IMMOBILIARE GRANDE DISTRIBUZIONE SOCIETA' DI INVESTIMENTO IMMOBILIARE QUOTATA S.P.A.

Registered office in Ravenna (RA), Via Agro Pontino n. 13,

Headquarters in Bologna, Via Trattati Comunitari Europei1957-2007 n.13,

Tax ID, VAT and Ravenna Company Register no: 00397420399,

Share capital approved: EUR 392,885,625.00,

Share capital subscribed and paid-in: EUR 309,249,261.00.

Interim Management Statement

at 31/03/2012

CONTENTS

Corporate Officers

Board of Directors:

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

Compensation and Nominations Committee:

1. Andrea Parenti
2. Fabio Carpanelli
3. Tamara Magalotti

Committee for Related Party Transactions

1. Riccardo Sabadini
2. Giorgio Boldreghini
3. Andrea Parenti

Supervisory Board:

1. Fabio Carpanelli
2. Livia Salvini
3. Aristide Canosani

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

The IGD Group's Interim Management Statement

Financial and economic highlights at 31 March 2012

TOTAL REVENUE (management accounting)	30,925 €/000
REVENUE FROM CORE BUSINESS	30,925 €/000
EBITDA FROM CORE BUSINESS	22,166 €/000
EBITDA MARGIN FROM CORE BUSINESS	71.68%
NET GROUP PROFIT	8,355 €/000
CONSOLIDATED FFO	9,475 €/000
NET DEBT	1,124,370 €/000
NET PROFIT	772,444 €/000
ADJUSTED GEARING RATIO	1.36x
LOAN TO VALUE	58.42%
COST OF DEBT	4.42%
HEDGING ON LONG TERM DEBT + BOND	78.11%

The Group

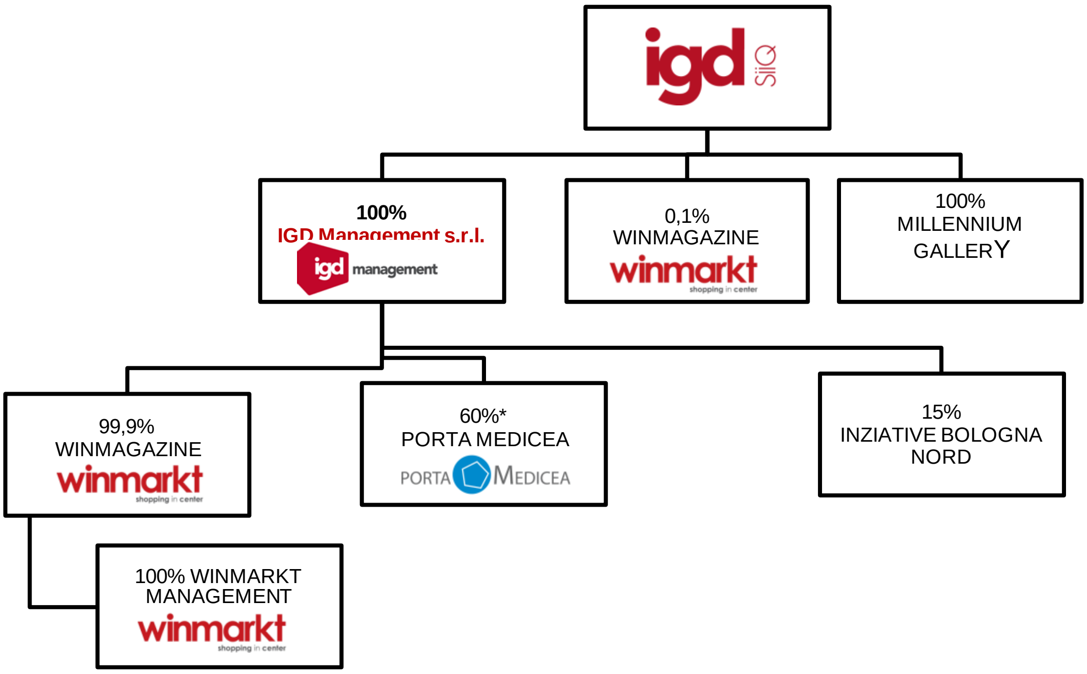
IGD, which became a REIT (*Società di Investimento Immobiliare Quotata* or *SIIQ*) in 2001, was the first company in Italy to obtain this status.

The IGD Group, focused primarily on the Italian retail real estate sector, is also present in Romania where, through its subsidiary WinMagazine SA (acquired in April 2008), it controls the country's largest chain of Winmarkt brand department stores and is active in 13 midsize cities.

IGD SIIQ's perimeter of exempt operations includes the freehold assets found in Italy. The Parent Company also controls 100% of Millenium Gallery s.r.l., owner of part of the shopping mall in Rovereto, 100% of IGD Management (fomerly Immobiliare Larice) and 0.1% di Winmagazin SA.
IGD Management, in addition to owning the Centro Sarca shopping mall in Milan, also holds the majority of the operations which are not included in the SIIQ's scope of consolidation:

1) 99.9% of WinMagazine, through which it controls WinMarkt Management, the company responsible for the team of Romanian managers;
2) 60% of Porta Medicea, the requalification and real estate development project of Livorno's seafront;
3) management of the leasehold properties (Centro Nova and Centro Piave);
4) service activities which include mandates for the management of freehold and leasehold properties.

The structure of the Group at 31 March 2012 is shown below:



**Consolidated at 80% due to the put & call option on a non-controlling interest.*

Significant Events

Corporate Events

On 9 March 2011 the Board of Directors approved the draft separate and consolidated financial statements for FY 2010 and proposed a dividend of €0.075 per outstanding share.
With a view to strengthening the Company's capital structure the Board of Directors also decided to propose that the shareholders approve a capital increase excluding pre-emption rights which will give those shareholders, coupon holders entitled to receive the 2011 dividend, the possibility to reinvest a part, not to exceed 80%, of their dividend in IGD. This transaction, in line with the widespread practice adopted by a number of European REITs, gives dividend recipients the possibility to reinvest in IGD and IGD to recapitalize itself.

Commercial agreements and financing

In 2012 Winmarkt, the Romanian subsidiary, continued with its new openings which included a new Carrefour supermarket in Braila and a new Billa supermarket, confirmation of the consolidated partnership with these primary grocery chains. With these last openings, the Winmarkt now has 6 Carrefour and 2 Billa points of sale.
In the month of March 2012 a €30 million loan agreement was signed with Intesa San Paolo S.p.A., which took effect immediately. More in detail, the agreement is for a 5 year collateralized mortgage line of credit indexed to the three month Euribor with a spread of 310 bps loan. This line of credit made it possible to reduce short term exposure in the quarter.

INCOME STATEMENT REVIEW

The IGD Group's consolidated net profit at 31 March 2012 amounted to €8,255 thousand. In order to highlight the core business, the "Porta a Mare" project in Livorno, which generated its first revenue in first quarter 2011 following the sale of office units, is shown separately. A summary of the results follows:

	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	31/03/2011	31/03/2012	%	31/03/2011	31/03/2012	%	31/03/2011	31/03/2012	%
Revenues from freehold properties	26,316	27,455	4.33%	26,316	27,455	4.33%	0	0	n.a.
Revenues from leasehold properties	2,101	2,167	3.12%	2,101	2,167	3.12%	0	0	n.a.
Revenues from services	1,267	1,303	2.84%	1,267	1,303	2.84%	0	0	n.a.
Revenues from trading	1,726	0	-100.00%	0	0	n.a.	1,726	0	(100.000)%
Revenues	**31,410**	**30,925**	**-1.54%**	**29,684**	**30,925**	**4.18%**	**1,726**	**0**	**(100.000)%**
Direct costs	(4,984)	(5,695)	14.28%	(4,934)	(5,634)	14.19%	(50)	(61)	22.677%
Personnel expenses	(825)	(896)	8.56%	(825)	(896)	8.56%	0	0	n.a.
Increases, cost of sales and other costs	(1,159)	183	n.a.	0	0	n.a.	(1,159)	183	n.a.
Gross Margin	**24,442**	**24,517**	**0.31%**	**23,925**	**24,395**	**1.96%**	**517**	**122**	**n.a.**
G&A expenses	(943)	(881)	-6.56%	(799)	(789)	-1.33%	(144)	(92)	n.a.
Headquarters personnel costs	(1,321)	(1,443)	9.25%	(1,311)	(1,440)	9.85%	(10)	(3)	(71.462)%
EBITDA	**22,178**	**22,193**	**0.07%**	**21,815**	**22,166**	**1.61%**	**363**	**27**	**n.a.**
Ebitda Margin				***73.5%***	***71.7%***		***n.a.***	***n.a.***	
Depreciation	(236)	(323)	37.11%						
Devaluation	0	0	n.a.						
Change in FV	(397)	(483)	21.65%						
Other provisions	0	0	n.a.						
EBIT	**21,545**	**21,387**	**-0.73%**						
Financial income	146	96	-34.42%						
Financial charges	(10,253)	(12,249)	19.47%						
Net Financial Income	**(10,107)**	**(12,155)**	**20.26%**						
Income from equity investments	**(200)**	**(173)**	**n.a.**						
PRE-TAX INCOME	**11,238**	**9,059**	**-19.39%**						
Income tax for the period	(829)	(733)	-11.61%						
Tax rate	***7.4%***	***8.1%***							
NET PROFIT	**10,409**	**8,326**	**-20.01%**						
(Profit)/losses related to third parties	(34)	29	-184.54%						
NET GROUP PROFIT	**10,375**	**8,355**	**-19.47%**						

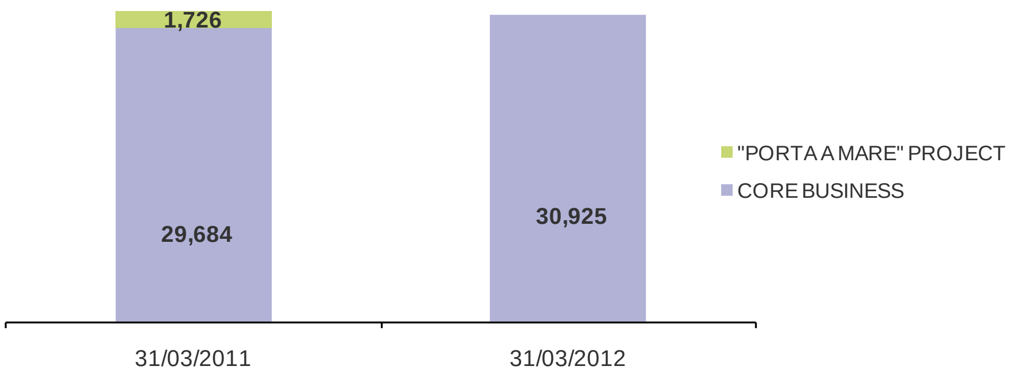
Certain cost and revenue items have been reclassified or offset which explains the difference with respect to the financial statements (please refer to the section on business segments for more information). Bank fees, in particular, were reclassified under "financial income/(charges)".

Revenue

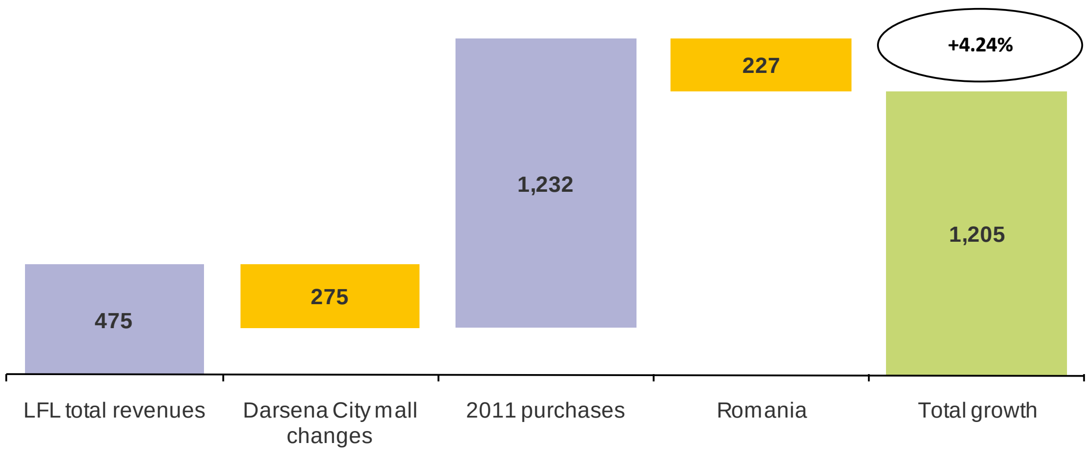
Revenue from core business rose by 4.18% attributable primarily to the new acquisitions made after the close of first quarter 2011.

Consolidated operating revenue amounted to €30,925 thousand, a slight drop of 1.54% with respect to the prior year. This decrease is due to the lack of revenue from trading which in first quarter 2011 amounted to €1,726 thousand and was attributable to the sale of office units which were part of the "Porta a Mare" project in Livorno.

Total revenues



✓ The **revenue generated by the rental** of both freehold and leasehold properties increased with respect to 31 March 2011 by 4.24%.



The increase of **€1,205** thousand is attributable to:

- for €**475** thousand of 1.91% to like-for-like growth, net of Darsena City;
- for €**1,232** thousand to the new acquisitions made in 2011 namely the last two floors (leased, in part to third parties) of the office building already owned by IGD and where its headquarters are located, the "City Center" property in via Rizzoli– both in Bologna – and the hypermarkets in Conegliano and Palermo;
- the positive effects above were offset by a drop of €**227** thousand in the revenue generated in Romania.

✓ **Revenue from services** rose 2.84% with respect to 2011 from €1,267 to €1,303 thousand. Service revenue consists primarily in revenue from Facility Management which contributed €1,233 thousand or 94.63% to the total service revenue.

✓ **Revenue from trading**, not present at 31 March 2012, amounted to €1,726 thousand in the same period of the prior year following the sale of a portion of an office building.

Margins

The divisional gross margin for the core business increased by 0.31%, rising from €24,442 thousand to €24,517 thousand in 2012. The table below shows the income statement highlights and the trend in margins at 31 March:

	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	31/03/2011	31/03/2012	%	31/03/2011	31/03/2012	%	31/03/2011	31/03/2012	%
Margin from freehold properties	23,298	23,700	1.73%	23,298	23,700	1.73%			n.a.
Margin from leasehold properties	460	495	7.49%	460	495	7.49%			n.a.
Margin from services	167	200	19.67%	167	200	19.67%			n.a.
Margin from trading	517	122	n.a.				517	122	n.a.
Gross Margin	**24,442**	**24,517**	**0.31%**	**23,925**	**24,395**	**1.96%**	**517**	**122**	**n.a.**
G&A expenses	(943)	(881)	(6.56)%	(799)	(789)	(1.33)%	(144)	(92)	n.a.
Headquarters personnel costs	(1,321)	(1,443)	9.25%	(1,311)	(1,440)	9.85%	(10)	(3)	(71.46)%
EBITDA	**22,178**	**22,193**	**0.07%**	**21,815**	**22,166**	**1.61%**	**363**	**27**	**n.a.**
Ebitda Margin				*73.49%*	*71.68%*		*n.a.*	*n.a.*	
Depreciation	(236)	(323)	37.11%						
Devaluation	0	0	n.a.						
Change in FV	(397)	(483)	21.65%						
Other provisions	0	0	n.a.						
EBIT	**21,545**	**21,387**	**(0.73)%**						
Net financial income margin	(10,107)	(12,154)	20.26%						
Income from equity investments margin	(200)	(173)	n.a.						
PRE-TAX INCOME	**11,238**	**9,059**	**(19.39)%**						
Income tax for the period	(829)	(733)	(11.61)%						
NET PROFIT	**10,409**	**8,326**	**(20.01)%**						
(Profit)/losses related to third parties	(34)	29	(184.54)%						
NET GROUP PROFIT	**10,375**	**8,355**	**(19.47)%**						

- ✓ **SBU 1 - Property leasing - margin from freehold properties:** this margin reached €23,700 thousand versus €23,298 thousand in the prior year, an increase of 1.73%. In percentage terms, this activity continues to feature very interesting margins of 86.321%.

- ✓ **SBU 1 - Property leasing – margin on leasehold properties:** this margin, which reached €495 thousand, posted an increase of 7.49% with respect to the prior year. As a percentage of the same type of revenue the margin came in at 22.84%.

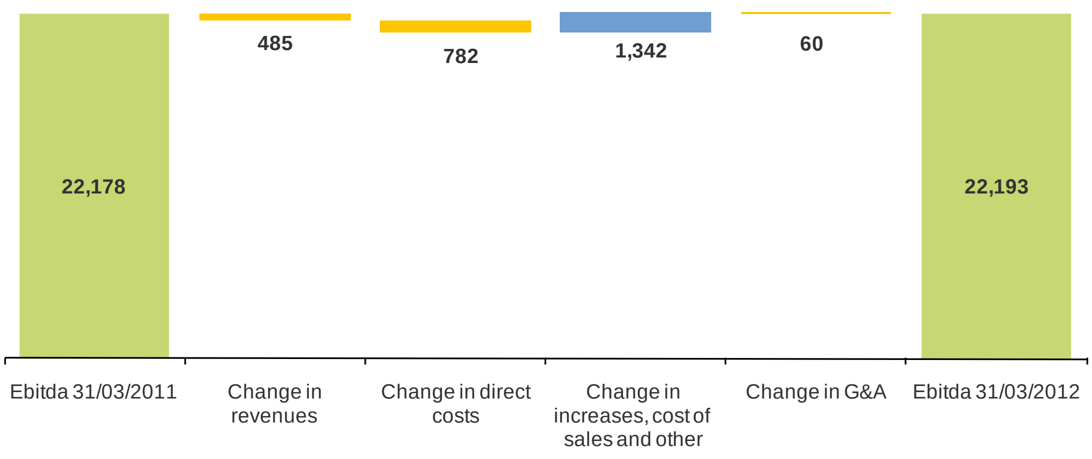
- ✓ **SBU 2 – Services - margin from service businesses:** the margin from services amounted to €200 thousand, an increase of 19.67%.

- ✓ **SBU 3 – Development and trading – margin from trading:** the margin from the "Porta a Mare" project in Livorno amounted to €122 thousand. The figure for this quarter reflects only the interest capitalized for work in progress and the direct costs related to this strategic area, while the figure for the prior year included revenue from the sale of a portion of a property.

EBITDA

EBITDA for the core business at 31 March 2012 amounted to €22,166 thousand, an increase of 1.61% with respect to the same period in the prior year, while total Ebitda reached € 22,193 thousand, in line with the prior year.

The changes in the components of total EBITDA in first quarter 2012 are shown below.



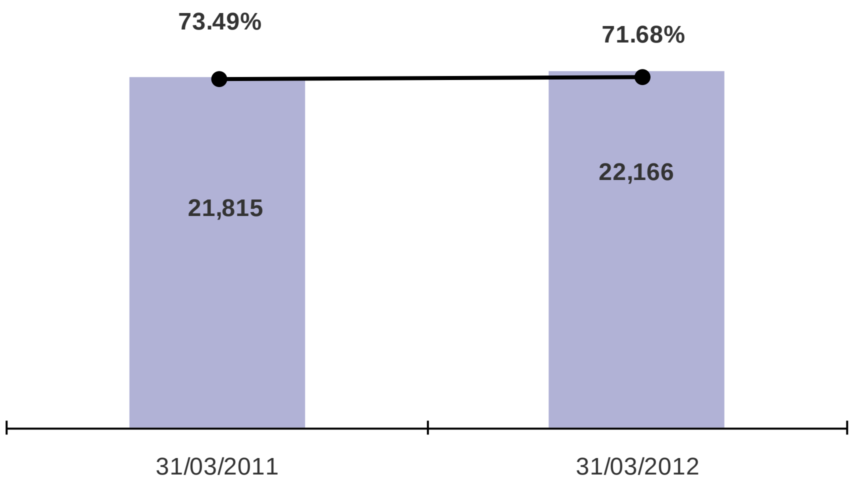
Direct costs, pertaining to the core business and including direct personnel expenses in first quarter 2012 amounted to €6,530 thousand, an increase of 13.39% with respect to the same period in the prior year due to the increase in revenue and the estimated increase in property tax (with the new IMU taking the place of ICI), which accounts for more than 28% of total direct costs and the rise in provisions for doubtful accounts. These costs represent 21.12% of core business revenue.

General expenses for the core business, including payroll costs at headquarters, amounted to €2,229 thousand versus €2,110 thousand at 31 March 2011. The increase is related primarily to personal needed to strengthen the organizational structure. These costs represent 7.21% of core business revenue, basically in line with the prior year.

Core business G&A expenses

The **EBITDA margin** for the core business reached 71.68%, a drop due primarily to a decline in the revenue recorded by the Rumanian subsidiary WInmarkt and the more than proportional increase in direct costs with respect to revenue.

Ebitda and Ebitda Margin core business



EBIT

EBIT for the first quarter of 2012 was €21,387 thousand, an increase of 0.73%. This is due mainly to greater depreciation and amortization and to a larger negative change in fair value as a result of extraordinary maintenance. Properties undergo independent appraisal, with the latest report issued at 31 December 2011.

Net financial income (charges)

For the quarter ended 31 March 2012, **net financial charges** rose from the €10,107 thousand recorded at 31 March 2011 to €12,155 thousand in 2012. The net financial charges, net of the exchange effect, increased by €2,324 thousand due to:

- the rise in net debt in support of the Group's development, from €1,002,856 thousand at 31 March 2011 to €1,124,370 thousand at 31 March 2012;
- transactions in interest rate spreads, charged in full since 1 January 2012;

- higher spreads on short-term credit lines as well as a slight increase in the 3-month Euribor.

Most of the increase in net debt is explained by new mortgage loans for the hypermarkets acquired in Palermo and Conegliano, and by the temporary use of short-term credit facilities while awaiting loans to cover the other investments made during the year.

Net financial income/(charges)	31/03/2012	31/03/2011	*Change*
Financial income	(50)	(145)	95
Financial charges	12,209	9,976	2,233
Exchange gains/(losses)	(42)	234	(276)
Commissions	38	42	(4)
Net financial income/(charges)	**12,155**	**10,107**	**2,048**

Taxes

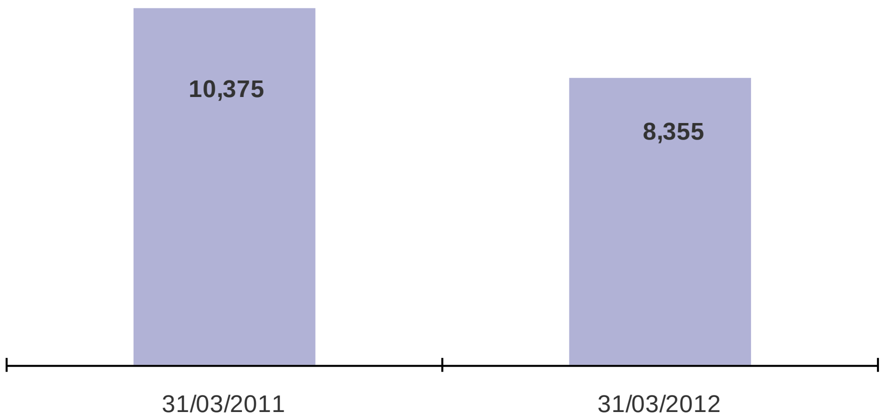
Current and deferred tax at 31 March 2012 amounted to €733 thousand, for an overall tax rate of 8.09%, comparted to 7.38% in the same period of the prior year. The increase of 0.71% is due primarily to the lack of deductible costs for depreciation allowances.

Income taxes	31/03/2012	31/03/2011	*Change*
Current tax	379	450	(71)
Deferred tax liabilities	360	361	(1)
Deferred tax assets	(9)	18	(27)
Contingencies	3	0	3
Total	**733**	**829**	**(96)**

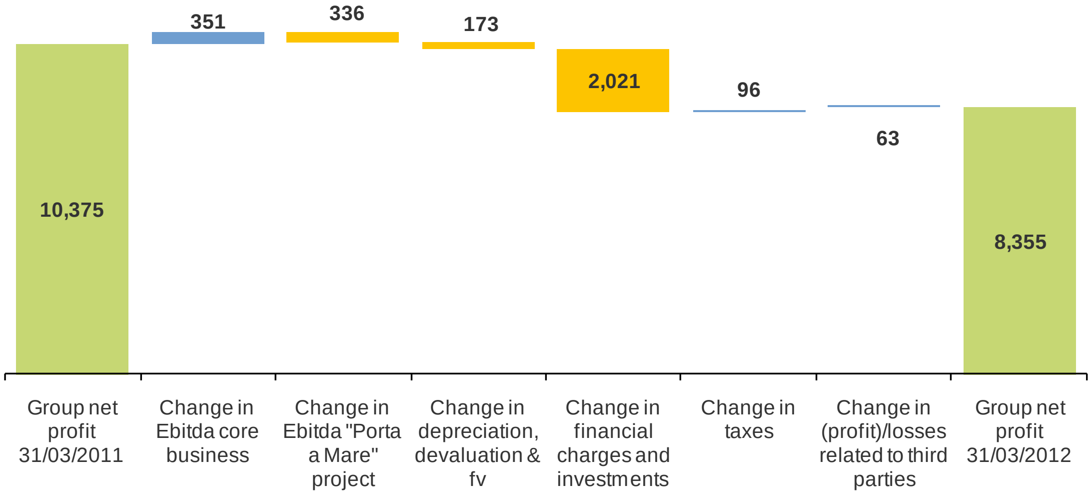
Net Profit

Even though EBIT was in line with the same period of the prior year, the Group's portion of **net profit** at 31 March 2012 amounted to e8,355 thousand, a drop of 19.47%, due primarily to the increase in financial charges.

Group net profit

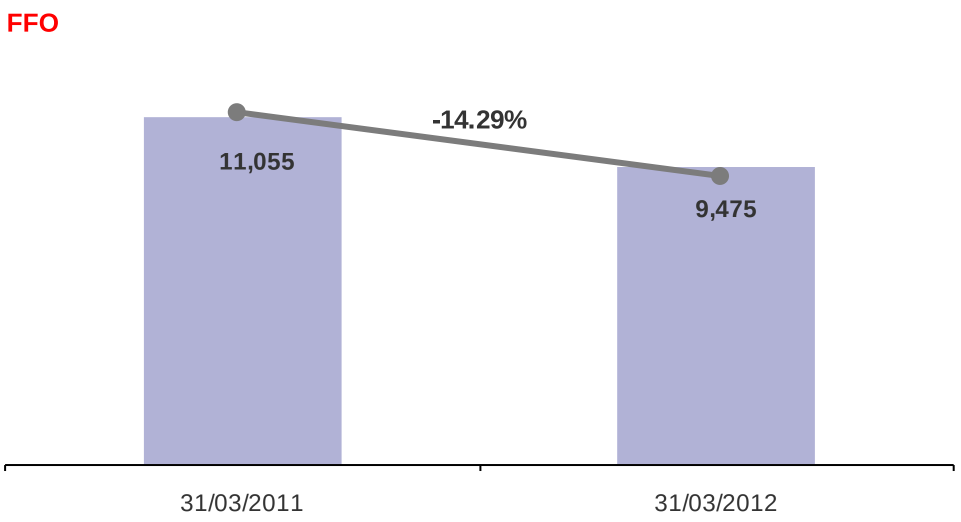


The change in net profit with respect to the same period in the prior year is shown below.



FFO

The **Funds from Operations** (FFO), an indicator used widely in the real estate sector (REITs), defines the cash flow generated by a company's core business by adjusting pre-tax profit by non-monetary items (deferred tax, writedowns, fair value adjustments, amortization, depreciation and other), as well as the impact of income from equity investments and revenue from property sales. FFO fell with respect to the same period in the prior year by -14.29%. Through 31 December 2011 this figure included the extraordinary items and the gains from disposals, while in 2012 these items were excluded in order to highlight the revenue generated by the core business. The figure for first quarter 2011 was also adjusted.



STATEMENT OF FINANCIAL POSITION AND FINANCIAL REVIEW

The IGD Group's statement of financial position at 31 March 2012 can be summarized as follows:

SOURCE-USE OF FUNDS	31-Mar-12	31-Dec-11	Δ	%
Fixed assets	1,899,747	1,897,756	1,991	0.10%
Net working capital	68,247	68,909	(662)	(0.96%)
Other non-current liabilities	(71,180)	(70,644)	(536)	0.76%
TOTAL USE OF FUNDS	**1,896,814**	**1,896,021**	793	0.04%
Equity	772,444	767,053	5,391	0.70%
Net financial debt	1,124,370	1,128,968	(4,598)	-0.41%
TOTAL SOURCE OF FUNDING	**1,896,814**	**1,896,021**	793	0.04%

The principal changes in first quarter 2012, compared to 31 December 2011, are summarized below:

- ✓ **Fixed assets** rose from €1,897,756 thousand at 31 December 2011 to €1,899,747 thousand at 31 March 2012; the change of +€1,991 thousand is largely explained by increases and decreases in:
  - ✓ **Assets under construction** (+€1,656 thousand). The change is explained primarily by the increase in assets under construction due to:
    - ➢ restyling at the Esp Shopping Center;
    - ➢ progression of the work relating to the expansion of the Esp Shopping Center;
    - ➢ progress with the investment in the multi-purpose center in Livorno (retail sector only);
    - ➢ the progression on the urbanization works relative to the future retail park in Chioggia;
    - ➢ extraordinary maintenance at a few of the Romanian shopping centers which has yet to be completed.
  - ✓ **Miscellaneous receivables and other non-current assets** (-€489 thousand). The change is due primarily to:
    - ➢ the decrease in the beneficial interest on the mall at the Città delle Stelle Shopping Center for the amount recognized for the period in the income statement.
  - ✓ **Deferred tax assets** (+€1,062 thousand di euro). The change is due primarily to:
    - ➢ recognition of deferred tax related to mortgage hedging instruments (IRS).

- ✓ **Net working capital** (-€662 thousand). The change is explained primarily by:
  - ➢ for +€1,607 thousand by the inventories for construction in progress and down payments relative to the areas, buildings and the urbanization works under construction at the multi-purpose complex in Livorno;
  - ➢ for +€267 thousand by the increase in trade receivables and other receivables, net of the provisions for doubtful accounts and the effect of the legal dispute relating to the Darsena Shopping Center;
  - ➢ for -€4,672 thousand by other current assets; the decrease is primarily attributable to the use of VAT credits totalling €4.2 million and to the reclassification of €2.8 million of same, following the issue of a surety, under current financial receivables; there was also an increase in

supplier advances of €1.3 million due to the refund of a deposit made relative to the lease of the shopping mall, Millennium Center;

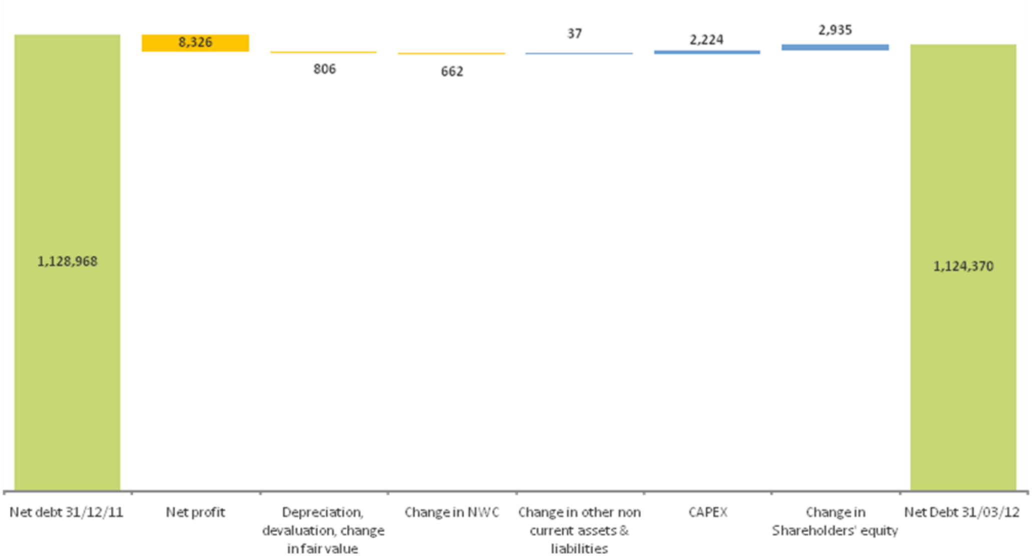
- for +€3,715 thousand by the decrease in trade payables;
- for -€1,492 thousand by an increase in current tax liabilities relative primarily to increased property taxes and income tax for the Romanian companies;
- for - €85 thousand by other current liabilities.

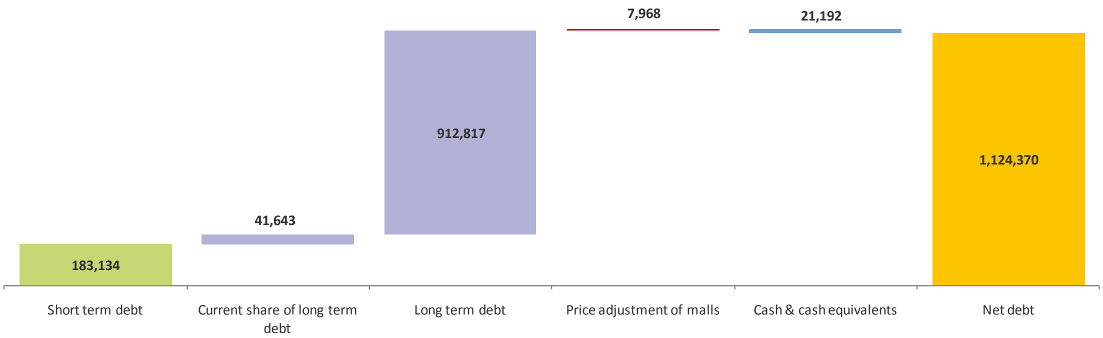
- **Other non-current liabilities.** (-e536 thousand). The change is primarily attributable to:
  - the change in deferred tax liabilities of -€447 thousand due primarily to fair value adjustments of investment property and the impact of the adjustments made to the financial statements of subsidiaries in order to render them ias/ifrs compliant.

✓ **Equity:** at 31 March 2012, amounted to €772,444 thousand. The change of -€5,391 thousand is explained primarily by:

- the decrease in the derivatives accounted for using the cash flow hedge method, - €2,445 thousand relative to the Parent Company and -€329 to derivatives held by the subsidiary IGD Management;
- changes in the translation reserve for the translation of foreign currency financial statements of -€170 thousand;
- for + €9 thousand by the adjustment of the deferred tax relative to the convertible bond;
- for €8,355 thousand by the net profit for the period pertaining to the shareholders of the Parent;
- the minorities' portion of net profit of -€29 thousand.

✓ **Net financial debt:** net financial debt rises from the €1,128,968 thousand posted at 31 December 2011 to €1,124,370 thousand at 31/03/2012, an improvement of €4,598 thousand with respect to the prior year. The changes are shown below:

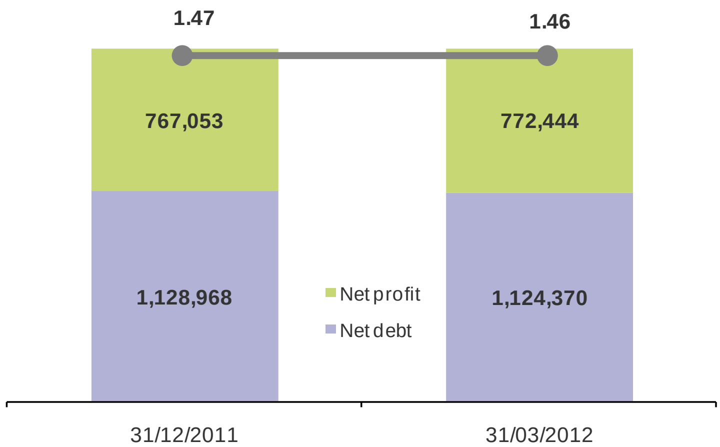




The item "Short term portions of long term debt" shown in the net financial position above includes the short term portion of mortgages, leasing company loans and bond debt.

The gearing ratio of 1.46, largely in line with 31 December 2011, is shown below:

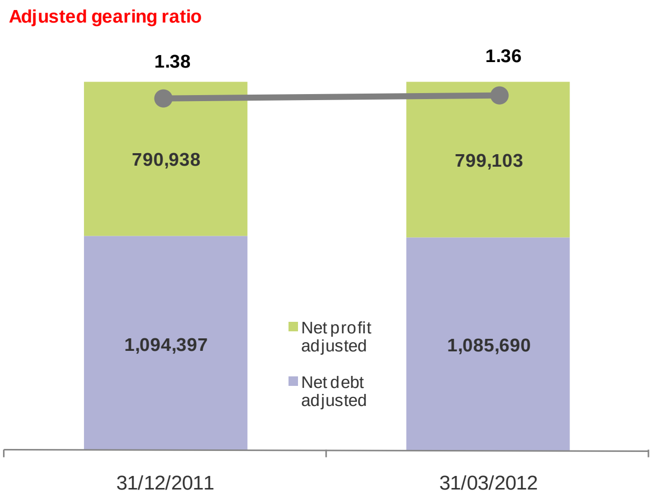
Gearing ratio



To better express the real gearing trend, the "adjusted gearing ratio" is presented in addition to the normal gearing.

This figure is determined by replacing net equity and net debt with adjusted net equity and adjusted net financial debt (see the pg. 26 for more details) , which do not include the accounting (non-monetary) effects on financial assets/liabilities and on net equity of the fair value recognition of derivatives.

	31/03/2012	31/12/2011
Net equity	772,444	767,053
Net financial debt	1,124,370	1,128,968
Gearing ratio	**1.46**	**1.47**
Elimination of the CFH effect on equity	26,659	23,885
Adjusted net equity	799,103	790,938
Elimination of the CFH effect	(38,680)	(34,571)
Adjusted net financial debt	1,085,690	1,094,397
Adjusted gearing ratio	**1.36**	**1.38**



The Group's financial policy is guided by the principles outlined in the 2009-2013 Business Plan, in terms of:

- a balanced capital structure: with a Debt/Equity ratio which is not expected to exceed 1.5;
- financial balance: with funding and the relative hedging primarily long term, in line with the loan expirations.

Currently 78.11% of the long term debt (including the bond) is hedged against interest rate risk while 62.721% of the net debt is covered, in line with the 2009-2013 Business Plan which called for coverage of approximately 60%.
Current bank credit facilities amount to €301.5 million and the unutilized portion at 31/03/2102 to €135.12 million.

In first quarter 2012 IGD also confirmed its ability to control the cost of debt which at 31 March came in at 4.42%.

Segment Reporting

The income statement and statement of financial position are broken down below by business segment in accordance with IFRS 8, followed by a geographical breakdown of revenue from freehold properties.

€/1000	31/03/2012	31/03/2011	31/03/2012	31/03/2011	31/03/2012	31/03/2011	31/03/2012	31/03/2011	31/03/2012	31/03/2011
INCOME STATEMENT	PROPERTIES		SERVICES		"PORTA A MARE" PROJECT		SHARED		TOTAL	
REVENUE	29,622	28,417	1,303	1,267	0	1,726			30,925	31,410
CHANGE IN INVENTORY					*1,750*	*658*			*1,750*	*658*
DIRECT COSTS	*(5,427)*	*(4,659)*	*(1,103)*	*(1,100)*	*(1,628)*	*(1,867)*			*(8,158)*	*(7,626)*
GROSS MARGIN	24,195	23,758	200	167	122	517			24,517	24,442
SHARED COSTS							*(2,362)*	*(2,306)*	*(2,362)*	*(2,306)*
EBITDA	24,195	23,758	200	167	122	517	(2,362)	(2,306)	22,155	22,136
IMPAIRMENT/DEP. & AMORT	*(701)*	*(552)*	*(0)*	*(1)*	*(3)*	*(3)*	*(101)*	*(76)*	*(806)*	*(633)*
EBIT	23,494	23,206	200	166	119	515	(2,463)	(2,382)	21,349	21,503
NET FINANCIAL INCOME MARGIN							(12,117)	(10,065)	(12,117)	(10,065)
NET INCOME FROM EQUITY INVESTMENT MARGIN							(173)	(200)	(173)	(200)
TAXES							(733)	(829)	(733)	(829)
NET PROFIT									8,326	10,409
NON-CONTROLLING INTERESTS IN (PROFIT)/LOSS							29	(34)	29	(34)
GROUP NET PROFIT									8,355	10,375

With regard to the income statement, please note that at 31 March 2012 costs are offset against chargebacks of €1,148 thousand.

€/1000	31/03/2012	FY 2011	31/03/2012	FY 2011	31/03/2012	FY 2011	31/03/2012	FY 2011	31/03/2012	FY 2011
STATEMENT OF FINANCIAL POSITION	PROPERTIES		SERVICES		"PORTA A MARE" PROJECT		SHARED		TOTAL	
REAL ESTATE PORTFOLIO	*1,784,518*	*1,784,750*	*0*	*0*	*10*	*10*	*9,592*	*9,592*	*1,794,120*	*1,794,352*
OTHER NON-CURRENT ASSETS	*0*	*0*	*0*	*0*	*11*	*14*	*34,126*	*33,556*	*34,137*	*33,570*
CURRENT INVESTMENT	*71,490*	*69,834*	*0*	*0*	*0*	*0*	*0*	*0*	*71,490*	*69,834*
NET WORKING CAPITAL	*(1,242)*	*(486)*	*(93)*	*96*	*96,517*	*95,239*	*(26,935)*	*(25,940)*	*68,247*	*68,909*
OTHER NON-CURRENT LIABILITIES	*(50,980)*	*(53,405)*	*(2,555)*	*(2,283)*	*(17,645)*	*(14,956)*	*0*	*0*	*(71,180)*	*(70,644)*
TOTAL USE OF FUNDS	**1,803,786**	**1,800,693**	**(2,648)**	**(2,187)**	**78,893**	**80,307**	**16,783**	**17,208**	**1,896,814**	**1,896,021**
NET DEBT	*1,095,035*	*1,096,066*	*(7,425)*	*(5,554)*	*19,977*	*21,248*	*16,783*	*17,208*	*1,124,370*	*1,128,968*
EQUITY	*708,751*	*704,627*	*4,777*	*3,367*	*58,916*	*59,059*	*0*	*0*	*772,444*	*767,053*
TOTAL SOURCES	**1,803,786**	**1,800,693**	**(2,648)**	**(2,187)**	**78,893**	**80,307**	**16,783**	**17,208**	**1,896,814**	**1,896,021**

€/1000	31/03/2012	31/03/2011	31/03/2012	31/03/2011	31/03/2012	31/03/2011	31/03/2012	31/03/2011
REVENUES FROM FREEHOLD PROPERTIES	NORTHERN ITALY		CENTRAL/SOUTHERN ITALY &ISLANDS		ABROAD		TOTAL	
LEASE & RENTAL INCOME	*12,266*	*11,549*	*11,746*	*11,172*	*2,797*	*3,024*	*26,809*	*25,745*
ONE-OFF REVENUE	*1*	*10*	*10*	*2*	*0*	*0*	*11*	*12*
TEMPORARY LOCATION RENTALS	*326*	*317*	*253*	*221*	*0*	*0*	*579*	*538*
OTHER RENTAL INCOME	*36*	*1*	*10*	*10*	*10*	*10*	*56*	*21*
TOTAL	**12,629**	**11,877**	**12,019**	**11,405**	**2,807**	**3,034**	**27,455**	**26,316**

SUBSEQUENT EVENTS AND OUTLOOK FOR THE YEAR

On 3 April 2012 IGD Management s.r.l. (formerly Immobiliare Larice), exercised the call option provided for under the agreements stipulated and purchased the 20% interest in Porta Medicea S.r.l held by Cooperare S.p.A..

As of that date the shareholders of Porta Medicea are IGD Management s.r.l., with 80%, and Finparco, a CMB Group company, with 20%.

On 11 April 2012, the extraordinary shareholders' meeting of the subsidiary Immobiliare Larice S.r.l., with registered office in Ravenna (RA), Via Villa Glori n. 4, and beadquarters in Bologna, Via Trattati Comunitari Europei 1957-2007 n. 13, resolved to change the company's name to IGD MANAGEMENT S.r.l..

During the Annual General Meeting held on 19 April 2012, IGD' s shareholders approved the FY 2011 financial statements, as presented during the Board of Directors' meeting held on 8 March 2012 and resolved to pay a dividend equal to € 0.08 per share, an increase of 6.7% with respect to the €0.75 paid for 2010.

During the ordinary AGM shareholders also renewed the authorization granted to the Board of Directors

to buy and sell treasury shares a on one or more occasions up to the maximum permitted by law, to undertake trading and hedging transactions and to invest liquidity to allow for the use of treasury shares in transactions related to current operations and business projects in accordance with the strategic guidelines pursued by the Company, in relation to which opportunities arise to exchange, swap, contribute or otherwise dispose of said shares; the authorization to purchase treasury shares will be effective for eighteen months as from the shareholders' approval of 19 April 2012, while there is no time limit on the authorization to dispose of the shares. The purchases must be done in accordance with Art. 132 of Legislative Decree 58/1998, Art. 144-*bis* of the Regulations for Issuers, and any other applicable regulation, as well as the market practices recognized by Consob and must be done in accordance with Art. 5, par. 1 of the European Commission's Regulation n. 2273/2003 of 22 December 2003.
The ordinary AGM also appointed the new Board of Directors and the new Board of Statutory Auditors (see pg. 2) who will remain office through the Annual General Meeting called to approve the financial statements at 31 December 2014.
IGD's new Board of Directors, in anticipation of laws which will introduce quotas relative to gender equality in administrative and control bodies, now includes 3 female directors. IGD's new Board of Statutory Auditors also includes female members in anticipation of the laws which introduce gender quotas.

The extraordinary AGM also approved the proposal to increase share capital for cash, pursuant to Art. 2441, fourth paragraph, second sentence, of the Italian Civil Code, excluding pre-emption rights, by up to 10% of the Company's pre-existing share capital. The capital increase is reserved exclusively for those entitled to receive the dividend paid for 2011.
The Dividend Reinvestment Option calls for:

- an increase in the share capital of up to a maximum of 80% of the 2011 dividend and, therefore, equal to €19,089.451, through the issue of ordinary shares without any stated nominal value with dividend rights;
- the capital increase may be subscribed exclusively by 2011 dividend recipients who may reinvest up to 80% of their gross dividend;
- the subscription price of the new shares will be set by the Board of Directors closer to the offer launch date based on the criteria established by the shareholders and will be equal to the average stock price recorded during the eight trading sessions prior to the launch date adjusted by (i) subtracting the amount of the 2011 cash dividend and (ii) applying a discount of a maximum of 10% and will not, at any rate, be less than €0.62 (arithmetic average of the stock's official closing price recorded in the three month period prior to 8 March 2012 adjusted by subtracting the 2011 dividend payment and applying a discount of up to a maximum of 10%).

The purpose of this transaction, which is in line with the best practices adopted by a number of European REITs, is to give 2011 dividend recipients the possibility to reinvest in IGD and IGD to recapitalize itself. The Company intends to launch the capital increase, subject to approval by the relative authorities, when the 2011 dividend is paid and, at any rate, by 30 September 2012.
The extraordinary AGM also approved amendments of Articles 16 (Board of Directors) and 26 (Board of Statutory Auditors) of the corporate bylaws in order to comply with Law n. 120 of 12 July 2011 n. 120 relating to equal gender opportunities within the administrative and control bodies of listed companies, as well as the amendment of Art. 6 (Share Capital, Shares, Bonds) of the corporate by-laws relating to (i) granting the Board of Directors, pursuant to Art. 2443 of the Italian Civil Code, the power to increase share capital, excluding pre-emption rights, by up to 10% of the pre-existing share capital, pursuant to Art. 2441,

fourth paragraph, second sentence, of the Italian Civil Code and to (ii) eliminating the stated par value of the Company's ordinary shares.

After the Annual General Meeting was adjourned, a meeting was held of IGD's new Board of Directors, appointed for the period 2012 - 2014, which confirmed Gilberto Coffari and Claudio Albertini as Chairman of the Board of Directors and Chief Executive Officer, respectively. Sergio Costalli was confirmed as Vice Chairman of the Board of Directors. The Board confirmed the pre-existing powers, recognizing the same powers granted to the Chairman Gilberto Coffari and the Chief Executive Officer Claudio Albertini during the prior mandate.

The Board of Directors also appointed the Nominations Committee, the Compensation Committee, the Internal Control Committee, the Chairman's Committee, the Committee for Related Party Transactions, the Lead Independent Director and the Supervisory Board, who will remain in office through the expiration of the Board of Directors' term.

Outlook for the year

The general financial-economic environment, certainly not favourable for the Euro-zone and particularly not for Italy, which has important repercussions for the real estate sectors, has pushed IGD to be more cautious about investments and to move forward solely with the development initiatives that are already part of the portfolio. No new investments are foreseen in light of the high financing costs and the objective to not increase the current gearing in 2012, while core business revenue and margins are expected to be stable with respect to 31 December 2011.

IGD GROUP

Consolidated financial statements at 31 March 2012

Consolidated income statement

Consolidated income statement (€/000)	31/03/2012 (A)	31/03/2011 (B)	Variazioni (A-B)
Revenue	29,655	28,399	1,256
Other income	2,418	2,825	(407)
Revenue from property sales	0	1,726	(1,726)
Total revenues and operating income	**32,073**	**32,950**	**(877)**
Change in inventories for assets under construction	1,750	658	1,092
Total revenue and change in inventory	**33,823**	**33,608**	**215**
Costs of assets under construction	1,567	1,778	(211)
Purchase of materials and services	5,558	5,730	(172)
Cost of labour	2,028	1,885	143
Other operating costs	1,777	1,440	337
Total operating costs	**10,930**	**10,833**	**97**
(Amortization, depreciation and provisions)	(1,061)	(875)	(186)
Change in fair value - increases / (decreases)	(483)	(397)	(86)
Total Amort., depr., provisions, impairment and change in fair value	**(1,544)**	**(1,272)**	**(272)**
EBIT	**21,349**	**21,503**	**(154)**
Income from equity investments	**(173)**	**(200)**	**27**
Income from equity investments	(173)	(200)	27
Financial income	96	146	(50)
Financial charges	12,213	10,211	2,002
Net financial income/(charges)	**(12,117)**	**(10,065)**	**(2,052)**
PRE-TAX PROFIT	**9,059**	**11,238**	**(2,179)**
Income tax for the period	733	829	(96)
NET PROFIT FOR THE PERIOD	**8,326**	**10,409**	**(2,083)**
Minorities portion of net profit	29	(34)	63
Parent Company's portion of net profit	**8,355**	**10,375**	**(2,020)**

Consolidated statement of comprehensive income

Consolidated statement of comprehensive income (€/000)	31/03/2012 (A)	31/03/2011 (B)
PROFIT FOR THE PERIOD	**8,326**	**10,409**
Other components of comprehensive income:		
Impact of hedge derivatives on equity	(3,826)	10,375
Tax effect of hedge derivatives on equity	1,052	(2,853)
Other effects on income statement components	(161)	548
Other components of comprehensive income, net of tax effects	**(2,935)**	**8,070**
Total comprehensive income for the period	**5,391**	**18,479**
Minorities' portion of profit/(loss) for the period	**29**	**(34)**
Parent Company's portion of net profit	**5,420**	**18,445**

Consolidated statement of financial position

Consolidated statement of financial position (€/000)	31/03/2012 (A)	31/12/2011 (B)	Change (A-B)
NON CURRENT ASSETS:			
Intangible assets			
- Intangible assets with a finite useful life	73	78	(5)
- Goodwill	11,427	11,427	0
	11,500	**11,505**	**(5)**
Property, plant and equipment			
- Real estate assets	1,779,445	1,779,445	0
- Building	9,531	9,592	(61)
- Plants and machinery	1,303	1,388	(85)
- Equipment and other goods	2,424	2,467	(43)
- Leasehold improvements	1,416	1,460	(44)
- Works in progress	71,490	69,834	1,656
	1,865,609	**1,864,186**	**1,423**
Other non-current assets			
- Prepaid taxes	20,950	19,888	1,062
- Miscellaneous receivables and other non-current assets	1,688	2,177	(489)
- Non-current financial assets	214	243	(29)
	22,852	**22,308**	**544**
TOTAL NON-CURRENT ASSETS (A)	**1,899,961**	**1,897,999**	**1,962**
CURRENT ASSETS:			
Inventories - works in progress	72,759	71,152	1,607
Inventories	5	7	(2)
Trade and other receivables	14,351	14,084	267
Other current assets	6,721	11,393	(4,672)
Financial receivables and other current financial assets	4,393	1,704	2,689
Cash and cash equivalents	16,799	14,433	2,366
TOTAL CURRENT ASSETS (B)	**115,028**	**112,773**	**2,255**
TOTAL ASSETS (A + B)	**2,014,989**	**2,010,772**	**4,217**
NET EQUITY:			
Portion pertaining to the Parent Company	760,661	755,241	5,420
Portion pertaining to minorities	11,783	11,812	(29)
TOTAL NET EQUITY (C)	**772,444**	**767,053**	**5,391**
NON-CURRENT LIABILITIES:			
Non-current financial liabilities	936,249	910,432	25,817
Employee severance indemnity fund (TFR)	840	796	44
Deferred tax liabilities	48,813	48,366	447
Provisions for risks and future charges	1,413	1,386	27
Misc. payables and other non-current liabilities	20,114	20,096	18
TOTAL NON-CURRENT LIABILITIES (D)	**1,007,429**	**981,076**	**26,353**
CURRENT LIABILITIES:			
Current financial liabilities	209,527	234,916	(25,389)
Trade and other payables	10,143	13,858	(3,715)
Current tax liabilities	9,361	7,869	1,492
Other current liabilities	6,085	6,000	85
TOTAL CURRENT LIABILITIES (E)	**235,116**	**262,643**	**(27,527)**
TOTAL LIABILITIES (F=D + E)	**1,242,545**	**1,243,719**	**(1,174)**
TOTAL NET EQUITY AND LIABILITIES (C + F)	**2,014,989**	**2,010,772**	**4,217**

Consolidated statement of changes in equity

	Share capital	Share premium reserve	Legal reserve	Euro con-ver-sion re-serve	Goodwill reserve	Cash flow hedge reserve	Reserve for treasury shares	Bond issue reserve	Fair value reserve	Trans-lation reserve	Un-distributed earnings reserve	Profit (losses) carried forward	Group net equity	Non-controlling inter-ests	Total net equity
Balance at 01/01/2011	**298,273**	**147,730**	**7,618**	**23**	**13,736**	**(3,137)**	**(11,276)**	**29,699**	**233,757**	**(3,945)**	**14,006**	**35,120**	**761,603**	**11,851**	**773,454**
Profit for the period												10,375	10,375	34	**10,409**
Other comprehensive income (losses)						5,496				548	2,026		8,070	0	**8,070**
Total comprehensive income (losses)						**5,496**				**548**	**2,026**	**10,375**	**18,445**	**34**	**18,479**
Allocation of 2010 profit															
to undistributed earnings reserve											(3,505)	3,505	**0**	0	**0**
Balance at March 2011	**298,273**	**147,730**	**7,618**	**23**	**13,736**	**2,359**	**(11,276)**	**29,699**	**233,757**	**(3,397)**	**12,527**	**49,000**	**780,048**	**11,885**	**791,933**

	Share capital	Share premium reserve	Legal reserve	Euro con-ver-sion re-serve	Goodwill reserve	Cash flow hedge reserve	Reserve for treasury shares	Bond issue reserve	Fair value reserve	Trans-lation reserve	Un-distributed earnings reserve	Profit (losses) carried forward	Group net equity	Non controlling inter-ests	Total net equity
Balance at 01/01/2012	**298,273**	**147,730**	**9,003**	**23**	**13,736**	**(15,564)**	**(11,276)**	**29,793**	**238,900**	**(3,945)**	**8,786**	**39,782**	**755,241**	**11,812**	**767,053**
Profit for the period												8,355	**8,355**	(29)	**8,326**
Other comprehensive income (losses)						(2,445)		9		(170)	(329)		**(2,935)**		**(2,935)**
Total comprehensive income (losses)						**(2,445)**		**9**		**(170)**	**(329)**	**8,355**	**5,420**	**(29)**	**5,391**
Allocation of 2011 profit															
to undistributed earnings reserve											89	(89)	**0**		**0**
Balance at 31 March 2012	**298,273**	**147,730**	**9,003**	**23**	**13,736**	**(18,009)**	**(11,276)**	**29,802**	**238,900**	**(4,115)**	**8,546**	**48,048**	**760,661**	**11,783**	**772,444**

Consolidated statement of cash flows

STATEMENT OF CASH FLOWS AT	31/03/2012	31/03/2011
(€/000)		
CASH FLOW FROM OPERATING ACTIVITIES:		
Net profit for the period	**8,326**	**10,409**
Adjustments to reconcile net profit with cash flow generated (absorbed) by operating activities:		
Capital gains/ (losses) and other non-monetary items	3,546	3,260
Depreciation, amortization and provisions	1,061	875
(Impairment)/reversal of assets under construction and goodwill	505	368
Net change in (deferred tax assets)/provision for deferred tax liabilities	483	397
Change in fair value of investment property	(1,605)	(197)
Change in inventories	1,375	3,317
Net change in current assets and liabilities	576	681
CASH FLOW FROM OPERATING ACTIVITIES (a)	**14,267**	**19,110**
Investments in fixed assets	(2,219)	(12,190)
Divestments of equity investments in subsidiaries	108	0
CASH FLOW FROM INVESTING ACTIVITIES (b)	**(2,111)**	**(12,190)**
Change in financial receivables and other current financial assets	15	(0)
Change in translation reserve	(2,726)	(4,178)
Payment of dividends	(23)	65
Change in current debt	(12,140)	(16,975)
Change in non-current debt	5,084	(7,210)
CASH FLOW FROM FINANCING ACTIVITIES (c)	**(9,790)**	**(28,298)**
NET INCREASE (DECREASE) IN CASH BALANCE	**2,366**	**(21,378)**
CASH BALANCE AT BEGINNING OF THE PERIOD	**14,433**	**32,264**
CASH BALANCE AT END OF THE PERIOD	**16,799**	**10,886**

Net debt

In accordance with Consob Bulletin n. DEM/6064293 of 28 July 2006, the table below shows the net financial debt at 31 March 2012 and at 31 December 2011, determined as per the recommendations of the CESR (Committee of European Securities Regulators) dated 10 February 2005 "Recommendations for the Consistent Application of the European Commission's Regulations on Prospectus" and as referred to by the Consob itself. The table also shows the reconciliation of net financial debt determined as per the CESR criteria with the adjusted net financial debt used to determine the "adjusted gearing ratio" found in the review of the income statement and the statement of financial position.

	31/03/2012	31/12/2011
Cash and cash equivalents	(16,799)	(14,433)
Financial receivables and other current financial assets	(4,393)	(1,704)
LIQUIDITY	**(21,192)**	**(16,137)**
Current financial liabilities	183,134	197,310
Mortgage loans - current portion	37,500	35,398
Leasing – current portion	2,076	2,142
Convertible bond loan - current portion	2,067	66
CURRENT DEBT	**224,777**	**234,916**
CURRENT NET DEBT	**203,585**	**218,778**
Non-current financial assets	(25)	(41)
Derivatives - assets	(189)	(202)
Non-current financial liabilities due to other sources of finance	10,156	25,170
Leasing – non-current portion	5,651	5,719
Non-current financial liabilities	645,595	625,304
Convertible bond loan	220,728	219,466
Derivatives - liabilities	38,869	34,773
NON-CURRENT DEBT	**920,785**	**910,189**
TOTAL NET DEBT as per Consob Bulletin n. DEM/6064293/2006	**1,124,370**	**1,128,968**
Elimination of the CFH effect	(38,680)	(34,571)
TOTAL AJUSTED NET DEBT	**1,085,690**	**1,094,397**

For additional information please refer to the section "STATEMENT OF FINANCIAL POSITION AND FINANCIAL REVIEW" above.

Preparation criteria and scope of consolidation

Introduction

The interim management statement and consolidated accounts of the Immobiliare Grande Distribuzione Group at 31 March 2012 (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 2012 was approved and authorized for publication by the Board of Directors on 10 May 2012.

Preparation criteria

The consolidated financial statements have been drawn up on the basis of the financial statements at 31 March 2012, 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 2011, 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 2012 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 thousands of euros, unless specified otherwise.

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 2012, 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 2011, the scope of consolidation has not changed

Pursuant to Consob Circular DEM/6064293 of 28 July 2006, below is a list of Group companies showing the location of their registered office, share capital in the local currency and consolidation method. The interests held directly or indirectly by IGD SIIQ S.p.A. and each of its subsidiaries are also specified.

Name	Registered office	Country	Share capital	Currency	Percent consolidated	Held by	Percent of share capital held	Operations
Parent company								
IGD SIIQ S.p.A.	Ravenna via agro pontino 13	Italy	309,249,261.00	EUR				Shopping center management
Subsidiaries consolidated on a line-by-line basis								
Immobiliare Larice s.r.l.	Ravenna via Villa Glori 4	Italy	75,071,221.00	EUR	100,00%	IGD SIIQ S.p.A.	100.00%	Shopping center management and services
Millennium Gallery s.r.l	Ravenna via Villa Glori 4	Italy	100,000.00	EUR	100,00%	IGD SIIQ S.p.A.	100.00%	Shopping center management
Porta Medicea s.r.l.*	Bologna via trattati comunitari europe 1957-2007	Italy	60,000,000.00	EUR	80%*	Immobiliare Larice s.r.l.	60.00%	Construction company
Win Magazin S.A.	Bucharest	Romania	113,715.30	ROL	100,00%	Immobiliare Larice s.r.l. 99,9%	100.00%	Shopping center management
						IGD SIIQ S.p.A. 0,1%		
Winmarkt management s.r.l.	Bucharest	Romania	1,001,000	ROL	100,00%	Win Magazin S.A.	100.00%	Agency and facility management services
Subsidiaries valued at cost								
Consorzio I Bricchi	Isola d'Asti loc. Molini via prato boschiero	Italy	6,000.00	EUR		IGD SIIQ S.p.A.	72.25%	Shopping center promotion and management of common areas
Consorzio Forte di Brondolo	Castenaso (Bologna) Via Villanova 29/7	Italy	67,179	EUR		IGD SIIQ S.p.A.	75.79%	Urban development consortium
Consorzio Proprietari C.C.Leonardo	Imola (Bologna) Via Amendola 129	Italy	100,000.00	EUR		IGD SIIQ S.p.A.	52.00%	Shopping center promotion and management of common areas
Associates valued at cost								
Millennium Center soc. cons. r.l.	Rovereto (Trento) via del Garda n.175	Italy	10,000.00	EUR		Millennium Gallery s.r.l	35.40%	Shopping center promotion and management of common areas
Others valued at cost								
Iniziative Bologna Nord	Caselecchio di Reno (Bologna) via Isonzo n. 67	Italy	3,000,000.00	EUR		Immobiliare Larice s.r.l.	15.00%	Real estate development

**** Consolidated at 80% due to the put & call option on a non-controlling interest of 20%***

For comments on the statement of financial position and the 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 2012 correspond to the company's records, ledgers and accounting entries.

10 May 2012

Grazia Margherita Piolanti
Financial Reporting Officer