



4Q2006 Results

Bologna

February 14, 2007

Agenda

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➤ VALUE CREATION

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FINANCIAL HIGHLIGHTS

4Q2006 Financial Highlights

IGD's 4Q06 Highlights

- Total Revenues € 61.99 mln + **342.15% q/q**

Considering only capital gain we would have obtained the following figures

- Total Revenues € 22.4 mln +**59.9 % q/q**
- EBITDA € 15.2 mln +**84.8 % q/q**
- EBIT € 32.7 mln +**19.0 % q/q**
- PBT € 29.6 mln +**11.8 % q/q**
- NFP € 337.71 mln + **€ 221.1 mln y/y**
- Shareholder Equities € 617.16 mln + **€ 90.0 mln y/y**
- Invested Capital € 954.87 mln + **€ 311.1 mln y/y**

Waiting for development for the **SIIQ** system

Implementation law expected in april 2007

VALUE CREATION

Assets management and Growth

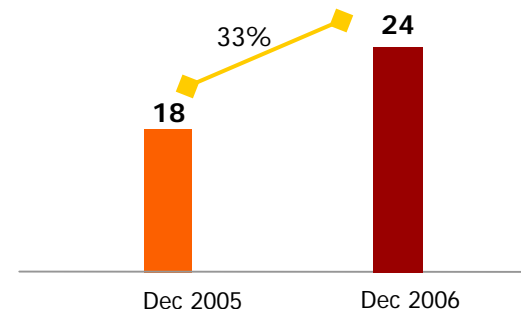
Service activity

- 6 new Shopping Centres under management

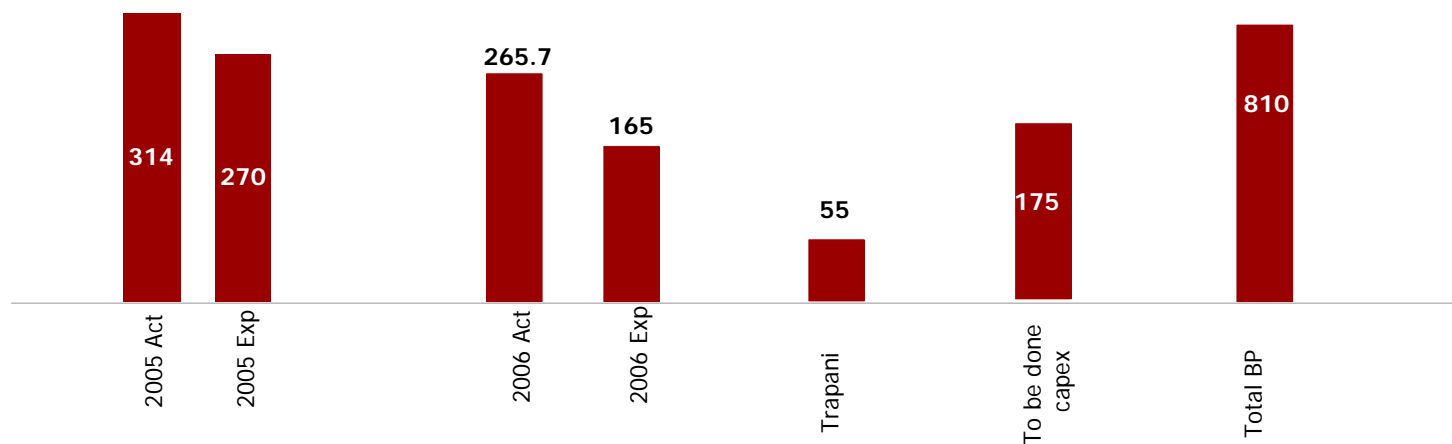
Growth strategy

- Rovereto shopping mall preliminary agreement for € 21
- RGD jv with Beni Stabili with an investment plan of € 500 mln
- Imola enlargement disposal
- Trapani shopping mall preliminary agreement for € 55

Number of Shopping Centres um



Business Plan and achieved results

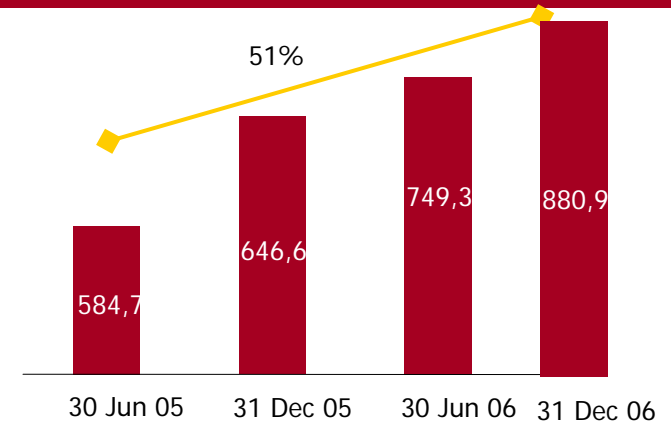


Market value and Financial Structure

Portfolio value

- increase of € 131.6 mln in the market value

Freehold properties Market Value*

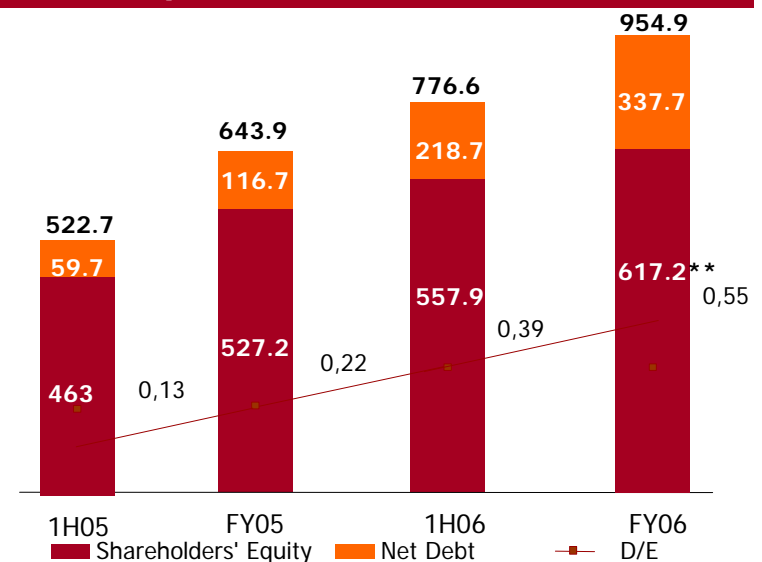


* It does not include all preliminary agreements

Financial structure

- Target D/E: 1,5
- Proactive management of Debt structure
 - Low interest rate: 3,70% fixed on the outstanding long term debt
 - Low interest rate risk: variable rates hedged by IRS on long term debt

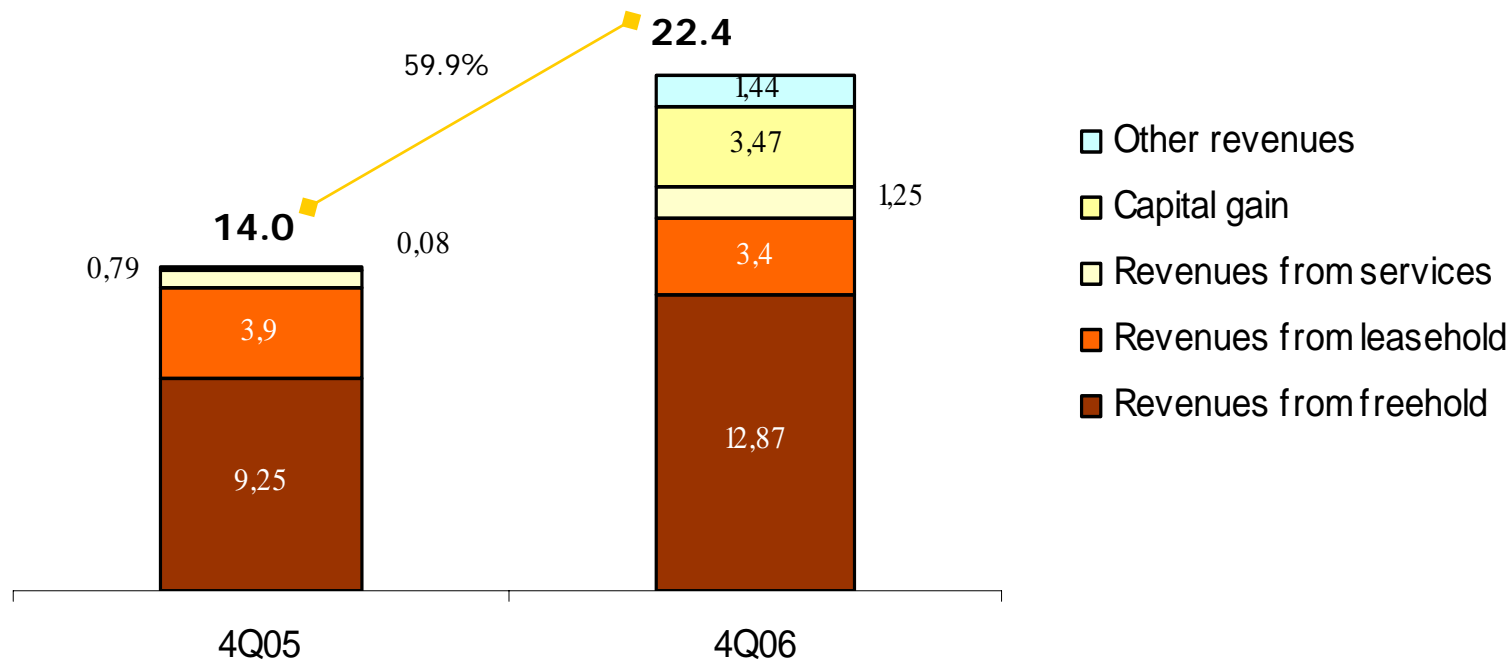
Total Capitalisation (€m)



** Shareholder Equity includes a pretax profit

4Q 2006 FINANCIALS

Revenues growth and breakdown

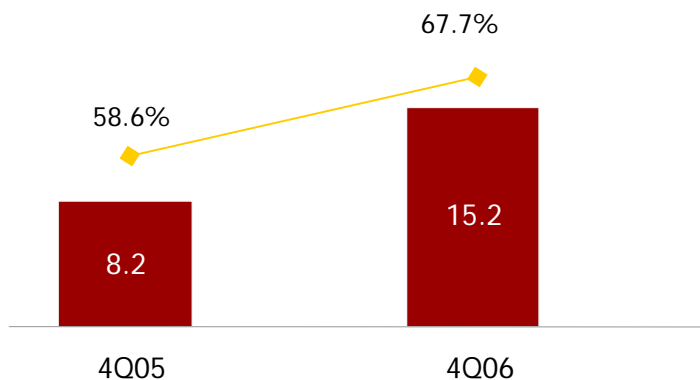


Internal riclassification

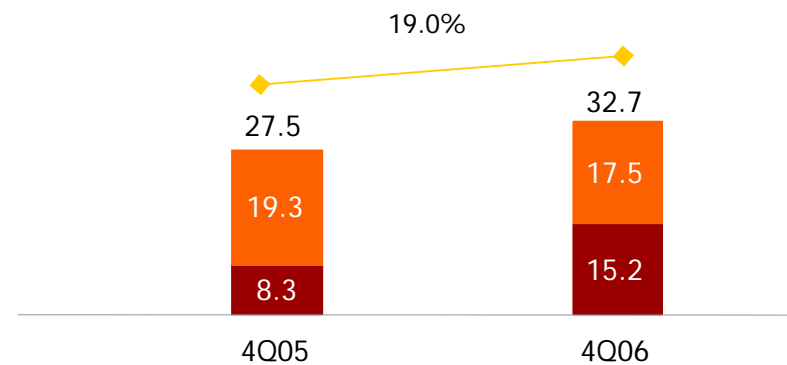
- **Revenues from property management** increased for Darsena City, Centro Sarca, Rimini Hypermarket, for the acquisition of four going concerns and for a like for like growth.
- **Revenues from leasehold** decreased for Centro Borgo and Centro Leonardo
- **Revenues from services** increased for the management of five new Malls and for the agency activity
- **Revenues from capital gains** due to Centro Leonardo disposal

EBITDA and EBIT Trend

EBITDA (€m) and EBITDA margin (%)



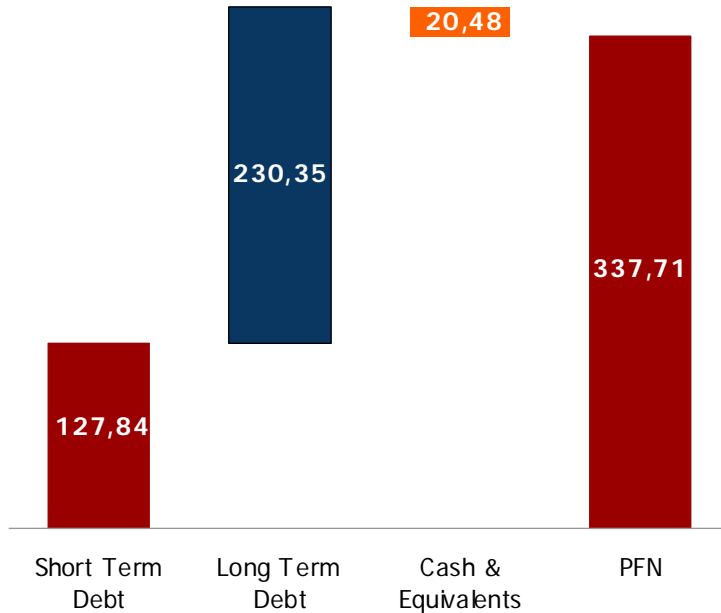
EBIT (€m)



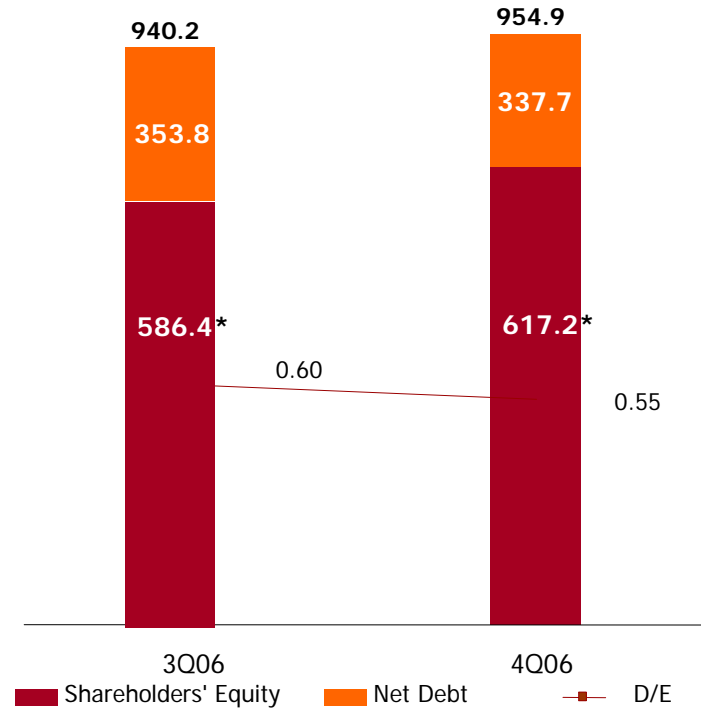
■ EBIT from operation ■ RE Fair Value change

Capital Structure

Net Debt – 31 December 2006 (€m)



Total Capitalisation (€m)



* Shareholder Equity includes a pretax profit

Interest Expense

- Long term debt is hedged with Interest Rate Swaps at a fixed average rate of 3.70% but the € 85 mln revolving debt line included in this item
- Short term debt is due to new investment financing while waiting to convert it into long term debt

NFP decrease breakdown

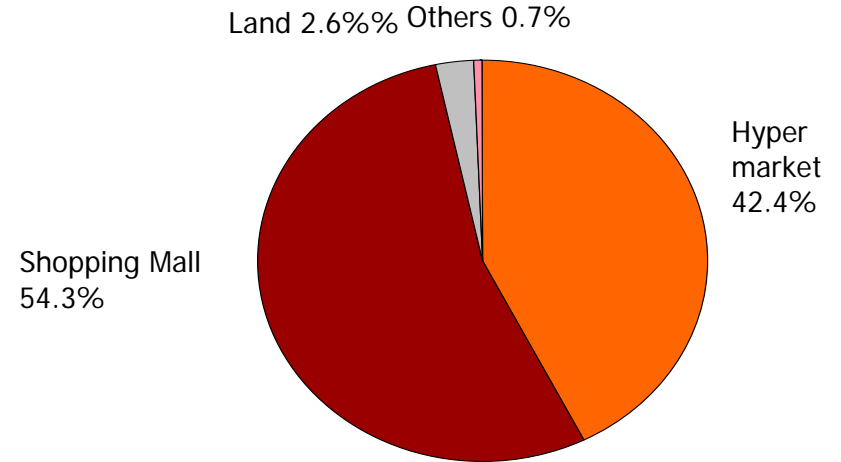
Decrease in NFP is due to:

- Centro Leonardo disposal cash in

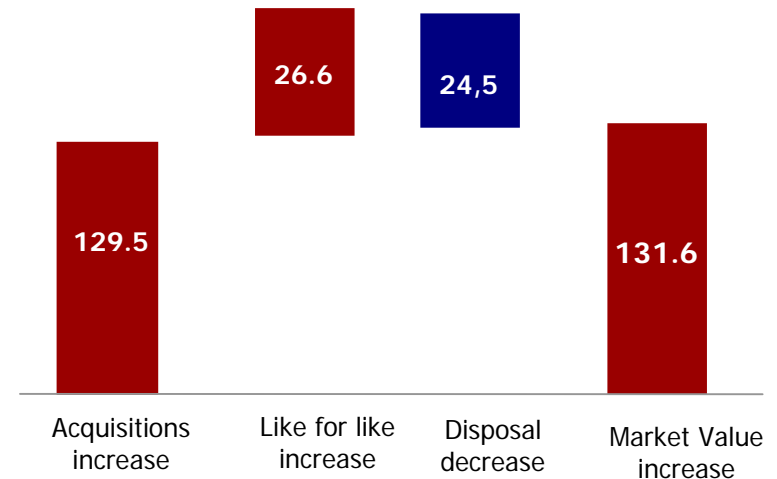
Increase in Portfolio Value

- **Market value** of IGD freehold properties is € **880.9 m** as of December 06 (CB Richard Ellis)
- 2H06 change in fair value was affected by:
 - **Exit Cap Rates decrease**
 - improvements of the existing portfolio
 - market trend
 - **Wacc decrease**
 - **Acquisition of a Centrosarca Shopping Mall**
 - **Centro Leonardo enlargement disposal**

Igd's Freehold Properties market value (€ m) breakdown



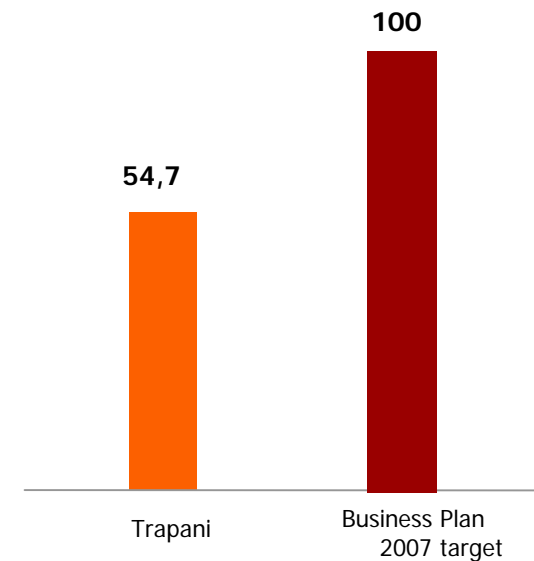
Igd's Market Value breakdown



Appendices

Trapani - Shopping Mall Acquisition

- Signed a preliminary agreement for the acquisition of the **Shopping Mall in Trapani (Sicily)**
- Total **GLA** approximately 14,409 m²
- **70 shops**, 5 medium size surface
- **Investment** of € 54.7 million



- High expectation of gross yield increase thanks to **direct management** and to the fact that in Sicily **rents are in line with the northern Italy level.**

Consolidated Balance Sheet

€ m	3Q06	4Q06
Intangible Assets	21,6	21,7
Tangible Assets	921,6	947,7
Total Assets	943,2	969,4
Inventories	29,49	0
Receivables	7,06	9,19
Other receivables	17,97	19,95
Payables	(14,6)	(13,3)
Other Payables	(2,7)	(2,2)
Net Working Capital	37,19	13,59
Long term payables	(40,2)	(28,1)
Invested Capital	940,2	954,8
<i>Funded by:</i>		
Shareholder's Equity	586,4	617,2
Cash & Cash Equivalents	29,4	20,5
ST Financial Debt	(143,1)	(127,8)
LT Financial Debt	(240,0)	(230,3)
NFP	(353,8)	(337,6)
Total Funding	940,2	954,8

Consolidate Income Statement

€ m	4Q05	4Q06	Var %4Q
Freehold rents	9,2	12,9	
Leasehold rents	3,9	3,4	
Revenues from services	0,8	1,3	
Capital gains	0,0	3,5	
Other revenues	0,1	1,4	
Total Revenues	14,0	22,4	59,9%
Direct costs	(4,4)	(5,5)	
<i>of which passive rents</i>	<i>(3,2)</i>	<i>(2,7)</i>	
SG&A	(1,4)	(1,7)	
EBITDA	8,2	15,2	84,8%
EBITDA %	58,6%	67,7%	
Depreciation	0,1	0,1	
Fair Value Change	19,2	17,52	
EBIT	27,5	32,8	19,0%
Net Financial Income/(charges)	(1,1)	(3,2)	
Profit Before Tax	26,4	29,6	11,8%