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These statements include financial projections and estimates and their underlying assumptions, statements regarding plans, objectives and expectations with respect to future operations, products and services, and statements regarding plans, performance.

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3 Results 2010

In a still very critical 2010 economic context, IGD Group obtained extremely positive results in line with the targets of the 2009-2013 BP:

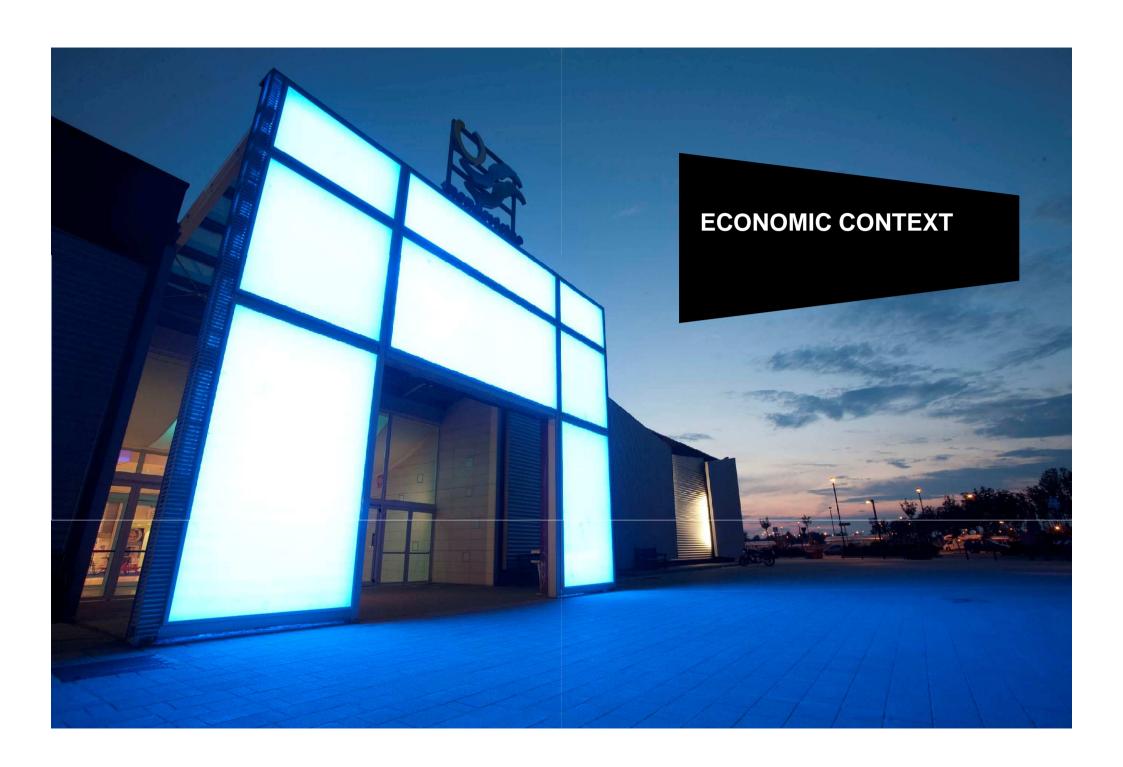
PROFITABILITY AND CASH FLOW	 Best ever results: Ebitda: 82.32 € mn (Ebitda margin: 71 %, an increase of 3.1 percentage points) FFO: 43 € mn
DIVIDENDS	• At a historical maximum: 0.075 € per share
INVESTMENTS	 2 new Shopping Centers opened (Palermo and Conegliano) for an investment of 126 € mn Pipeline confirmed for the next few years
DISPOSALS	 Execution of turn over strategy: disposal of 50% stake in RGD, jv with Beni Stabili: 59.2 € mn cash in Disposal of 20% stake in Porta Medicea: 13.1 € mn cash in + 1.2 € mn capital gain
FINANCIAL STRUCTURE	 Net Debt less than previous year: 1,017 € mn Increase in Shareholders' equity from 747.53 € mn to 773.45 € mn Cost of debt amongst the lowest in the sector: 3.53%



4 Highlights

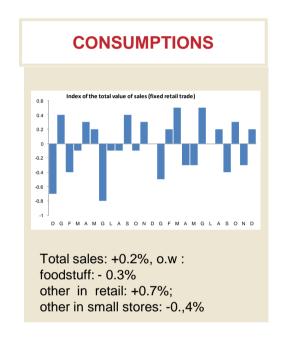
VS. 2009

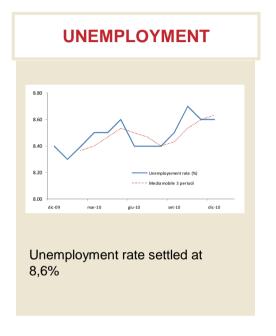
Revenues 115.99 € mn	+ 2.8 %
EBITDA 82.32 € mn	+ 7.6%
Net Profit 29.34 € mn	+ 43.8%
FFO 43 € mn	+ 9.1%
IGD Portfolio Mkt Value at year end	7 1,803.8 € mn
NNAV per share	2.55 €
Dividend per share 0.075 €	+ 50 %



6 The Italian economic context (1/2)

GDP 3.7 GDPTREND (CHANGE IN%) 1.8 1.5 2.0 1.5 1.3 2.00 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 After the dramatic fall of the GDP in 2009, it became positive again in 2010: +1.3%









Outlook

The Italian macroeconomic context is still unsteady, even though it is slowly improving The consumptions in 2010 were still weak (+0.2% compared to 2009), both the unemployment level and the reduced purchasing ability of families weighed heavily on this figure; the trend is expected to improve slightly in 2011 but we will have to wait until 2012 to witness an out and out recovery.



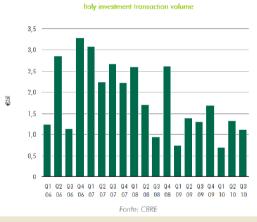
7 The Italian economic context (2/2)

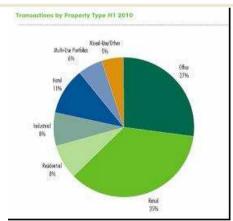
In 2010 the Italian Real Estate investment market remained at the same level as 2009, but lower than the previous years; however the feeling seems to have improved and the investors are once again focused on prime market.

The retail sector is the most active of the sectors with the highest number of transactions











Outlook

The interest of International investors in the Italian Market is increasing, but large developments are not foreseen due to the still unsteady context, an increased competition and, for some operators, the problem to obtain financial resources at favourable costs. The trend is to focus on core deals and existing shopping centers.

Source: CBRE

IGD's strategy is, therefore, coherent with the context focusing on existing portfolios (refurbishment and extensions) and on the acquisition of already existing shopping centers, also located in the high street.



The business model in Italy

Shopping centers with a STRONG FOOD ANCHOR

The presence of COOP which is completely integrated in the territory guarantees a high and steady level of footfalls

MEDIUM SIZED AND EASILY
REACHABLE SHOPPING CENTERS

In line with the geographical structure of Italy which is characterized by a lot of medium sized provinces

Present in THE WHOLE OF ITALY

Present from North to South in 11 Regions out of 20. The regions being the most highly populated (79% of the italian population) and with the highest income per head

DIRECT MANAGEMENT OF CENTERS
BOTH IGD OWNED AND THIRD PARTY
OWNED

A carefully selected merchandisin mix, marketing adapted to each context and various customer related services

At the end of 2010 there were 15 third party centers managed by IGD



9 Resilience of our Shopping Centers

TENANT SALES AND FOOTFALLS IN ITALIAN SHOPPING MALLS

F001	FOOTFALLS		T SALES
Total trend	LFL	Total trend	LFL
11.5%	0.6 %	13.5%	1.6%
60,135,000			

Thanks to a good merchandisng mix and careful attention paid to our tenants, the year ended for shopping malls with a growth, both in terms of footfalls and tenant sales

ROMANIA

footfalls LFL malls: - 2% average monthly foofalls about 2.7 milioni

STRONG FOOD ANCHOR, the year ended for the COOP with better results compared to the Market average

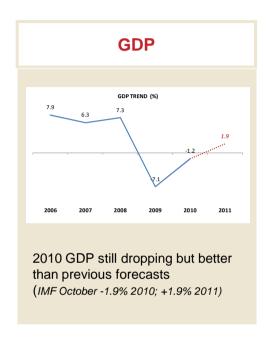
FOOD ANCHOR SALES IN ITALY

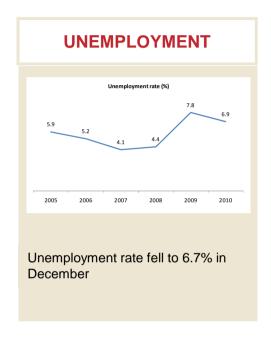
	CO	ф	MAF	RKET	Adriatica
	Total trend	LFL	Total trend	LFL	LFL
supermarket + hypermarket	1.6%	-0.6%	-0.1%	-1.6%	+ 1.6%
hypermarket	2.4%	-0.6%	0.1%	-2.6%	+1.5%
supermarket	0.9%	-0.6%	-0.2%	-1.2%	+ 1.6%

Source: COOP elaboration on IRI Infoscan



10 The economic context in Romania(1/2)











Outlook

The Romanian macroeconomic context is still problematic and it is full of uncertainties and instability. Retail sales were also negative in 2010 (- 5.3%) but the market has by now adjusted to the crisis and in the last few months several indications of economic recovery for 2011 have been seen.

Source: BNR



11 The economic context in Romania (2/2)

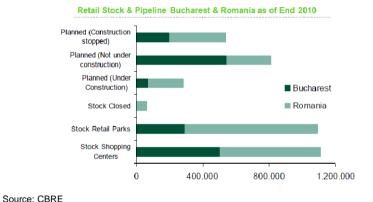
Real Estate market

Only a limited number of expected projects are actually under construction, mainly in the Bucarest area. In the last few months several indications of renewed investors interest and pre-letting activity have been seen

Retailers

During 2010 several international chain stores opened their first stores in Romania and further openings of other important international operators are forecasted for 2011

Stock and pipeline









Attractiveness of our portfolio

Winmarkt has continued to be a reference point for city center purchases

- Limited competition
- Business strategy based on the characterization of our portfolio with the inclusion of international brands, food anchors and renewed merchandising mix





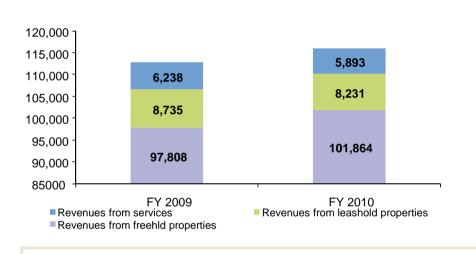
13 Reclassified Income Statement

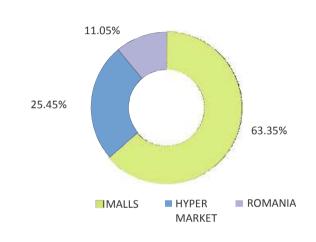
€000	FY2009	FY2010	Δ	%
Revenues from freehold properties	97,808	101,864	4,056	4.15%
Revenues from leashold properties	8,735	8,231	(504)	(5.77%
Revenues from services	6,238	5,893	(345)	(5.52%
Total revenues	112,781	115,988	3,207	2.84%
Other revenues	6,874	6,453	(421)	(6.13%
Total revenues + other operating incomes	119,655	122,441	2,786	2.33%
Constructions	226	280	54	24.02%
Other costs	(6,874)	(6,453)	421	(6.13%
Direct costs	(23,680)	(20,429)	3,251	(13.73%
Personnel expenses	(3,156)	(3,368)	(212)	6.71%
Gross Margin	86,171	92,471	6,300	7.31%
G&A expenses	(4,220)	(4,922)	(702)	16.64%
Headquarter personnel costs	(5,418)	(5,232)	186	(3.43%
EBITDA	76,533	82,317	5,784	7.56%
Ebitda Marg	in 67.9%	71.0%		
Depreciation & provisions	(1,059)	(1,463)		
Devaluation and change in FV	(18,174)	(12,588)		
EBIT	57,299	68,266	10,967	19.14%
Financial income	2,693	2,675	(18)	(0.68%
Fnancial charges	(37,362)	(38,019)	(657)	1.76%
Net Financial Income	(34,669)	(35,344)	(675)	1.95%
Inome from equity investments	0	(1,140)	(1,140)	n.a
Pre-tax income	22,630	31,782	9,152	40.44%
Inome tax for the period	(2,222)	(2,510)	(288)	12.98%
Tax rat	e 9.8%	7.9%		
NET PROFIT	20,408	29,272	8,864	43.43%
(profit)/losses related to third		68	68	n.a
NET GROUP PROFIT	20,408	29,340	8,932	43.77%



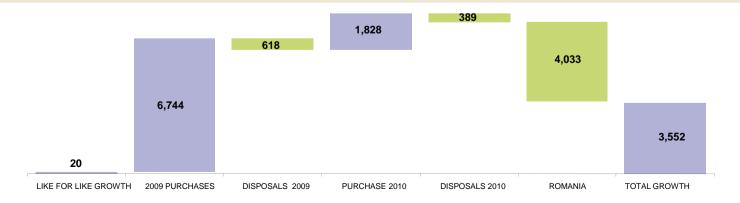
14 Total revenues: + 2.8%

TOTAL REVENUES (€/000) BREAKDOWN BY TYPE OF REVENUES





RENTS GROWTH (€/000)





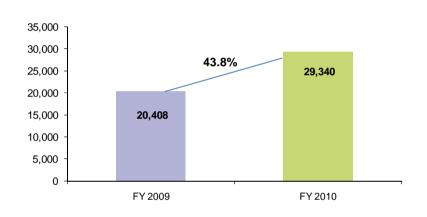
15 Ebitda + 7.6% and Ebitda margin 71%

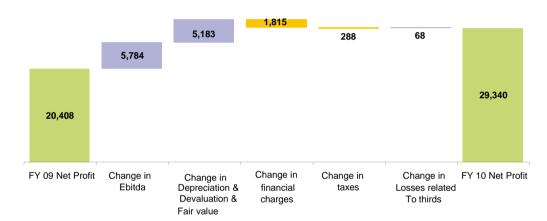


Net Profit: + 43.8%

NET PROFIT (€ 000)

NET PROFIT EVOLUTION (€ 000)





THE NET PROFIT GROWTH EQUAL TO 29.34 €MN COMPARED TO 2009 REFLECTS:

A substantial impovement of 'Ebitda (+7.6% vs 2009) Steady Fair value of our Potfolio

A lower tax impact: tax rate equal to 7.9%



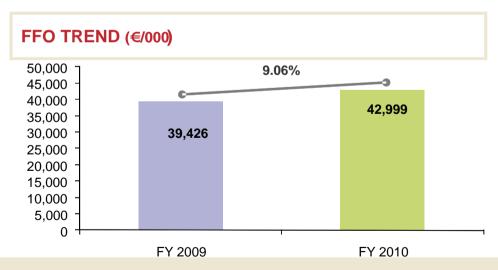


A slight increase in financial charges due to a higher average net debt during the year A negative value due to the removal from the balance sheet of the RGD Stake



17 Funds From Operations

FFO (€/000)	FY09	FY10	Δ	Δ%
Pre-tax profit	22,630	31,782	9,152	40.44%
Depreciation & other provisions	1,059	1,463	404	38.14%
Devaluations	4,450	3,842	-608	-13.66%
Change in FV	13,725	8,746	-4,979	-36.28%
Income tax for the period	-2,438	-2,834	-396	16.24%
FFO	39,426	42,999	3,573	9.06%



Substantial and on going growth over time



18 6 openings in 2009-2010

IGD is one of the leaders in the Italian retail sector. In the last 2 years we have opened:

Tiburtino Shopping Center - Guidonia



Opened in April 2009

Katanè Shopping Center - Catania



Opened in May 2009

Le Maioliche Shopping Center – Faenza



Opened in June 2009

I Bricchi Shopping Center – Asti



Opened in December 2009

La Torre Shopping Center – Palemo



Opened in November 2010

Coné Shopping Center – Conegliano



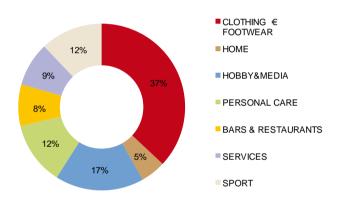
Opened in November 2010



19 Tenants/contracts Italy (1/2)

Quality and a good tenant mix are the key to guarantee a high occupancy rate and to maintain the attractiveness of our shopping centers

MERCHANDISING MIX ITALIAN SHOPPING MALL



TOP 10 TENANTS IN OUR MALLS	WEIGHT
MIROGLIO (Motivi, Fiorella Rubino, Oltre)	3.8%
PIAZZA ITALIA	3.4%
COMPAR (Beta)	2.1%
CALZEDONIA	1.6%
DECATHLON	1.6%
SCARPE & SCARPE SPA	1.4%
H&M	1.4%
SGM (EXPERT) electronic	1.4%
CAMST	1.4%
BBC - OBI	1.3%
TOTAL	19.40%

INTERNATIONAL AND PREMIUM BRANDS GAIN WEIGHT IN OUR PORTFOLIO

















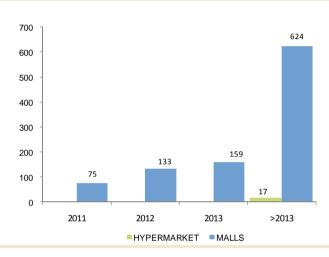


TOTAL CONTRACTS	
malls	1,126
hypermarkets	17
Total	1,143

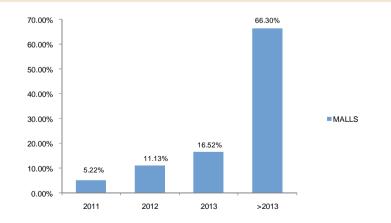


20 Tenants/contracts in Italy (2/2)

EXPIRY DATE OF CONTRACT HYPERMAKET AND MALLS (no. of contracts)



EXPIRY DATE OF CONTRACT MALL (% OF VALUE)



In 2010 **80** new contracts were signed and a further **42** were renewed on expiry Upside: **+ 1.8%**

All the **Hypermarket contracts** have an expiry date beyond 2013; automatic renewal is expected on the first expiry date

Average duration of Hypermarket contracts **18 years**

66.30% of mall rents expire beyond 2013



Igd spaces to be lived in



CREATE A BOND BETWEEN THE COMPANY AND THE SHOPPING CENTERS IN ORDER TO REACH A COMMON IDENTITY

NEW COMMON APPROACH TO MARKETING

An internal department has been created to optimize the marketing plans of the shopping centers

GOALS

- CREATE A COMMON IDENTITY maintining individual characteristics
- Sharing of Best Practices
- Cost reduction
- Footfalls increase

"NEW" EVENTS FOR IGD



Give precedence to social/cultural and sports events and to those paying particular attention to local characteristics (Libera Terra, Virtus Team Basketball, New talents, Ecologicamente.....)

Upcoming events: tasting of local products in our shopping malls, 150° Unità d'Italia exhibition....

INCREASE IN SERVICES OFFERED TO CUSTOMERS

Baby parking, wi-fi connections, entertainments, dentist and medical surgeries

Baby parking in Centro Sarca Shopping center





Dentist sugery in Centro Sarca Shopping center



22 Focus on Romania (1/2)

IMPROVEMENT IN OPERATIONAL EFFICIENCY



EBITDA MARGIN INCREASE: FROM 74.9% IN 2009 TO **79.0% IN 2010**

- Efficiency in recurrent costs by means of:
 - ✓ Cuts in consultancy fees and generally in direct costs
 - ✓ Functional and organizational adjustment of the structure (property and sales/contract functions) with unchanged costs

COMMERCIAL STRATEGY



REDUCED VACANCY: FROM 23% OF 1H2010 TO 17% AT 2010 YEAR END

- Commercial policy based on stepped rent and temporary discounts in order to offer financial support to our tenants
- Project completion of supermarket openings (agreements with Carrefour and Minimax)
- Introduction of catering services and international brands (KFC, Adidas, ecc.)
- Attention paid to tenants sustainability: renegotiations of contracts, sole electricity and telephone supplier, energetic remote control

NEW BRANDS INTRODUCED IN OUR PORTFOLIO IN 2009 AND IN 2010













Total CONTRACTS 692

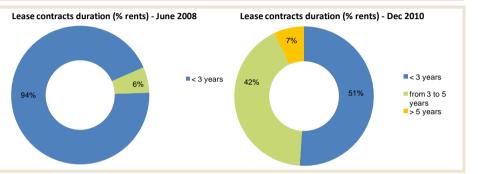


23 Focus on Romania (2/2)

PORTFOLIO CONSOLIDATION ACTION

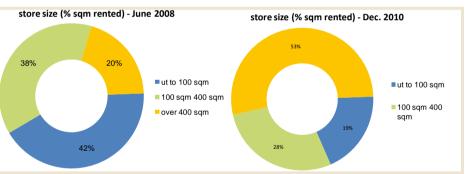


Lengthening of average duration of contract



7

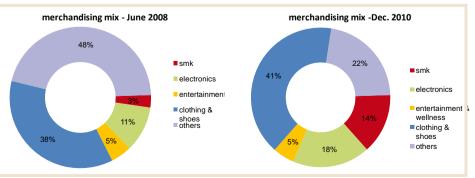
Increase in average size of shops



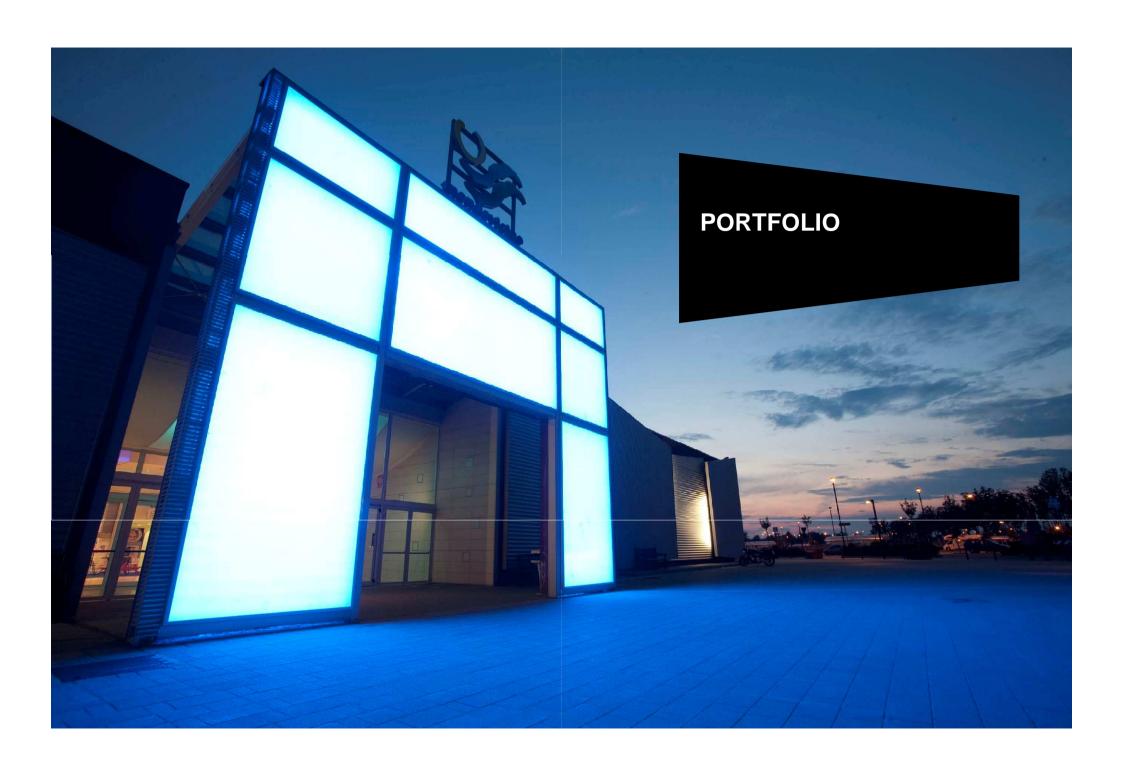
7

Project completion of supermarket opening (agreements with Carrefour and Minimax)

Increase in eye catching surfaces (electronics and foodstuff)







25 Italian Portfolio

46 PROPERTIES IN 11 ITALIAN REGIONS

Emilia Romagna:

5 shopping malls 8 hypermarkets - super, 1 land, 3 other

Piemonte: 2 shopping malls + 1 retail park

Lombardia: 2 shopping malls

Trentino-Alto Adige: 1 shopping mall

Veneto: 1 land, 1 shopping mall + 1 retail park

Marche: 1 shopping mall, 3 hypermarkets, 1 land, 3 other

Abruzzo: 1 shopping mall 1 hypermarket

Campania: 1 shopping mall, 1 hypermarket

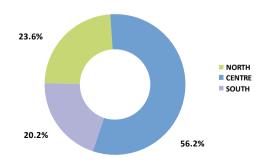
Lazio: 2 shopping malls, 2 hypermarkets

Toscana: 1 shopping mall, 1 hypermarket ,1 building for

trading

Sicilia: 2 shopping malls 1 hypermarket

BREAKDOWN BY GEOGRAPHIC AREA IN ITALY



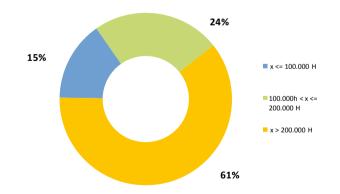


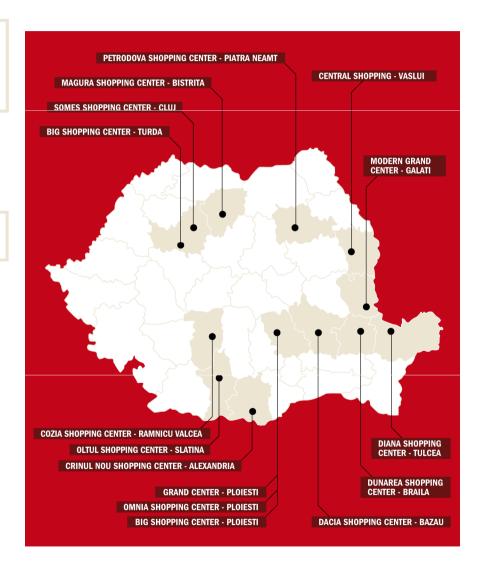


26 Winmarkt's Portfolio

15 SHOPPING MALLS + 1 OFFICE BUILDING
IN 13 MEDIUM SIZE CITIES
NO PROPERTIES IN BUCAREST

GEOGRAPHICAL DISTRIBUTION OF ROMANIAN PORTFOLIO







27 Portfolio characteristic

€ mn	MKT VALUE 31/12/2009	MKT VALUE 31/12/2010
LFL Italian portfolio	1,350.50	1,354.03
Asset generating revenues from 2010	\	132.50
Asset for trading + plot of lands	113.29	115.48
RGD (stake sold 15 Dec. 2010)	73.47	21.87*
Winmarkt portfolio Romania	187.60	180.10
TOTAL PORTFOLIO	1,724.86	1,803.98

^{*} At 31/12/2010 Darsena shopping center is co-owned by Beni Stabili at 50%

€mn	HYPEMARKET	ITALIAN SHOPPING MALL	ROMANIAN SHOPPING MALL
Occupancy rates	100%	95.59%*	83%
Market value at 31 Dec. 2010 € mn	470.9	1,035.1	175.9
Compound average yield	6.41%	6.55%	8.65%

^{*} Occupancy without ASTI equal to 98.97%



28 Market value evolution

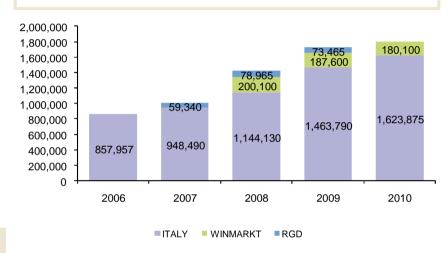
Mkt value of IGD Portfolio as at 31/12/2010 is equal to 1,803.98 € mn
IGD is LEADER in Italy in terms of value
1,623.88 € mn

During 2010 IGD Group enhanced its portfolio "La Torre" Shopping Center, "Coné" Shopping Center with its annexed Retail Park and with 2 divisions of the "Milllennium" Shopping Center already owned by IGD

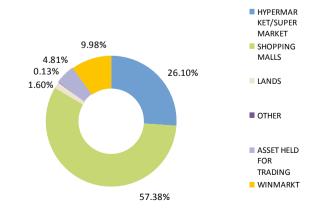
TALIAN PORTFOLIO
LFL change in Hypemarkets: + 1,28 %
LFL change in SHOPPING MALLS AND RETAIL
PARK: - 0,1%
(a further reduction determined by the decrease in Fv
of the Darsena shopping mall which in 2009 was
classified among RGDs properties)

ROMANIAN PORTFOLIO
LFL change SHOPPING MALL: - 4%
LFL change OFFICE: + 2.4%

PORTFOLIO MARKET VALUE (€ 000)



BREAKDOWN BY TYPE OF THE PORTFOLIO MARKET VALUE

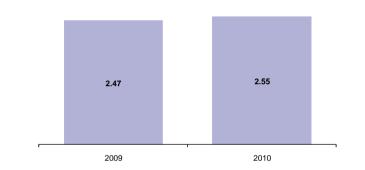




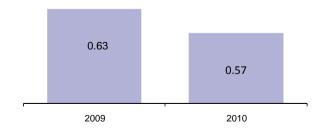
29 NAV

NNAV		FY09	FY10
Freehold assets market value	а	1,724.86	1,803.98
Freehold assets book value	b	1,726.02	1,804.01
Potential capital gain/loss	c=a-b	(1.17)	(0.03)
Shareholders' equity Treasury shares (incl. Commissions) Adjusted Shareholders' equity	h	747.53 22.25 769.79	
Present stock price	d	1.56	1.46
Potential gain (loss) on treasury		(F 00)	(0.40)
shares	e=c+d	(5.02)	(6.12)
shares NAV	e=c+d f=e+h	763.60	, ,
			, ,
NAV	f=e+h	763.60	789.56
N. outstanding shares	f=e+h	763.60 309.25	789.56 309.25
NAV N. outstanding shares NAV per share	f=e+h	763.60 309.25 2.47	789.56 309.25 2.55 27.7%
NAV N. outstanding shares NAV per share tax rate on asset gain	f=e+h g f/g	763.60 309.25 2.47 27.9%	789.56 309.25 2.55 27.7% (6.14)



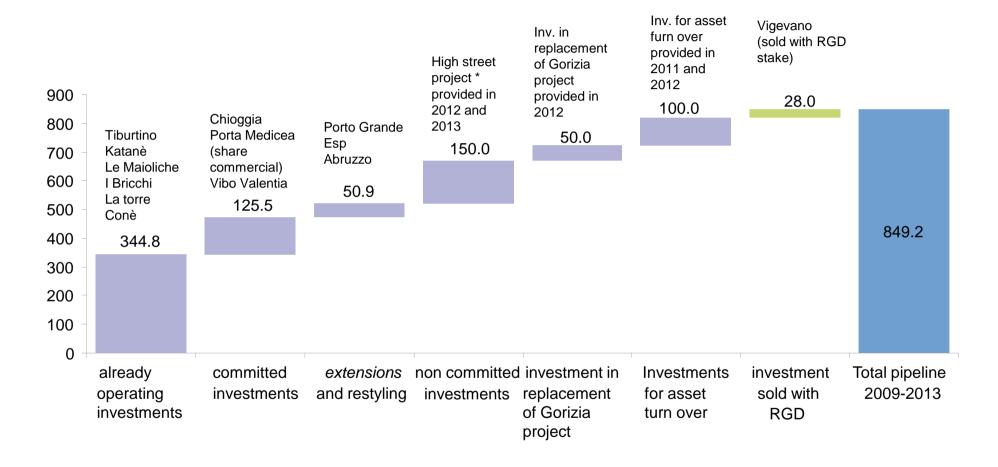








30 Pipeline





^{*} High street Project: some deals are being considered

31 Restylings/extensions in Italy

ENHANCEMENT FOR EXISTING PORTFOLIO BY MEANS OF

Captivating and pleasant facade and interior restyling which gives our portfolio a common identity and makes the shopping center an ideal meeting place

A great deal of attention placed on the lighting system so as to create a perfect atmosphere

Restyling Le Porte di Napoli Shopping Center







Sharp focus on **SUSTAINIBILITY**

Energy efficiency both with the regard to the material used and the electrical system in our shopping centers **Solar panel** systems already present in 3 hypermarkets, with 4 other systems on the drawing board



32 Refurbishment in Romania

REFURBISHMENT OF OUR PORTFOLIO TO INCREASE EFFICIENCY

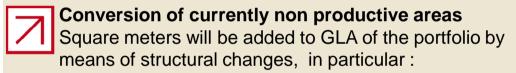


Adaptation of high floors or non prestigious surfaces

· Cluj: fitness area

• Plojesti: wellness area

Galati: cafe/cinema and new entertainment area



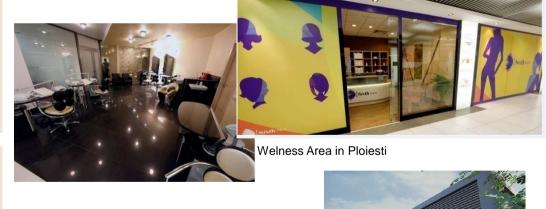
- Alexandria, Bistrita e Cluj for a total of 420 sqm in 2010
- Ploiesti Big and Tulcea for a total of 480 sqm in 2011



Refurbishment to maintain attractiveness:

- Introduction of escalators (2010 in Galati, 2011 in Buzau and Ramnicu)
- Renovation facade in Cluj
- Enlargement of over head tunnel between Omnia and Grand Center in Ploiesti

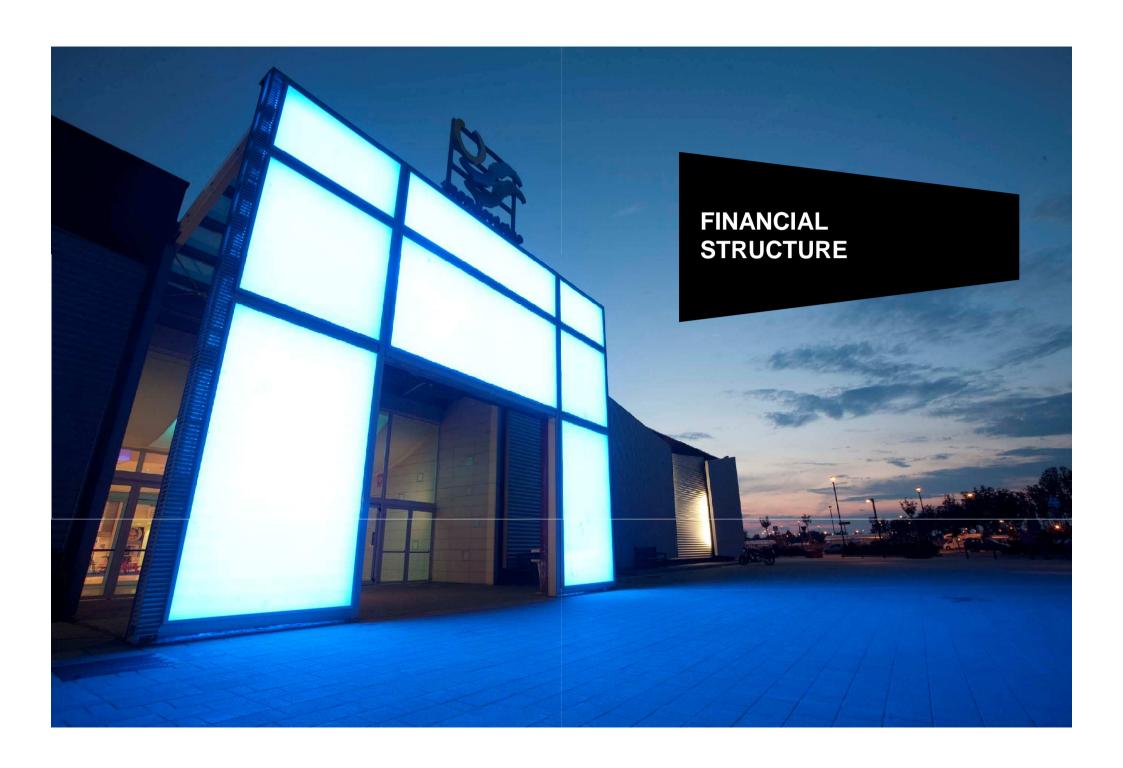




New facade of Cluii



Old facade of Cluji



34 Financial Highlights

GEARING	1.37	1.31
LOAN TO VALUE	56.88%	56.38%
COST OF DEBT	3.53%	3.53%
INTEREST COVER RATIO	2.21	2.33
AVERAGE LENGTH OF LONG TERM DEBT	12 anni	12 anni
BALANCE CAPITAL STRUCTURE (LT debt +Bond)	81.10%	84%
HEDGING ON LONG TERM DEBT + BOND	66.61%	74.13%
HEDGING ON LONG TERM DEBT	57.78%	65.97%
BANKING CONFIDENCE	327,50 € mn	293.10 € mn
BANKING CONFIDENCE AVAILABLE	178.08 € mn	173.58 € mn
ASSETS AVAILABLE TO GUARANTEE NEW MORTGAGES	322.9 € mn	315 € mn

31/12/2009

31/12/2010



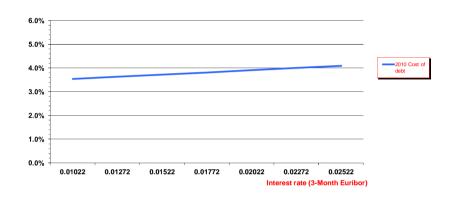
35 Financial structure



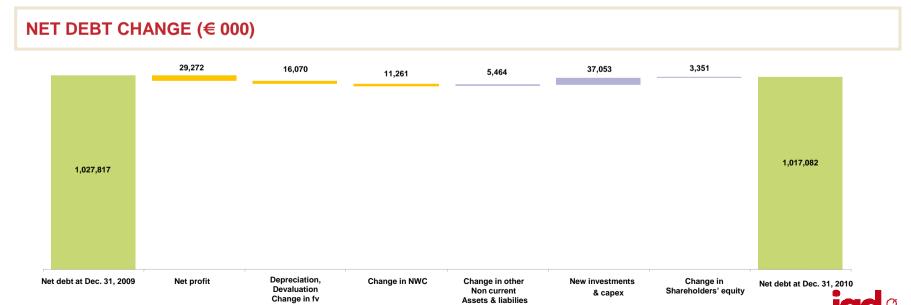


36 Net Debt

SENSITIVITY



- ☐ Limited exposure to interest rate increases
- During 2010 our hedging activity intesified (about 116.6 € mn hedged at an average rate calculated on hedged stock equal to 2.64%)

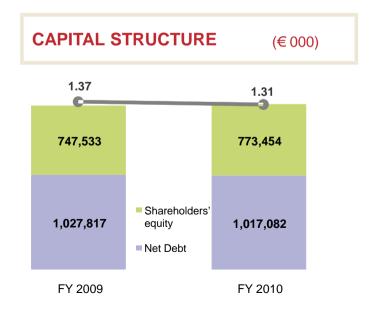


37

Reclassified Balance Sheet and Gearing ratio

SOURCES/USE OF FUNDS (€ 000)	FY09	FY10
Fixed assets	1,760,342	1,782,089
NWC	96,500	85,239
Oher long term liabilities	-81,492	-76,792
TOTAL USE OF FUNDS	1,775,350	1,790,536
Net debt	1,027,817	1,017,082
Shareholders- equity	747,533	773,454
TOTAL SOURCES	1,775,350	1,790,536

Δ	Δ%
21,747	1.24%
-11,261	-11.67%
4,700	-5.77%
15,186	0.86%
-10,735	-1.04%
25,921	3.47%
15,186	0.86%



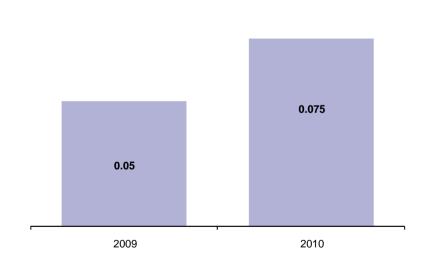


38 Dividend

Thanks to the good results reached in 2010, the IGD BoD will ask AGM of 20th of April 2010 to approve the distribution of a:



dividend of 0.075 € per share



Which represents:

An increase of 50% (0.015€) compared to the dividend per share in 2009 of 0.050€

A payout of 85 % net distributable profit of IGD SIIQ SpA

A dividend **yield of 5.2%**, on the basis of the year end share price of 1.457 €



39 Final remarks

QUICK REACTION TO THE CRISIS	7	Ability to adjust to the modified macroeconomic context with subsequent impovement in operational efficiency
FOCUS ON PROFITABILITY	7	Great deal attention paid to main income drives so that they increase and improve over time
CONFIRMED STRATEGY	7	The positive results in 2009 and in 2010 confim the value of our strategy defined in the 2009-2013 BP Review: part of the disposals and turn over investments have already been carried out
DIVIDEND POLICY	7	IGD commitment for a steady and sustained dividend growth
BALANCED FINANCIAL STRUCTURE	7	Balanced financial structure for long term management
A GREAT DEAL OF ATTENTION ON SUSTAINABILITY	7	The analysis carried out to create our 1st Sustainability Report highlights that some of the management tools are already present; on the other hand it will stimulate us to strive for more challenging goals



40 Coming soon.....

We are working on our
FIRST SUSTAINABILITY REPORT
to be presented, together with FY2010 Reports, to AGM of
April 20, 2011
and in a presentation event to our key Stakeholders, with a
workshop with leading people of the sector, on
May 4, 2011



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