



2Q06 Financial Results

Bologna
August, 10th 2006

Agenda

➤ KEY POINTS

➤ 2Q FINANCIAL RESULTS

➤ APPENDICES

KEY POINTS

Key Points

KEY POINTS

Existing Portfolio

- Total revenues increased of 12.97%
- Rents revenues increased by 10.2% compared to 2Q05
- Revenues from services represents 4.1% of total revenues
- EBIT increased by 98.7% compared to 2Q05

Increase in Portfolio Value

- New Independent Appraisal as of June 30 2006
- New Portfolio Fair Value of € 749.1 m
- 1H change in fair value of € 39.9 m

Investments

- Acquired a fully operative shopping centre in Ferrara
- Signed a preliminary agreement for a plot of land in Conegliano beside the previously acquired land on which IGD will build a shopping centre
- Out of business plan acquisition of a shopping mall

Business Plan Update

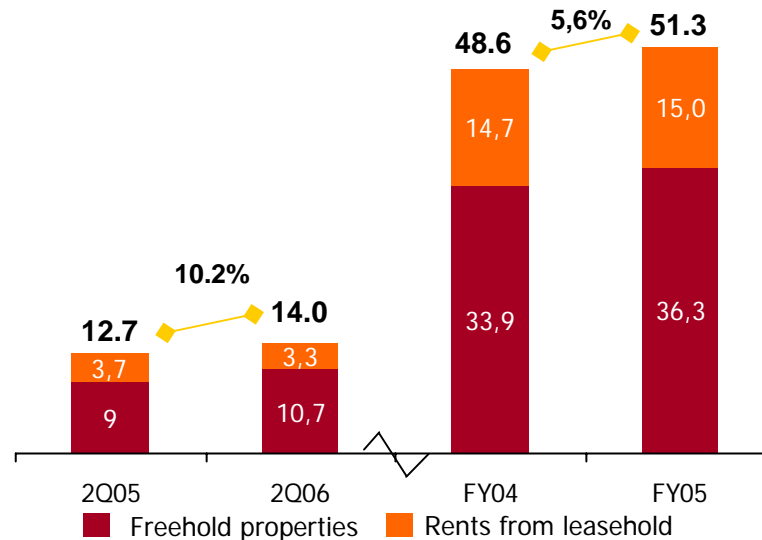
- Ongoing negotiations to sign the remaining € 50 m investments foreseen in the business plan for 2006
- Additional negotiations on the pipeline to exceed 2006 target

Existing Portfolio

Property management

- Revenues from **freehold properties** increased of 18.9%
- Revenues from **leasehold properties** decreased of 10.8%

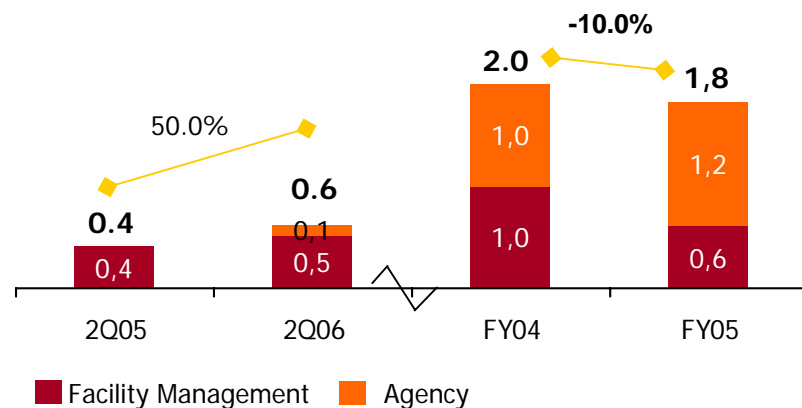
Total gross rents revenues (€ m)



Real estate service revenues (€ m)

Service activity

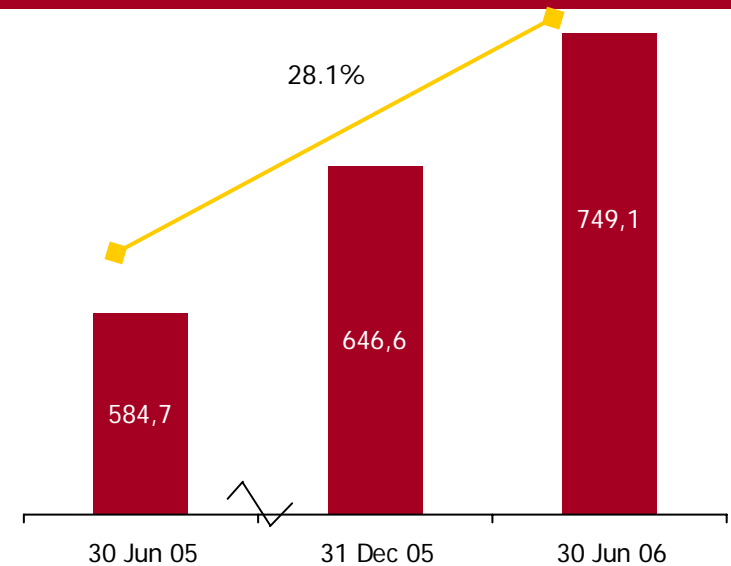
- Revenues from **facility management** increased of 25%
- Revenues from **agency** are due mainly to *key money*



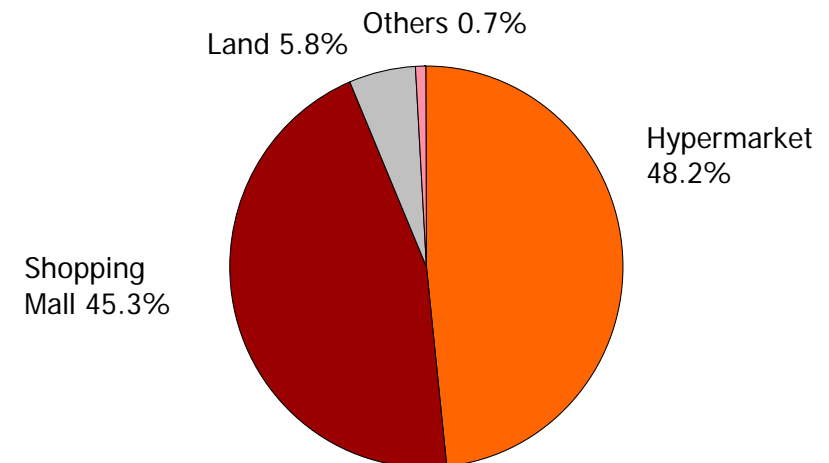
Increase in Portfolio Value

- **Market value** of IGD freehold properties is € **749.1 m** as of June 06 (CB Richard Ellis)
- **1H change** in fair value was affected by:
 - **WACC decrease**
 - **Exit Cap Rates decrease**
 - improvements of the existing portfolio
 - market trend
 - **Acquisition of a shopping centre in Ferrara**

Igd's Freehold Properties fair value (€ m)



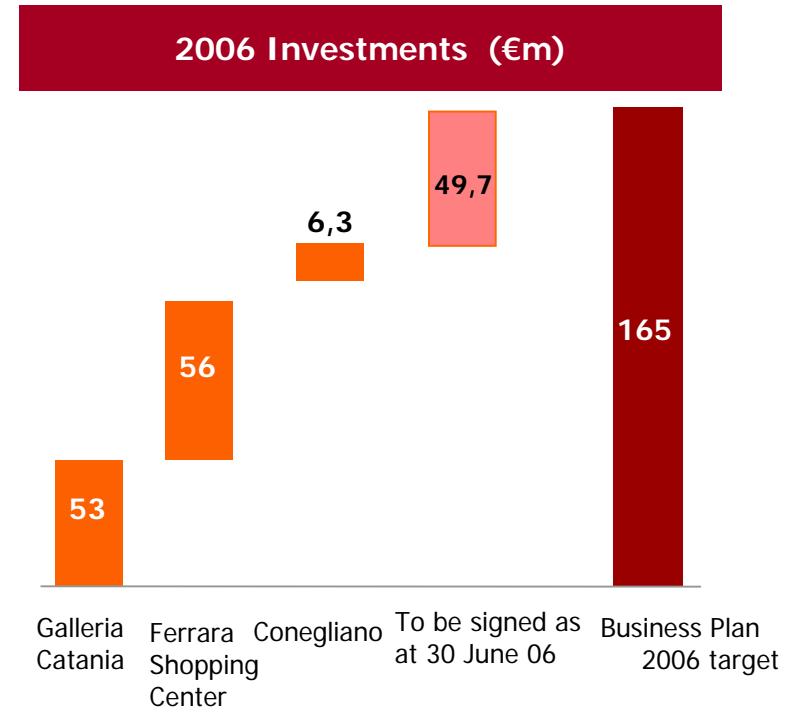
Igd's Freehold Properties fair value (€ m) breakdown



Investments

2Q Investments

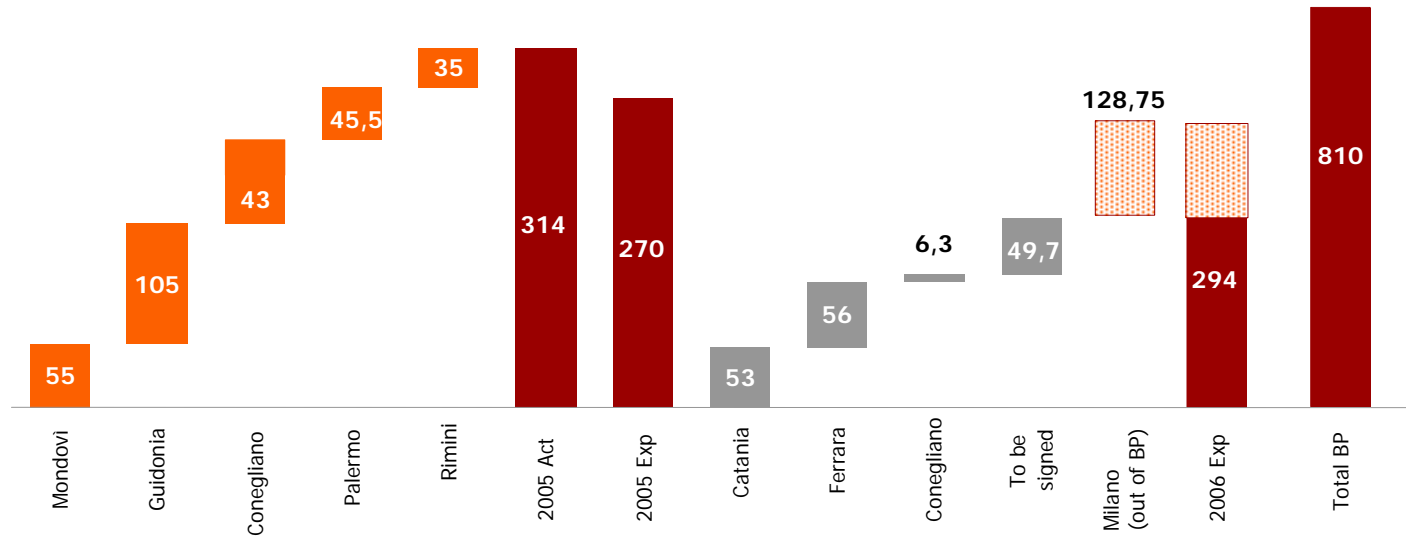
- **Darsena City Shopping Centre in Ferrara:**
 - On May 15th 2006 a fully operative Shopping Centre in historic city centre of Ferrara was bought for € 56 m
 - The price includes the preliminary agreements for the acquisition of a future enlargement
- **Plot of land in Conegliano**
 - On June 6th a plot of land was acquired for € 6.3 m to build big boxes on
 - The acquisition completes a wider project for the realization of a Retail Park with the shopping centre that will be built on the land IGD bought in October 2005.
- **Investments undertaken after 2Q**
- **Centrosarca Shopping Mall (Milan)**
 - On July 26th a company, owner of a shopping mall hosting 80 shops, 7 of which medium size surfaces, was bought for 128.75 and it was not included in the € 810 m business plan



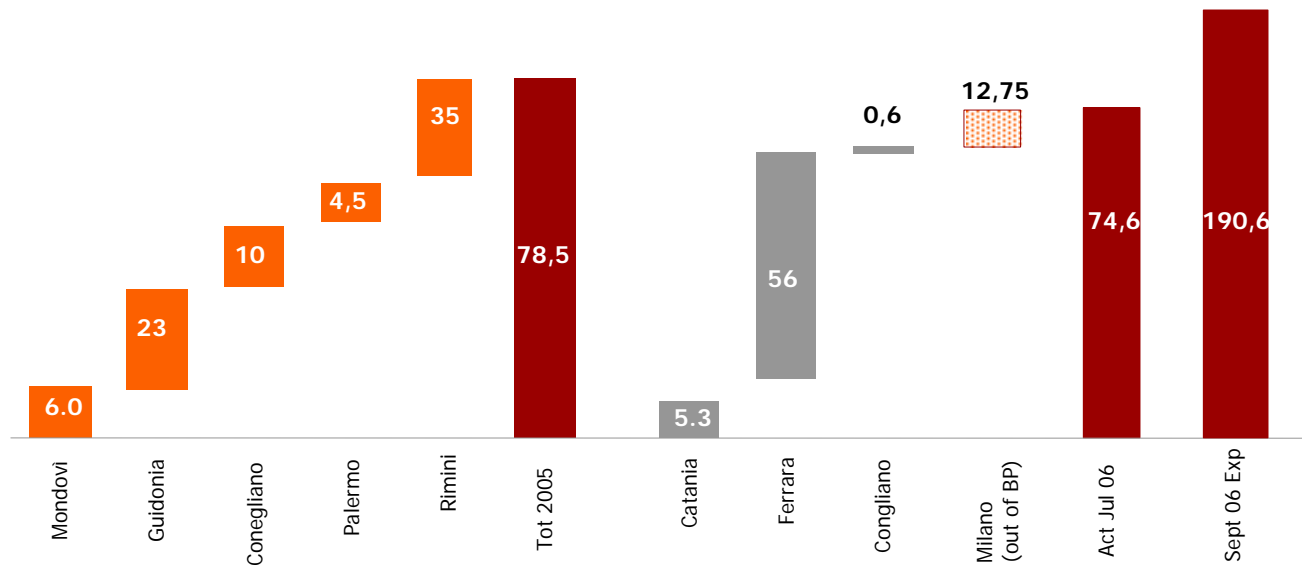
Business Plan Update

KEY POINTS

Signed Agreements (€ m)

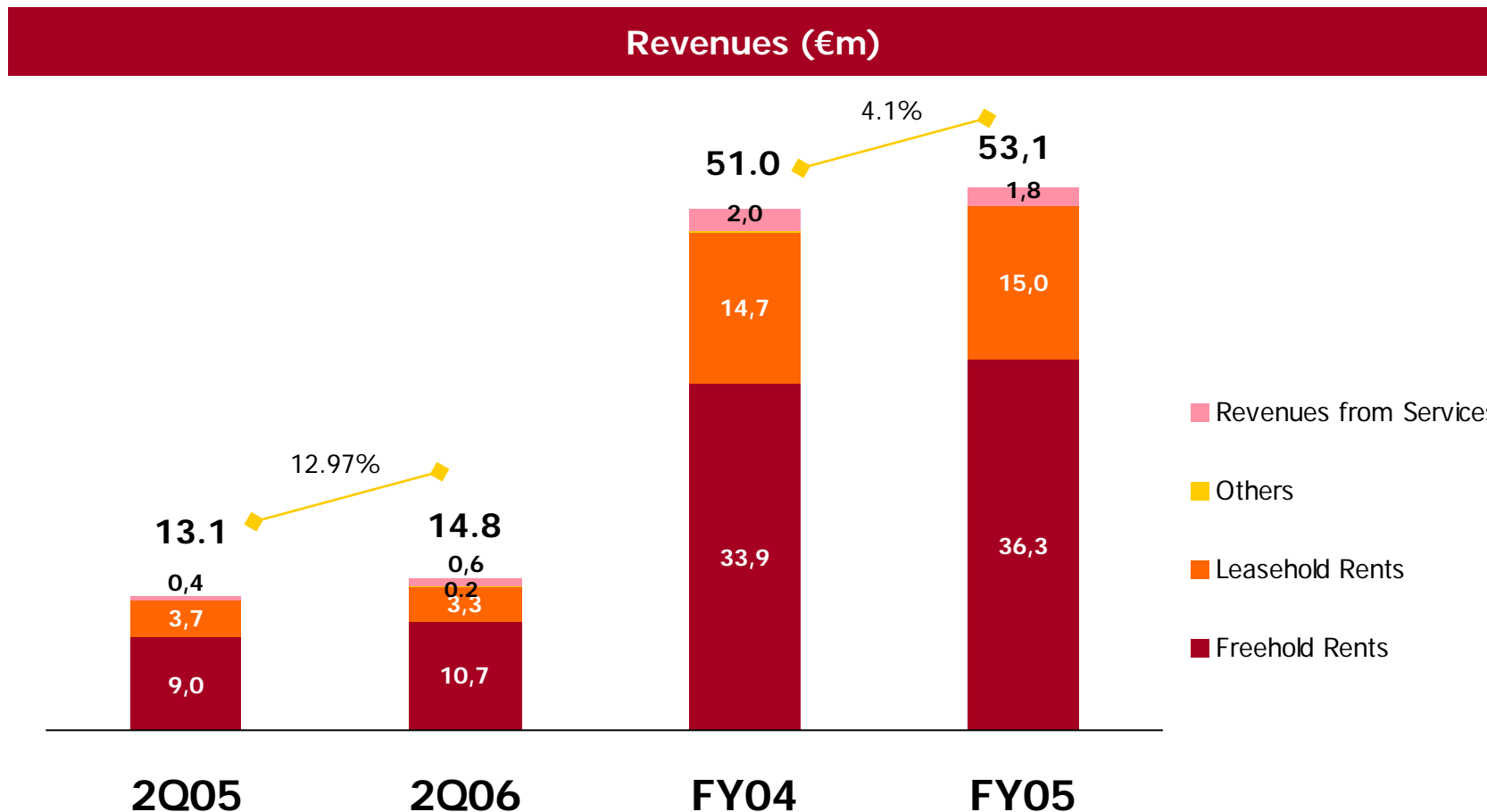


Cash-out on signed Agreements (€ m)



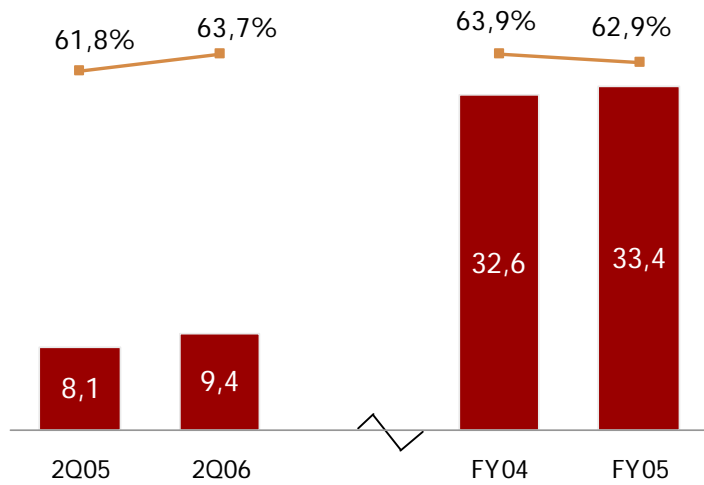
1Q 2006 FINANCIALS

Revenue growth and breakdown

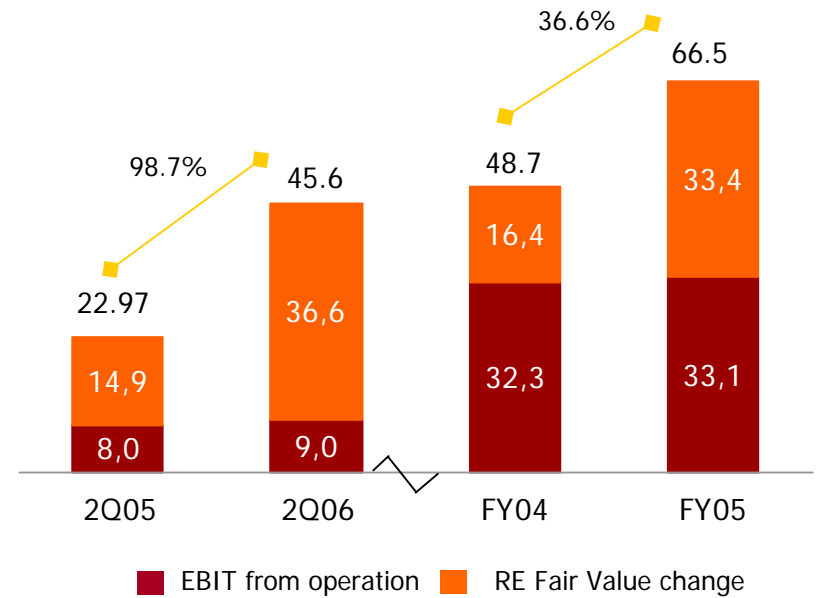


EBITDA and EBIT Trend

EBITDA (€m) and EBITDA margin (%)

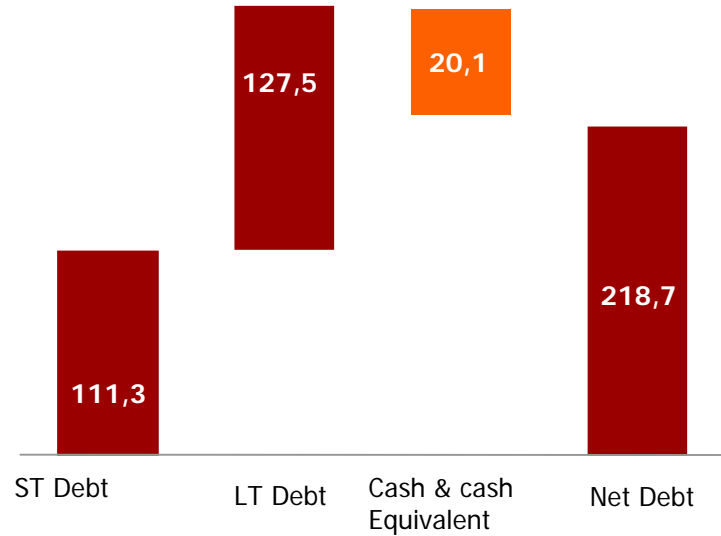


EBIT (€m)

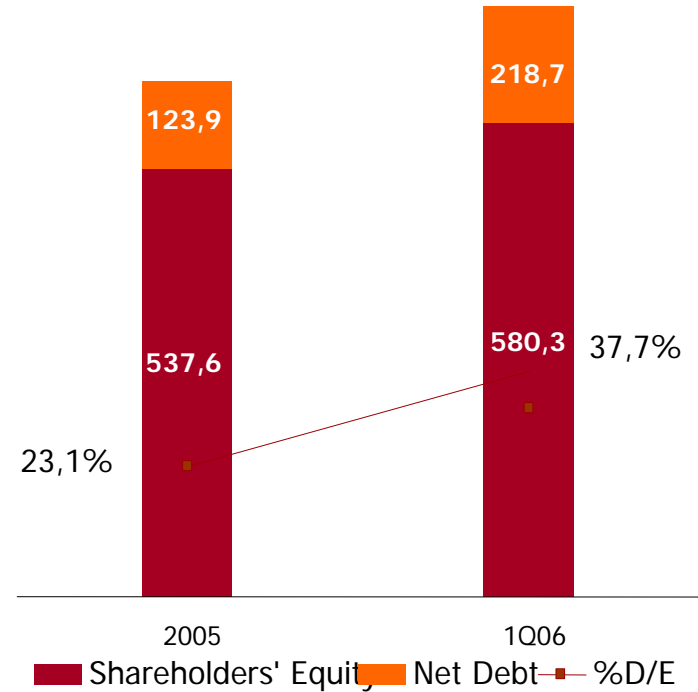


Capital Structure

Net Debt – 30 June 2006 (€m)



Total Capitalisation (€m)



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 0.1% to 0.2%

NAV as of June 30 2006

Double Net NAV per Share (€)

Total Portfolio market value - 30 June 2006	749,1
Total Portfolio book value	712,9
Embedded capital gain	36,2
Shareholders' Equity	580,3
NAV	616,5
Estimated Tax on capital gain (37.25%)	-13,5
Net NAV	603,0
Net NAV / share	2,14

- Net NAV includes both direct and indirect costs
- NAV per share increased as a consequence of the new portfolio appraisal

Appendices

Consolidated Balance Sheet: Assets

CONSOLIDATED BALANCE SHEET (€million)

	30 June 06 (a)	31-mar-05 (b)	31-dec-05	Change (a-b)
FIXED ASSETS				
INTANGIBLE FIXED ASSETS				
- Intangible Fixed Assets	0,01	0,01	0,01	0,00
- Goodwill	2,55	2,90	2,90	-0,35
	<u>2,56</u>	<u>2,91</u>	<u>2,91</u>	<u>(0,35)</u>
TANGIBLE FIXED ASSETS				
- Investments	705,99	612,01	603,11	93,98
- Plant and Machinery	0,34	0,37	0,41	-0,03
- Industrial and Commercial Equipments	0,12	0,13	0,14	-0,01
- Improvements on Third Parties Assets	0,28	0,31	0,35	-0,03
- Assets under constructions and advances	68,64	65,58	57,46	3,06
	<u>775,38</u>	<u>678,41</u>	<u>661,47</u>	<u>96,96</u>
OTHER FIXED ASSETS				
- Advanced tax	3,76	3,76	3,76	0,00
- Other account receivables	4,01	4,07	4,08	-0,06
	<u>7,77</u>	<u>7,83</u>	<u>7,84</u>	<u>-0,06</u>
TOTAL FIXED ASSETS (A)	785,71	689,15	672,21	96,56
CURRENT ASSETS:				
Inventories	25,81	20,80	14,02	5,01
Trade receivables and Other assets	5,43	7,39	7,66	-1,97
Other current assets	17,85	8,63	13,15	9,22
Financial receivables and other financial act.	18,15	41,90	35,61	-23,76
Cash&Cash Equivalents	1,96	18,38	25,43	-16,42
TOTAL CURRENT ASSETS (B)	69,19	97,11	95,87	-27,92
TOTAL ASSETS (C=A + B)	854,90	786,25	768,08	68,64

Consolidated Balance Sheet: Liabilities

CONSOLIDATED BALANCE SHEET (€ million)

	30 June 06 (a)	31-mar-05 (b)	31-dec-05	Change (a-b)
NET EQUITY				
Group net Equity	580,30	537,58	527,23	42,72
Minorities	0,01	0,00	0,00	0,01
TOTAL NET EQUITY (D)	580,31	537,58	527,23	42,73
NON CURRENT LIABILITIES:				
Non current financial liabilities	109,23	118,59	123,05	-9,37
Employees leaving indemnity	0,24	0,21	0,21	0,03
Liabilities for deferred taxes	8,80	8,80	8,80	0,00
Provision for risks	0,32	0,43	0,43	-0,11
Other non current liabilities	17,47	17,47	17,18	0,00
TOTAL NON CURRENT LIABILITIES (E)	136,06	145,51	149,67	-9,45
CURRENT LIABILITIES:				
Current financial liabilities	129,55	65,55	54,63	63,99
Trade payables and Other liabilities	7,31	14,50	9,96	-7,19
Liabilities for current taxes	0,18	21,62	21,64	-21,44
Other current liabilities	1,49	1,49	4,95	0,01
TOTAL CURRENT LIABILITIES (F)	138,53	103,16	91,18	35,36
TOTAL LIABILITIES (G=E+F)	274,59	248,68	240,85	25,91
TOTAL NET EQUITY AND LIABILITIES (H=D+G)	854,90	786,25	768,08	68,64

Consolidate Income Statement

CONSOLIDATED INCOME STATEMENT (€ million)

	30 june 06	30 june 05	Change	II QUARTER		
	(a)	(b)	(a-b)	2006	2005	Change
Revenues from sales and services	27,21	25,41	1,81	13,96	12,77	1,19
Other revenues and income	1,54	0,68	0,86	0,85	0,35	0,51
Total revenues	28,75	26,09	2,66	14,81	13,11	1,70
Raw and ancillary materials and goods	19,91	10,36	9,55	9,38	5,93	3,45
Personnel costs	1,35	0,79	0,56	0,78	0,45	0,33
Other costs	1,49	1,04	0,45	0,72	0,57	0,15
Variation in inventories	12,29	2,69	9,60	5,51	1,95	3,56
EBITDA	18,30	16,59	1,70	9,44	8,11	1,34
Depreciation	0,50	0,15	0,35	0,42	0,07	0,35
Change in Fair Value	39,93	14,18	25,75	36,62	14,94	21,68
EBIT	57,73	30,62	27,10	45,64	22,97	22,67
Financial income	2,63	2,45	0,18	1,26	1,70	-0,44
Financial charges	5,17	4,42	0,76	2,68	2,21	0,47
EBT	55,18	28,66	26,52	44,23	22,47	21,76
Tax	0,00	0,00	0,00	0,00	0,00	0,00
NET PROFIT	55,18	28,66	26,52	44,23	22,47	21,76
<i>Of which:</i>						
* Group net profit	55,18	28,66	26,52	44,23	22,47	21,76
* Monority net profit	0,00	0,00	0,00	0,00	0,00	0,00