

PRESS RELEASE

IGD SIIQ SPA: THE BOARD OF DIRECTORS APPROVES THE DRAFT SEPARATE AND CONSOLIDATED FINANCIAL STATEMENTS AT 31 DECEMBER 2011

Growth of all the key consolidated indicators continues in 2011 (vs. 2010), despite what continues to be a critical economic environment:

- Total revenue: €124.7 million (an increase of 7.3% with respect to the €116.2 million posted at 31 December 2010)
- Core business EBITDA: €88.1 million (an increase of 6.8% with respect to the €82.5 million reported at 31 December 2010)
- Core business EBITDA MARGIN: 71.7% (an improvement of 0.7 percentage points with respect to the 71% recorded at 31 December 2010)
- The Group's portion of net profit: €30.1 million (an increase of 2.4% with respect to the €29.3 million posted at 31 December 2010)
- Funds From Operations (FFO): €43.3 million (a rise of 0.6% with respect to the 43 million reported at 31 December 2010)

With regard to the financial indicators:

- Net financial debt: €1,129 million (an increase with respect to the €1,017.1 million recorded at 31 December 2010)
- Market Value of the freehold real estate portfolio: €1,924.6 million (an increase with respect to the €1,804 million reported at 31 December 2010)
- Dividend of €0.08 per share proposed (an increase of 6.7% with respect to the €0.075 per share paid in 2010), with shares going ex-div on 21 May 2012 and payable as of 24 May 2012

Other resolutions:

- Annual General Meeting called in ordinary and extraordinary session on 19 April 2012 at 10:00 am CET at the Company's Bologna headquarters, in first call and, if necessary, in second call, on 20 April 2012, at the same place and time
- Shareholders will also be called upon to resolve on the proposed capital increase excluding pre-emption rights reserved exclusively for shareholders, coupon holders entitled to receive the 2011 dividend. The shareholders who decide to subscribe will be offered a dividend reinvestment option based on which they may reinvest a part, not to exceed 80%, of the gross dividend
- Other items on the agenda: authorization to buy and sell treasury shares; appointment of the Board of Directors; appointment of the Board of Statutory Auditors; amendments of Articles 6, 16 and 26 of the corporate by-laws;
- The annual Report on Corporate Governance and Ownership Structure, as well as the Board of Directors' Compensation Report, were also approved

Bologna, 8 March 2012. Today the Board of Directors of IGD - Immobiliare Grande Distribuzione SIIQ S.p.A. ("IGD" or the "Company"), leading owner and manager of retail shopping centers in Italy and listed on the STAR segment of the Italian Stock Exchange, in a meeting chaired by Gilberto Coffari, examined and approved the draft separate and consolidated financial statements at 31 December 2011 which show a consolidated net profit of €30.1 million, an increase of 2.4% with respect to 31 December 2010, as well as

an increase in all the main consolidated results, despite what continues to be a critical economic environment.

” After a promising first half, followed by a net deterioration in the second half of the global market and financial conditions, the IGD Group closed 2011 with more than satisfactory results in terms of operating profit, cash flow, financial structure and quality of the portfolio which confirmed the solidity of the 2011 financial statements” **Claudio Albertini, IGD – Immobiliare Grande Distribuzione SIIQ S.p.A.’s Chief Executive Officer** stated. *“The profound changes in the business environment that took place in the second half of 2011 caused the IGD Group to move forward with its planned investments, focusing on the committed pipeline, namely those projects which were already clearly identified and for which there was a firm commitment, while postponing the realization of the non-committed pipeline to subsequent years.”*

“The results achieved by our Group in 2011, make it possible for us to propose payment of a dividend of €0.08 per share, an increase of 6.7% compared to the dividend paid in 2010, with a dividend yield of 10.8% (calculated on the basis of the price at the end of 2011). With a view to strengthening our capital structure we 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”- Albertini continued. *“The purpose of this transaction is to align IGD SIIQ with the widespread practices adopted by a number of European REITs and we hope, therefore, that it will be appreciated by our shareholders and that they will take advantage of this interesting opportunity”*

Operating income statement at 31 December 2011

	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT			
	€/000	31/12/2010	31/12/2011	%	31/12/2010	31/12/2011	%	31/12/2010	31/12/2011	%
Revenues from freehold properties		101,864	109,110	7.1%	101,864	109,110	7.1%	0	0	n.a.
Revenues from leasehold properties		8,231	8,537	3.7%	8,231	8,537	3.7%	0	0	n.a.
Revenues from services		6,092	5,284	-13.3%	6,092	5,284	-13.3%	0	0	n.a.
Revenues from trading		0	1,726	n.a.	0	0	n.a.	0	1,726	n.a.
Revenues		116,187	124,657	7.3%	116,187	122,931	5.8%	0	1,726	n.a.
Direct costs		(20,628)	(21,927)	6.3%	(20,424)	(21,777)	6.6%	(204)	(150)	(26.29)%
Personnel expenses		(3,368)	(3,483)	3.4%	(3,368)	(3,483)	3.4%	0	0	n.a.
Cost of sales and other costs		280	(731)	n.a.	0	0	n.a.	280	(731)	n.a.
Gross Margin		92,471	98,516	6.5%	92,395	97,671	5.7%	76	845	n.a.
G&A expenses		(4,922)	(4,564)	-7.3%	(4,713)	(4,144)	-12.1%	(209)	(420)	n.a.
Headquarter personnel costs		(5,232)	(5,443)	4.0%	(5,202)	(5,408)	4.0%	(30)	(35)	19.79%
EBITDA		82,317	88,509	7.5%	82,480	88,119	6.8%	(163)	390	n.a.
<i>Ebitda Margin</i>					<i>71.0%</i>	<i>71.7%</i>		<i>n.a.</i>	<i>22.6%</i>	
Depreciation		(900)	(1,109)	23.2%						
Devaluation		(3,842)	28	-100.7%						
Change in FV		(8,746)	(14,150)	61.8%						
Other provisions		(563)	238	-142.2%						
EBIT		68,266	73,516	7.7%						
Financial income		2,675	809	-69.8%						
Financial charges		(38,019)	(44,296)	16.5%						
Net Financial Income		(35,344)	(43,487)	23.0%						
Income from equity investments		(1,140)	(887)	n.a.						
PRE-TAX INCOME		31,782	29,142	-8.3%						
Income tax for the period		(2,510)	876	-134.9%						
<i>Tax rate</i>		<i>7.9%</i>	<i>-3.0%</i>							
NET PROFIT		29,272	30,018	2.5%						
(Profit)/losses related to third parties		68	39	-43.1%						
NET GROUP PROFIT		29,340	30,057	2.4%						

N.B.: Certain cost and revenue items have been reclassified or offset which explains the difference with respect to the financial statements. Bank fees, in particular, were reclassified under "financial income/(charges)".

Principal consolidated results at 31 December 2011

The IGD Group's **total operating revenue** at 31 December 2011 amounted to €124.7 million, **an increase of 7.3%** with respect to the €116.2 million posted in 2010, thanks to both the increase in core business revenue and the new acquisitions/expansions completed between the end of 2010 and 2011.

Core business revenue reached €122.9 million, **a rise of 5.8%** with respect to the €116.2 million recorded in 2010. More in detail, rental income at 31 December 2011 was up by 6.9% with respect to 2010 due, in part, to the increase of the like-for-like perimeter which grew by 3.09%.

Total EBITDA in 2011 amounted to €88.5 million, an increase of 7.5% versus the €82.3 million posted in the prior year. The IGD Group's core business **EBITDA** at 31 December 2011 amounted to **€88.1 million**, an **increase of 6.8%** with respect to the €82.5 million recorded at 31 December 2010.

Direct costs, pertaining to the core business and including personnel expenses, amounted to €25.3 million at 31 December 2011, a rise of 6.17% with respect to the prior year. These costs as a percentage of revenue were, however, basically unchanged with respect to the prior year, coming in at 20.55%. **General expenses** for the core business, including payroll costs at headquarters, amounted to €9.5 million, versus €9.9 million at 31 December 2010, a drop of 3.66% linked to cost rationalization.

The **EBITDA margin for the core business** improved further, rising from the 70.99% posted in 2010 to **71.68%** in 2011, in line with the positive trend recorded in prior years.

The IGD Group's **EBIT** at 31 December 2011 amounted to **€73.5 million**, **an increase of 7.7%** with respect to the €68.3 million recorded at 31 December 2010 due to the increase in Ebitda and despite the increase in negative fair value adjustments.

The Group's portion of **net profit** at 31 December 2011 amounted to **€30.1 million**, **an increase of 2.4%** with respect to the €29.3 million posted in 2010.

The **Funds from Operations** (FFO) rose from €43 million at 31 December 2010 to approximately **€43.3 million at 31 December 2011**, **an increase of 0.6%**.

In 2011 the growth of the Group's portfolio perimeter was accomplished maintaining the level and the relative cost of debt under control: the adjusted gearing ratio, calculated as the ratio of net adjusted financial debt and net adjusted equity (which do not reflect the mere accounting effect of the fair value valuation of derivatives), came in, in fact, at 1.38 compared to 1.28 at 31 December 2010, below the "ceiling" of 1.5 that the Group indicated it would not exceed in the 2009-2013 Business Plan, and, even if, at 4.08%, the average cost of debt continues to be one of the sector's lowest.

The IGD Group's **net financial debt** at al 31 December 2011 amounted to **€1.129 billion**, substantially in line with the €1.017 billion recorded at 31 December 2010. The change is primarily attributable to development carried out in 2011.

The Real Estate Portfolio at 31 December 2011

Based on CB Richard Ellis's and Reag's independent appraisals, the **market value** at 31 December 2011 of the Igd Group's real estate portfolio reached **€1,924.6 million**, an increase with respect to the €1,804 million recorded at 31 December 2010, due to the enlarged perimeter following the new acquisitions made in 2011.

The market value of the IGD Group's portfolio in Italy at 31 December 2011 on a like-for-like basis was basically unchanged with respect to a year earlier (-0.05%), despite the negative impact on fair value of the introduction in December 2011 of a municipal property tax (*Imposta Municipale Unica sugli immobili* or IMU), while market value in Romania fell slightly (-1.17%).

Other Resolutions

IGD's Board of Directors also resolved to call the Annual General Meeting in ordinary and extraordinary session on 19 April 2012, at 10:00 am CET at the Company's Bologna headquarters in via Trattati Comunitari Europei 1957-2007, 13 – third floor, in first call and, if necessary, in second call, on 20 April 2012, at the same place and time.

IGD's Board of Directors will propose that the shareholders, meeting in ordinary session, approve a dividend, excluding the 10,976,592 treasury shares, of €0.08 per share, an increase of 6.7% with respect to the €0.075 paid in 2010. This amount, in absolute terms, represents the highest amount ever distributed by IGD since its IPO and a payout of not less than 85% of the distributable earnings. The yield on the dividend proposed for 2011, based on the share price at 30 December 2011 of €0.74, amounts to 10.8%; a level which is decidedly attractive for investors.

The dividend will be payable as of 24 May 2012, with shares going ex-div on 21 May 2012.

The shareholders, meeting in ordinary session, will also be called upon to approve the financial statements at 31 December 2011 and the allocation of the earnings for the year.

The shareholders, meeting in extraordinary session, will be called upon to resolve on a capital increase of up to 10% of the Company's pre-existing share capital, pursuant to Art. 2441, paragraph 4(2) of the Italian Civil Code, without pre-emption rights, reserved exclusively for shareholders, coupon holders entitled to receive the 2011 dividend. The shareholders who decide to subscribe will be offered the possibility to reinvest a part, not to exceed 80%, of their dividend.

In greater detail, the transaction to be submitted for the shareholders' approval, referred to as the Dividend Reinvestment Option, will be structured as follows:

- shareholders holding IGD shares on the trading session prior to the date on which the shares go ex-div will be given the option to participate in the offering of IGD shares;
- the capital increase will be for a maximum total of 80% of the total dividends or €19,089,451;
- each shareholder may subscribe to a number of shares, the amount of which does not exceed 80% of their dividend;
- during the Annual General Meeting shareholders will determine the criteria to be used to establish the subscription price of the new shares on the basis of the BoD's proposal, market practices for similar transactions, and in light of the average stock price during eight trading sessions prior to the date on which the price is set, less the amount of the 2011 cash dividend and a discount of a maximum of 10%. The issue price of the new shares, however, may not be below €0.62 (the official average closing price of IGD shares in the three months prior to 8 March 2012 less the amount of the 2011 cash dividend and a discount of 12%). The BoD will subsequently resolve on the final subscription price on the basis of the above mentioned close to the offer launch date.
- the number of shares offered will be equal to the total value of the offer divided by the subscription price;
- IGD will then issue the new shares for delivery to the entitled parties;
- *the details of the transaction will be disclosed to the market after the Annual General Meeting and before the transaction's launch .*

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 authorities, on the date as of which the 2011 dividend is payable and, at any rate, by the closing date of 30 September 2012.

IGD has appointed *Mediobanca – Banca di Credito Finanziario* to act as the financial advisor and *Chiomenti Studio Legale* to act as the legal advisor for the transaction.

IGD's shareholders, in extraordinary session, will also be called upon to resolve on the amendments to Articles 16 and 26 of the corporate by-laws needed to comply with Law n. 120 of 12 July 2011 n. 120 relating to equal opportunities within the administrative and control bodies of listed companies, as well as the amendment to Article 6 of the corporate by-laws relative to the (i) granting the Board of Directors the power, pursuant to and in accordance with Art. 2443 of the Italian Civil Code, to increase share capital, by up to 10%, excluding pre-emption rights, pursuant to and in accordance with Art. 2441, paragraph 4(b) of the Italian Civil Code and (ii) the elimination of reference to the shares' nominal value .

IGD's shareholders, in ordinary session, will be called upon to resolve on the appointment of the Board of Directors and the Board of Statutory Auditors, as well as the authorization to buy and sell treasury shares, as describe below:

- Reasons: to be able to complete transactions (i) for trading and hedging purposes and (ii) invest liquidity and use the treasury shares in transactions connected to current operations and business projects in line

with the Company's strategic guidelines in relation to which there may arise the need to exchange, swap, transfer or otherwise dispose of the shares;

- Maximum number of treasury shares which may be purchased: the purchases may be made on one or more occasions up to the maximum permitted by law .
- Expiration of the shareholders' authorization: the authorization to purchase treasury shares is for a period of up to 18 months from the resolution date; the authorization to sell treasury shares is without a time limit.
- Purchase methods and price: the purchases must be made in accordance with Art. 132 of Legislative Decree n. 58/98, 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 at prices which comply with Art. 5, par. 1, of EC Regulation n. 2273/2003 of 22 December 2003.
- Number of treasury shares held by IGD: as of today's date IGD holds 10,976,592 treasury shares, equal to 3.549% of the share capital.

The Board of Directors, pursuant to the Corporate Governance Code adopted by *Borsa Italiana*, also confirmed that the independent directors still qualified as such on the basis of the declarations made by the parties involved.

Lastly, IGD's Board of Directors also approved the Annual Report on Corporate Governance and Ownership Structure, and the Board of Director's Compensation Report, included in the annual report.

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Grazia Margherita Piolanti, IGD S.p.A.'s Financial Reporting Officer, declares pursuant to para. 2, article 154-bis of the of Legislative Decree n. 58/1998 ("Testo Unico della Finanza" or TUF) that the information reported in this press release corresponds to the underlying records, ledgers and accounting entries.

Please note that in addition to the standard financial indicators provided for as per the IFRS, alternative performance indicators are also provided (for example, EBITDA) in order to allow for a better evaluation of the operating performance. These indicators are calculated in accordance with standard market procedures.

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The draft separate financial statements at 31 December 2011, the Directors' report on operations, the Board of Statutory Auditors' report, the external auditors' reports, the consolidated financial statements at 31 December 2011 and the Report on Corporate Governance and Ownership Structure will be made available to the general public at the company's registered office, Borsa Italiana S.p.A. and will be published on the company's website www.gruppoigd.it in the "Investors" section in accordance with the law.

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Immobiliare Grande Distribuzione SIQ S.p.A. is the main player in Italy's retail real estate market: it develops and manages shopping centers throughout the country and has a significant presence in Romanian retail distribution. Listed on the Star Segment of the Italian Stock Exchange, IGD was the first SIQ (*Società di Investimento Immobiliare Quotata* or real estate investment trust) in Italy. IGD has a real estate portfolio valued at €1,924.65 million at 31 December 2011, comprised of, in Italy, 19 hypermarkets and supermarkets, 19 shopping malls and retail parks, 1 city center, 4 plots of land for development, 1 property held for trading and an additional 7 real estate properties. Following the acquisition of the company Winmark Magazine SA in 2008 15 shopping centers and an office building, found in 13 different Romanian cities, were added to the portfolio. An extensive domestic presence, a solid financial structure, the ability to plan, monitor and manage all phases of a center's life cycle: these qualities summarize IGD's strong points.

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Please find attached the IGD Group and the IGD SIQ SPA's balance sheet, income statement, statement of cash flows at 31 December 2011¹.

¹ These reclassified tables contain figures which are not subject to audit by the external auditors.

Consolidated income statement at 31 December 2011

Consolidated income statement (€/000)	31/12/2011 (A)	31/12/2010 (B)	Variazioni (A-B)
Revenue:	117,541	109,882	7,659
- from third parties	84,077	78,956	5,121
- from related parties	33,464	30,926	2,538
Other income:	10,986	12,559	(1,573)
- other income	9,079	11,487	(2,408)
- from related parties	1,907	1,072	835
Revenue from property sales	1,726	0	1,726
Total revenue and operating income	130,253	122,441	7,812
Change in work in progress inventory	7,356	3,434	3,922
Total revenue and change in inventory	137,609	125,875	11,734
Cost of work in progress	8,061	3,154	4,907
Material and service costs	23,844	25,641	(1,797)
- third parties	20,333	21,551	(1,218)
- related parties	3,511	4,090	(579)
Cost of labour	7,850	7,529	321
Other operating costs	5,734	5,355	379
Total operating costs	45,489	41,679	3,810
(Depreciation, amortization and provisions)	(4,634)	(3,482)	(1,152)
(Impairment losses)/Reversals on work in progress and goodwill	28	(3,842)	3,870
Change in fair value - increases / (decreases)	(14,150)	(8,746)	(5,404)
Total depreciation, amortization, provisions, impairment and change in fair value	(18,756)	(16,070)	(2,686)
EBIT	73,364	68,126	5,238
Income/(loss) from equity investments	(887)	(1,140)	253
Income/(loss) from equity investments	(887)	(1,140)	253
Financial income:	809	2,675	(1,866)
- third parties	782	2,644	(1,862)
- related parties	27	31	(4)
Financial charges:	44,144	37,879	6,265
- third parties	42,997	36,949	6,048
- related parties	1,147	930	217
Net financial income (charges)	(43,335)	(35,204)	(8,131)
PRE-TAX PROFIT	29,142	31,782	(2,640)
Income taxes	(876)	2,510	(3,386)
NET PROFIT FOR THE PERIOD	30,018	29,272	746
Minority interests in net (profit)/loss	39	68	(29)
Parent Company's portion of net profit	30,057	29,340	717
- basic earnings per share	0.101	0.098	
- diluted earnings per share	0.112	0.113	

Consolidated statement of financial position at 31 December 2011

Statement of cash flows for the year ending (€/000)	31/12/2011 (A)	31/12/2010 (B)	Change (A-B)
NON-CURRENT ASSETS			
Intangible assets			
- Intangible assets with finite useful lives	78	69	9
- Goodwill	11,427	11,427	0
	11,505	11,496	9
Property, plant, and equipment			
- Investment property	1,779,445	1,666,630	112,815
- Buildings	9,592	7,668	1,924
- Plant and machinery	1,388	1,130	258
- Equipment and other assets	2,467	1,549	918
- Leasehold improvements	1,460	1,640	(180)
- Assets under construction	69,834	74,291	(4,457)
	1,864,186	1,752,908	111,278
Other non-current assets			
- Deferred tax assets	19,888	13,104	6,784
- Sundry receivables and other non-current assets	2,177	4,581	(2,404)
- Non-current financial assets	243	4,399	(4,156)
	22,308	22,084	224
TOTAL NON-CURRENT ASSETS (A)	1,897,999	1,786,488	111,511
CURRENT ASSETS:			
Work in progress inventory and advances	71,152	64,289	6,863
Inventory	7	7	0
Trade and other receivables	13,101	12,265	836
Related party trade and other receivables	983	714	269
Other current assets	11,393	43,812	(32,419)
Related party financial receivables and other current financial assets	1,426	1,091	335
Financial receivables and other current financial assets	278	6,001	(5,723)
Cash and cash equivalents	14,433	32,264	(17,831)
TOTAL CURRENT ASSETS (B)	112,773	160,443	(47,670)
TOTAL ASSETS (A + B)	2,010,772	1,946,931	63,841
NET EQUITY:			
Portion pertaining to the Parent Company	755,241	761,603	(6,362)
Portion pertaining to minorities	11,812	11,851	(39)
TOTAL NET EQUITY (C)	767,053	773,454	(6,401)
NON-CURRENT LIABILITIES:			
Non-current financial liabilities	895,432	854,374	41,058
Related party non-current financial liabilities	15,000	15,000	0
Provision for employee severance indemnities	796	612	184
Deferred tax liabilities	48,366	48,910	(544)
Provisions for risks and future charges	1,386	1,645	(259)
Sundry payables and other non-current liabilities	7,325	13,687	(6,362)
Related party sundry payables and other non-current liabilities	12,771	11,938	833
TOTAL NON-CURRENT LIABILITIES (D)	981,076	946,166	34,910
CURRENT LIABILITIES:			
Current financial liabilities	184,447	187,336	(2,889)
Related party current financial liabilities	50,469	4,127	46,342
Trade and other payables	11,215	15,733	(4,518)
Related party trade and other payables	2,643	4,924	(2,281)
Current tax liabilities	7,869	8,266	(397)
Other current liabilities	5,982	6,911	(929)
Related party other current liabilities	18	14	4
TOTAL CURRENT LIABILITIES (E)	262,643	227,311	35,332
TOTAL LIABILITIES (F=D + E)	1,243,719	1,173,477	70,242
TOTAL NET EQUITY AND LIABILITIES (C + F)	2,010,772	1,946,931	63,841

Consolidated statement of cash flows at 31 December 2011

CONSOLIDATED STATEMENT OF CASH FLOWS	31/12/2011	31/12/2010
(€/000)		
CASH FLOW FROM OPERATING ACTIVITIES:		
Net profit for the year	30,018	29,272
Adjustments to reconcile net profit with cash flow generated (absorbed) by operating activities:		
(Capital gains) capital losses and other non-monetary items	4,602	3,878
Depreciation, amortization and provisions	4,634	3,482
(Impairment)/reversal of assets under construction and goodwill	(28)	3,842
Net change in (deferred tax assets)/provision for deferred tax liabilities	(1,928)	(543)
Change in fair value of investment property	14,150	8,746
Change in inventories	(6,863)	(6,472)
Net change in current assets and liabilities	22,242	12,843
Net change in current assets and liabilities w . related parties	(2,546)	1,944
Net change in non-current assets and liabilities	(2,960)	(8,127)
Net change in non-current assets and liabilities w . related parties	833	229
CASH FLOW FROM OPERATING ACTIVITIES (a)	62,154	49,094
Investments in fixed assets	(127,905)	(128,331)
Disposals of fixed assets	385	11,515
Disposals of subsidiaries		72,311
CASH FLOW FROM INVESTING ACTIVITIES (b)	(127,520)	(44,505)
Change in non-current financial assets	(22)	(0)
Change in financial receivables and other current financial assets	5,695	(6,001)
Change in financial receivables and other current financial assets w . related parties	(335)	(761)
Change in translation reserve	(13)	(27)
Payment of dividends	(22,370)	(14,914)
Change in current debt	(2,889)	18,310
Change in current debt w . related parties	46,342	(21,614)
Change in non-current debt	21,127	20,369
CASH FLOW FROM FINANCING ACTIVITIES (c)	47,535	(4,638)
NET INCREASE (DECREASE) IN CASH BALANCE	(17,831)	(49)
CASH BALANCE AT BEGINNING OF YEAR	32,264	35,856
CASH DISPOSED OF THROUGH THE PURCHASE OF CONSOLIDATED EQUITY INVESTMENTS		(3,543)
CASH BALANCE AT END OF YEAR	14,433	32,264

Income statement for the parent company IGD SIQ S.p.A. at 31 December 2011

Income statement (€/000)	31/12/2011 (A)	31/12/2010 (B)	Change (A-B)
Revenue:	88,845,192	75,881,854	12,963,338
- from third parties	53,107,793	45,347,831	7,759,962
- from related parties	35,737,399	30,534,023	5,203,376
Other income:	706,592	2,207,517	(1,500,925)
- other income	258,991	1,641,420	(1,382,429)
- from related parties	447,601	566,097	(118,496)
Total revenue and operating income	89,551,784	78,089,371	11,462,413
Material and service costs	9,106,161	10,757,040	(1,650,879)
- third parties	5,619,645	6,651,006	(1,031,361)
- related parties	3,486,516	4,106,034	(619,518)
Cost of labour	4,121,646	3,922,359	199,287
Other operating costs	4,217,161	3,768,077	449,084
Total operating costs	17,444,968	18,447,476	(1,002,508)
(Depreciation, amortization and provisions)	(3,399,331)	(1,598,011)	(1,801,320)
(Impairment losses/Reversals on work in progress and goodwill)	27,689	(6,976)	34,665
Change in fair value - increases / (decreases)	(6,155,893)	1,152,538	(7,308,431)
Total depreciation, amortization, provisions, impairment and change in fair value	(9,527,535)	(452,449)	(9,075,086)
EBIT	62,579,281	59,189,446	3,389,835
Income/(loss) from equity investments	5,727	8,891	(3,164)
Income/(loss) from equity investments	5,727	8,891	(3,164)
Financial income:	984,587	762,244	222,343
- third parties	344,994	215,601	129,393
- related parties	639,593	546,643	92,950
Financial charges:	36,119,717	27,745,111	8,374,606
- third parties	35,085,313	27,344,230	7,741,083
- related parties	1,034,404	400,881	633,523
Net financial income (charges)	(35,135,130)	(26,982,867)	(8,152,263)
PRE-TAX PROFIT	27,449,878	32,215,470	(4,765,592)
Income taxes	(2,517,648)	(629,138)	(1,888,510)
NET PROFIT FOR THE PERIOD	29,967,526	32,844,608	(2,877,082)

Statement of financial position for the parent company IGD SIQ S.p.A. at 31 December 2011

Statement of financial position (€/000)	31/12/2011 (A)	31/12/2010 (B)	Change (A-B)
NON-CURRENT ASSETS			
Intangible assets			
- Intangible assets with finite useful lives	34,400	39,468	(5,068)
- Goodwill	64,828	64,828	0
	99,228	104,296	(5,068)
Property, plant, and equipment			
- Investment property	1,446,945,000	1,335,730,000	111,215,000
- Buildings	9,592,014	7,668,141	1,923,873
- Plant and machinery	59,935	54,851	5,084
- Equipment and other assets	1,607,763	1,241,134	366,629
- Leasehold improvements	7,554	11,331	(3,777)
- Assets under construction	50,185,824	59,282,288	(9,096,464)
	1,508,398,090	1,403,987,745	104,410,345
Other non-current assets			
- Deferred tax assets	16,466,404	10,349,935	6,116,469
- Sundry receivables and other non-current assets	186,741,609	188,619,709	(1,878,100)
- Non-current financial assets	201,843	4,379,823	(4,177,980)
	203,409,856	203,349,467	60,389
TOTAL NON-CURRENT ASSETS (A)	1,711,907,174	1,607,441,508	104,465,666
CURRENT ASSETS:			
Trade and other receivables	8,315,030	8,178,300	136,730
Related party trade and other receivables	349,552	517,098	(167,546)
Other current assets	6,737,255	31,583,897	(24,846,642)
Other related party current assets	473,898	1,580,594	(1,106,696)
Related party financial receivables and other current financial assets	17,034,187	19,232,413	(2,198,226)
Financial receivables and other current financial assets	277,819	6,001,485	(5,723,666)
Cash and cash equivalents	2,846,961	22,900,600	(20,053,639)
TOTAL CURRENT ASSETS (B)	36,034,702	89,994,387	(53,959,685)
TOTAL ASSETS (A + B)	1,747,941,876	1,697,435,895	50,505,981
TOTAL NET EQUITY (C)	750,310,657	755,046,623	(4,735,966)
NON-CURRENT LIABILITIES:			
Non-current financial liabilities	766,572,703	731,682,447	34,890,256
Related party non-current financial liabilities	15,000,200	15,000,200	0
Provision for employee severance indemnities	513,718	398,069	115,649
Deferred tax liabilities	19,818,687	20,401,252	(582,565)
Provisions for risks and future charges	1,138,545	1,434,962	(296,417)
Sundry payables and other non-current liabilities	10,713	6,245,781	(6,235,068)
Related party sundry payables and other non-current liabilities	12,770,665	11,937,698	832,967
TOTAL NON-CURRENT LIABILITIES (D)	815,825,231	787,100,409	28,724,822
CURRENT LIABILITIES:			
Current financial liabilities	138,353,893	123,476,244	14,877,649
Related party current financial liabilities	25,389,539	3,849,546	21,539,993
Trade and other payables	4,915,849	11,565,801	(6,649,952)
Related party trade and other payables	2,656,717	4,939,675	(2,282,958)
Current tax liabilities	7,292,422	7,304,586	(12,164)
Other current liabilities	2,948,787	3,962,118	(1,013,331)
Related party other current liabilities	248,781	190,893	57,888
TOTAL CURRENT LIABILITIES (E)	181,805,988	155,288,863	26,517,125
TOTAL LIABILITIES (F=D + E)	997,631,219	942,389,272	55,241,947
TOTAL NET EQUITY AND LIABILITIES (C + F)	1,747,941,876	1,697,435,895	50,505,981

Statement of cash flows for IGD SIIQ S.p.A. at 31 December 2011

Statement of cash flows for the year ending (€/000)	31/12/2011	31/12/2010
CASH FLOW FROM OPERATING ACTIVITIES:		
Net profit for the year	29,967,526	32,844,608
<i>Adjustments to reconcile net profit with cash flow generated (absorbed) by operating activities:</i>		
(Capital gains) capital losses and other non-monetary items	4,751,351	3,026,368
Depreciation, amortization and provisions	3,399,331	1,598,011
	(27,689)	6,976
Net change in (deferred tax assets)/provision for deferred tax liabilities	(1,891,766)	(189,476)
Change in fair value of investment property	6,155,893	(1,152,538)
Net change in current assets and liabilities	14,095,159	10,343,110
Net change in current assets and liabilities w. related parties	(950,828)	1,479,902
Net change in non-current assets and liabilities	(3,464,849)	(7,976,752)
Net change in non-current assets and liabilities w. related parties	832,967	228,645
CASH FLOW FROM OPERATING ACTIVITIES (a)	52,867,095	40,208,854
Investments in fixed assets	(112,066,046)	(118,037,883)
Disposals of fixed assets	0	8,010,956
Net equity investments	0	(210,000)
CASH FLOW FROM INVESTING ACTIVITIES (b)	(112,066,046)	(110,236,927)
Change in financial receivables and other current financial assets	5,723,666	(6,001,485)
Change in financial receivables and other current financial assets w. related parties	2,198,226	25,281,166
Payment of dividends	(22,370,451)	(14,913,634)
Change in current debt	14,877,649	28,761,246
Change in current debt w. related parties	21,539,993	(1,667,844)
Change in non-current debt	17,176,229	33,415,767
CASH FLOW FROM FINANCING ACTIVITIES (c)	39,145,312	64,875,216
NET INCREASE (DECREASE) IN CASH BALANCE	(20,053,639)	(5,152,857)
CASH BALANCE AT BEGINNING OF YEAR	22,900,600	27,947,622
CASH ACQUIRED THROUGH THE MERGER BY INCORPORATION		105,836
CASH BALANCE AT THE END OF THE YEAR	2,846,961	22,900,600