

PRESS RELEASE

IGD S.p.A.: Adjusted the fair value assessment of financial operations of the consolidated half-yearly report at June 30 2005, approved on September 28 2005

The Board of Directors of IGD S.p.A., a company listed on the S.T.A.R. segment of the Italian Stock Exchange, operating in the retail real estate sector, today re-examined the consolidated half-yearly report at June 30 2005, approved on September 28 2005.

Said review proved necessary in order to adjust a material error concerning the fair value assessment of financial operations, required by the new IAS/IFRS accounting standards.

As a result of said adjustment, the consolidated income statement at June 30 2005 shows pre-tax results of 28.7 million euros (instead of 31.6 million euros), net profit of 17.7 million euros (instead of 19.7 million euros) and an increase of 3.5 million euros (instead of 5.5 million euros) compared to the consolidated economic result at June 30 2004. The group's net equity totaled 461 million euros (instead of 463 million euros), referred entirely to the parent company.

Total Revenues (26.1 million euros), EBITDA (16.6 million euros) and EBIT (30.6 million euros) remain unchanged.

The review solely concerned the consolidated half-yearly report, drafted as per the new IAS/IFRS accounting standards and therefore did not concern the IGD S.p.A. report at June 30 drafted for civil law purposes.

According to the dates already made known to the market, the nine month results will be approved by the Board of Directors on November 10 2005.

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Bologna, October 31 2005

CONSOLIDATED BALANCE SHEET

	notes	30/06/05 (a)	31/12/04 (b)	30/06/04	Difference (a-b)
NON CURRENT ASSETS:			0	0	
Intangible assets					
Intangible assets with a limited life	2)	9.444	9.999	10.554	(555)
- Goodwill	2)	2.896.391	2.896.391	1.637.266	0
		2.905.835	2.906.390	1.647.820	(555)
Tangible assets					
- Real estate 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)
- Equipment	4)	161.582	189.077	219.717	(27.495)
- Leasehold improvements	4)	382.085	437.027	208.731	(54.942)
- Assets under construction/acquisition	4)	41.655.393	12.740.358	15.888.612	28.915.035
		586.204.175	543.184.024	533.068.176	43.020.151
Other non current assets					
- Prepaid taxes	5)	3.656.088	916.558	851.756	2.739.530
- Miscellaneous receivables and other non current assets	6)	4.033.138	25.406	25.218	4.007.732
		7.689.226	941.964	876.974	6.747.262
TOTAL NON CURRENT ASSETS (A)		596.799.236	547.032.378	535.592.970	49.766.858
CURRENT ASSETS:					
Inventories	7)	7.170.258	4.479.757	4.361.285	2.690.501
Trade and other receivables	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
Current prepaid taxes	5)	1.199.692	960.670	926.980	239.022
Financial receivables and other current financial assets	10)	49.981.047	8.955	7.095	49.972.092
Cash and cash equivalents	11)	53.691.571	848.591	3.980.668	52.842.980
TOTAL CURRENT ASSETS (B)		120.004.806	19.567.610	27.883.259	100.437.196
TOTAL ASSETS (A+B+C)		716.804.042	566.599.988	563.476.229	150.204.054
NET EQUITY:					
parent company interest	12)	461.010.909	304.030.868	301.402.025	156.980.041
minority interest	12)	0	0	1.822.792	0
TOTAL NET EQUITY (C)		461.010.909	304.030.868	303.224.817	156.980.041
NON CURRENT LIABILITIES:					
Non current financial liabilities	13)	134.551.767	139.408.938	146.404.379	(4.857.171)
Severance indemnity	14)	174.826	195.845	169.023	(21.019)
Deferred taxes	5)	59.947.892	51.877.375	42.699.475	8.070.517
Provisions for risks and charges	15)	276.839	338.223	328.977	(61.384)
Miscellaneous payables and other non current liabilities	16)	19.623.404	13.725.659	13.433.162	5.897.745
TOTAL NON CURRENT LIABILITIES (D)		214.574.728	205.546.040	203.035.016	9.028.688
CURRENT LIABILITIES:					
Current financial liabilities	17)	31.806.711	53.146.738	50.851.106	(21.340.027)
Trade and other payables	18)	3.891.567	2.055.032	1.936.463	1.836.535
Current liabilities	19)	4.190.548	205.241	0	3.985.307
Deferred taxes	5)	11.768	0	2.432.816	11.768
Other current liabilities	20)	1.317.811	1.616.069	1.996.011	(298.258)
TOTAL CURRENT LIABILITIES (E)		41.218.405	57.023.080	57.216.396	(15.804.675)
TOTAL LIABILITIES (F=D + E)		255.793.133	262.569.120	260.251.412	(6.775.987)
TOTAL NET EQUITY AND LIABILITIES (C+F)		716.804.042	566.599.988	563.476.229	150.204.054

CONSOLIDATED PROFIT & LOSS

	notes	30/06/05 (a)	30/06/04 (b)	Year 2004	Difference (a-b)
Revenues	21)	25.406.393	22.993.700	48.599.689	2.412.693
Other income	22)	682.020	993.563	2.588.536	(311.543)
Total revenues and operating income		26.088.413	23.987.263	51.188.225	2.101.150
Purchase of materials and outside services	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 operating costs	25)	1.036.219	1.061.048	2.297.316	(24.829)
Changes in inventories		2.690.501	148.390	266.862	2.542.111
OPERATING RESULT BEFORE INTEREST, TAXES, DEPRECIATION, AMORTISATION, CAPITAL GAINS/LOSSES AND WRITEDOWNS/REVERSALS ON NON-CURRENT ASSETS		16.591.906	15.496.108	32.632.890	1.095.798
Amortisation and depreciation		150.219	100.113	368.097	50.106
Fair value change	26)	14.182.108	10.105.196	16.439.556	4.076.912
OPERATING RESULT (EBIT)		30.623.795	25.501.191	48.704.349	5.122.604
Financial income	27)	2.452.201	697.987	1.907.737	1.754.214
Financial charges	27)	4.415.735	2.986.521	8.187.818	1.429.214
PRE-TAX RESULT		28.660.261	23.212.657	42.424.268	5.447.604
Income taxes for the period	28)	10.894.303	8.990.694	16.426.426	1.903.609
PROFIT FOR THE PERIOD		17.765.958	14.221.963	25.997.842	3.543.995
<i>Attributable to:</i>					
* Parent company profit for the period		17.765.958	14.082.712	25.765.307	
* Profit for minority interest for the period		0	139.251	232.535	
<i>Profit per share:</i>					
- base for profit for the year	29)	0,07	0,05	0,00	
- diluted for profit for the year	29)	0,07	0,05	0,00	