

PRESS RELEASE

IGD S.p.A.: Board of Directors examines results for the first half of 2005.

Production value at 26.1 million euros ( + 8.8%)

Gross Operating Margin at 16.6 million euros ( + 7.1%)

Operating Margin at 30.6 million euros ( + 20.0%)

Pre-tax result at 31.6 million euros ( + 36.3%)

The Board of Directors of IGD S.p.A., a company listed on the STAR segment of the Italian Stock Exchange which operates in the real estate sector of large-scale retail, met today in Bologna to review figures for the first half of the 2005 financial year, which confirmed a growth trend in keeping with projections.

Company turnover stood at approximately 26.1 million euros, up 8,8% compared to the figure of 24.0 million euros for the corresponding period last year.

The gross operating margin (EBITDA) stood at 16.6 million euros, up 7.1% over the figure of 15.5 million euros in 2004, while the operating profit (EBIT) showed a 20.0% increase, rising from 25.5 million euros to 30.6 million euros.

The company's pre-tax result amounted to 31.6 million euros, compared to 23.2 million euros in 2004.

One should also note that the financial position of the IGD Group has considerably improved, passing from -191.7 million euros as at 31 December 2004 to -59.7 million euros in the first half of 2005, an improvement of 68.9%.

During the first half of 2005, the company was very active in both the area of property management and services.

It began work on the expansion of the Centro Leonardo (Imola) shopping centre in Bologna, and it is completing the expansion of Centro Borgo (Bologna), and signed two important letters of intent for the construction of a retail park in Mondovi (Cuneo) and a shopping centre in Guidonia (Rome).

In the area of services, IGD continued to expand its activity at both its own centres and those of third parties, for a total of over 150 shops.

"The first half of this year," commented Filippo Carbonari, the Managing Director of IGD, "has confirmed the company's great dynamism and its ability to achieve the objectives laid out in its industrial plan, both from a financial and from a business standpoint."

"I'd like to emphasise once again," Carbonari continued, "that in the first half of the year, the area of services has been very active, finalising contracts for over 150 shops, as proof that the market recognises us as having expertise that is fundamental in the creation/commercialization of shopping centres."



The consolidated half-yearly statement of the IGC Group as at 30 June 2005 has been prepared in compliance with the provisions of art. 82 of the Issuers' Regulations no. 11971/1999, as amended by Consob resolution no. 14990 of 14 April 2005, and in application of IAS no. 34, concerning interim financial reporting. The IGD Group has adopted IAS/IFRS starting in the 2005 financial year, with transition on 1 January 2004.

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

**BALANCE SHEET**

	note	30-june-05 (a)	31-dec-04 (b)	30-june-04	Change (a-b)
<b>FIXED ASSETS</b>			0	0	
<b>INTANGIBLE FIXED ASSETS</b>					
- Intangible fixed assets	2)	9.444	9.999	10.554	(555)
- Goodwill	2)	2.896.391	2.896.391	1.637.266	0
		<u>2.905.835</u>	<u>2.906.390</u>	<u>1.647.820</u>	<u>(555)</u>
<b>TANGIBLE FIXED ASSETS</b>					
- Investments	3)	543.567.000	529.343.500	516.220.000	14.223.500
- Plant and machinery	4)	438.115	474.062	531.116	(35.947)
- Industrial and commercial equipment	4)	161.582	189.077	219.717	(27.495)
- Improvements on third parties assets	4)	382.085	437.027	208.731	(54.942)
- Assets under construction and advances	4)	41.655.393	12.740.358	15.888.612	28.915.035
		<u>586.204.175</u>	<u>543.184.024</u>	<u>533.068.176</u>	<u>43.020.151</u>
<b>OTHER FIXED ASSETS</b>					
- Advanced Tax	5)	3.656.088	916.558	851.756	2.739.530
- Other accounts receivables	6)	4.033.138	25.406	25.218	4.007.732
		<u>7.689.226</u>	<u>941.964</u>	<u>876.974</u>	<u>6.747.262</u>
<b>TOTAL FIXED ASSETS (A)</b>		<b>596.799.236</b>	<b>547.032.378</b>	<b>535.592.970</b>	<b>49.766.858</b>
<b>CURRENT ASSETS</b>					
Inventories	7)	7.170.258	4.479.757	4.361.285	2.690.501
Trade receivables and other assets	8)	7.201.752	12.688.493	17.885.050	(5.486.741)
Other current assets	9)	760.486	581.144	722.181	179.342
Advanced current taxes	5)	1.199.692	960.670	926.980	239.022
Financial receivables and other current financial activiti	10)	52.961.925	8.955	7.095	52.952.970
Cash and cash equivalents	11)	53.691.571	848.591	3.980.668	52.842.980
<b>TOTAL CURRENT ASSETS</b>		<b>122.985.684</b>	<b>19.567.610</b>	<b>27.883.259</b>	<b>103.418.074</b>
<b>TOTAL ASSETS (A + B+C)</b>		<b>719.784.920</b>	<b>566.599.988</b>	<b>563.476.229</b>	<b>153.184.932</b>
<b>NET EQUITY</b>					
Group net equity	12)	463.008.097	304.030.868	301.402.025	158.977.229
Minorities	12)	0	0	1.822.792	0
<b>TOTAL NET EQUITY (C)</b>		<b>463.008.097</b>	<b>304.030.868</b>	<b>303.224.817</b>	<b>158.977.229</b>
<b>NON CURRENT LIABILITIES</b>					
Non current financial liabilities	13)	134.551.767	139.408.938	146.404.379	(4.857.171)
Employees Leaving indemnity	14)	174.826	195.845	169.023	(21.019)
Liabilities for deferred taxes	5)	59.947.892	51.877.375	42.699.475	8.070.517
Provision for risks	15)	276.839	338.223	328.977	(61.384)
Other non current liabilities	16)	19.623.404	13.725.659	13.433.162	5.897.745
<b>TOTAL NON CURRENT LIABILITIES (D)</b>		<b>214.574.728</b>	<b>205.546.040</b>	<b>203.035.016</b>	<b>9.028.688</b>
<b>CURRENT LIABILITIES</b>					
Current financial liabilities	17)	31.806.711	53.146.738	50.851.106	(21.340.027)
Trade payables and other liabilities	18)	3.891.567	2.055.032	1.936.463	1.836.535
Liabilities for current tax	19)	4.190.548	205.241	0	3.985.307
Liabilities for deferred taxes	5)	995.458	0	2.432.816	995.458
Other current liabilities	20)	1.317.811	1.616.069	1.996.011	(298.258)
<b>TOTAL CURRENT LIABILITIES (E)</b>		<b>42.202.095</b>	<b>57.023.080</b>	<b>57.216.396</b>	<b>(14.820.985)</b>
<b>TOTAL LIABILITIES (F=D + E)</b>		<b>256.776.823</b>	<b>262.569.120</b>	<b>260.251.412</b>	<b>(5.792.297)</b>
<b>TOTAL NET EQUITY AND LIABILITIES (C + F)</b>		<b>719.784.920</b>	<b>566.599.988</b>	<b>563.476.229</b>	<b>153.184.932</b>

**CONSOLIDATED INCOMESTATEMENT**

	note	30-giu-05 (a)	30-giu-04 (b)	Anno 2004	Variazioni (a-b)
Revenues from sales and services	21)	25.406.393	22.993.700	48.599.689	2.412.693
Other revenues and income:	22)	682.020	993.563	2.588.536	(311.543)
<b>Total revenues</b>		<b>26.088.413</b>	<b>23.987.263</b>	<b>51.188.225</b>	<b>2.101.150</b>
Raw and ancillary materials and goods	23)	10.359.002	6.994.206	15.288.858	3.364.796
Personnel costs	24)	791.787	584.291	1.236.023	207.496
other costs	25)	1.036.219	1.061.048	2.297.316	(24.829)
Variations in inventories		2.690.501	148.390	266.862	2.542.111
<b>EBITDA</b>		<b>16.591.906</b>	<b>15.496.108</b>	<b>32.632.890</b>	<b>1.095.798</b>
Depreciation		150.219	100.113	368.097	50.106
Change in fair value	26)	14.182.108	10.105.196	16.439.556	4.076.912
<b>EBIT</b>		<b>30.623.795</b>	<b>25.501.191</b>	<b>48.704.349</b>	<b>5.122.604</b>
Finacial income	27)	5.433.079	697.987	1.907.737	4.735.092
Finacial charges	27)	4.415.735	2.986.521	8.187.818	1.429.214
<b>EBT</b>		<b>31.641.139</b>	<b>23.212.657</b>	<b>42.424.268</b>	<b>8.428.482</b>
Tax	28)	11.877.993	8.990.694	16.426.426	2.887.299
<b>NET PROFIT</b>		<b>19.763.146</b>	<b>14.221.963</b>	<b>25.997.842</b>	<b>5.541.183</b>
<i>Of which:</i>					
* Group Net Profit		19.763.146	14.082.712	25.765.307	
* Minority Net Profit		0	139.251	232.535	