Conference Call
1Q 2005 Financial Results

Bologna
May 12, 2005

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Agenda

- KEY POINTS
- 1Q2005 FINANCIALS
- APPENDIX

KEY POINTS

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IGD 1Q05 Key points

KEY POINTS

Preliminary Acquisition of Mondovicino

- April 26, IGD signed an agreement for the acquisition of the shopping mall and retail park located in Mondovì, near Cuneo.
- Works will start by the end of 2005, completion expected for 2007
- Acquisition not included in the framework agreement investments

Results in-line with expectations

- Growing trend in-line with expectations
- Positive impact following the acquisition of Livorno shopping centre

Growth of the service Business

- Services results in line with Business Plan
- IGD signed new agency contracts
- Agency's revenues mainly develop during the last quarter

Strong NAV evaluation

- Net Nav per share of € 1,632

IFRS compliances

- IGD is completing the project that will lead to introduction of new accounting standards in preparation of financial statements
- Today Board of Directors approved to become IFRS compliance starting from June, 30 2005 Financial Results

Mondovicino

- IGD signed an agreement for the **acquisition** of the **shopping mall** and **retail park** for a total GLA of approximately 18,000 mq, on April 26 .

- The shopping park "Parco Commerciale e per il Tempo Libero Mondovìcino", located in Mondovì (Cuneo) will consist of:
  - a hypermarket and a mall
  - a retail park made up of 5 mid-sized stores
  - a factory outlet of approximately 25,000 mq of GLA

- The shopping park, designed by Giugaro Architecture using cutting-edge technology and top level solutions, will be a strong point of attraction for the public.

- The purchase price of **39.5 million euros** (that specifically regards the property housing the retail park and the company which owns the mall) will be settled as follows:
  - 6 million euros at the signing of the contract
  - 2 million euros at the beginning of the works
  - the remaining at the end of the works

- The acquisition states the:
  - IGD aim to grow also through independent lines
  - IGD intervention in the early stages of the shopping centre's design and construction in order to maximise the creation of value
  - IGD and GESCOM contribution to the definition of the shopping mall layout, specifically on the base of the tenant mix previously identified

KEY POINTS

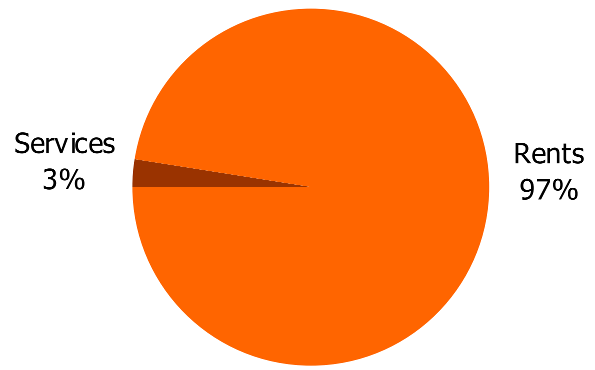
1Q2005 Financial Highlights

- **Total Revenues**
  - In-line with expectations
  - 97.5% of total revenues relates to Rents
  - IGD is a Property Company
- **EBITDA**
  - Growing trend
- **EBIT**
  - Increase in EBITDA margin
  - Change in Depreciation & Amortization criteria

IGD's 1Q05 Highlights

Total Revenues	€ 13.0 M
EBITDA	€ 8.5 M
EBIT	€ 4.3 M
Net Profit	€ 1.7M

IGD's 1Q05 revenues breakdown



Total: €13.0m

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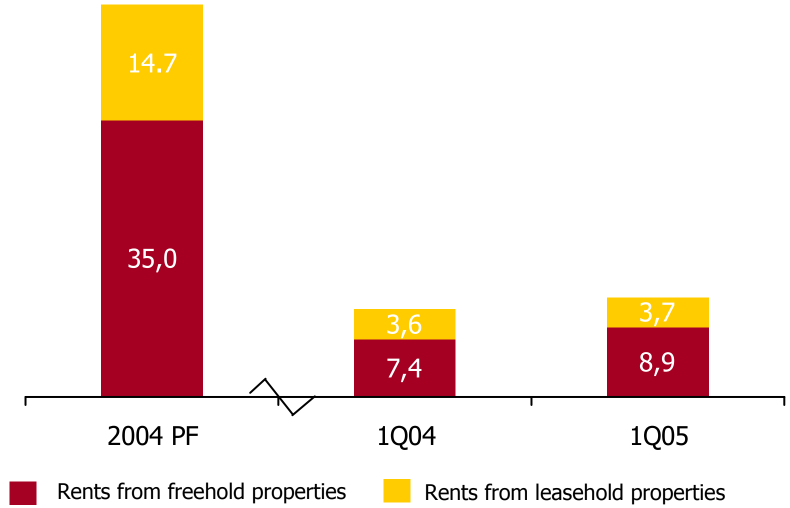
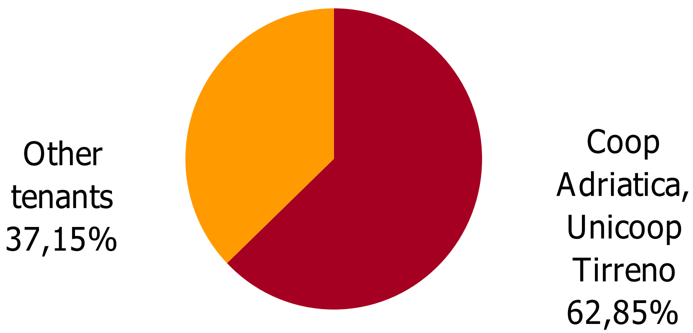
Portfolio Management

Total gross rents on IGD Real Estate portfolio (€mm)

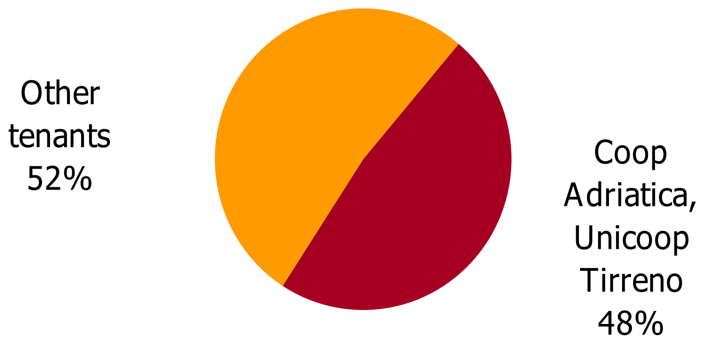


1Q05 total revenues breakdown by tenant



Total: € 13.0 mm

Expected total revenues breakdown by tenant



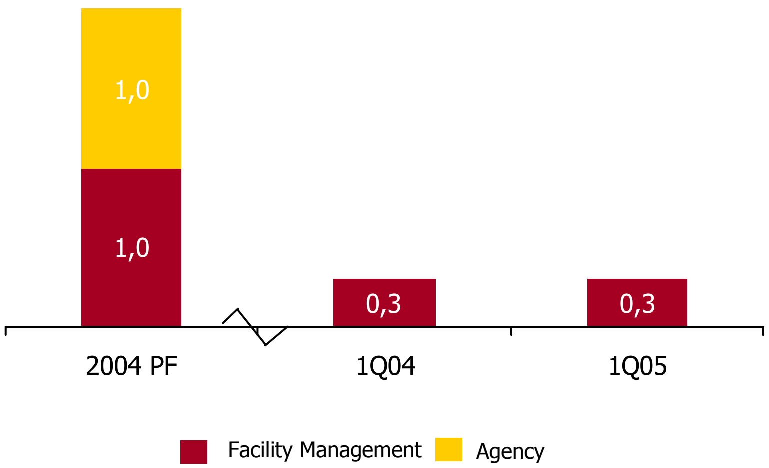
Coop Adriatica and Unicoop Tirreno, following the transfer of the licences of four shopping malls to Gescom will decrease their contribute on 2005 IGD total revenues

KEY POINTS

Real Estate Service

- **1Q2005** Service revenues entirely relates to Facility Management activities
- IGD signed new agency contracts with both related parties Coops and other players
- **Agency** revenues are mainly generated around the shopping centre opening date which usually occurs in the second half of the year
- Agency activity’s results, as a consequence, will develop in the last quarter of 2005
- **Facility Management** activity is consistent during the year

Real estate service revenues



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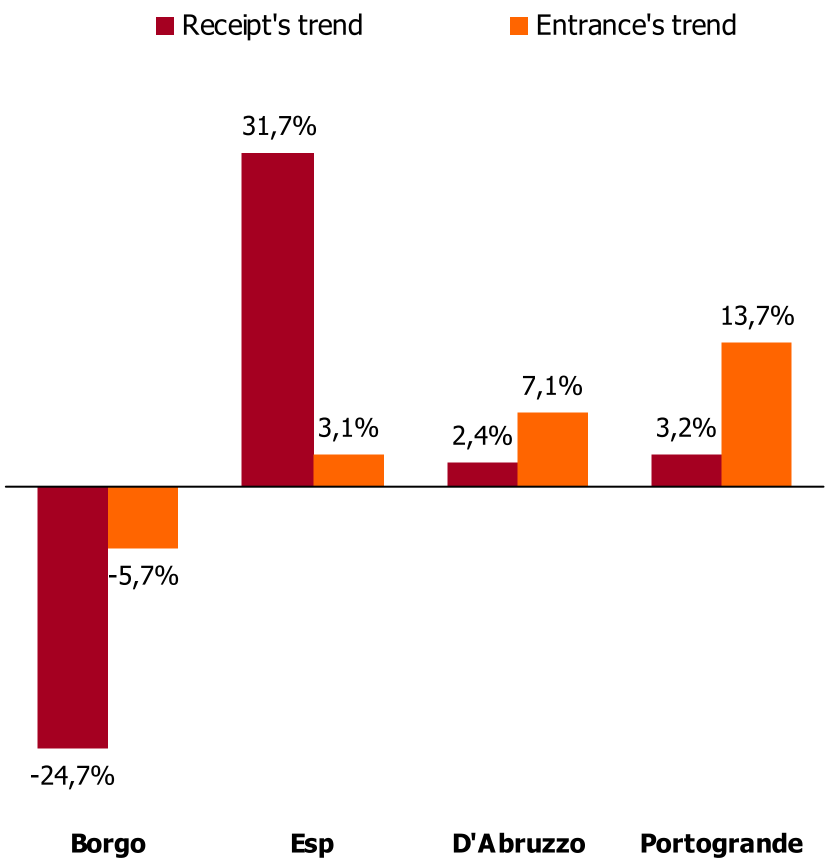
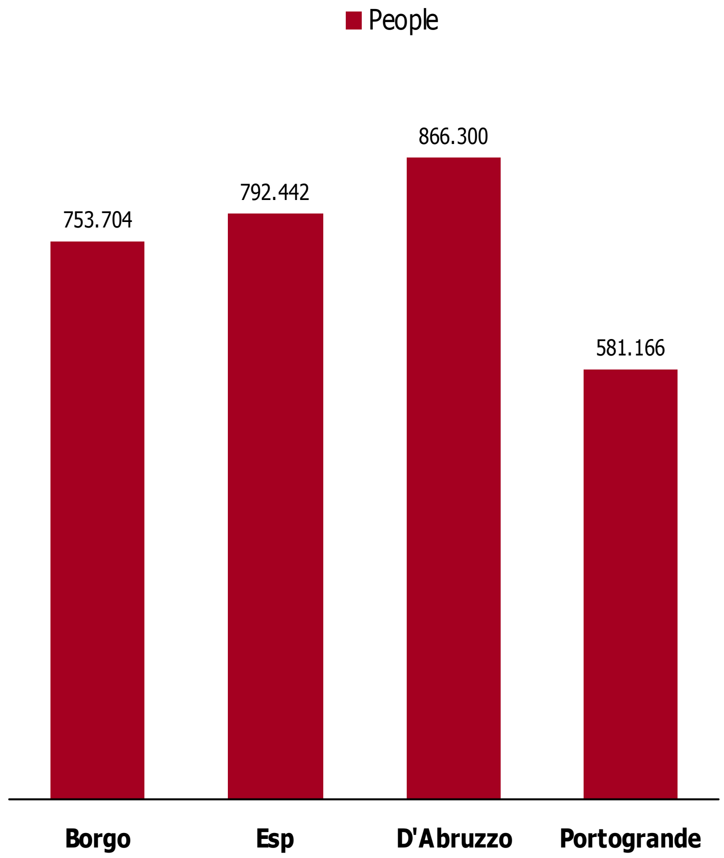
Portfolio performance

Performance of a selected group of shopping centres owned by IGD – 1Q05 vs 1Q04





- Negative trend in Borgo due to work in progress

KEY POINTS

Net Asset Value as of March 31, 2005

Net Asset Value (€ mm)	
Total Portfolio market value - 30 July 2004	555,20
Total Portfolio book value	419,20
Embedded capital gain	136,00
Shareholders' Equity	*374,90*
NAV	510,90
Estimated Tax on capital gain (37.25%)	50,7
Net NAV	460,24
Net NAV / share	1,63

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Income Statement details

Total Revenues	■ Do not include "Other Revenues" ■ Other Revenues mainly relate to services rebilling
Direct Costs	■ Costs that directly refer to the recurring expenses of the shopping centres ■ The identification of "Direct costs" enables the determination of the contribution margin for every portfolio unit
SG&A	■ Holding costs ■ SG&A costs are not allocated to any shopping centre

1Q2005 FINANCIALS

Income Statement

€ mm	1Q04	1Q05	*var %*
Total Revenues	11,3	13,0	*14,0%*
EBITDA	7,1	8,5	*19,3%*
ebitda %	*63,0%*	*65,5%*	
Amortisation & Depreciation	(4,7)	(4,2)	*-10,6%*
EBIT	2,4	4,3	*77,4%*
ebit %	*21,3%*	*33,1%*	
Net Financial Income/(Charges)	(1,0)	(1,2)	*24,2%*
Net Extraordinary Income/(Charges)	-	-	
Profit Before Tax	1,4	3,1	*114,1%*
Profit Before Tax %	*12,6%*	*23,6%*	
Tax		(1,4)	
Minorities			
Net Profit		1,7	
Net Profit %		*12,8%*	

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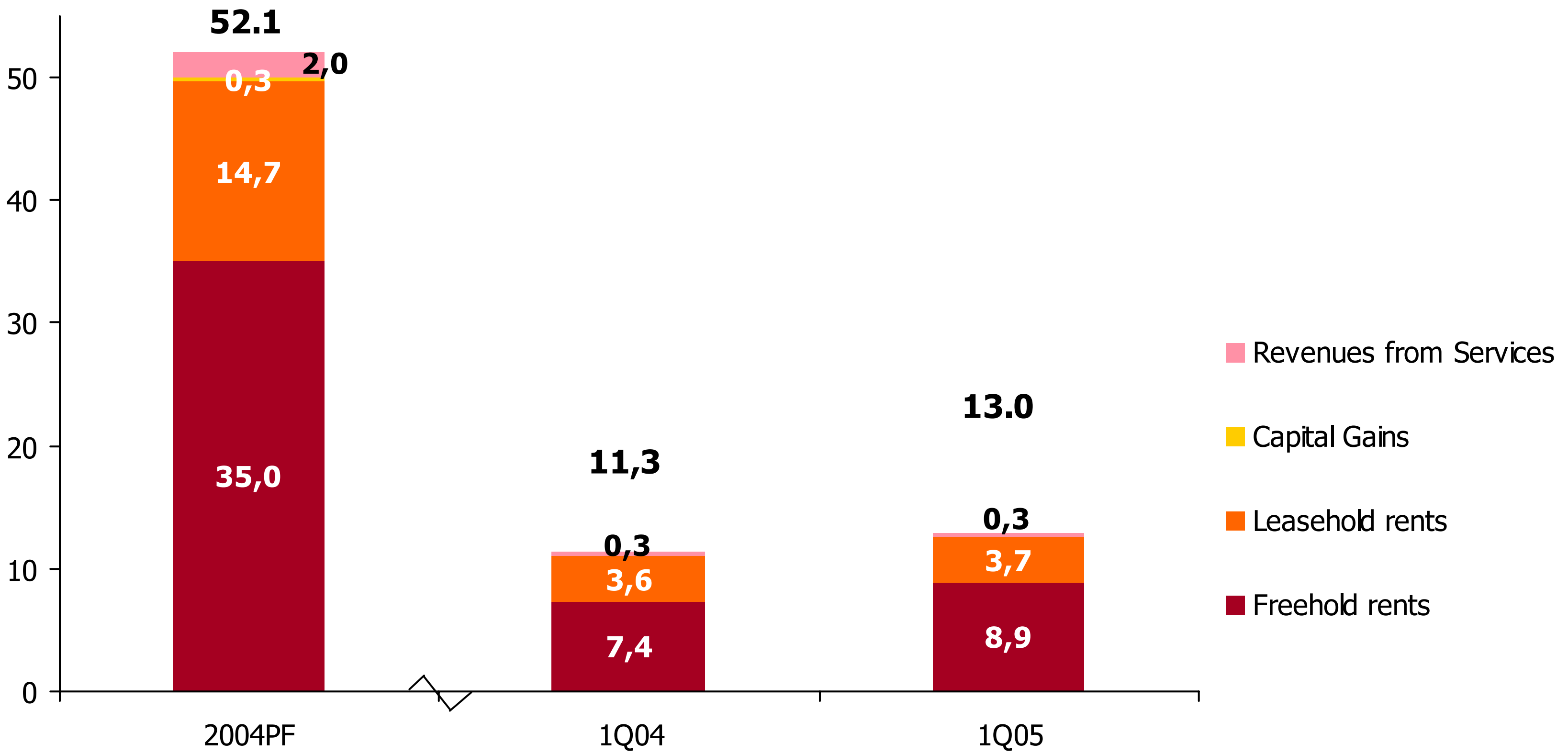
Revenue growth and breakdown

Revenues (€mm)



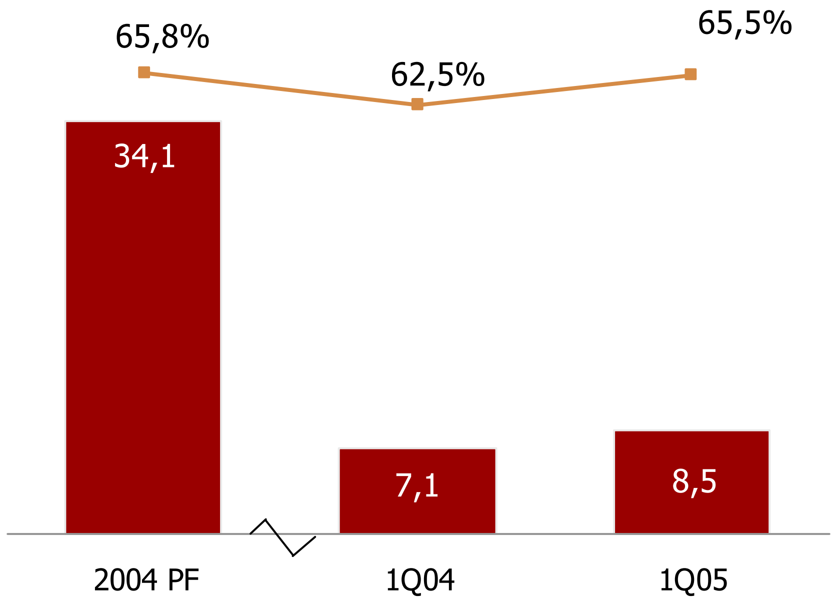
- Revenues trend 1Q04-1Q05 is +15%

The management of freehold shopping centres represents the core business of IGD. Real estate services represents a business unit with significant growth potential

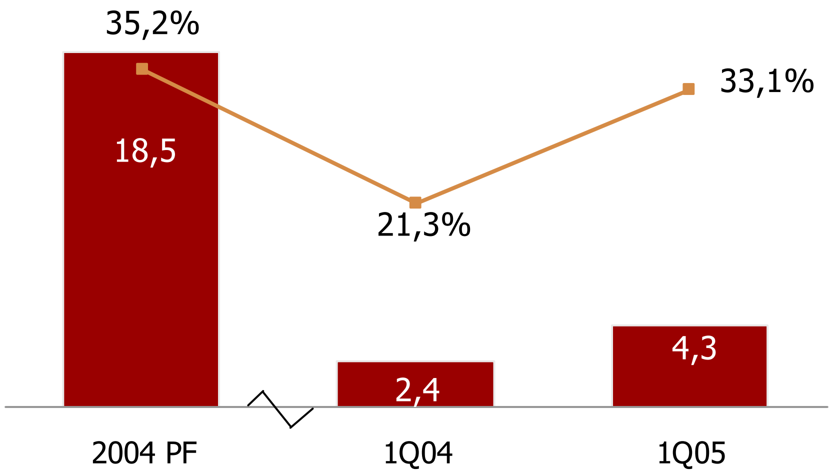
1Q2005 FINANCIALS

EBITDA and EBIT Trend

Ebitda and Ebitda Margin (€mm)



Ebit and Ebit Margin (€mm)



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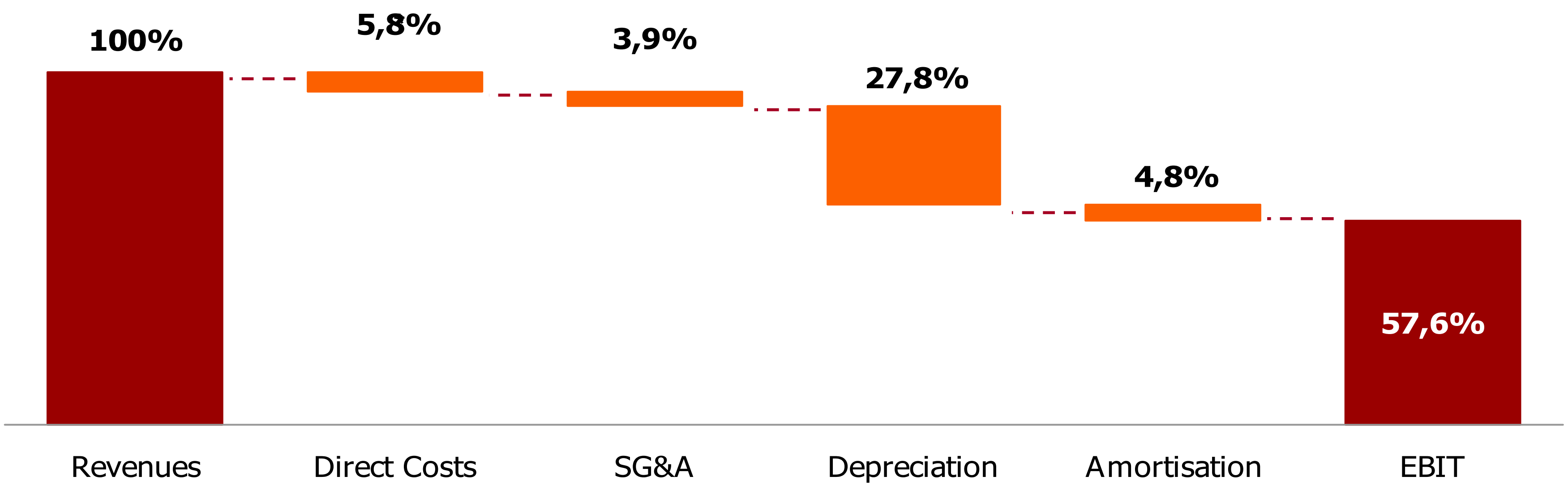
Note: Italian GAAP, pro-forma accounts

Cost structure (pre passive rents)

Cost reconciliation to 1Q05 EBIT—% of sales



Balance Sheet

€ mm	31 Dec 04	1Q05	var %
Net Fixed Assets	431,5	435,4	*0,9%*
Net Working Capital	4,0	(6,3)	*-258%*
Funds	(17,3)	(22,4)	*29,5%*
Capital Invested	**418,2**	**406,7**	*-2,7%*
Funded by:			
Shareholder's Equity	226,6	374,9	*65%*
Net Debt	191,6	31,8	*-83,4%*
Total Sources of funding	**418,2**	**406,7**	*-2,7%*

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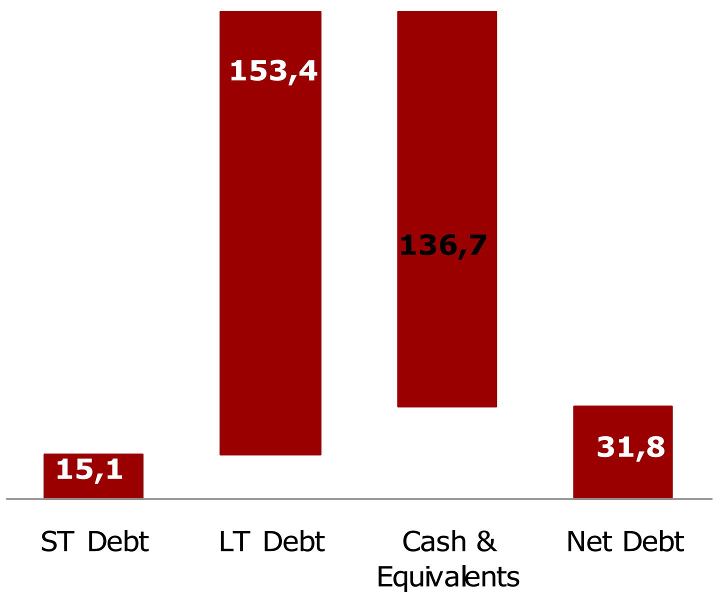
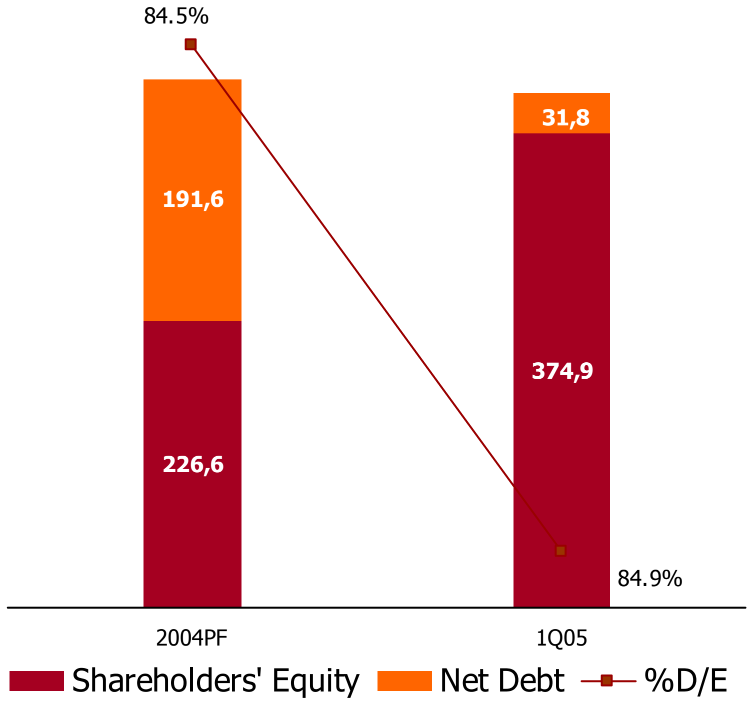
Capital Structure

Net Debt As of March 31, 2005 (€mm)



Total Capitalisation (€mm)



Interest Expense

- 100% long term debt is hedged with Interest Rate Swaps at a fixed average rate of 3.59%
- Short term debt is linked to Euribor plus a spread from 0.5% to 0.85%

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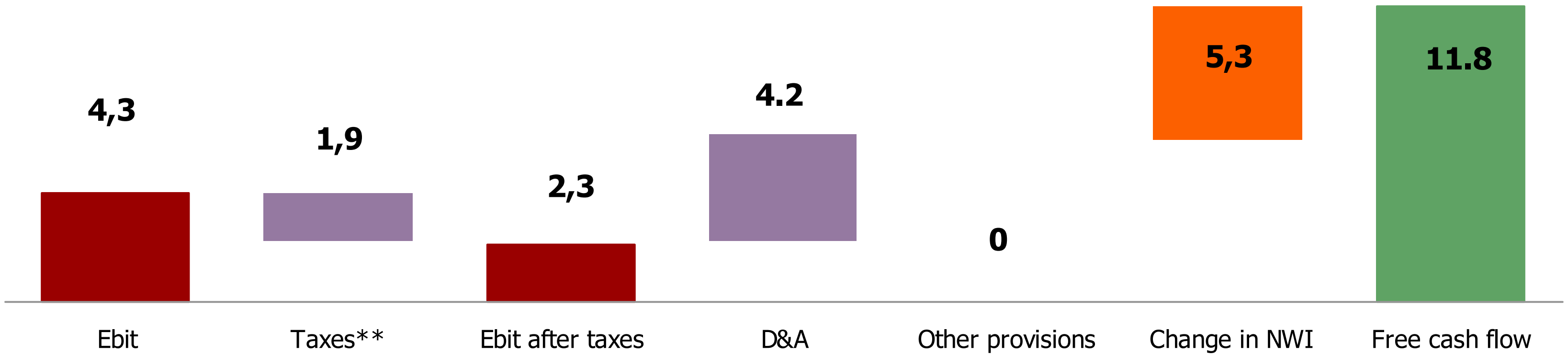
Free Cash Flow

1Q05 Free Cash Flow reconciliation*



Historical cash flow reconciliation

2004	18.5	-8.0	10.6	15.3	0.3	-2.8	22.5
2003	20.9	-5.5	15.4	14.1	0.9	-6.2	23.3
2002	12.7	-1.8	10.9	12.5	0.7	-8.1	15.2

* We don't consider the change in debt allocated in order to pay dividends on 19/05/2005

** Based on average tax rate for the fiscal year

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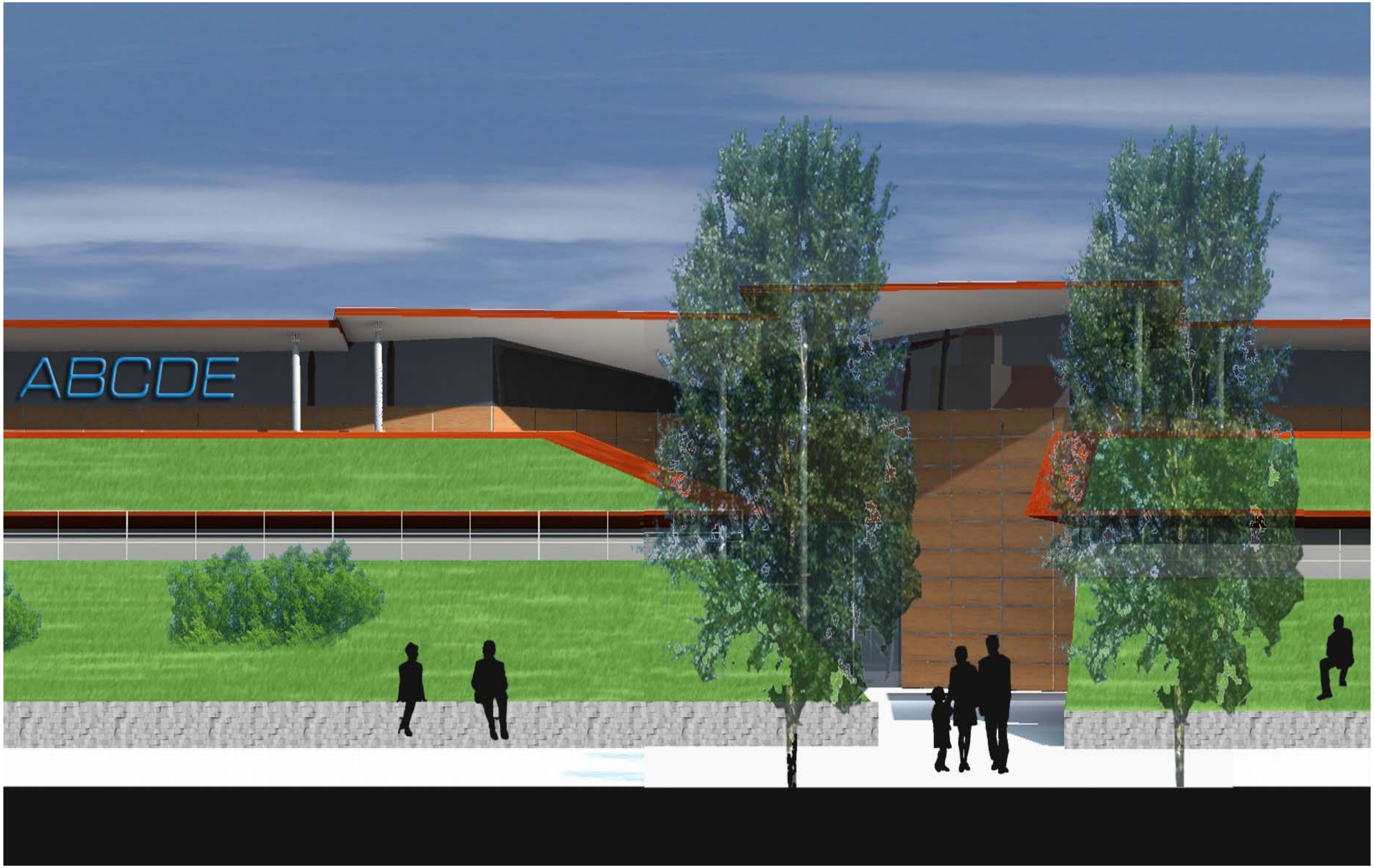
Appendices

Mondovicino

Mondovicino



Mondovicino

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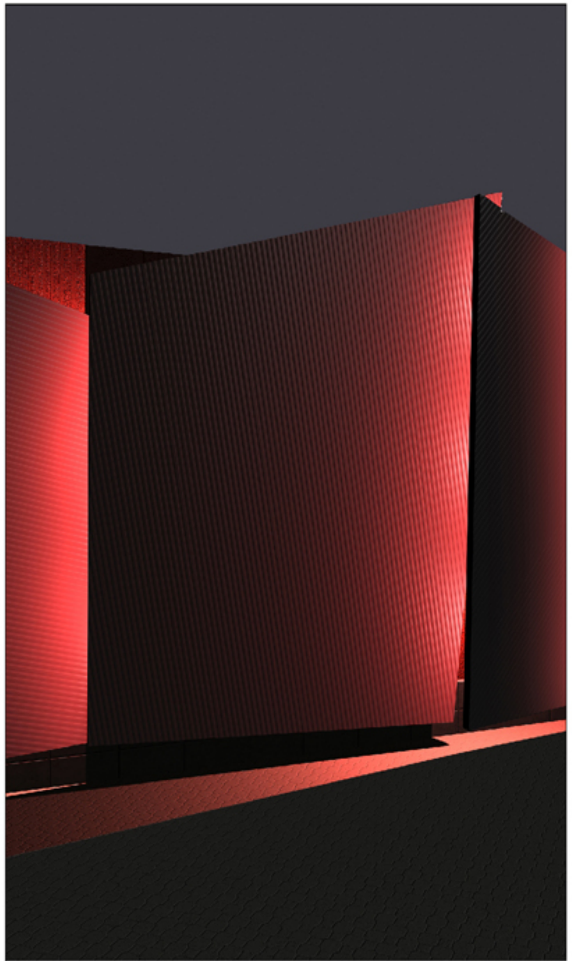
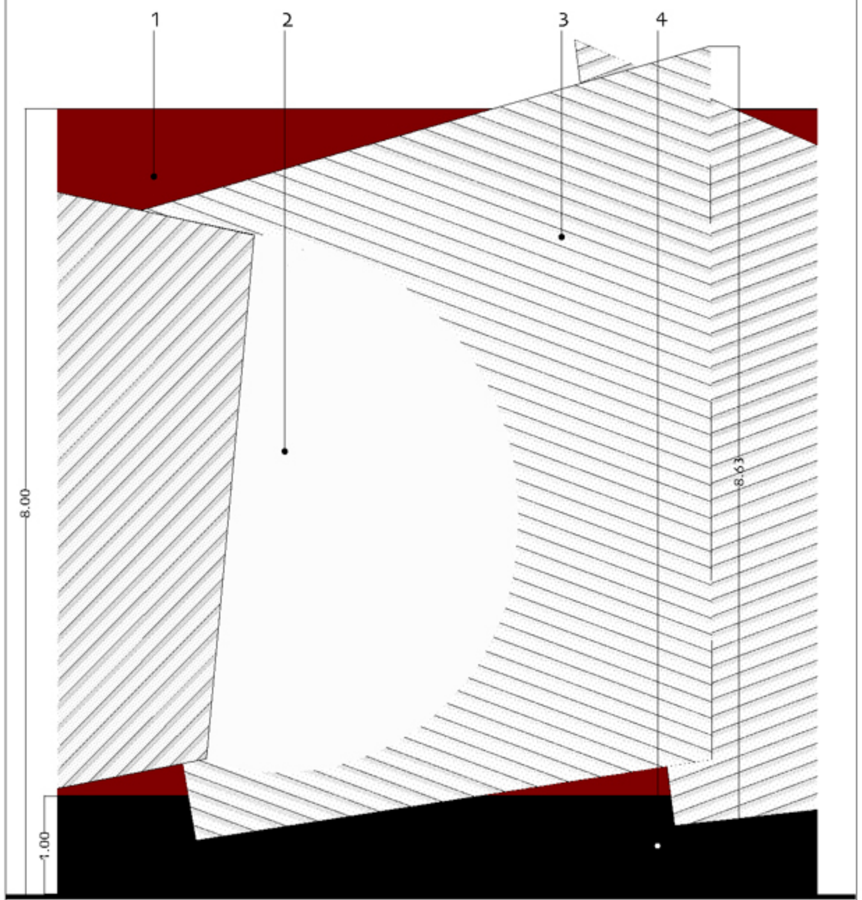
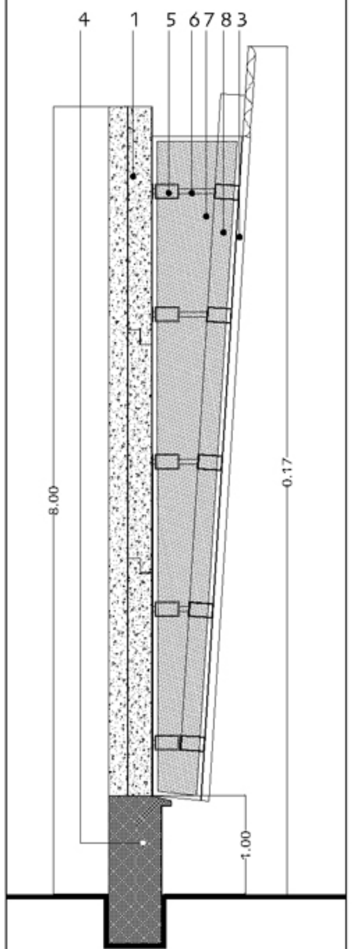
Mondovicino



PARTICOLARE PROSPETTO FRONTALE
VISTA NOTTURNA



PARTICOLARE PROSPETTO FRONTALE
SCALA 1:20



SEZIONE PROSPETTO FRONTALE
SCALA 1:20

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Balance Sheet 2004 – 1Q2005

€ mm	31Dec04	1Q05
Intangible Fixed Assets	6,2	13,2
Tangible Fixed Assets	421,6	419,2
Financial Assets	3,7	3,0
Total Fixed Assets	**431,5**	**435,4**
Account Receivables	14,1	14,8
Other Receivables	8,9	9,3
Account Payables	(4,6)	(7,7)
Other Liabilities	(9,1)	(17,4)
Provisions for Risks	(5,3)	(5,3)
Net Working Capital	**4,0**	**(6,3)**
Employee Leaving Indemnity	(0,2)	(0,2)
Other LT liabilities	(17,1)	(22,2)
Invested Capital	**418,2**	**406,7**
Funded by:		
Shareholder's Equity	**226,6**	**374,9**
ST Financial Debts	(53,1)	(34,4)
Long Term receivables	0,0	35,7
Cash and Equivalents	0,8	101,0
Long Term Financial Debt	(139,3)	(134,1)
NFP	**(191,6)**	**(31,8)**
Total Sources of funding	**418,2**	**406,7**

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Income Statement 2004 – 1Q2005 – 1Q2004

€ mm	2004 PF	1Q05	1Q04
Rents from Freehold Properties	35,0	9,0	7,4
Rents from Leasehold Properties	14,7	3,7	3,6
Revenues from Services	2,0	0,3	0,3
Revenues from Sales	0,3		0,1
Total Revenues	**52,1**	**13,0**	**11,4**
Direct Costs	(15,4)	(4,0)	(4,0)
of which passive rents	*12,5*	*3,2*	*3,2*
SG&A	(2,6)	(0,5)	(0,3)
EBITDA	**34,1**	**8,5**	**7,1**
Depreciation	(14,4)	(3,6)	(4,4)
Amortisation	(0,9)	(0,6)	(0,2)
Other provisions	(0,3)	0,00	(0,1)
EBIT	**18,5**	**4,3**	**2,4**
Net Financial Income/(charges)	(7,0)	(1,2)	(0,9)
Net Extraordinary income/(charges)	0,10	0,00	0,0
Profit Before Tax	**11,6**	**3,1**	**1,5**
Tax	(5,0)	(1,4)	
Minorities	-0,2		
Net Profit	**6,4**	**1,7**	