	1Q 2009	1Q 2010	Δ	%
Margin from freehold properties	18.81	21.54	2.73	14.49%
Margin from leasehold properties	0.27	0.40	0.13	48.91%
Margin from services	0.15	0.27	0.12	83.36%
Corporate margin	0.03	0.05	0.02	83.52%
Income from work in progress	0.10	0.07	(0.03)	(25.51%)
DIVISIONAL GROSS MARGIN	**19.36**	**22.33**	**2.97**	**15.33%**
Cost of labor – headquarters	(1.34)	(1.30)	0.04	(2.94%)
General expenses	(0.95)	(0.93)	0.02	(2.39%)
EBITDA	**17.07**	**20.10**	**3.03**	**17.74%**
Depreciation and amortization	(0.16)	(0.21)	(0.05)	32.41%
Change in fair value	(0.37)	(0.27)	0.10	(26.65%)
EBIT	**16.54**	**19.62**	**3.08**	**18.64%**
Net financial income (charges)	(7.46)	(9.86)	(2.40)	32.20%
PRE-TAX PROFIT	**9.08**	**9.76**	**0.68**	**7.49%**
Income tax for the period	(1.78)	(1.30)	0.48	(26.95%)
NET PROFIT	**7.30**	**8.46**	**1.16**	**15.89%**

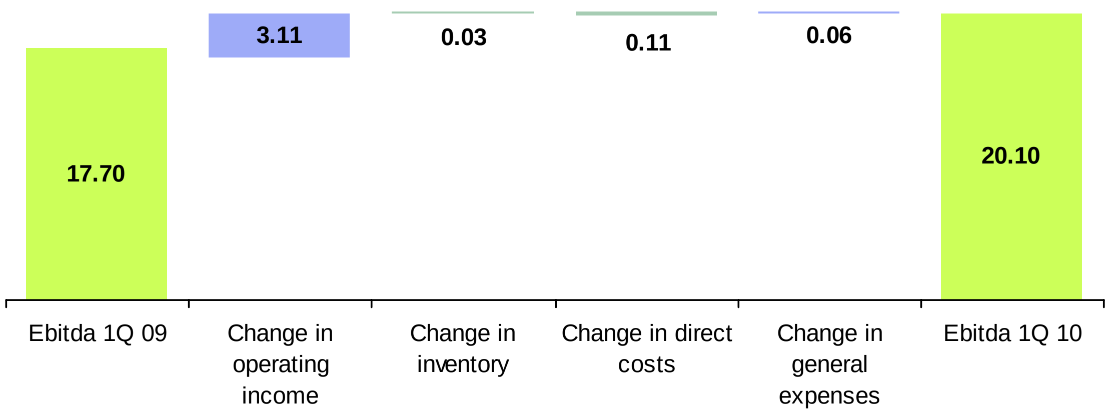
- **SBU SBU 1 - Property leasing - margin from freehold properties:** the margin from freehold properties at 31 March 2010 came to €21.54 million, compared with €18.81 million the previous year (+14.49%). This amounts to 86.56% of associated revenues.

- **SBU 1 - Property leasing - margin from leasehold properties:** this balance showed an increase of 48.91%. As a percentage of revenues it came to 19.53%.

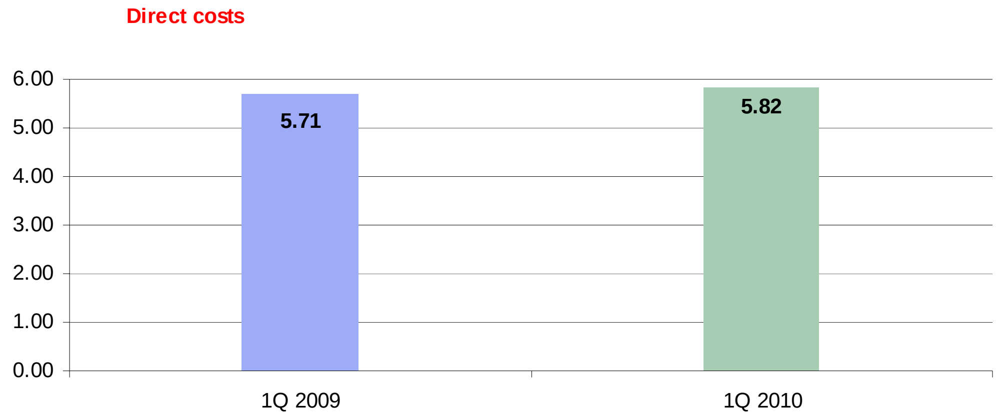
- **SBU 2 - Services - margin from services:** the margin from services at 31 March 2009 totalled €0.27 million, an increase of 83.36% on the previous year. The increase is attributable to the new openings that took place in 2009 as of the second quarter. The service business does not absorb capital and earns a 24.28% margin on revenues.

EBITDA

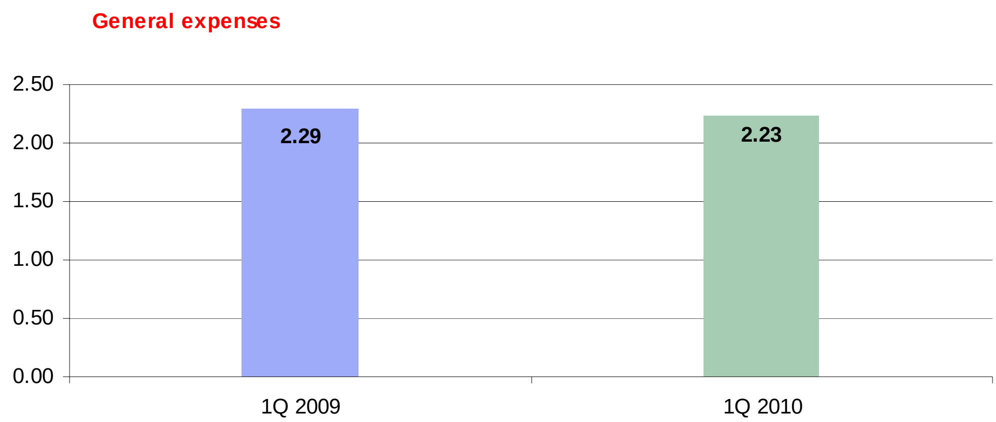
EBITDA came to €20.10 million, an increase of 17.74% on the same period of the prior year. The change in the various components of the EBITDA is shown below:



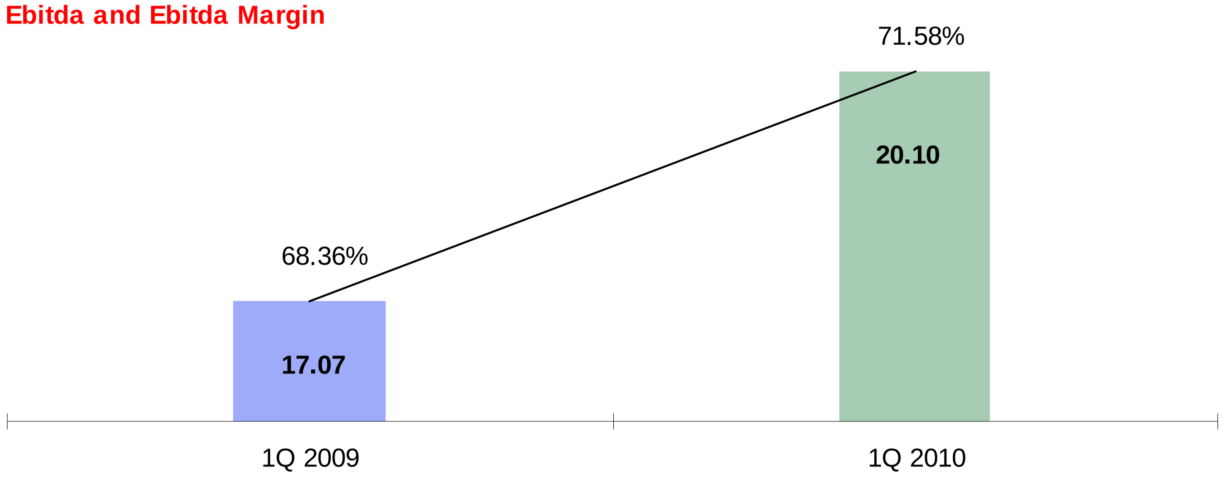
Direct costs, including direct labor, amounted to €5.82 million, an increase of 1.93% with respect to the same period. This increase is less than proportional to the growth in rental income and reflects an increase in costs such as ICI (property tax), insurance premiums, operating costs and direct labor charges attributable to the new openings made as of second quarter 2009.



General expenses, including the cost of labor at headquarters amounted to €2.23 million, a slight drop with respect to the same period in the prior year.



The **EBITDA margin**, calculated as a percentage of operating income, rose 4.71% on first quarter 2009 to 71.58%.



EBIT

EBIT amounted to €19.62 million, an increase with respect to the same period in the prior year of 18.64%.

Net financial income (charges)

Net financial charges increased from €7.46 million at 31 March 2009 to €9.86 million at 31 March 2010. The growth reflects the Group's higher net debt, as a result of its development activities, which rose from €860.99 million at 31 March 2009 to €1,029.08 million at 31 March 2010.

in EUR/million	*31/03/2010*	*31/12/2009*	*31/03/2009*
NET DEBT	1,029.08	1,027.82	860.99

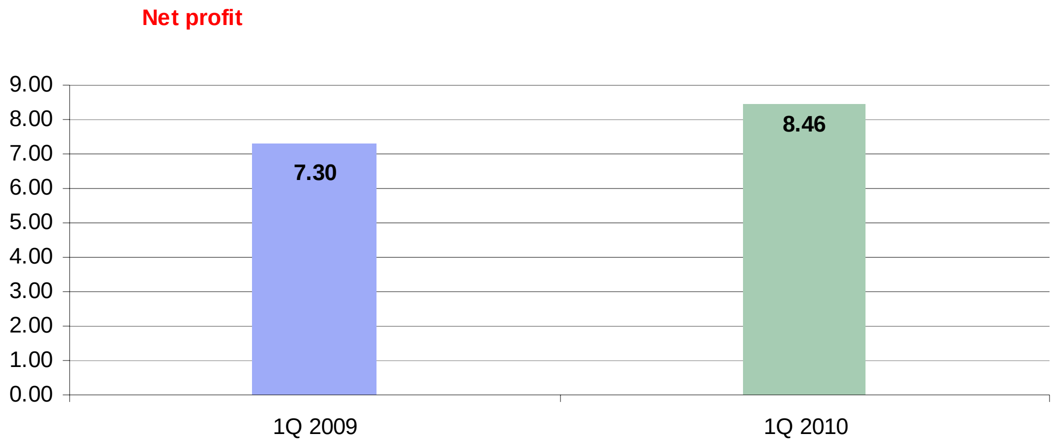
Tax

Current and deferred tax, amounting to €1.30 million for the period to 31 March 2010, comes to 13.39% of the pre-tax profit. With respect to the same period in the prior year, there is a decrease in current tax attributable primarily to the Romanian companies.

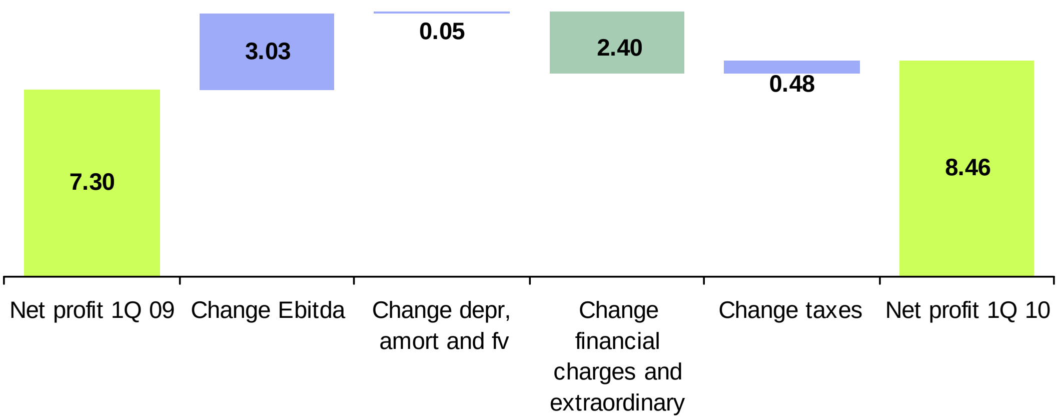
INCOME TAX	31/03/2010	31/03/2009	*Change*
Current tax	0.35	0.75	(0.41)
Deferred tax assets and liabilities	0.95	1.03	(0.07)
TOTAL	**1.30**	**1.78**	**(0.48)**

Net profit

Net profit for the period rose 15.89% with respect to the same period in the prior year to €8.46 million.

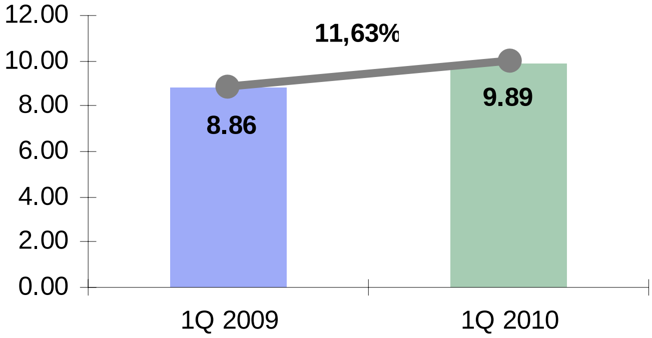


The following chart shows the change in net profit:



FFO

Funds from operations (FFO), an important indicator used in the real estate market, defines cash flow based on the profit net of taxes, writedowns, fair value adjustments, and depreciation and amortization. At 31 March 2010 it reached €9.89 million, an increase of 11.63% with respect to 31 March 2009.



BALANCE SHEET AND FINANCIAL REVIEW

The IGD Group's balance sheet and financial situation at 31 March 2010 can be summarized as follows:

SOURCE/USE OF FUNDS	31/03/2010	31/12/2009	Δ	%
Fixed assets	1,767.12	1,760.35	6.77	0.38%
Net working capital	96.45	96.49	-0.04	-0.04%
Other non-current liabilities	-83.28	-81.49	-1.79	2.20%
TOTAL USE OF FUNDS	**1,780.29**	**1,775.35**	**4.94**	**0.28%**
Equity	751.21	747.53	3.68	0.49%
Net debt	1,029.08	1,027.82	1.26	0.12%
TOTAL SOURCE OF FUNDS	**1,780.29**	**1,775.35**	**4.94**	**0.28%**

The principal changes in first quarter 2010 (compared with 31 December 2009) are the following:

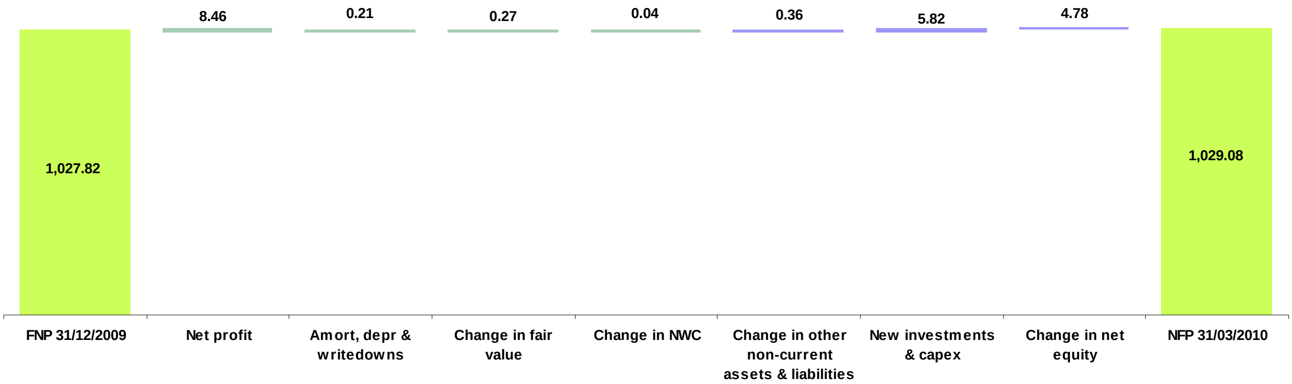
- ✓ **Fixed assets.** These rose from €1,760.35 million at 31 December 2009 to €1,767.12 million at 31 March 2010. The increase of €6.77 million is due mainly to the following increases and decreases:
  - ✓ **Assets under construction** (+€5.56 million). The increase is attributable primarily to:
    - ➢ additional down payments under the preliminary contract for the center in Palermo;
    - ➢ the beginning of work on the midsize areas in Conegliano;
    - ➢ progress with the retail section of the multifunctional complex in Livorno.
  - ✓ **Deferred tax assets** (+€1.86 million). The change is due primarily to:
    - ➢ recognition of deferred tax related to mortgage hedging instruments (IRS).

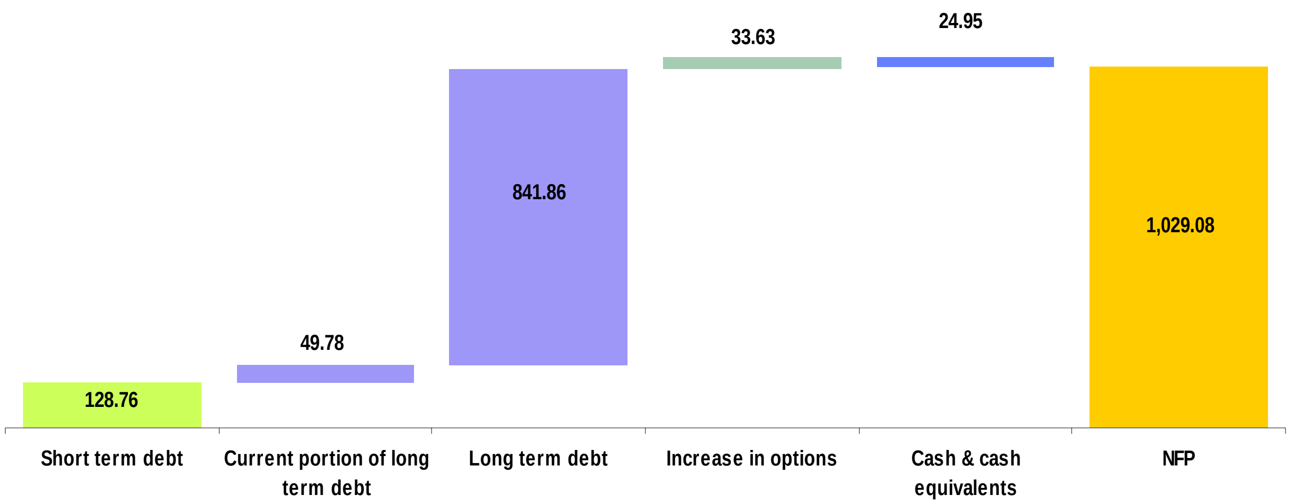
- ✓ **Net working capital** (-€0.04 million). The change is due primarily to:
  - ➢ For +€1.37 million to the increase in inventories for work in progress related to the areas, buildings and urbanization works under construction at the site of the multifunctional complex in Livorno;
  - ➢ For +€1.25 million to an increase in trade receivables;
  - ➢ For -€2.18 million to other current assets; the decrease relates mainly to the use of a VAT credit;
  - ➢ For +€2.82 million to the drop in trade payables due the payment of deposits under the preliminary contract for the center in Palermo;
  - ➢ For -€1.00 million to current tax liabilities relating largely to provisioning for ICI (property tax).
  - ➢ For -€2.30 million to other current liabilities, which increased following down payments received from customers.

- ➢ **Other long term liabilities.** (-€1.79 million). The change is largely due to:
  - ➢ Adjustment of deferred tax liabilities stemming from real estate investments.

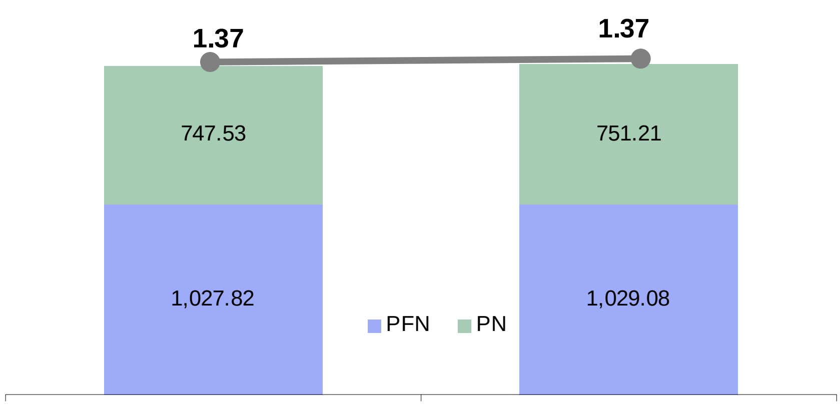
- ✓ **Equity:** €751.21 million at 31 March 2010; most of the increase (€3.68 million) is due to:
  - ➢ the decrease in derivatives accounted for using the cash flow hedge method;
  - ➢ the profit of €8.46 million in first quarter 2010.

Net financial position: the net financial position amounted to €1,029.08 million, an increase of approximately €1.26 million with respect to 31/12/2009 due to both the investments made and the cash flow generated during the quarter. Please note that the gearing is 1.37.





The item "Short term portions of long term debt" shown in the net financial position above includes the short term portion of mortgages, leasing company loans and bond debt.



Segment Reporting

The income statement and balance sheet are broken down below by business segment, followed by a geographical breakdown of revenues from freehold properties.

INCOME STATEMENT	RENT 1Q 2010	RENT 1Q 2009	SERVICES 1Q 2010	SERVICES 1Q 2009	MUTUAL 1Q 2010	MUTUAL 1Q 2009	TOTAL 1Q 2010	TOTAL 1Q 2009
REVENUES	**26.91**	**24.02**	**1.12**	**0.92**	**0.05**	**0.03**	**28.08**	**24.97**
CHANGE IN INVENTORY					*0.07*	*0.10*	*0.07*	*0.10*
DIRECT COSTS	*(4.98)*	*(4.95)*	*(0.84)*	*(0.76)*			*(5.82)*	*(5.71)*
DIVISIONAL GROSS MARGIN	**21.93**	**19.07**	**0.28**	**0.16**	**0.12**	**0.13**	**22.33**	**19.36**
GENERAL EXPENSES					*(2.23)*	*(2.29)*	*(2.23)*	*(2.29)*
EBITDA	**21.93**	**19.07**	**0.28**	**0.16**	**(2.11)**	**(2.16)**	**20.10**	**17.07**
IMPAIRMENT/DEP.&AMORT	*(0.38)*	*(0.51)*	*(0.02)*	*(0.02)*	*(0.08)*	*(0.00)*	*(0.48)*	*(0.53)*
EBIT	**21.55**	**18.56**	**0.26**	**0.14**	**(2.19)**	**(2.16)**	**19.62**	**16.54**
NET FINANCIAL INCOME (CHARGES					**(9.86)**	**(7.46)**	**(9.86)**	**(7.46)**
NET EXTRAORDINARY INCOME (CHARGES)					**0.00**	**0.00**	**0.00**	**0.00**
TAXES					**(1.31)**	**(1.78)**	**(1.30)**	**(1.78)**
NET PROFIT							**8.46**	**7.30**

BALANCE SHEET	RENT 1Q 2010	RENT FY 2009	SERVICES 1Q 2010	SERVICES FY 2009	MUTUAL 1Q 2010	MUTUAL FY 2009	TOTAL 1Q 2010	TOTAL FY 2009
FIXED ASSETS	*1,590.82*	*1,598.89*	*0.00*	*0.00*	*7.83*	*0.00*	*1,598.65*	*1,598.89*
OTHER NON-CURRENT ASSETS	*0.00*	*0.00*	*0.00*	*0.00*	*30.50*	*29.06*	*30.50*	*29.06*
CURRENT INVESTMENTS	*137.97*	*132.40*	*0.00*	*0.00*	*0.00*	*0.00*	*137.97*	*132.40*
NET WORKING CAPITAL	*50.02*	*46.98*	*0.56*	*0.47*	*45.87*	*49.04*	*96.45*	*96.49*
OTHER NON-CURRENT LIABILITIES	*(82.84)*	*(81.00)*	*(0.44)*	*(0.49)*	*0.00*	*0.00*	*(83.28)*	*(81.49)*
TOTAL USE OF FUNDS	**1,695.97**	**1,697.27**	**0.12**	**(0.02)**	**84.20**	**78.10**	**1,780.29**	**1,775.35**
NET DEBT	*948.51*	*953.47*	*(3.63)*	*(3.75)*	*84.20*	*78.10*	*1.029.08*	*1.027.82*
EQUITY	*747.46*	*743.80*	*3.75*	*3.73*	*0.00*	*0.00*	*751.21*	*747.53*
TOTAL SOURCES OF FUNDS	**1,695.97**	**1,697.27**	**0.12**	**(0.02)**	**84.20**	**78.10**	**1,780.29**	**1,775.35**

REVENUES FROM FREEHOLD PROPERTIES	NORTHERN ITALY 1Q 2010	NORTHERN ITALY 1Q 2009	CENTRAL/SOUTHERN ITALY & ISLANDS 1Q 2010	CENTRAL/SOUTHERN ITALY & ISLANDS 1Q 2009	ABROAD 1Q 2010	ABROAD 1Q 2009	TOTAL 1Q 2010	TOTAL 1Q 2009
LEASE & RENTAL INCOME	11.10	9.79	9.87	6.44	3.37	4.75	24.33	20.98
ONE-OFF REVENUES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TEMPORARY LOCATION RENTALS	0.29	0.27	0.20	0.17	0.00	0.00	0.49	0.44
OTHER REVENUES	0.01	0.01	0.01	0.00	0.03	0.04	0.05	0.05
TOTAL	**11.40**	**10.07**	**10.08**	**6.61**	**3.40**	**4.79**	**24.88**	**21.47**

Subsequent Events

On 15 April the Group signed a preliminary agreement with Investitori & Partner Immobiliari S.p.A. for the purchase of the remaining 10% of Win Magazine S.A.'s share capital.

The 10% interest will be acquired for 9.9% by Immobiliare Larice and for 0.1% by IGD SIIQ S.p.A.. The transaction value amounts to €21 million and the closing is expected to take place by the end of May. The price was determined on the basis of net equity adjusted for asset value as per CBRE's appraisal at 31/12/2009 discounted by approximately 2.8% given the early exercise of the Put and will be paid in due tranches: an initial down payment of €2.1 million, while the remaining €18.9 million will be paid when title to the shares has been effectively transferred to the buyers.

On 22 April, the meeting of the bondholders approved the following amendments to the terms and conditions of the €230 million bond loan ("*€230,000,000 2.50% convertible bonds due 2012*") convertible in ordinary shares of IGD, issued by the company per resolution of 25 June 2007. More in detail, the amendments approved at the meeting of the bondholders, effective as of 28 June 2010, include:

4) **maturity**: extended from 28 June 2012 until 28 December 2013
5) **coupon**: interest rate raised from 2.50% (final annual payment on 28 June 2010) to 3.50% (act/act), half-yearly, first payment on 28 December 2010)
6) **conversion price**: reduced from €4.93 to €2.75 as from 28 June 2010
7) **consequent changes to the bond regulations and the trust deed**

On the same date the Shareholders' Meeting, in ordinary session, approved the 2009 financial statements, as well as the increase of the fees to be paid the external auditors Ernst & Young S.p.A. for the period 2009-2012 and the substitution of a director.

The Shareholders' Meeting, in extraordinary session, approved the amendments to the terms and conditions of the bond loan, effective 28 June 2010 and, more specifically to: a) increase the nominal amount of the capital increase from €46,653,144 to €83,636,364; b) increase the maximum number of shares to be issued from 46,653,144 to 83,636,364; and c) reduce the issue price from € 4.93 to € 2.75.

The external auditors Reconta Ernst & Young issued an opinion regarding the fairness of the share issue price pursuant to Art. 158 - TUF. Changing the terms and conditions of the bond loan will help the IGD Group keep its sources of funding suitably balanced and to align the expiration of the bond loan with that of the Group's 2009/2013 business plan limiting the Group's cost of debt. The impact of the transaction on the income statement, balance sheet and financial position is, therefore, in line with the group's business plan 2009/2013.

The Shareholders' Meeting, in extraordinary session, also granted the Board of Directors the powers, pursuant to Art. 2365 of the Italian Civil Code, to amend the bylaws in order to comply with current norms and regulations

On 28 April IGD, through its wholly owned subsidiary Immobiliare Larice S.r.l., signed a preliminary agreement for the sale of a 20% interest in the subsidiary Porta Medicea S.r.l. to CMB, Cooperativa Muratori e Braccianti of Carpi, a premier domestic construction company active in real estate development with a turnover in 2009 that amounted to more than €630 million. The transaction value amounts to €13.1 million and the deal closed on 11 May 2010. The transaction, which is in line with the 2009-2013 business plan presented by the IGD Group last November 2009, will result in the entry of an industrial partner in the development of Livorno's Porto Mediceo and the consequent splitting of the investment risk. The transaction will also make it possible for the IGD Group to realise a capital gain of €1.2 million with respect to the book value of the interest sold.

Following completion of the transaction, IGD - Immobiliare Grande Distribuzione SIIQ S.p.A. will hold 60% of Porta Medicea through its wholly owned real estate holding company, Immobiliare Larice S.r.l..

Following its entry into Porta Medicea S.r.l.'s share capital, CMB will be involved in Project Management and act as General Contractor, as well as advisor during the marketing of the real estate project. The development of Livorno's seafront, near the old town, calls for a total investment of more than €200 million with real estate development of more than 70,000 m^2 GLA (gross lettable area) where a quality, multifunctional area which will include services, accommodations, residential and commercial areas is to be built.

On 29 April IGD, through its wholly owned subsidiary Millennium Gallery S.r.l. Unipersonale, signed a contract with a private party for the purchase of a retail sales unit involved in the sale of non food products and a food and beverage services unit, both of which operate inside the "Millennium Center" in Rovereto (Trento).

The total investment for the purchase of the two business units, including the real estate assets, amounts to €2.3 million in addition to tax and accessory charges.

Following this transaction, together with the units purchased beginning in February 2007, the IGD Group will hold approximately 40% of the entire "Millennium Center" Shopping Center.

Outlook for the Year

After a particularly difficult first quarter we expect that the uncertainties and risks linked to the unfavourable global market conditions will persist, including in light of recent events, particularly with regard to the financial markets and the continuous drop in consumption which significantly impacts both the Italian and the international real estate sectors.

In 2010, which should prove to be another difficult year, the IGD Group intends to continue with the development plan it presented to the financial community in November 2009 which calls for the acquisition of two new shopping centers, as well as the repositioning of the existing portfolio and the advancement of the investments in the pipeline.

With regard to the business, it is likely that 2010 will continue to be influenced by exogenous factors, outside of the company's control, such as real estate market trends and valuations of the current real estate portfolio. We also expect to see further growth in EBITDA attributable to the centers opened in 2009 which will be fully operational in 2010 and lower tax due to treatment under the SIIQ regime.

IGD GROUP

Consolidated financial statements at 31 March 2010

Consolidated income statement

in EUR/million	31/03/2010 (A)	31/03/2009 (B)	Change (A-B)
Revenues:	26.88	24.00	2.88
Other income:	3.02	2.81	0.21
Total operating revenues and income	**29.90**	**26.81**	**3.09**
Change in inventory for work in progress	1.37	0.97	0.40
Cost of work in progress	(1.30)	(0.87)	(0.43)
Income (loss) from work in progress	**0.07**	**0.10**	**(0.03)**
Material and service costs:	6.11	6.15	(0.04)
Cost of labor	1.86	1.81	0.05
Other operating expenses	1.90	1.88	0.02
Total operating expenses	**9.87**	**9.84**	**0.03**
EBITDA	**20.10**	**17.07**	**3.03**
(Depreciation & amortization)	(0.21)	(0.16)	(0.05)
Fair value change - increases / (decreases)	(0.27)	(0.37)	0.10
EBIT	**19.62**	**16.54**	**3.08**
Financial income	0.10	1.85	(1.75)
Financial charges	9.96	9.31	0.65
Net financial income (charges)	**(9.86)**	**(7.46)**	**(2.40)**
PRE-TAX PROFIT	**9.76**	**9.08**	**0.68**
Income tax	1.30	1.78	(0.48)
NET PROFIT FOR THE PERIOD	**8.46**	**7.30**	**1.16**
Attributable to:			
* Parent company	8.46	7.30	1.16
* Minority interests	0.00	0.00	0.00

Consolidated statement of comprehensive income

in EUR/million	31/03/2010 (A)	31/03/2009 (B)
Profit for the period	8.46	7.30
Other components of comprehensive income:		
Impact of hedge derivatives on equity	(7.21)	(4.88)
Tax effect of hedge derivatives on equity	1.98	1.34
Other effects on income statement components	0.45	0.39
Other components of comprehensive income. net of tax effects	**(4.78)**	**(3.15)**
Total comprehensive income for the period	**3.68**	**4.15**
Total comprehensive income for the period attributable to:		
Parent company shareholders	**3.68**	**4.15**
Minority interests	**0.00**	**0.00**
Total comprehensive income for the period	**3.68**	**4.15**

Consolidated balance sheet

in EUR/million	31/03/2010 (A)	31/12/2009 (B)	*Variazioni (A-B)*
NON-CURRENT ASSETS:			
Intangible assets			
- Intangible assets with finite useful lives	0.10	0.12	(0.02)
- Goodwill	12.05	12.02	0.03
	12.15	**12.14**	**0.01**
Property. plant. and equipment			
- Investment property	1,586.82	1,586.82	0.00
- Buildings	7.81	7.86	(0.05)
- Plant and machinery	0.96	1.01	(0.05)
- Equipment and other assets	1.47	1.53	(0.06)
- Leasehold improvements	1.59	1.67	(0.08)
- Assets under construction	137.96	132.40	5.56
	1,736.61	**1,731.29**	**5.32**
Other non-current assets			
- Deferred tax assets	14.02	12.16	1.86
- Sundry receivables and other	4.34	4.76	(0.42)
- Non-current financial assets	0.02	0.02	0.00
	18.38	**16.94**	**1.44**
TOTAL NON-CURRENT ASSETS (A)	**1,767.14**	**1,760.37**	**6.77**
CURRENT ASSETS:			
Inventory for work in progress	56.48	55.11	1.37
Inventory	0.01	0.01	0.00
Trade and other receivables	13.56	12.31	1.25
Other current assets	54.38	56.56	(2.18)
Financial receivables and other current financial assets	2.83	0.68	2.15
Cash and cash equivalents	22.12	35.86	(13.74)
TOTAL CURRENT ASSETS (B)	**149.38**	**160.53**	**(11.15)**
TOTAL ASSETS (A + B)	**1,916.52**	**1,920.90**	**(4.38)**
EQUITY:			
parent company's share	751.21	747.53	3.68
minority interests	0.00	0.00	0.00
TOTAL EQUITY (C)	**751.21**	**747.53**	**3.68**
NON-CURRENT LIABILITIES:			
Non-current financial liabilities	875.51	866.68	8.83
Provision for employee severance indemnities	0.59	0.55	0.04
Deferred tax liabilities	48.95	48.03	0.92
Provisions for risks and charges	1.24	0.97	0.27
Sundry payables and other non-current liabilities	32.50	31.94	0.56
TOTAL NON-CURRENT LIABILITIES (D)	**958.79**	**948.17**	**10.62**
CURRENT LIABILITIES:			
Current financial liabilities	178.54	197.70	(19.16)
Trade and other payables	11.86	14.68	(2.82)
Current tax liabilities	8.51	7.51	1.00
Other current liabilities	7.61	5.31	2.30
TOTAL CURRENT LIABILITIES (E)	**206.52**	**225.20**	**(18.68)**
TOTAL LIABILITIES (F = D + E)	**1,165.31**	**1,173.37**	**(8.06)**
TOTAL EQUITY AND LIABILITIES (C + F)	**1,916.52**	**1,920.90**	**(4.38)**

Consolidated statement of changes in equity

	Share capital	Share premium reserve	Legal reserve	Reserve for first-time adoption of IAS/IFRS	Euro conversion reserve	Goodwill reserve	Cash flow hedge reserve	IPO and capital increase reserves	Reserve for treasury shares	Bond issue reserve	Fair value reserve	Translation reserve	Undistributed earnings reserve	Profit (losses) carried forward	Shareholders' equity	Minority interests	Total
Balance at 01/01/2009	**298.27**	**147.73**	**6.16**	**(0.96)**	**0.02**	**13.74**	**(0.86)**	**(7.99)**	**(11.28)**	**27.61**	**205.81**	**0.60**	**8.91**	**55.05**	**742.82**	**0.06**	**742.88**
Profit for the period														7.30	7.30		7.30
Other comprehensive income (losses)							(1.59)			0		0.39	(1.95)		(3.15)		(3.15)
Total comprehensive income (losses)							**(1.59)**			**0.00**		**0.39**	**(1.95)**	**7.30**	**4.15**		**4.15**
Purchase of treasury shares																	
Change in scope of consolidation																(0.06)	**(0.06)**
Allocation of 2008 profit																	
- dividends															0		0
- to undistributed earnings reserve													9.95	(9.95)	0.00		0
- to legal reserve															0		0
- to other reserves															0		0
Balance at 31 March 2009	**298.27**	**147.73**	**6.16**	**(0.96)**	**0.02**	**13.74**	**(2.44)**	**(7.99)**	**(11.28)**	**27.61**	**205.81**	**0.99**	**16.91**	**52.40**	**746.97**	**0.00**	**746.97**

	Share capital	Share premium reserve	Legal reserve	Reserve for first-time adoption of IAS/IFRS	Euro conversion reserve	Goodwill reserve	Cash flow hedge reserve	IPO and capital increase reserves	Reserve for treasury shares	Bond issue reserve	Fair value reserve	Translation reserve	Undistributed earnings reserve	Profit (losses) carried forward	Shareholders' equity	Minority interests	Total
Balance at 01/01/2010	**298.27**	**147.73**	**6.78**	**0.00**	**0.02**	**13.74**	**(3.70)**	**0.00**	**(11.28)**	**27.80**	**226.68**	**(0.86)**	**17.73**	**24.62**	**747.53**	**0.00**	**747.53**
Profit for the period														8.46	8.46		8.46
Other comprehensive income (losses)							(3.12)					0.45	(2.11)	0	(4.78)		(4.78)
Total comprehensive income (losses)							**(3.12)**					**0.45**	**(2.11)**	**8.46**	**3.68**	**0.00**	**3.68**
Purchase of treasury shares															**0**		**0**
Change in scope of consolidation																	
Allocation of 2009 profit															**0**		**0**
- dividends															**0**		**0**
- to undistributed earnings reserve													(3.37)	3.37	**0**		**0**
- to legal reserve															**0**		**0**
- to other reserves															**0**		**0**
Balance at 31 March 2010	**298.27**	**147.73**	**6.78**	**0.00**	**0.02**	**13.74**	**(6.82)**	**0.00**	**(11.28)**	**27.80**	**226.68**	**(0.41)**	**12.25**	**36.45**	**752.21**	**0.00**	**751.21**

Consolidated cash flow statement

CASH FLOW STATEMENT FOR THE PERIOD ENDED:	*31/03/2010*	*31/03/2009*
(EUR/million)		
CASH FLOW FROM OPERATING ACTIVITIES:		
Net profit for the period	**8.46**	**7.30**
Adjustments to reconcile net profit with cash flow generated (absorbed) by operating activities:		
(Capital gains) capital losses and other non-monetary items	2.85	3.70
Depreciation and amortization	0.21	0.16
Net change in (deferred tax assets)/provision for deferred tax liabilities	0.56	1.03
Change in fair value of investment property	0.27	0.37
Change in inventory for work in progress	(1.37)	(0.97)
Net change in current assets and liabilities	1.35	(30.34)
Net change in non-current assets and liabilities	1.29	(3.47)
CASH FLOW FROM OPERATING ACTIVITIES (a))	**13.63**	**(22.22)**
Investments in fixed assets	(5.77)	(95.07)
CASH FLOW FROM INVESTING ACTIVITIES (b)	**(5.77)**	**(95.07)**
Change in non-current financial assets	0.00	(0.01)
Change in financial receivables and other current financial assets	(1.27)	(0.07)
Exchange gains/(losses) on cash and cash equivalents	0.07	(1.16)
Change in minorities	0.00	(0.06)
Change in current debt	(20.58)	(14.74)
Change in non-current debt	0.20	109.19
CASH FLOW FROM FINANCING ACTIVITIES (c)	**(21.59)**	**93.15**
NET INCREASE (DECREASE) IN CASH BALANCE	(13.74)	(24.13)
CASH BALANCE AT BEGINNING OF THE PERIOD	35.86	65.89
CASH BALANCE AT THE END OF THE PERIOD	**22.12**	**41.76**

Net financial position

in EUR/million	*31/03/2010*	*31/12/2009*
Cash and cash equivalents	(22.12)	(35.86)
Financial receivables and other current financial assets	(2.83)	(0.68)
LIQUIDITA'	**(24.95)**	**(36.54)**
Current financial liabilities	128.76	150.29
Mortgage loans - current portion	43.56	42.61
Leasing - current portion	1.88	1.87
Convertible bond loan - current portion	4.35	2.93
CURRENT DEBT	**178.54**	**197.70**
CURRENT NET DEBT	**153.59**	**161.16**
Non-current financial assets	(0.02)	(0.02)
Non-current financial liabilities due to other sources of finance	64.02	63.54
Leasing – non-current portion	16.27	16.74
Non-current financial liabilities	560.08	559.89
Convertible bond	213.54	211.78
Derivatives	21.60	14.72
NON-CURRENT DEBT	**875.49**	**866.66**
NET DEBT	**1,029.08**	**1,027.82**

See the directors' report for comments.

Preparation criteria and scope of consolidation

Introduction

The interim management statement and consolidated accounts of the Immobiliare Grande Distribuzione Group at 31 March 2010 (unaudited) were drafted in compliance with Art. 154-*ter* of Legislative Decree 58/1998 and with the accounting and measurement standards established by IFRS, which were adopted by the European Commission according to Article 6 of EC Regulation 1606/2002 of the European Parliament and the Council of 19 July 2002 concerning the application of international accounting standards. The interim management statement at 31 March 2010 was approved and authorized for publication by the Board of Directors on 13 May 2010.

Preparation criteria

The consolidated financial statements have been drawn up on the basis of the financial statements at 31 March 2010, prepared by the consolidated companies and adjusted, where necessary, to align them with the Group's IFRS-compliant accounting and classification policies.

The accounting standards, accounting policies, and valuation methods are the same as those used to prepare the consolidated financial statements at 31 December 2009, to which the reader should refer.

The valuation and reporting of book values are based on the IAS/IFRS and their interpretations currently in effect; they are therefore subject to modification in order to reflect any changes that may occur between this writing and 31 December 2010 as a result of the European Commission's future endorsement of new standards, new interpretations, or guidelines issued by the International Financial Reporting Interpretation Committee (IFRIC).

The consolidated financial statements, tables and notes are expressed in millions of euro, unless otherwise specified.

In accordance with CONSOB instructions, income statement figures are provided for the quarter under review and for the year-to-date; they are compared with figures for the same periods last year. Balance sheet figures, which refer to the end date of the quarter, are compared with the end date of the previous quarter. Therefore, comments on income statement items refer to a comparison with the same period of the prior year (31 March 2009) , while balance sheet items are compared with the previous quarter (31 December 2009.

The use of estimates broadly reflects the practice followed in the year-end financial statements.

Deferred tax assets and liabilities have been calculated in addition to current taxes.

Scope of consolidation

The consolidated financial statements have been drawn up on the basis of the financial statements at 31 March 2010, prepared by the consolidated companies and adjusted, where necessary, to align them with the Group's IFRS-compliant accounting and classification policies.

With respect to 31 December 2009, the scope of consolidation has not changed.

The following table list the companies consolidated by the IGD Group at 31 March 2010.

Name	% held	Control	Registered office	Share capital (in EUR)	Consolidation method	Operations
Immobiliare Larice s.r.l.	*100%*	*IGD SIIQ S.p.A.*	*Ravenna via Villa Glori 4*	*75.071.221,00*	*Line-by-line*	*Shopping center management*
Millennium Gallery s.r.l	*100%*	*IGD SIIQ S.p.A.*	*Ravenna via Villa Glori 4*	*100.000,00*	*Line-by-line*	*Shopping center management*
RGD s.r.l	*50%*	*IGD SIIQ S.p.A.*	*Milano via Dante 7*	*52.000,00*	*Proportional*	*Purchase and sale of real estate*
RGD Gestioni s.r.l.	*50%*	*RGD s.r.l 100%*	*Milano via Dante 7*	*10.000,00*	*Proportional*	*Shopping center management*
New Mall s.r.l.	*50%*	*RGD s.r.l 100%*	*Milano via Dante 7*	*60.000,00*	*Proportional*	*Shopping center management*
Porta Medicea s.r.l.	*80%***	*Immobiliare Larice s.r.l.*	*Livorno Via Gino Graziani 6*	*60.000.000,00*	*Line-by-line*	*Construction firm*
Win Magazin S.A.	*90%**	*Immobiliare Larice s.r.l.*	*Bucarest Romania*	*31.128,00*	*Line-by-line*	*Shopping center management*
Winmarkt management s.r.l.	*100%*	*Win Magazin S.A.*	*Bucarest Romania*	*274.014,00*	*Line-by-line*	*Agency and facility management services*
Sviluppo Faenza Area Marcucci s.r.l.	*100%*	*IGD SIIQ S.p.A.*	*Castenaso (Bologna) Via Villanova 29/7*	*5.165.000,00*	*Line-by-line*	*Shopping center management*

Consolidated 100% due to put & call option on minority interest.

***** Consolidated 100% due to put & call option on minority interest.***

For comments on the balance sheet, financial situation and income statement, see the reviews provided above.

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Certification of the interim management statement pursuant to Art.154-*bis* (2) of Legislative Decree 58/98

I, Grazia Margherita Piolanti, in my capacity as financial reporting officer of IGD SIIQ SpA, hereby declare in accordance with Art. 154-*bis* (2) of Legislative Decree 58/98 that the figures in the Interim Management Statement at 31 March 2010 correspond to the company's records, ledgers and accounting entries.

13 May 2010

Grazia Margherita Piolanti
Financial Reporting Officer