IMMOBILIARE GRANDE DISTRIBUZIONE SOCIETA' DI INVESTIMENTO IMMOBILIARE QUOTATA S.P.A.

Registered office in Ravenna (RA), Via Agro Pontino n. 13,

Headquarters in Bologna, Via Trattati Comunitari Europei1957-2007 n.13,

Tax ID and VATno: 00397420399 and Ravenna Company Register no: 88573,

Share capital approved: EUR 405,015,558.69

Share capital subscribed and paid-in: EUR 322,545,915.08

Interim Management Statement

at 30/09/2012

CONTENTS

Corporate Officers

Board of Directors:

1. Gilberto Coffari – Chairman
2. Sergio Costalli – Vice Chairman
3. Claudio Albertini – Chief Executive Officer
4. Roberto Zamboni – Director
5. Aristide Canosani – Director
6. Leonardo Caporioni – Director
7. Fernando Pellegrini – Director
8. Fabio Carpanelli – Director (independent)
9. Elisabetta Gualandri – Director (independent)
10. Tamara Magalotti – Director (independent)
11. Livia Salvini – Director (independent)
12. Andrea Parenti – Director (independent)
13. Riccardo Sabadini – Director (independent)
14. Giorgio Boldreghini – Director (independent)
15. Massimo Franzoni – Director (independent)

Board of Statutory Auditors:

1. Romano Conti - Chairman
2. Roberto Chiusoli – Standing Auditor
3. Pasquina Corsi – Standing Auditor
4. Isabella Landi – Alternate Auditor
5. Monica Manzini – Alternate Auditor

Internal Control Committee:

1. Elisabetta Gualandri
2. Livia Salvini
3. Massimo Franzoni

Compensation and Nominations Committee:

1. Andrea Parenti
2. Fabio Carpanelli
3. Tamara Magalotti

Committee for Related Party Transactions

1. Riccardo Sabadini
2. Giorgio Boldreghini
3. Andrea Parenti

Supervisory Board:

1. Fabio Carpanelli
2. Livia Salvini
3. Aristide Canosani

Lead Independent Director

Riccardo Sabadini

External auditors: Reconta Ernst & Young S.p.A..

The IGD Group's Interim Management Statement

Financial and Economic Highlights at 30 September 2012

CORE BUSINESS REVENUES	92,150 €/000
EBITDA CORE BUSINESS	64,590 €/000
EBITDA MARGIN CORE BUSINESS	70.1%
CONSOLIDATED NET PROFIT	16,075 €/000
CONSOLIDATED FFO	27,127 €/000
NET DEBT	1,090,420 €/000
GEARING RATIO	1.37x
LOAN TO VALUE	57%
COST OF DEBT	4.2%
HEDGING OF LT DEBT + BOND	77.6%

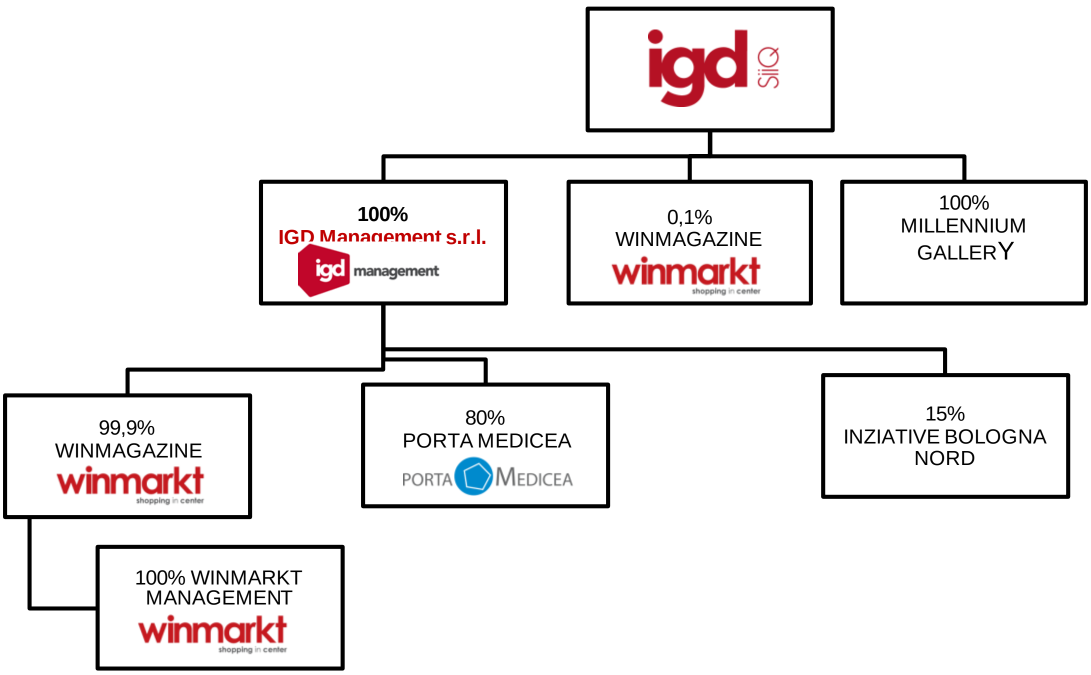
The Group

IGD, which became a REIT (*Società di Investimento Immobiliare Quotata* or *SIIQ*) in 2008, was the first company in Italy to obtain this status.

The IGD Group, focused primarily on the Italian retail real estate sector, is also present in Romania where, through its subsidiary WinMagazine SA (acquired in April 2008), it controls the country's largest chain of Winmarkt brand department stores and is active in 13 different midsize cities.
IGD SIIQ's perimeter of exempt operations includes the freehold assets found in Italy. The Parent Company also controls 100% of Millenium Gallery s.r.l., owner of part of the shopping mall in Rovereto and the business unit in the mall in Crema, 100% of IGD Management (fomerly Immobiliare Larice) and 0.1% di Winmagazin SA.
IGD Management, in addition to owning the Centro Sarca shopping mall in Milan, also holds the majority of the operations which are not included in the SIIQ's perimeter:

1) 99.9% of WinMagazine, through which it controls WinMarkt Management, the company responsible for the team of Romanian managers;
2) 80% of Porta Medicea, the requalification and real estate development project of Livorno's waterfront;
3) management of the leasehold properties (Centro Nova and Centro Piave);
4) service activities which include mandates for the management of freehold and leasehold properties.

The structure of the Group at 30 September 2012 is shown below:



Significant Events

Corporate Events

On 8 March 2012 the Board of Directors approved the draft separate and consolidated financial statements for FY 2011 and proposed a dividend of €0.08 per outstanding share.
With a view to strengthening the Company's capital structure the Board of Directors also 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. This transaction, in line with the widespread practice adopted by a number of European REITs, gives dividend recipients the possibility to reinvest in IGD and IGD to recapitalize itself.
IGD's Board of Directors also approved the Report on Corporate Governance and Ownership Structure and the Directors' Remuneration Report which were included in the Annual Report.

On 11 April 2012, the extraordinary shareholders' meeting of the subsidiary Immobiliare Larice S.r.l., with registered office in Ravenna (RA), Via Villa Glori n. 4, and headquarters in Bologna, Via Trattati Comunitari Europei 1957-2007 n. 13, resolved to change the company's name to IGD MANAGEMENT S.r.l..

During the Annual General Meeting held on 19 April 2012, IGD' s shareholders approved the FY 2011 financial statements, as presented during the Board of Directors' meeting held on 8 March 2012 and resolved to pay a dividend equal to € 0.08 per share, an increase of 6.7% with respect to the €0.075 paid in the prior year.
During the ordinary AGM shareholders also renewed the authorization granted to the Board of Directors to buy and sell treasury shares a on one or more occasions up to the maximum permitted by law, to undertake trading and hedging transactions and to invest liquidity to allow for the use of treasury shares in transactions related to current operations and business projects in accordance with the strategic guidelines pursued by the Company, in relation to which opportunities arise to exchange, swap, contribute or otherwise dispose of said shares; the authorization to purchase treasury shares will be effective for eighteen months as from the shareholders' approval of 19 April 2012, while there is no time limit on the authorization to dispose of the shares. The purchases must be done in accordance with Art. 132 of Legislative Decree 58/1998, 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 in accordance with Art. 5, par. 1 of the European Commission's Regulation n. 2273/2003 of 22 December 2003.
The ordinary AGM appointed the new Board of Directors and the new Board of Statutory Auditors (see pg. 2) who will remain office through the Annual General Meeting called to approve the financial statements at 31 December 2014.
IGD's new Board of Directors, in anticipation of laws which will introduce quotas relative to gender equality in administrative and control bodies, now includes 3 female directors. IGD's new Board of Statutory Auditors also includes female members in anticipation of the laws which introduce gender quotas.

The extraordinary AGM also approved the proposal to increase share capital for cash, pursuant to Art. 2441, fourth paragraph, second sentence, of the Italian Civil Code, excluding pre-emption rights, by up to 10% of the Company's pre-existing share capital. The capital increase is reserved exclusively for those entitled to receive the dividend paid for 2011.
The Dividend Reinvestment Option calls for:

- an increase in the share capital of up to a maximum of 80% of the 2011 dividend and, therefore, equal to €19,089.451, through the issue of ordinary shares without any stated nominal value with dividend rights;
- the capital increase may be subscribed exclusively by 2011 dividend recipients who may reinvest up to 80% of their gross dividend;
- the subscription price of the new shares will be set by the Board of Directors closer to the offer launch date based on the criteria established by the shareholders and will be equal to the average stock price recorded during the eight trading sessions prior to the launch date adjusted by (i) subtracting the amount of the 2011 cash dividend and (ii) applying a discount of a maximum of 10% and will not, at any rate, be less than €0.62 (arithmetic average of the stock's official closing price recorded in the three month period prior to 8 March 2012 adjusted by subtracting the 2011 dividend payment and applying a discount of up to a maximum of 12%).

The extraordinary AGM also approved amendments of Articles 16 (Board of Directors) and 26 (Board of Statutory Auditors) of the corporate bylaws in order to comply with Law n. 120 of 12 July 2011 n. 120 relating to equal gender opportunities within the administrative and control bodies of listed companies, as well as the amendment of Art. 6 (Share Capital, Shares, Bonds) of the corporate by-laws relating to (i) granting the Board of Directors, pursuant to Art. 2443 of the Italian Civil Code, the power to increase share capital, excluding pre-emption rights, by up to 10% of the pre-existing share capital, pursuant to Art. 2441, fourth paragraph, second sentence, of the Italian Civil Code and to (ii) eliminating the stated par value of the Company's ordinary shares.

After the Annual General Meeting was adjourned, a meeting was held of IGD's new Board of Directors, appointed for the period 2012 - 2014, which confirmed Gilberto Coffari and Claudio Albertini as Chairman of the Board of Directors and Chief Executive Officer, respectively. Sergio Costalli was confirmed as Vice Chairman of the Board of Directors. The Board confirmed the pre-existing powers, recognizing the same powers granted to the Chairman Gilberto Coffari and the Chief Executive Officer Claudio Albertini during the prior mandate.

The Board of Directors also appointed the Nominations Committee, the Compensation Committee, the Internal Control Committee, the Chairman's Committee, the Committee for Related Party Transactions, the Lead Independent Director and the Supervisory Board, who will remain in office through the expiration of the Board of Directors' term.

On 16 May 2012 Consob authorized publication of the Registration Document, the Informative Note on the Financial Instruments and the Summary Note relative to the public offering, reserved for those entitled to receive the dividends paid on IGD - Immobiliare Grande Distribuzione SIIQ S.p.A. ("IGD")'s ordinary shares for FY 2011, to subscribe a capital increase, excluding pre-emption rights, of up to a maximum of the 10% of the Company's pre-existing share capital, pursuant to Art. 2441, par. 4 (2) of the Italian Civil Code, as resolved during IGD's Annual General Meeting on 19 April 2012, for an amount not to exceed 80% of the distributable dividends or €19,089,451.

On 17 May 2012 IGD's Board of Directors determined the definitive conditions of the capital increase reserved for 2011 dividend recipients (the Dividend Reinvestment Option) based on the criteria established during the Annual General Meeting held in extraordinary session on 19 April 2012:

- the issue of a maximum of 29,827,267 ordinary shares without a stated par value, with dividend rights, which will rank pari passu with existing shares, to be offered in subscription to the 2011 dividend recipients, at a price of €0.64 per share, and charged entirely to share capital for up to a maximum of € 19,089,450.88.

- the exchange ratio was set at one new ordinary share for every 10 ordinary shares on which the 2011 dividend was paid.

Following the capital increase, the conversion price of the convertible bond loan "*EUR 230,000,000 3.50 per cent. Convertible Bonds due 2013*" was changed, in accordance withe Art. 6(vi) of the Convertible Bond Loan Regulations, from €2.75 to €2.7257, effective as of the day on which the new shares are issued.

The offer period began on 21 May 2012 and ended on 1 June 2012. In this period a total of 20,776,022 newly issued ordinary shares of IGD were subscribed, or 69.654% of the shares offered, for a total of €13,296,654.08.

Upon completion of the offer IGD's new share capital amounts to €322,545,915.08 broken down into 330,025,283 ordinary shares without a stated par value.

On 12 June 2012 and 2 July 2012 Coop Adriatica and Unicoop Tirreno updated the shareholders' agreement following exercise of the dividend reinvestment option, extension of the duration through 30 June 2013 and the purchase of shares by Unicoop Tirreno. To date Coop Adriatica owns 42.773% of the share capital and Unicoop Tirreno 15.184%.

Investments, commercial agreements and financing

In 2012 Winmarkt, the Romanian subsidiary, continued with its new openings which included a new Carrefour supermarket in Braila and a new Billa supermarket in Galati, confirmation of the consolidated partnership with these primary grocery chains. With these last openings, the Winmarkt now has 8 Carrefour and 2 Billa points of sale.

The strategic restructuring of the Romanian real estate portfolio also continued with work beginning on two new facades, as well as refurbishment inside the centers.

In March 2012 a €30 million loan agreement was signed with Intesa San Paolo S.p.A., which took effect immediately. More in detail, the agreement is for a 5 year collateralized mortgage line of credit indexed to the three month Euribor with a spread of 310 bps loan. This line of credit made it possible to reduce short term exposure.

On 3 April 2012 IGD Management s.r.l. (formerly Immobiliare Larice), exercised the call option provided for under the agreements stipulated and purchased the 20% interest in Porta Medicea S.r.l held by Cooperare S.p.A..

As of that date the shareholders of Porta Medicea are IGD Management s.r.l., with 80%, and Finparco, a CMB Group company, with 20%.

In first half 2012 the lease purchase option relative to the shopping center in Rovereto provided for in the leases held with Hypo Tirol Leasing Spa was exercised.

Winmarkt, the Group's Romanian subsidiary, reached an agreement with Hennes & Mauritz for the opening in spring 2013 of an H&M store in its freehold shopping center located in the main square of the city of Buzau.

The store – spread out over two floors – will cover a total area of 1,510 m^2.

The agreement marks the first step toward possible future collaborative efforts to introduce the successful international fashion brand in the historical hearts of the different midsize Romanian cities where the Winmarkt Shopping Centers are located.

The company also obtained the authorization to build a pedestrian overpass in order to join the Omnia and Grand Center shopping centers in Ploiesti.

INCOME STATEMENT REVIEW

The IGD Group's consolidated net profit at 30 September 2012 amounted to €16,075 thousand; the change with respect to the same period of the prior year is explained primarily by the change in the real estate's fair value, the rise in financial charges and the increase in direct costs which were negatively impacted by the increase in property taxes (IMU).

In order to highlight the core business, in the following charts, the "Porta a Mare" project in Livorno, which generated its first revenue in first quarter 2011 following the sale of office units, is shown separately. A summary of the results posted in the nine months follows:

CONSOLIDATED INCOME STATEMENT	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	30/09/2011	30/09/2012	%	30/09/2011	30/09/2012	%	30/09/2011	30/09/2012	%
Revenues from freehold properties	79,453	81,862	3.03%	79,453	81,862	3.03%	0	0	n.a.
Revenues from leasehold properties	6,380	6,363	(0.26)%	6,380	6,363	(0.26)%	0	0	n.a.
Revenues from services	3,984	3,925	(1.50)%	3,984	3,925	(1.50)%	0	0	n.a.
Revenues from trading	1,726	0	(100.00)%	0	0	n.a.	1,726	0	(100.00)%
Operating revenues	**91,543**	**92,150**	**0.66%**	**89,817**	**92,150**	**2.60%**	**1,726**	**0**	**(100.00)%**
Direct costs	(14,407)	(18,347)	27.35%	(14,308)	(18,082)	26.37%	(99)	(265)	168.13%
Personnel expenses	(2,631)	(2,621)	(0.38)%	(2,631)	(2,621)	(0.38)%	0	0	n.a.
Increases, cost of sales and other costs	(878)	251	n.a.	0	0	n.a.	(878)	251	n.a.
Gross Margin	**73,627**	**71,433**	**(2.98)%**	**72,878**	**71,447**	**(1.96)%**	**749**	**(14)**	**n.a.**
G&A expenses	(2,943)	(2,982)	1.35%	(2,630)	(2,729)	3.78%	(313)	(253)	n.a.
Headquarters personnel costs	(3,865)	(4,146)	7.28%	(3,837)	(4,128)	7.58%	(28)	(18)	(37.56)%
EBITDA	**66,819**	**64,305**	**(3.76)%**	**66,411**	**64,590**	**(2.74)%**	**408**	**(285)**	**n.a.**
Ebitda Margin				***73.94%***	***70.09%***		*n.a.*	*n.a.*	
Depreciation	(768)	(988)	28.61%						
Devaluation	(391)	(423)	8.31%						
Change in FV	12,076	(11,640)	(196.38)%						
Other provisions	0	0	n.a.						
EBIT	**77,736**	**51,254**	**(34.07)%**						
Financial income	515	469	(9.04)%						
Financial charges	(32,304)	(36,290)	12.34%						
Net Financial Income	**(31,789)**	**(35,821)**	**12.68%**						
Income from equity investments	**(635)**	**(566)**	**n.a.**						
PRE-TAX INCOME	**45,312**	**14,867**	**(67.19)%**						
Income tax for the period	(5,699)	1,057	(118.55)%						
Tax rate	***12.58%***	***-7.11%***							
NET PROFIT	**39,613**	**15,924**	**(59.80)%**						
(profit)/losses related to third parties	9	151	1500.69%						
NET GROUP PROFIT	**39,622**	**16,075**	**(59.43)%**						

Certain cost and revenue items have been reclassified or offset which explains the difference with respect to the financial statements (please refer to operating segment information).

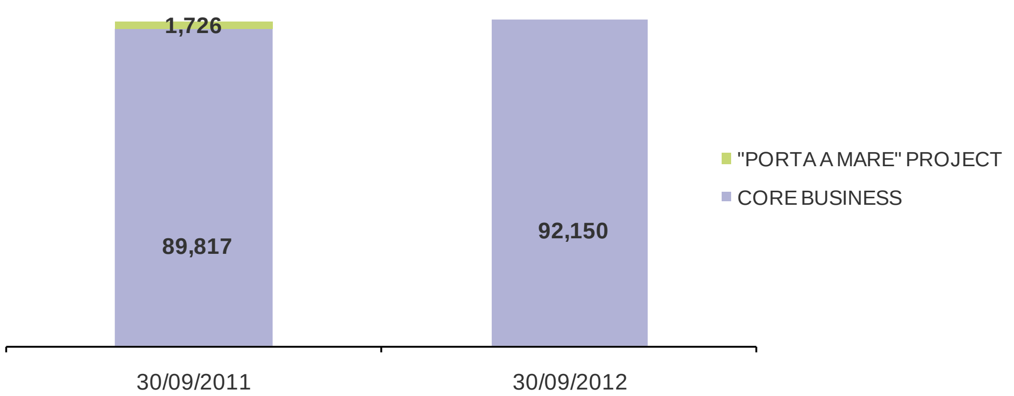
The income statement below shows the results posted in the third quarter alone:

CONSOLIDATED INCOME STATEMENT	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	3Q 2011	3Q 2012	%	3Q 2011	3Q 2012	%	3Q 2011	3Q 2012	%
Revenues from freehold properties	27,038	27,178	0.52%	27,038	27,178	0.52%	0	0	n.a.
Revenues from leasehold properties	2,142	2,094	(2.25)%	2,142	2,094	(2.25)%	0	0	n.a.
Revenues from services	1,396	1,329	(4.79)%	1,396	1,329	(4.79)%	0	0	n.a.
Revenues from trading	0	0	n.a.	0	0	n.a.	0	0	n.a.
Operating revenues	**30,576**	**30,601**	**0.08%**	**30,576**	**30,601**	**0.08%**	**0**	**0**	**n.a.**
Direct costs	(5,034)	(6,334)	25.83%	(4,982)	(6,199)	24.43%	(51)	(136)	164.49%
Personnel expenses	(913)	(803)	(12.08)%	(913)	(803)	(12.08)%	0	0	n.a.
Increases, cost of sales and other costs	156	232	n.a.	0	0	n.a.	156	232	n.a.
Gross Margin	**24,785**	**23,696**	**(4.39)%**	**24,681**	**23,599**	**(4.38)%**	**105**	**96**	**n.a.**
G&A expenses	(907)	(943)	3.96%	(801)	(863)	7.80%	(106)	(80)	n.a.
Headquarters personnel costs	(1,115)	(1,287)	15.42%	(1,106)	(1,280)	15.73%	(9)	(7)	(22.42)%
EBITDA	**22,763**	**21,466**	**(5.69)%**	**22,774**	**21,455**	**(5.79)%**	**(10)**	**10**	**n.a.**
Ebitda Margin				*74.48%*	*70.11%*		*n.a.*	*n.a.*	
Depreciation	(283)	(337)	19.37%						
Devaluation	(251)	0	(100.00)%						
Change in FV	(700)	(717)	2.50%						
Other provisions	0	0	n.a.						
EBIT	**21,529**	**20,412**	**(5.19)%**						
Financial income	118	242	104.62%						
Financial charges	(11,637)	(12,038)	3.45%						
Net Financial Income	**(11,519)**	**(11,796)**	**2.40%**						
Income from equity investments	**(2)**	**(199)**	**n.a.**						
PRE-TAX INCOME	**10,008**	**8,417**	**(15.90)%**						
Income tax for the period	(607)	(678)	11.68%						
Tax rate	*6.07%*	*8.06%*							
NET PROFIT	**9,401**	**7,739**	**(17.68)%**						
(profit)/losses related to third parties	28	44	58.91%						
NET GROUP PROFIT	**9,429**	**7,783**	**(17.46)%**						

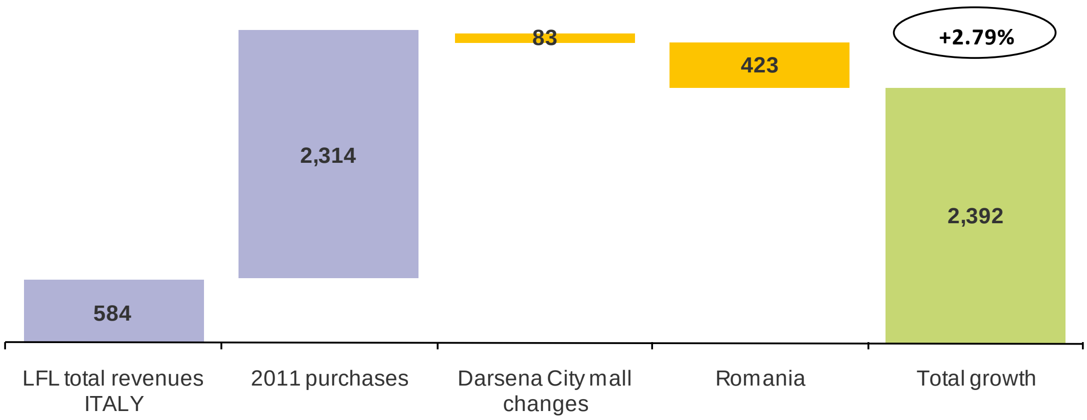
Revenue

Consolidated operating revenue in the first nine months of the year amounted to €92,150 thousand, an increase of 0.66% with respect to the prior year, while revenue from core business rose by 2.60% due primarily to the impact of the new acquisitions made in 2011 for some €2,314 thousand. Please note that, contrary to what was posted at 31/03/2012, the provisions for rents at the Darsena City mall were directly offset against revenue. The situation at 30/09/2011 was, consequently, reclassified.

Total revenues



✓ The **revenue from the rental business** increased with respect to same period 2011 by 2.79%.



The increase of **€2,392** thousand is attributable to:

- for €584 thousand to an increase of 0.77% in like-for-like revenue. This result reflects, in addition to the automatic indexing of the leases, the new contracts signed in the period (47 renewals and 51 turnovers) with an average upside of 1.54%. Overall, the best results were posted by the restyled centers (Esp and Le Porte di Napoli), as well by Porto Grande, Centrosarca and Centro d'Abruzzo;
- for **€2,314** thousand to the new acquisitions made in 2011 which include the last two floors of the office building where the Group's headquarters are located (leased, in part, to third parties), the "City Center" buiding in via Rizzoli– both in Bologna – and the hypermarkets in Conegliano and Palermo;
- the positive effects above were impacted by a decrease of €**506** thousand in revenue from the Darsena City mall (for which provisions were increased after the bankruptcy proceedings were begun) and a drop in revenue in Romania due, in particular, to the insolvency of an important national retailer which called for a reorganization plan and caused sales to drop in some centers and resulted in lower rent in others

✓ **Revenue from services**, largely in line with 30 September 2011, consist 96% in revenue from Facility Management which amounted to €3,724 thousand versus total revenue of €3,925 thousand.

✓ **Revenue from trading** amounted to €1,726 thousand at 30 September 2011 following the sale of a portion of an office building.

Margins

The divisional gross margin fell by 2.98%, dropping from €73,627 thousand to €71,433 thousand in 2012. The table below shows the income statement highlights and the trend in margins at 30 September:

The margins recorded at 30/09/2012 are shown in the income statement below:

CONSOLIDATED INCOME STATEMENT	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	30/09/2011	30/09/2012	%	30/09/2011	30/09/2012	%	30/09/2011	30/09/2012	%
Margin from freehold properties	70,548	69,642	(1.28)%	70,548	69,642	(1.28)%			n.a.
Margin from leasehold properties	1,449	1,152	(20.53)%	1,449	1,152	(20.53)%			n.a.
Margin from services	881	653	(25.90)%	881	653	(25.90)%			n.a.
Margin from trading	749	(14)	n.a.				749	(14)	n.a.
Gross Margin	**73,627**	**71,433**	**(2.98)%**	**72,878**	**71,447**	**(1.96)%**	**749**	**(14)**	**n.a.**
G&A expenses	(2,943)	(2,982)	1.35%	(2,630)	(2,729)	3.78%	(313)	(253)	n.a.
Headquarters personnel costs	(3,865)	(4,146)	7.28%	(3,837)	(4,128)	7.58%	(28)	(18)	(37.56)%
EBITDA	**66,819**	**64,305**	**(3.76)%**	**66,411**	**64,590**	**(2.74)%**	**408**	**(285)**	**n.a.**
Ebitda Margin				*73.94%*	*70.09%*		*n.a.*	*n.a.*	
Depreciation	(768)	(988)	28.61%						
Devaluation	(391)	(423)	8.31%						
Change in FV	12,076	(11,640)	(196.38)%						
Other provisions	0	0	n.a.						
EBIT	**77,736**	**51,254**	**(34.07)%**						
			n.a.						
Financial management margin	(31,789)	(35,821)	12.68%						
Investment management margin	(635)	(566)	n.a.						
PRE-TAX INCOME	**45,312**	**14,867**	**(67.19)%**						
Income tax for the period	(5,699)	1,057	(118.55)%						
NET PROFIT	**39,613**	**15,924**	**(59.80)%**						
(profit)/losses related to third parties	9	151	1500.69%						
NET GROUP PROFIT	**39,622**	**16,075**	**(59.43)%**						

The margins recorded in the last three months are shown in the income statement below:

CONSOLIDATED INCOME STATEMENT	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	3Q 2011	3Q 2012	%	3Q 2011	3Q 2012	%	3Q 2011	3Q 2012	%
Margin from freehold properties	23,865	22,909	(4.00)%	23,865	22,909	(4.00)%	0	0	n.a.
Margin from leasehold properties	477	386	(19.12)%	477	386	(19.12)%	0	0	n.a.
Margin from services	338	305	(9.78)%	338	305	(9.78)%	0	0	n.a.
Margin from trading	105	96	n.a.	0	0		105	96	n.a.
Gross divisional margin	**24,785**	**23,696**	**(4.39)%**	**24,680**	**23,600**	**(4.38)%**	**105**	**96**	**n.a.**
Headquarters personnel cost	(907)	(943)	3.96%	(801)	(863)	7.80%	(106)	(80)	n.a.
G&A expenses	(1,115)	(1,287)	15.42%	(1,106)	(1,280)	15.73%	(9)	(7)	(22.42)%
EBITDA	**22,763**	**21,466**	**(5.69)%**	**22,774**	**21,455**	**(5.79)%**	**(10)**	**10**	**n.a.**
Depreciation	(283)	(337)	19.37%						
Devaluation	(251)	0	(100.00)%						
Change in FV	(700)	(717)	2.50%						
Other provisions	0	0	n.a.						
EBIT	**21,529**	**20,412**	**(5.19)%**						
Financial management margin	(11,519)	(11,796)	2.40%						
Investment management margin	(2)	(199)	10950.56%						
PRE-TAX INCOME	**10,008**	**8,417**	**(15.90)%**						
Income tax for the period	(607)	(678)	11.68%						
NET PROFIT	**9,401**	**7,739**	**(17.68)%**						
(profit)/losses related to third	28	44	58.91%						
NET GROUP PROFIT	**9,429**	**7,783**	**(17.46)%**						

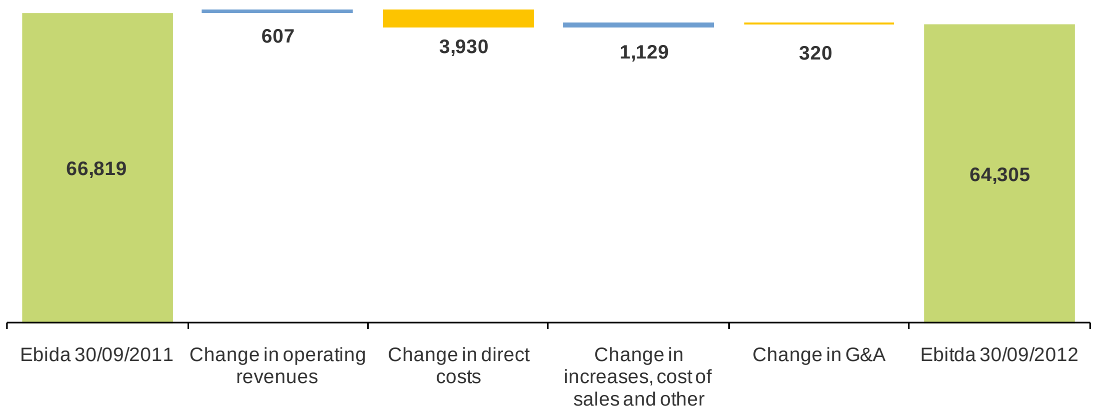
- ✓ **SBU 1 - Property leasing - margin from freehold properties:** this margin amounted to €69,642 thousand versus €70,548 thousand in the prior year. In percentage terms, this activity continues to feature a significant margin of 85.07%, a drop with respect to the 88.79% recorded in the prior year due primarily to an increase in direct costs.

- ✓ **SBU 1 - Property leasing – margin on leasehold properties:** the margin is equal to €1,152 thousand. This margin as a percentage of revenue the margin reached 18.10% (versus 22.71% at September 2011).

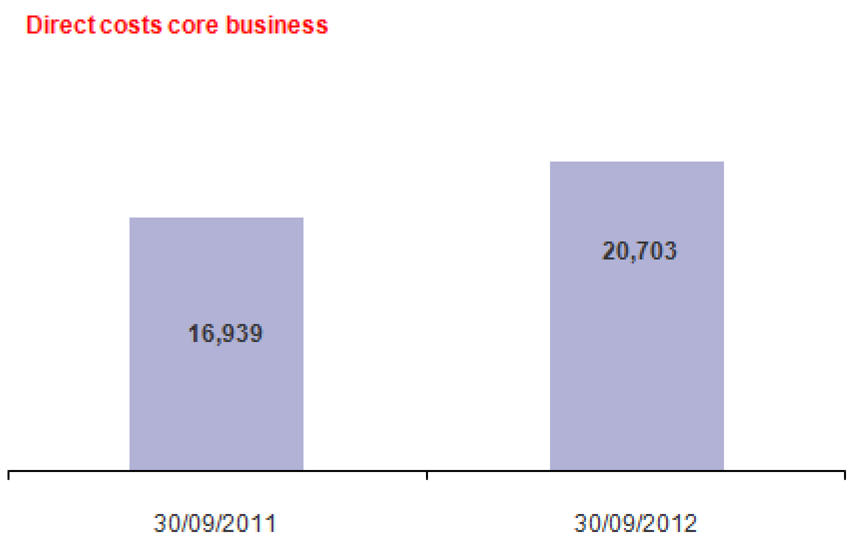
- ✓ **SBU 2 – Services - margin from service businesses:** the margin from services amounted to €653 thousand and represents 16.64% of revenue.
- ✓ **SBU 3 – Development and trading – margin from trading:** the margin from the "Porta a Mare" project in Livorno at 30 June was negative for some €14 thousand. With respect to the same period in the prior year, which included the sale of a property unit, this figure only reflect the costs of work in progress and the direct costs pertaining to this strategic area .

EBITDA

EBITDA for the core business at 30 September 2012 amounted to € 64,590, a drop of 2.74% with respect to the same period in the prior year while total Ebitda reached €64,305 thousand, a decrease of 3.76%. The changes in the components of total EBITDA during the first nine months of 2012 are shown below.

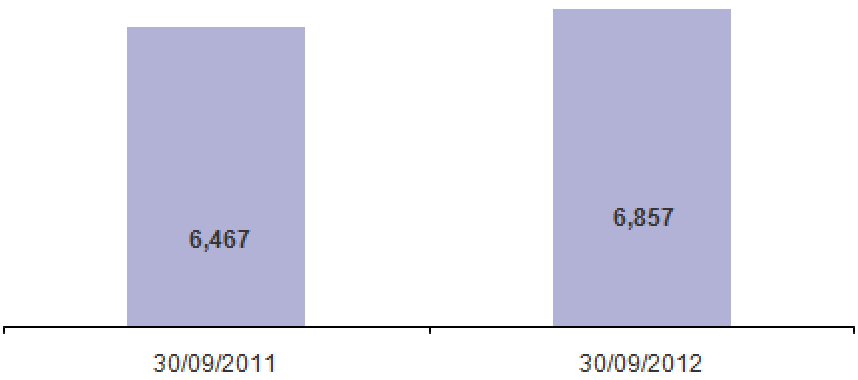


Direct costs, pertaining to the core business and including direct personnel expenses, amounted to €20,703 thousand, an increase of 22.22% with respect to the same period in the prior year. This change is explained primarily by the increase in property taxes – IMU (which substituted ICI) which represents about 26% of total direct costs, as well as by provisions for doubtful accounts, condominium fees and maintenance. These costs represent 22.47% of core business revenue, up with respect to the prior year, but in line with the first half of 2012.



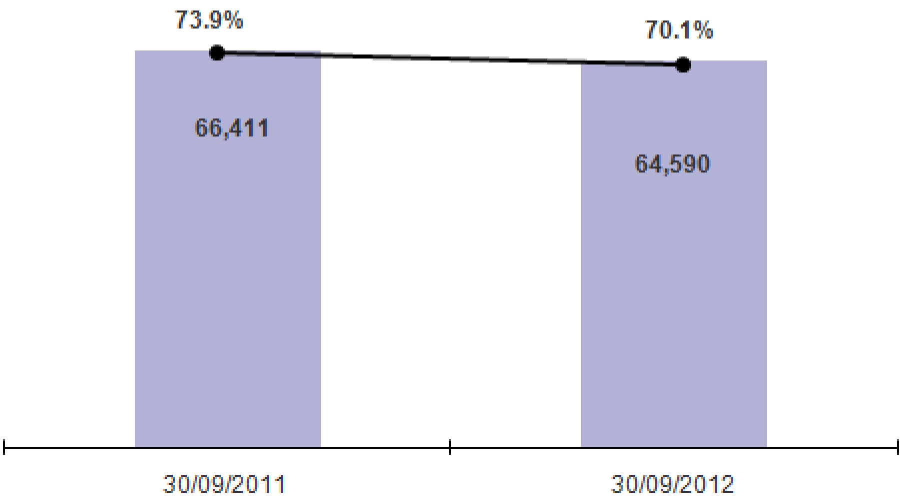
General expenses for the core business, including payroll costs at headquarters, amounted to €6,857 thousand, compared to €6,467 at 30 September 2011. The increase of 6.02% is less than proportionate to growth in revenue. These costs represent 7.44% of core business revenue, in line with the prior year but down slightly with respect to 30 June 2012.

General expenses core business



The **EBITDA margin** for the core business came in at 70.09%, down with respect to the same period in the prior year, due to the more than proportional increase in direct costs with respect to revenue.

Ebitda and Ebitda Margin core business



EBIT

EBIT amounted to €51,254 thousand, a drop of 34.07% explained by writedowns and the change in fair value which had a total negative impact of some €11,640 thousand versus a positive impact of €12,076 thousand in the same period of the prior year. The properties were valued by independent experts in an appraisal issued 30 June 2012.

Net financial income (charges)

Net financial charges increased from €31,789 thousand in September 2011 to €35,821 thousand at 30 September 2012. Net of exchange losses this item increased by approximately €4,270 thousand (even if net debt fell from the €1,093,979 thousand posted at 30 September 2011 to €1,090,420 thousand at 30 September 2012), due to the increase in the average cost of debt which rose from 3.96% to 4.23% due to:

- the increase in the spread on short term loans, partially offset by Euribor which fell from the 1.566 (monthly average) recorded in September 2011 to 0.256 (monthly average) in September 2012
- the IRS agreements stipulated in 2011 but effective 01.01.2012,
- the loan taken out with Intesa San Paolo in March 2012 and the new mortgage loans taken out in third quarter 2011 relating to property investments in Palermo and Conegliano and the Livorno project which impacted the entire period.

Net financial income/(charges)	30/09/2012	30/09/2011	*Change*
(Financial income)	(109)	(265)	156
Financial charges	35,965	31,854	4,111
Exchange gains/(losses)	(150)	88	(238)
Commissions	115	112	3
Net financial income/(charges)	**35,821**	**31,789**	**4,032**

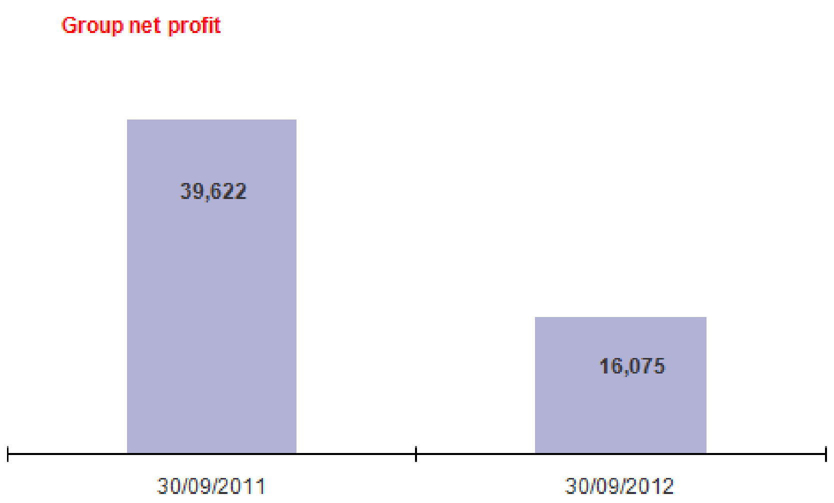
Tax

The tax burden, current and deferred, at 30 September 2012 amounted to €1,057 thousand and is primarily attributable to the effect of the fair value adjustments which resulted in the recognition of deferred tax assets and the reversal of deferred tax liabilities which had a positive impact on the total tax rate of 27.36%. Net of the fair value effect the tax rate reaches 8.55%, basically in line with the 8.01% recorded in the same period of the prior year.

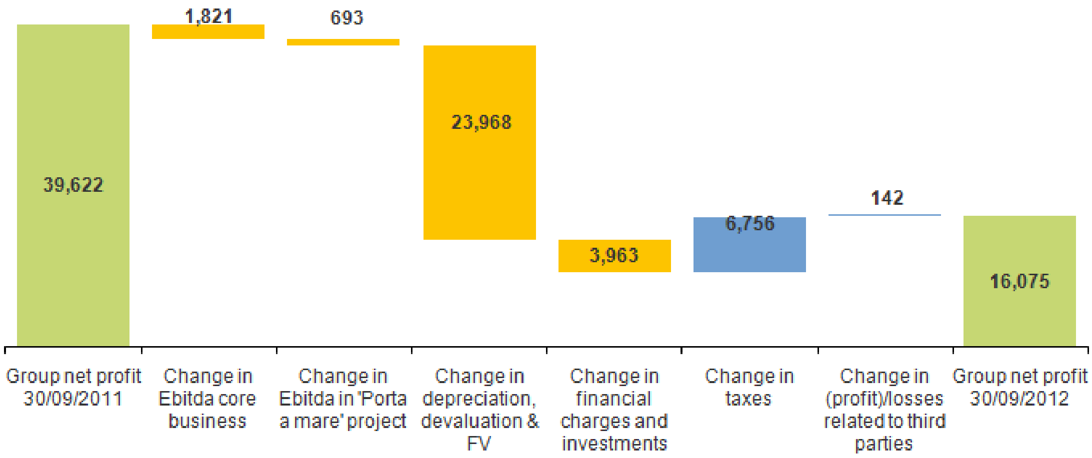
Income taxes	30/09/2012	30/09/2011	*Variazione*
Current tax	1,105	1,103	2
Deferred tax liabilities	(880)	3,888	(4,768)
Deferred tax assets	(1,289)	956	(2,245)
Out-of-period income/charges	7	(248)	255
Total	**(1,057)**	**5,699**	**(6,756)**

Net profit

The impact of the writedowns and the fair value adjustments on EBIT, as well as the impact of the financial charges, resulted in a drop in net profit of 59.43%.

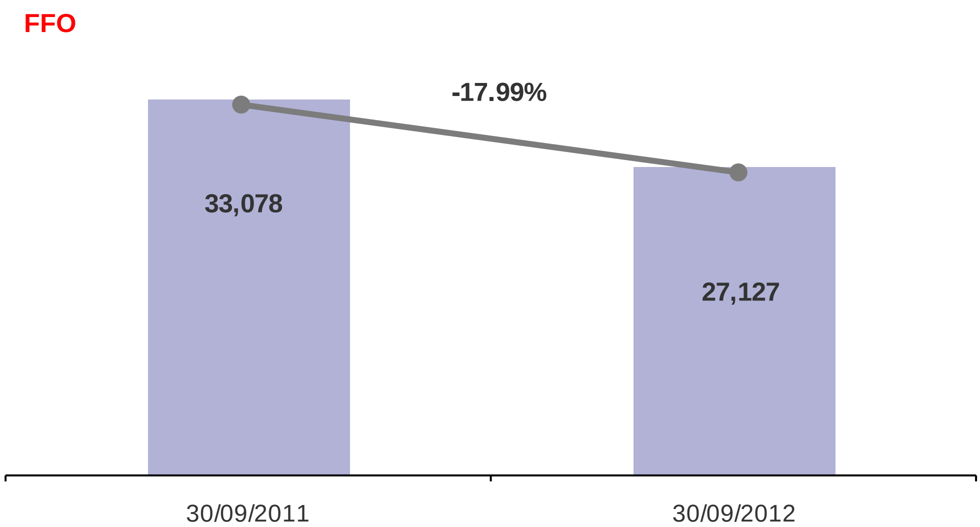


The change in net profit with respect to the same period in the prior year is shown below.



FFO

The **Funds from Operations** (FFO), an indicator used widely in the real estate sector (REITs), defines the cash flow generated by a company's core business by adjusting pre-tax profit by non-monetary items (deferred tax, writedowns, fair value adjustments, amortization, depreciation and other), as well as the impact of income from equity investments and revenue from property sales. FFO fell with respect to the same period in the prior year by 17.99%. Through 31 December 2011 this figure included the extraordinary items and the gains from disposals, while in 2012 these items were excluded in order to highlight the revenue generated by the core business (which generates primarily the income used to pay dividends). Similarly, the figure at 30 September 2011 was also adjusted.



STATEMENT OF FINANCIAL POSITION AND FINANCIAL REVIEW

The IGD Group's statement of financial position at 30 September 2012 can be summarized as follows:

SOURCE-USE OF FUNDS	30/09/2012	30/06/2012	Δ	%	31/12/2011	Δ	%
Fixed assets	1,896,372	1,893,088	3,284	0.17%	1,897,756	(1,384)	(0.07%)
Net working capital	75,389	73,406	1,983	2.70%	68,909	6,480	9.40%
Other non-current liabilities	(70,075)	(69,462)	(613)	0.88%	(70,644)	569	(0.81%)
TOTAL USE OF FUNDS	**1,901,686**	**1,897,032**	**4,654**	**0.25%**	**1,896,021**	**5,665**	**0.30%**
Equity	759,604	756,152	3,452	0.46%	767,053	(7,449)	(0.97%)
Net (assets)/liabilities for derviatives	51,662	45,567	6,095	13.38%	34,571	17,091	49.44%
Net financial debt	1,090,420	1,095,313	(4,893)	(0.45%)	1,094,397	(3,977)	(0.36%)
TOTAL SOURCE OF FUNDING	**1,901,686**	**1,897,032**	**4,654**	**0.25%**	**1,896,021**	**5,665**	**0.30%**

The principal changes in third quarter 2012, compared to 30 June 2012, are summarized below::

- ✓ **Fixed assets** rose from the €1,893,088 thousand recorded at 30 June 2012 to €1,896,372 thousand at 30 September 2012; the change of +€3,284 thousand is explained by increases and decreases in:
  - ✓ **Assets under construction** (+€2,522 thousand). The change is due primarily to:

    an increase in the assets under construction explained by :
    - ➢ for about €1,262 thousand by the progress with the investment in the multi-purpose center in Livorno (retail sector only);
    - ➢ for about €265 thousand by progress on the urbanization works relative to the future retail park in Chioggia ;
    - ➢ for €129 thousand by progress on the expansion of the ESP, Abruzzo and Portogrande shopping centers;
    - ➢ for €657 thousand by the purchase of land and the down payment relating to another plot of land;
    - ➢ for about €560 thousand by extraordinary maintenance at a few of the Romanian shopping centers which has yet to be completed.

    The decrease explained primarily by:
  - ✓ for about €351 thousand by completion of works at a few shopping centers which were then reclassified as investment property.

  - ✓ **Miscellaneous receivables and other non-current assets** (-€476 thousand The change is due primarily to:
    - ➢ the decrease in the beneficial interest on the mall at the Città delle Stelle Shopping Center for the amount recognized for the period in the income statement .
  - ✓ **Deferred tax assets** (+€1,551 thousand).The change is due primarily to:
    - ➢ recognition of deferred tax related to mortgage hedging instruments (IRS);
    - ➢ recognition of deferred tax related to the fair value of property investments.

- ✓ **Net working capital** (+1.983 thousand di euro). The change is explained primarily by:

- for +€2,118 thousand by the inventories for construction in progress and down payments relative to the progress on works at the Piazza Mazzini site in Livorno;
- for +€350 thousand by the increase in third party and related party trade receivables, net of the provisions for doubtful accounts;
- for -341 thousand by other current assets; the decrease is due primarily to use of VAT credits;
- for +477 thousand by a decrease in third party and related party trade payables;
- for +444 thousand by a decrease in current tax liabilities relating to the withholding on the dividends paid by the Parent Company, partially offset by an increase in Irap (regional business tax), IMU (property tax) and income tax paid by the Romanian companies;
- for -€1,059 thousand by other current liabilities increased following receipt of security deposits for the Piazza Mazzini residential units which are part of the Livorno project.

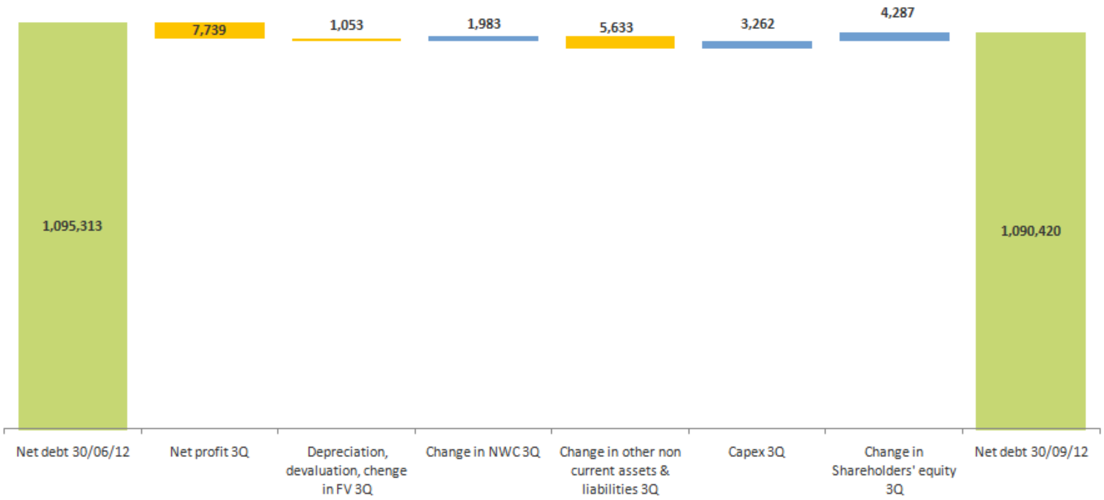
- **Other non-current liabilities.** (-€613 thousand). The change is explained primarily by:
  - for €175 thousand by an increase in provisions for future charges, largely attributable to variable compensation;
  - for €431 thousand by an increase in deferred tax liabilities;

✓ **Equity:** at 30 September 2012, amounted to €759,604 thousand. The change of +€3,452 thousand is explained primarily by:

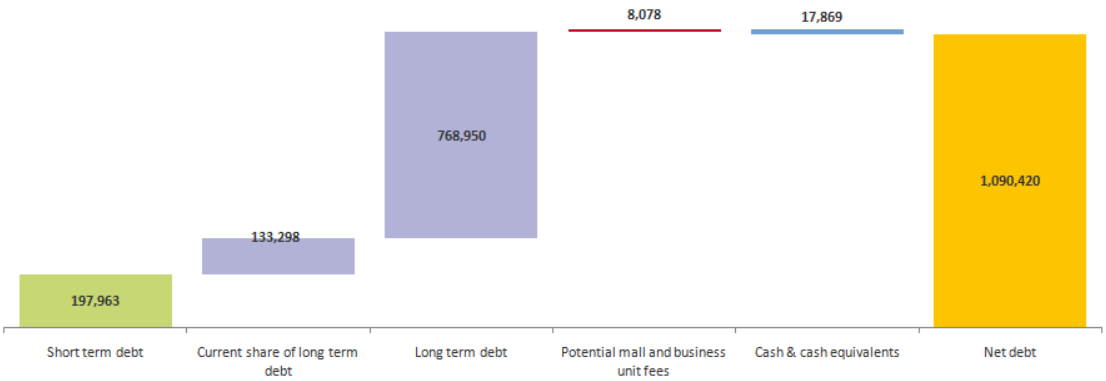
- for -€3,668 thousand and -€443 thousand, by the decrease in the derivatives accounted for using the cash flow hedge method relative to, respectively, the Parent Company and its subsidiary;
- for about -€176 thousand by changes in the translation reserve for the translation of foreign currency financial statements;
- for +€7,739 thousand by net profit for the quarter (the Group's portion and minorities).

✓ **Interest rate swaps - net assets/(liabilities):** the fair value measurement of hedging instruments at 30/09/2012 which dropped by €6,095 thousand with respect to the prior quarter.

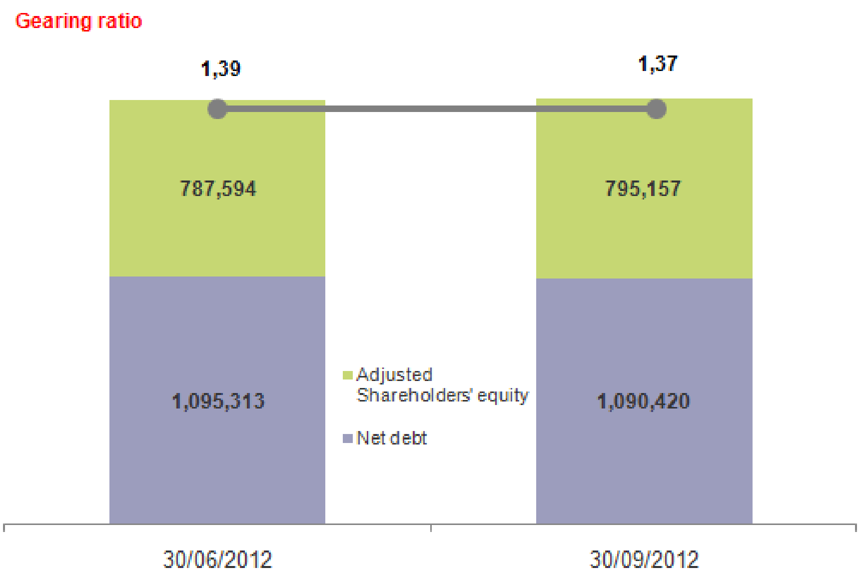
✓ **Net financial position** at 30/09/2012, improved noticeably with respect to the prior quarter, dropping €4,893 as shown below:



The item “Short term portions of long term debt” shown in the net financial position above includes the short term portion of mortgages, leasing company loans and bond debt.



The gearing ratio reflects the debt to equity ratio, but does not include the accounting (non-monetary) effects of the CFH reserves



The Group's financial policy is guided by the principles outlined in the 2012-2015 Business Plan, in terms of:

- a balanced capital structure: with a Debt/Equity ratio which is not expected to exceed 1.4;
- financial balance: with funding and the relative hedging primarily long term, in line with the loan expirations.

At 30 September 2012 the debt/equity ratio showed improvement with respect to 30 June 2012.
Currently 77.57% of the long term debt (including the bond) is hedged against interest rate risk while 63.84% of the net debt is covered, in line with the 2012-2015 Business Plan which called for coverage of up to a maximum of 65%, commensurate with the reference parameters and spreads.
The average cost of debt reached 4.23%, higher than the 3.96% recorded in third quarter 2011. This increase is attributable to the new forward IRS contracts stipulated in 2011 but effective 1.1.2012 and to the increase in short term spreads which was partially offset by Euribor which fell from the 1.566 (monthly average) recorded at September 2011 to 0.256 (monthly average) at September 2012.
The bank credit facilities amounted to €291.5 million at 30/09/2012 and the unutilized portion to €95.35 million.

Segment Reporting

The income statement and statement of financial position are broken down below by business segment in accordance with IFRS 8, followed by a geographical breakdown of revenue from freehold properties.

€/1000	30/09/2012	30/09/2011	30/09/2012	30/09/2011	30/09/2012	30/09/2011	30/09/2012	30/09/2011	30/09/2012	30/09/2011
INCOME STATEMENT	**PROPERTIES**		**SERVICES**		**"PORTA A MARE" PROJECT**		**SHARED**		**TOTAL**	
REVENUES	**91,202**	**89,573**	**4,057**	**4,233**	**0**	**1,726**			**95,259**	**95,532**
CHANGE IN INVENTORY					*5,868*	*5,612*			*5,868*	*5,612*
DIRECT COSTS	*-20,410*	*-17,576*	*-3,404*	*-3,352*	*-5,881*	*-6,589*			*-29,694*	*-27,517*
GROSS MARGIN	**70,793**	**71,997**	**653**	**881**	**-13**	**749**	**0**	**0**	**71,433**	**73,627**
G&A EXPENSES							*-7,243*	*-6,920*	*-7,243*	*-6,920*
EBITDA	**70,793**	**71,997**	**653**	**881**	**-13**	**749**	**-7,243**	**-6,920**	**64,190**	**66,707**
IMPAIRMENT/DEPRECIATION & AMORTIZATION	*-12,727*	*6,370*	*-1*	*-2*	*-9*	*-9*	*-314*	*4,558*	*-13,051*	*10,917*
EBIT	**58,066**	**78,367**	**652**	**879**	**-22**	**740**	**-7,557**	**-2,362**	**51,139**	**77,624**
NET FINANCIAL INCOME MARGIN							**-35,706**	**-31,677**	**-35,706**	**-31,677**
NET INCOME FROM EQUITY INVESTMENT MARGIN							**-566**	**-635**	**-566**	**-635**
TAXES							**1,057**	**-5,699**	**1,057**	**-5,699**
NET PROFIT									**15,924**	**39,613**
NON-CONTROLLING INTERESTS IN (PROFIT)/LOSS							151	9	151	9
GROUP NET PROFIT									***16,075***	***39,622***

€/1000	30/09/2012	30/06/2012	30/09/2012	30/06/2012	30/09/2012	30/06/2012	30/09/2012	30/06/2012	30/09/2012	30/06/2012
STATEMENT OF FINANCIAL POSITION	**PROPERTIES**		**SERVICES**		**"PORTA A MARE" PROJECT**		**SHARED**		**TOTAL**	
REAL ESTATE PORTFOLIO	*1,773,949*	*1,774,215*	*0*	*0*	*9*	*9*	*9,410*	*9,471*	*1,783,368*	*1,783,695*
INTANGIBLE ASSETS AND OTHER NON-CURRENT ASSETS	*0*	*0*	*0*	*0*	*115*	*118*	*37,874*	*36,781*	*37,989*	*36,899*
CURRENT INVESTMENT	*75,015*	*72,493*	*0*	*0*	*0*	*0*	*0*	*0*	*75,015*	*72,493*
NET WORKING CAPITAL	*4,087*	*(2,266)*	*(216)*	*2,234*	*100,981*	*73,437*	*(29,463)*	*0*	*75,389*	*73,406*
OTHER NON-CURRENT LIABILITIES	*(46,850)*	*(48,588)*	*(2,794)*	*(442)*	*(20,431)*	*(20,432)*	*0*	*0*	*(70,075)*	*(69,462)*
TOTAL USE OF FUNDS	**1,806,201**	**1,795,854**	**(3,010)**	**1,792**	**80,674**	**53,133**	**17,821**	**46,252**	**1,901,686**	**1,897,032**
NET DEBT	*1,051,890*	*1,027,894*	*(1,662)*	*0*	*22,371*	*21,166*	*17,821*	*46,252*	*1,090,420*	*1,095,313*
(ASSETS) AND NET DERIVATIVE LIABILITIES	*51,662*	*45,567*	*0*	*0*	*0*	*0*	*0*	*0*	*51,662*	*45,567*
EQUITY	*702,649*	*722,393*	*(1,348)*	*1,792*	*58,303*	*31,967*	*0*	*0*	*759,604*	*756,152*
TOTAL SOURCES	**1,806,201**	**1,795,854**	**(3,010)**	**1,792**	**80,674**	**53,133**	**17,821**	**46,252**	**1,901,686**	**1,897,032**

€/1000	30/09/2012	30/09/2011	30/09/2012	30/09/2011	30/09/2012	30/09/2011	30/09/2012	30/09/2011
REVENUES FROM FREEHOLD PROPERTIES	**NORTHERN ITALY**		**CENTRAL/SOUTHERN ITALY & ISLANDS**		**ABROAD**		**TOTAL**	
LEASE&RENTAL INCOME	*36,090*	*34,654*	*35,680*	*34,275*	*8,294*	*8,728*	*80,064*	*77,657*
ONE-OFF REVENUE	*19*	*26*	*20*	*31*	*0*	*0*	*39*	*57*
TEMPORARY LOCATION RENTALS	*919*	*893*	*658*	*673*	*0*	*0*	*1,577*	*1,566*
OTHER RENTAL INCOME	*103*	*104*	*30*	*30*	*49*	*39*	*182*	*173*
TOTAL	**37,131**	**35,677**	**36,388**	**35,009**	**8,343**	**8,767**	**81,862**	**79,453**

SUBSEQUENT EVENTS AND OUTLOOK FOR THE YEAR

On 2 October 2012 IGD's Board of Directors examined and approved the new 2012 – 2015 Business Plan which is focused on the sustainability of the Group's revenues, cost of financing, and asset value
The new 2012 – 2015 Business Plan reflects the profound changes which have affected the general macroeconomic scenario (weak consumption and the conditions in Italy) and the repercussions which have directly impacted IGD's business, beginning with the introduction of the property tax (IMU). The Plan focuses on a further reduction of financial leverage and the development of the committed pipeline, as well as the enhancement of the Group's portfolio.
The new Plan, which builds on the previous 2009-2013 Business Plan through the consolidation of the extensive development carried out in prior years, will focus on the following drivers of development:

- consolidation of the operating results;
- financial sustainability;
- enhancement of the portfolio and development of the pipeline.

More in detail, from an economic standpoint, the 2012 – 2015 Business Plan calls for CAGR in total rental income - total CAGR – of approximately 3.6% and like-for-like of approximately 2.8%.
With regard to profitability, the IGD Group, by increasing revenue and controlling costs, will strive to reach an EBITDA margin above 71% by the end of the plan.
With regard to financial sustainability, the new 2012 – 2015 Business Plan is focused on maintaining the Group's solid capital structure and on reducing financial leverage in order to reach a gearing ratio (debt/equity) in 2015 of less than 1.2x and not exceeding the limit of 1.4x over the life of the plan. Toward this end, the loan to value at the end of the Plan will be approximately 52%, with approximately 65% of the debt hedged, commensurate with the reference parameters and spreads.
The plan also calls for total investments of approximately €200 million over the life of plan, €120 million for expansion and capex of the existing portfolio **–** through restyling and expansion of the prime centers in line with the retail businesses, in order to further increase appeal, as well as through the support of recently opened centers working to reach full capacity. The remaining €80 million will be used for the development of the pipeline – through new openings with good potential and innovative projects like Porta a Mare (retail centers in historic downtown areas). Asset disposals totalling €100 million are also called for over the life of the plan, as well as asset rotation and the constitution of a joint venture with institutional financial investors.
With the new 2012–2015 Business Plan, therefore, the IGD Group intends to continue its pursuit of sustainable results, through the constant improvement of revenue, the cost of financing and the value of the portfolio assets, in order to guarantee optimal profitability for its investors.

On 5 November 2012 IGD signed a loan agreement for a total of €18 million with Mediocredito Italiano S.p.A*. (Gruppo Bancario Intesa Sanpaolo),* which goes into effect immediately.
The agreement is for a 5 year mortgage loan indexed to the six month Euribor with a spread of 365 bps. The facility provides for draw downs typical of similar financing.
IGD also exercised the term out option on the loan with Cassa di Risparmio del Veneto S.p.A. (Gruppo Bancario Intesa Sanpaolo), extending the maturity of the original €30 million mortgage loan (to date €28,350,000) to 1 May 2014 at the six month Euribor with a spread of 310 bps.

Outlook for the year

Based on the results reported at 30 September 2012, the performance of the core business which is in line with targets and despite the complexity of the current phase which is characterized by a significant drop in consumption, as well as substantial financial stress due to elevated spreads, the IGD Group expects to see core business revenue and profitability for the fourth quarter in line with the trend reported for the first nine months of the year.

No new investments are forecast, other than those already in the pipeline, given the high financing costs and the goal to not increase the current gearing in 2012.

IGD GROUP

Consolidated financial statements at 30 September 2012

Consolidated income statement

Consolidated income statement (€/000)	30/09/2012 (A)	30/09/2011 (B)	Change (A-B)	3Q 2012 (C)	3Q 2011 (D)	Change (C-D)
Revenue	88,200	87,052	1,148	29,226	29,703	(477)
Other income	7,059	8,480	(1,421)	2,351	2,765	(414)
Total revenue and operating income	**95,259**	**95,532**	**(273)**	**31,577**	**32,468**	**(891)**
Revenue from property sales	0	1,726	(1,726)	0	0	0
Change in inventories for assets under construction	5,868	5,612	256	2,313	2,196	117
Total revenue and change in inventory	**101,127**	**102,870**	**(1,743)**	**33,890**	**34,664**	**(774)**
Costs of assets under construction	5,617	6,464	(847)	2,081	2,053	28
Purchase of materials and services	17,285	17,371	(86)	5,622	5,666	(44)
Cost of labour	5,882	5,671	211	1,855	1,772	83
Other operating costs	6,462	4,152	2,310	2,451	1,393	1,058
Total operating costs	**35,246**	**33,658**	**1,588**	**12,009**	**10,884**	**1,125**
(Amortization, depreciation and provisions)	(2,679)	(3,273)	594	(791)	(1,334)	543
(Impairment losses)/Reversals on work in progress and goodwill	(423)	(391)	(32)	0	(251)	251
Change in fair value - increases / (decreases)	(11,640)	12,076	(23,716)	(717)	(700)	(17)
Total Amort., depr., provisions, impairment and change in fair value	**(14,742)**	**8,412**	**(23,154)**	**(1,508)**	**(2,285)**	**777**
EBIT	**51,139**	**77,624**	**(26,485)**	**20,373**	**21,495**	**(1,122)**
Income from equity investments	**(566)**	**(635)**	**69**	**(199)**	**(2)**	**(197)**
Income from equity investments	(566)	(635)	69	(199)	(2)	(197)
Financial income	469	515	(46)	242	118	124
Financial charges	36,175	32,192	3,983	11,999	11,603	396
Net financial income/(charges)	**(35,706)**	**(31,677)**	**(4,029)**	**(11,757)**	**(11,485)**	**(272)**
PRE-TAX PROFIT	**14,867**	**45,312**	**(30,445)**	**8,417**	**10,008**	**(1,591)**
Income tax for the period	(1,057)	5,699	(6,756)	678	607	71
NET PROFIT FOR THE PERIOD	**15,924**	**39,613**	**(23,689)**	**7,739**	**9,401**	**(1,662)**
Minorities portion of net profit	151	9	142	44	28	16
Parent Company's portion of net profit	**16,075**	**39,622**	**(23,547)**	**7,783**	**9,429**	**(1,646)**

Consolidated statement of comprehensive income

Consolidated statement of comprehensive income (in €/000)	30/09/2012 (A)	30/09/2011 (B)	Change (A-B)	3 Q 2012 (C)	3 Q 2011 (D)	Change (C-D)
PROFIT FOR THE PERIOD	**15,924**	**39,613**	**(23,689)**	**7,739**	**9,401**	**(1,662)**
Other components of comprehensive income:						
Impact of hedge derivatives on equity	(16,094)	(14,946)	(1,148)	(5,672)	(20,659)	14,988
Tax effect of hedge derivatives on equity	4,426	4,110	316	1,560	5,681	(4,122)
Other effects on income statement components	(1,139)	(2)	(1,137)	(175)	(205)	30
Other components of comprehensive income, net of tax effects	**(12,807)**	**(10,838)**	**(1,969)**	**(4,287)**	**(15,183)**	**10,896**
Total comprehensive income for the period	**3,117**	**28,775**	**(25,658)**	**3,452**	**(5,782)**	**9,234**
Minorities' portion of profit/(loss) for the period	151	9	142	44	28	16
Parent Company's portion of net profit	**3,268**	**28,784**	**(25,516)**	**3,496**	**(5,754)**	**9,250**

Consolidated statement of financial position

Consolidated statement of financial position (€/000)	30/09/2012 (A)	30/06/2012 (B)	31/12/2011 (C)	Change (A-B)	Change (A-C)
NON-CURRENT ASSETS:					
Intangible assets					
Intangible assets with finite useful lives	98	83	78	15	20
Goodwill	11,427	11,427	11,427	0	0
	11,525	**11,510**	**11,505**	**15**	**20**
Property, plant and equipment					
Investment property	1,769,025	1,769,025	1,779,445	0	(10,420)
Buildings	9,410	9,471	9,592	(61)	(182)
Plant and machinery	1,371	1,461	1,388	(90)	(17)
Equipment and other assets	2,200	2,329	2,467	(129)	(267)
Leasehold improvements	1,362	1,410	1,460	(48)	(98)
Assets under construction	75,015	72,493	69,834	2,522	5,181
	1,858,383	**1,856,189**	**1,864,186**	**2,194**	**(5,803)**
Other non-current assets					
Deferred tax assets	25,608	24,057	19,888	1,551	5,720
Sundry receivables and other non-current assets	544	1,020	1,965	(476)	(1,421)
Equity investments	312	312	212	0	100
Non-current financial assets	23	24	41	(1)	(18)
Derivatives - assets	163	176	202	(13)	(39)
	26,650	**25,589**	**22,308**	**1,061**	**4,342**
TOTAL NON-CURRENT ASSETS (A)	**1,896,558**	**1,893,288**	**1,897,999**	**3,270**	**(1,441)**
CURRENT ASSETS:					
Work in progress inventory and advances	76,501	74,383	71,152	2,118	5,349
Inventory	0	6	7	(6)	(7)
Trade and other receivables	14,558	14,208	14,084	350	474
Other current assets	3,652	3,993	11,393	(341)	(7,741)
Financial receivables and other current financial assets	3,533	4,397	1,704	(864)	1,829
Cash and cash equivalents	14,336	10,854	14,433	3,482	(97)
TOTAL CURRENT ASSETS (B)	**112,580**	**107,841**	**112,773**	**4,739**	**(193)**
TOTAL ASSETS (A + B)	**2,009,138**	**2,001,129**	**2,010,772**	**8,009**	**(1,634)**
NET EQUITY:					
Share capital	311,569	311,569	298,273	0	13,296
Share premium reserve	147,730	147,730	147,730	0	0
Other reserves	242,204	246,491	252,347	(4,287)	(10,143)
Group profit	46,440	38,657	56,891	7,783	(10,451)
Total Group net equity	**747,943**	**744,447**	**755,241**	**3,496**	**(7,298)**
Portion pertaining to minorities	11,661	11,705	11,812	(44)	(151)
TOTAL NET EQUITY (C)	**759,604**	**756,152**	**767,053**	**3,452**	**(7,449)**
NON-CURRENT LIABILITIES:					
Derivatives - liabilities	51,825	45,743	34,773	6,082	17,052
Non-current financial liabilities	777,051	843,857	875,659	(66,806)	(98,608)
Provision for emploee severance indemnities	940	897	796	43	144
Deferred tax liabilities	47,807	47,376	48,366	431	(559)
Provisions for risks and future charges	1,114	939	1,386	175	(272)
Sundry payables and other non-current liabilities	20,214	20,250	20,096	(36)	118
TOTAL NON-CURRENT LIABILITIES (D)	**898,951**	**959,062**	**981,076**	**(60,111)**	**(82,125)**
CURRENT LIABILITIES:					
Current financial liabilities	331,261	266,731	234,916	64,530	96,345
Trade and other payables	9,595	10,072	13,858	(477)	(4,263)
Current tax liabilities	3,078	3,522	7,869	(444)	(4,791)
Other current liabilities	6,649	5,590	6,000	1,059	649
TOTAL CURRENT LIABILITIES (E)	**350,583**	**285,915**	**262,643**	**64,668**	**87,940**
TOTAL LIABILITIES (F=D + E)	**1,249,534**	**1,244,977**	**1,243,719**	**4,557**	**5,815**
TOTAL NET EQUITY AND LIABILITIES (C + F)	**2,009,138**	**2,001,129**	**2,010,772**	**8,009**	**(1,634)**

Consolidated statement of changes in equity

	Share capital	Share premium reserve	Other reserves	Group profit	Group net equity	Non-controlling interests	Total net equity
Balance at 01/01/2011	**298,273**	**147,730**	**259,870**	**55,731**	**761,603**	**11,851**	**773,454**
Profit for period				39,622	39,622	(9)	39,613
Valuation of cash flow hedge derivatives			(10,836)		(10,836)		(10,836)
Other comprehensive income (losses)			(2)		(2)		(2)
Total comprehensive income (losses)	**0**	**0**	**(10,838)**	**39,622**	**28,784**	**(9)**	**28,775**
Allocation of 2011 profit	-	-	-	-	-	-	-
- to dividends paid				(22,370)	(22,370)		(22,370)
- to legal reserves			1,385	(1,385)	0		0
- to other reserves			5,142	(5,142)	0		0
Balance at 30 September 2011	**298,273**	**147,730**	**255,559**	**66,456**	**768,018**	**11,842**	**779,860**

	Share capital	Share premium reserve	Other reserves	Group profit	Group net equity	Non-controlling interests	Total net equity
Balance at 01/01/2012	**298,273**	**147,730**	**252,347**	**56,891**	**755,241**	**11,812**	**767,053**
Profit for period				16,075	16,075	(151)	15,924
Valuation of cash flow hedge derivatives			(11,668)		(11,668)		(11,668)
Other comprehensive income (losses)			(1,139)		(1,139)		(1,139)
Total comprehensive income (losses)	**0**	**0**	**(12,807)**	**16,075**	**3,268**	**(151)**	**3,117**
Allocation of 2011 profit							
- to dividends paid				(23,862)	(23,862)		(23,862)
- to capital increase	13,296				13,296		13,296
- to legal reserves			1,437	(1,437)	0		0
- to other reserves			1,227	(1,227)	0		0
Balance at 30 September 2012	**311,569**	**147,730**	**242,204**	**46,440**	**747,943**	**11,661**	**759,604**

Consolidated statement of cash flows

CONSOLIDATED STATEMENT OF CASH FLOWS	30/09/2012	30/09/2011
(€/000)		
CASH FLOW FROM OPERATING ACTIVITIES:		
Pre-tax profit for the period	**14,867**	**45,312**
Adjustments to reconcile net profit with cash flow generated (absorbed) by operating activities:		
(Capital gains) capital losses and other non-monetary items	6,836	5,420
Depreciation, amortization and provisions	2,679	3,273
(Impairment)/reversal of assets under construction and goodwill	423	391
(writedowns of inventories for construction in progress)	348	0
Change in fair value of investment property	11,640	(12,076)
Equity investments	557	424
CASH FLOW FROM OPERATING ACTIVITIES (b)	**37,350**	**42,743**
Income tax	(1,112)	(755)
CASH FLOW FROM OPERATING ACTIVITIES NET OF TAX	**36,238**	**41,988**
Change in inventories	(5,690)	(5,140)
Net change in current assets and liabilities	(2,882)	13,703
Net change in non-current assets and liabilities	1,414	(3,980)
CASH FLOW GENERATED BY BUSINESS OPERATIONS IN THE PERIOD	**29,080**	**46,572**
Investments in fixed assets	(9,332)	(111,762)
Divestments of fixed assets e	386	0
Equity investments in subsidiaries	(108)	0
CASH FLOW FROM INVESTING ACTIVITIES (b)	**(9,054)**	**(111,762)**
Change in non-current financial assets	16	0
Change in financial receivables and other current financial assets	(1,830)	(16,392)
Dividend reinvestment option	12,711	
Payment of dividends	(23,862)	(22,370)
Change in current debt	94,344	66,061
Change in non-current debt	(101,420)	15,670
CASH FLOW FROM FINANCING ACTIVITIES (c)	**(20,041)**	**42,969**
Difference in translation of liqudity	(82)	(25)
NET INCREASE (DECREASE) IN CASH BALANCE	**(97)**	**(22,246)**
CASH BALANCE AT BEGINNING OF THE PERIOD	**14,433**	**32,264**
CASH BALANCE AT END OF THE PERIOD	**14,336**	**10,018**

Net financial position

The net financial position at 30 September 2012, 30 June 2012 and at 31 December 2011 is shown below. The net financial position, and the comparison figures, do not reflect the measurement of hedging instruments.

Credit lines with banks amount to €291.5 million, of which €95.35 million was unutilized at 30/09/2012. See the section "Statement of Financial Position and Financial Review" for comments.

NET FINANCIAL POSITION			
	30/09/2012	**30/06/2012**	**31/12/2011**
Cash and cash equivalents	(14,336)	(10,854)	(14,433)
Financial receivables and other current financial assets	(3,533)	(4,397)	(1,704)
LIQUIDITY	**(17,869)**	**(15,251)**	**(16,137)**
Current financial liabilities	197,963	201,028	197,310
Mortgage loans - current portion	130,958	65,389	35,398
Leasing – current portion	273	270	2,142
Convertible bond loan - current portion	2,067	44	66
CURRENT DEBT	**331,261**	**266,731**	**234,916**
CURRENT NET DEBT	**313,392**	**251,480**	**218,778**
Non-current financial assets	(23)	(24)	(41)
Non-current financial liabilities due to other sources of finance	8,078	8,173	25,170
Leasing – non-current portion	5,513	5,582	5,719
Non-current financial liabilities	540,156	608,112	625,304
Convertible bond loan	223,304	221,990	219,466
NON-CURRENT DEBT	**777,028**	**843,833**	**875,618**
NET FINANCIAL POSITION	**1,090,420**	**1,095,313**	**1,094,397**

Preparation criteria and scope of consolidation

Introduction

The interim management statement and consolidated accounts of the Immobiliare Grande Distribuzione Group at 30 September 2012 (unaudited) were drafted in compliance with Art. 154-*ter* of Legislative Decree 58/1998 and with the accounting and measurement standards established by IFRS, which were adopted by the European Commission according to Article 6 of EC Regulation 1606/2002 of the European Parliament and the Council of 19 July 2002 concerning the application of international accounting standards. The interim management statement at 30 September 2012 was approved and authorized for publication by the Board of Directors on 8 November 2012.

Preparation criteria

The consolidated financial statements have been drawn up on the basis of the financial statements at 30 September 2012, prepared by the consolidated companies and adjusted, where necessary, to align them with the Group's IFRS-compliant accounting and classification policies.

The accounting standards, accounting policies, and valuation methods are the same as those used to prepare the consolidated financial statements at 31 December 2011 and the consolidated half-year financial report at 30 June 2012, to which the reader should refer.

The valuation and reporting of book values are based on the IAS/IFRS and their interpretations currently in effect; they are therefore subject to modification in order to reflect any changes that may occur between this writing and 31 December 2012 as a result of the European Commission's future endorsement of new standards, new interpretations, or guidelines issued by the International Financial Reporting Interpretation Committee (IFRIC).

The consolidated financial statements, tables and notes are expressed in thousands of euros, unless specified otherwise.

In accordance with CONSOB instructions, income statement figures are provided for the quarter under review and are compared with figures for the same periods last year. The figures in the statement of financial position, which refer to the end date of the quarter, are compared with the end date of the previous quarter. Therefore, comments on income statement items refer to a comparison with the same period of the prior year (30 September 2011) , while balance sheet items are compared with the previous quarter (30 June 2012).

The use of estimates broadly reflects the practice followed in the year-end financial statements.

Deferred tax assets and liabilities have been calculated in addition to current taxes.

Scope of consolidation

The consolidated financial statements have been drawn up on the basis of the financial statements at 30 September 2012, prepared by the consolidated companies and adjusted, where necessary, to align them with the Group's IFRS-compliant accounting and classification policies. With respect to 31 December 2011, the scope of consolidation has not changed

Pursuant to Consob Circular DEM/6064293 of 28 July 2006, below is a list of Group companies showing the location of their registered office, share capital in the local currency and consolidation method. The interests held directly or indirectly by IGD SIIQ S.p.A. and each of its subsidiaries are also specified.

Name	Registered office	Country	Share capital	Currency	Percent consolidated	Held by	Percent of share capital held	Operations
Parent company								
IGD SIIQ S.p.A.	Ravenna via agro pontino 13	Italy	322,545,915.08	Eur				Shopping center management
Subsidiaries consolidated on a line-by-line basis								
IGD Management s.r.l.	Ravenna via Villa Glori 4	Italy	75,071,221.00	Eur	100.00%	IGD SIIQ S.p.A.	100.00%	Shopping center management and services
Millennium Gallery s.r.l	Ravenna via Villa Glori 4	Italy	100,000.00	Eur	100.00%	IGD SIIQ S.p.A.	100.00%	Shopping center management
Porta Medicea s.r.l.	Bologna via trattati comunitari europei 1957-2007	Italy	60,000,000.00	Eur	80%	IGD Management s.r.l.	80.00%	Construction company
Win Magazin S.A.	Bucarest	Romania	113,715.30	Lei	100.00%	IGD Management s.r.l. 99,9%	100.00%	Shopping center management
						IGD SIIQ S.p.A. 0,1%		
Winmarkt management s.r.l.	Bucarest	Romania	1,001,000.00	Lei	100.00%	Win Magazin S.A.	100.00%	Agency and facility management services
Subsidiaries valued at cost								
Consorzio I Bricchi	Isola d'Asti loc. Molini via prato boschiero	Italy	6,000.00	Eur		IGD SIIQ S.p.A.	72.25%	Shopping center promotion and management of common areas
Consorzio Forte di Brondolo *	Castenaso (Bologna) Via Villanova 29/7	Italy	67,180	Eur		IGD SIIQ S.p.A.	100%	Urban development consortium
Consorzio Proprietari C.C.Leonardo	Imola (Bologna) Via Amendola 129	Italy	100,000.00	Eur		IGD SIIQ S.p.A.	52.00%	Shopping center promotion and management of common areas
Associates valued at cost								
Millennium Center soc. cons. r.l.	Rovereto (Trento) via del Garda n.175	Italy	10,000.00	Eur		Millennium Gallery s.r.l	35.40%	Shopping center promotion and management of common areas
Other companies valued at cost								
Iniziative Bologna Nord	Casalecchio di Reno (Bologna) via Isonzo n. 67	Italy	430,000.00	Eur		IGD Management s.r.l.	15.00%	Real estate development

**** in liquidation as of' 8 February 2012.***

For comments on the statement of financial position and the income statement, see the reviews provided above.

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Certification of the interim management statement pursuant to Art.154-*bis* (2) of Legislative Decree 58/98

I, Grazia Margherita Piolanti, in my capacity as financial reporting officer of IGD SIIQ SpA, hereby declare in accordance with Art. 154-*bis* (2) of Legislative Decree 58/98 that the figures in the Interim Management Statement at 30 September 2012 correspond to the company's records, ledgers and accounting entries.

Bologna, 8 November 2012

Grazia Margherita Piolanti
Financial Reporting Officer