

*Field Trip
Casilino Shopping Center
Tiburtino Shopping Center*

June, 21 2011



DISCLAIMER

This presentation contains forward-looking information and statements about IGD SIIQ SPA and its Group. Forward-looking statements are statements that are not historical facts.

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

Although the management of IGD SIIQ SPA believes that the expectations reflected in such forward-looking statements are reasonable, investors and holders of IGD SIIQ are cautioned that forward-looking information and statements are subject to various risks and uncertainties, many of which are difficult to predict and generally beyond the control of IGD SIIQ; that could cause actual results and developments to differ materially from those expressed in, or implied or projected by, the forward-looking statements.

These risks and uncertainties include, but are not limited to, those contained in this presentation.

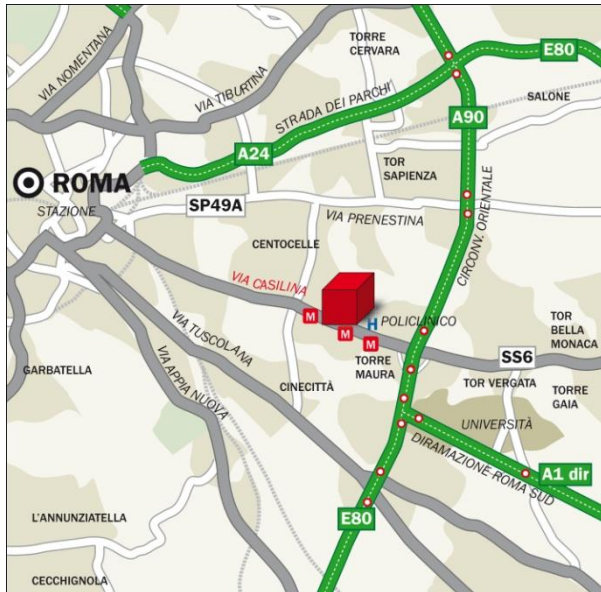
Except as required by applicable law, IGS SIIQ does not undertake any obligation to update any forward-looking information or statements

Casilino Shopping Center

June, 212011



4 Location and catchment area



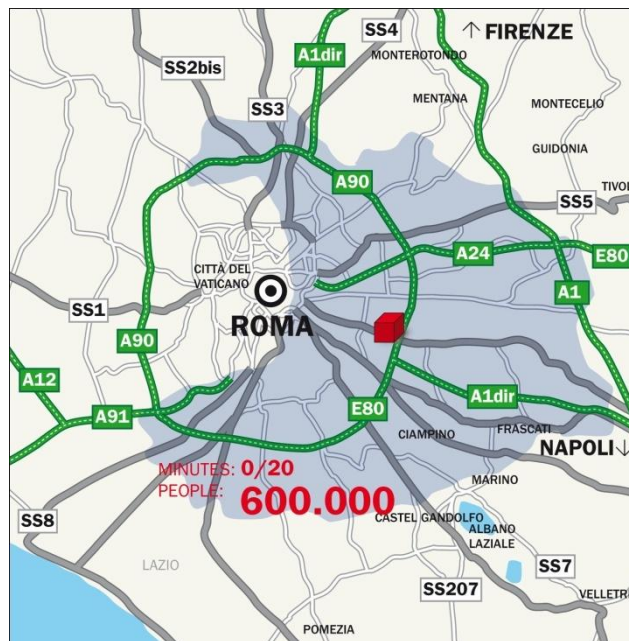
Location

Via Casalina, 1011 – Rome –Lazio- Italy

Casilino quarter, in via Casilina

Approximately 1km from the orbital motorway Grande Raccordo Anulare or GRA, the shopping center can be reached by car by taking exit 18 off the GRA and heading towards the center.

Well served by public transports (bus and train)



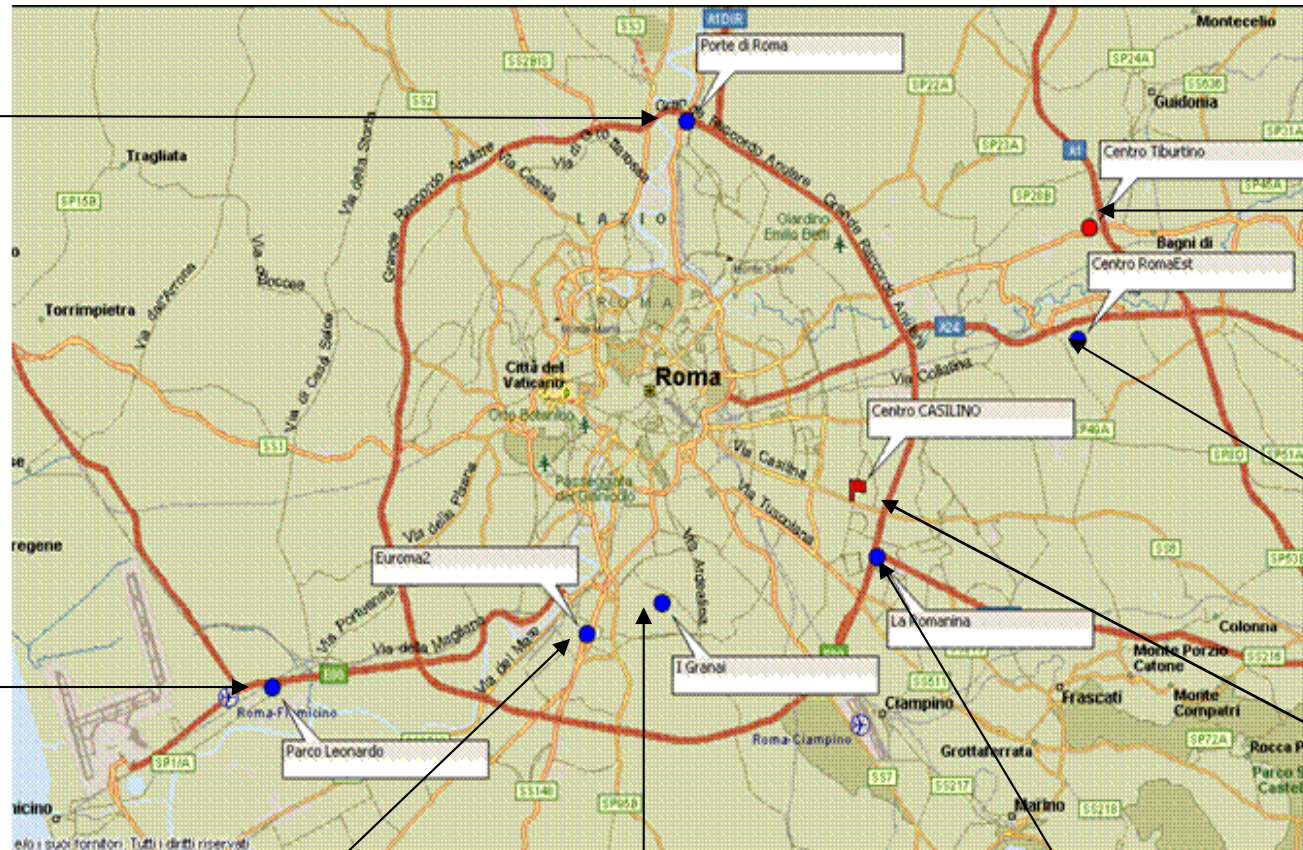
Catchment area

Significant customer base:

Thanks to its excellent location, approximately 600,000 inhabitants can reach the center in 20 minutes by car



5 Location and competitors



Auchan
Porte di Roma
 GLA – 130.000 mq
 Food anchor – Auchan
 Gallery - 300 shops

coop
TIBURTINO
 GLA – 54.000 mq
 Food anchor – Ipercoop
 Gallery - 120 shops

Auchan
Parco Leonardo
 GLA – 60.961 mq
 Food anchor – Auchan
 Gallery - 210 shops

PANORAMA
Roma EST
 GLA – 98.000 mq
 Food anchor – Panorama
 Gallery - 210 shops

ipercoop
CC CASILINO

ipercoop
Euroma 2
 GLA – 51.300 mq
 Food anchor – Ipercoop
 Gallery - 240 shops

PANORAMA
I Granai
 GLA – 23.100 mq
 Food anchor – Panorama
 Gallery - 120 shops

Carrefour
La Romanina
 GLA – 33.342 mq
 Food anchor – Carrefour
 Gallery - 102 shops

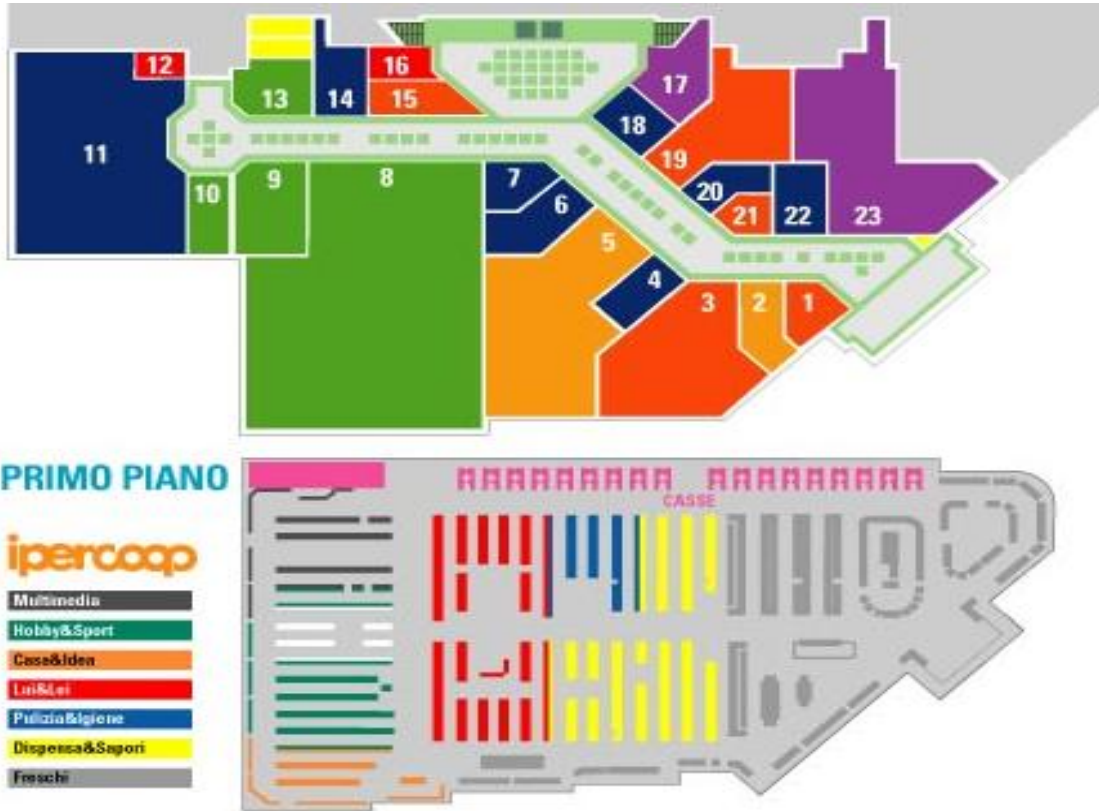


6 Key data



Type of center	Small center, opened on 2 October 2002
Location	Urban
GLA	11,435 sqm
Hypermarket tenant	Ipercoop 6,500 sqm rented to Unicoop Tirreno
Total retail tenants	25
Food court	Total tenants 2 (the major is ITALY FOOD)
Other tenants	Automatic cash dispenser, tobacco shop, hairdresser, dry cleaning, state lottery and football pool office, photobooth, drugstore
Customer services	Customer attractions, hypermarket fidelity card, customer assistance, service for the disabled, senior assistance, children's rides, strollers, shopping carts for the disabled, booking office tickets for events, public phones, maxi screens, reading relaxation area, post boxes, automatic dispensers; car wash dry which is moving in other location in our shopping center

7 Location plan



The Centro Casilino Shopping Center is comprised of an Ipercoop hypermarket and a mall with 25 sales points including three medium sized areas

Information technology: audio system, video control system, external technical department, safety and security services, customer counting equipment, video system, recyclable waste collection, janitor and security guards.

Parkings places: 1,260

Retail levels: 2

Vacancy at 31 March: 1.55%

- | | | | |
|-----------------------------|-------------------|-----------------------|----------------|
| 1: Erboristerie d' Italia | 8: New Net | 16: Box della fortuna | 23A: Blu line |
| 2: Carpisa | 9: Primigi | 17: Ice it | 23B: 7 camicie |
| 3: Ottica Lisi e Bartolomei | 10: Area Street | 18: Vodafone | |
| 3A: empty | 11: Piazza Italia | 19: Limoni | |
| 4: Sandro Ferrone | 12: Bancomat | 20: Mikasa | |
| 5: Bata | 13: JLDavid | 21: Colours&Beauty | |
| 6: Gamestop | 14: Yamamay | 22: Brooks | |
| 7: Class | 15: empty | 23: Fly food | |

8 Tenant sales and footfalls



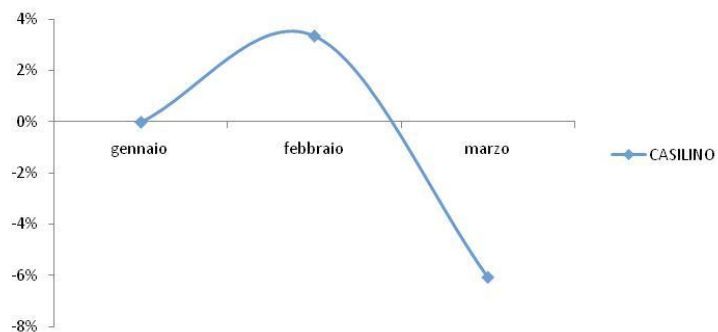
TENANT SALES 1Q

€/000	2009	2010	2011	2010vs2009	2011vs2010
CASILINO	3.125,64	3.088,83	3.053,05	-1,2%	-1,2%

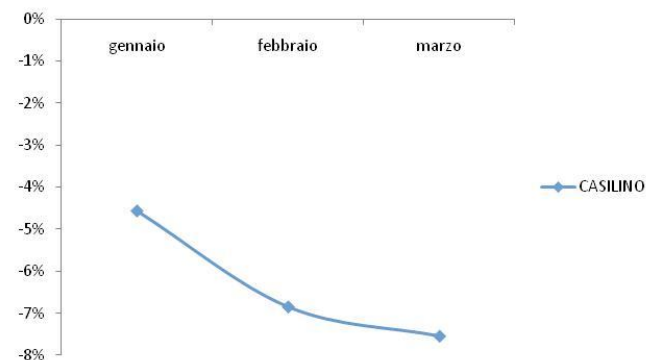
FOOTFALLS 1Q

Centro	2009	2010	2011	2010vs2009	2011vs2010
CASILINO	540.742	560.207	524.912	3,6%	-6,3%

CHANGE % TENANTS SALES 2011/2010 1Q



CHANGE % FOOTFALLS 2011/2010 1Q



TENANT SALES FY

€/000	2009	2010
Tenant sales	14,524.70	13,905.81

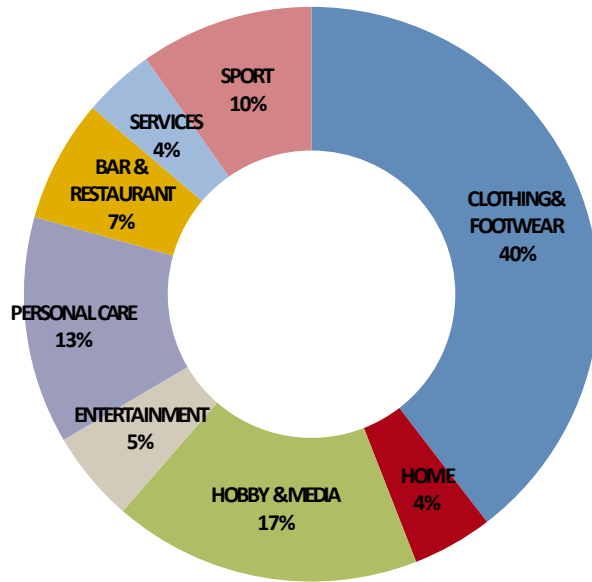
FOOTFALLS FY

	2009	2010
Footfalls	2,422,504	2,397,069

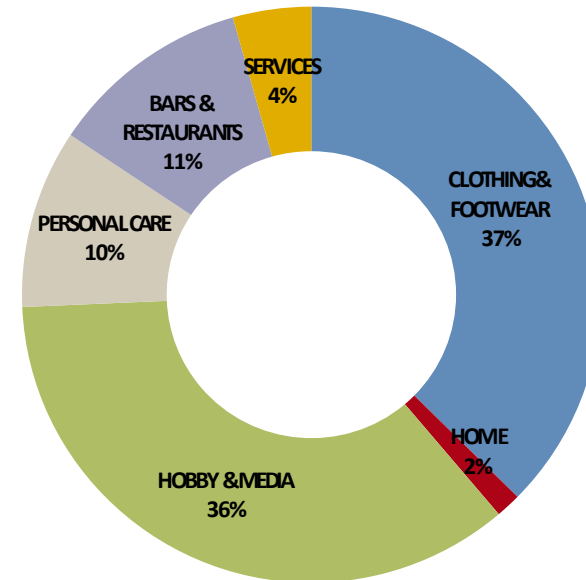
9 Merchandising Mix and major brands



MERCHANDISING MIX TOTAL PORTFOLIO



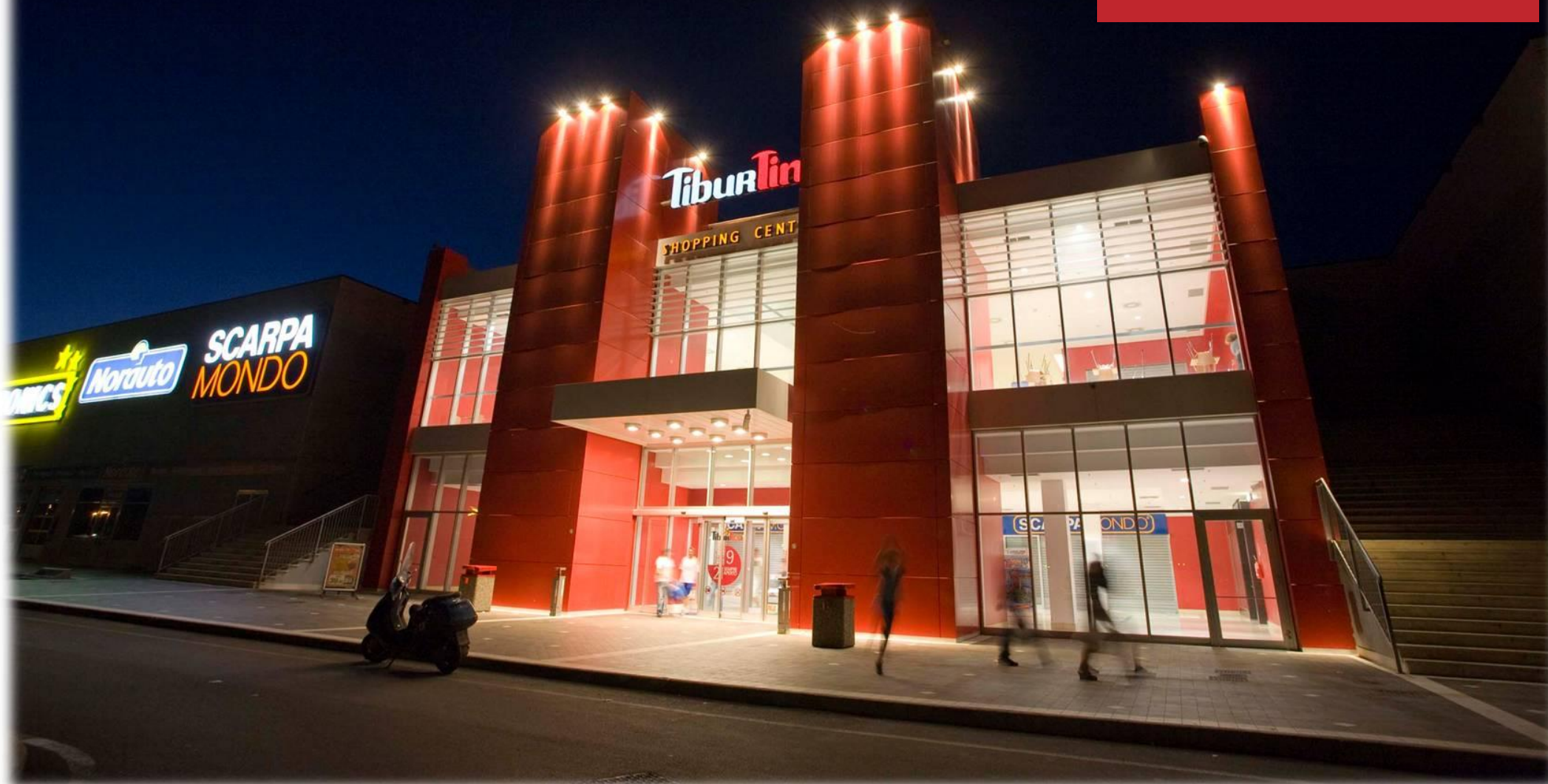
MERCHANDISING MIX CASILINO SHOPPING CENTER





Tiburtino Shopping Center

June, 21 2011



11 Location and catchment area



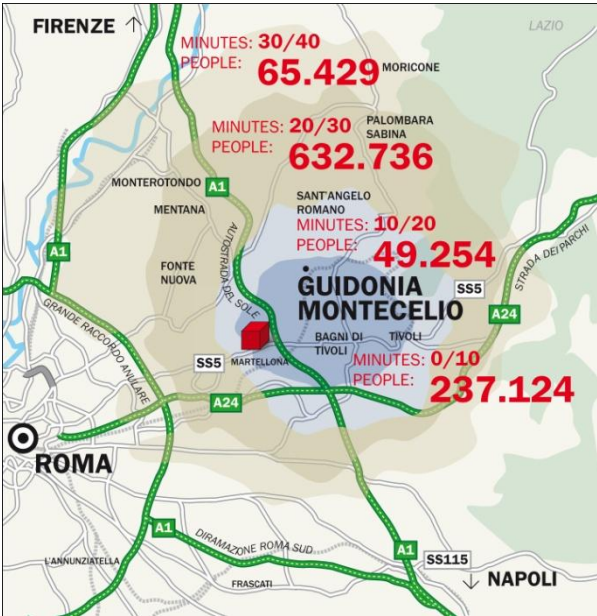
Location

Via Tiburtina Km 20,500 –Località Martellona – ROMA – Lazio -

Guidonia,

Thanks to its location, in the middle of a densely populated primary catchment area. The shopping center is a local point of reference.

Easy access and great visibility, just off the state highway SS5 Tiburtina and near the A1 motorway



Catchment area

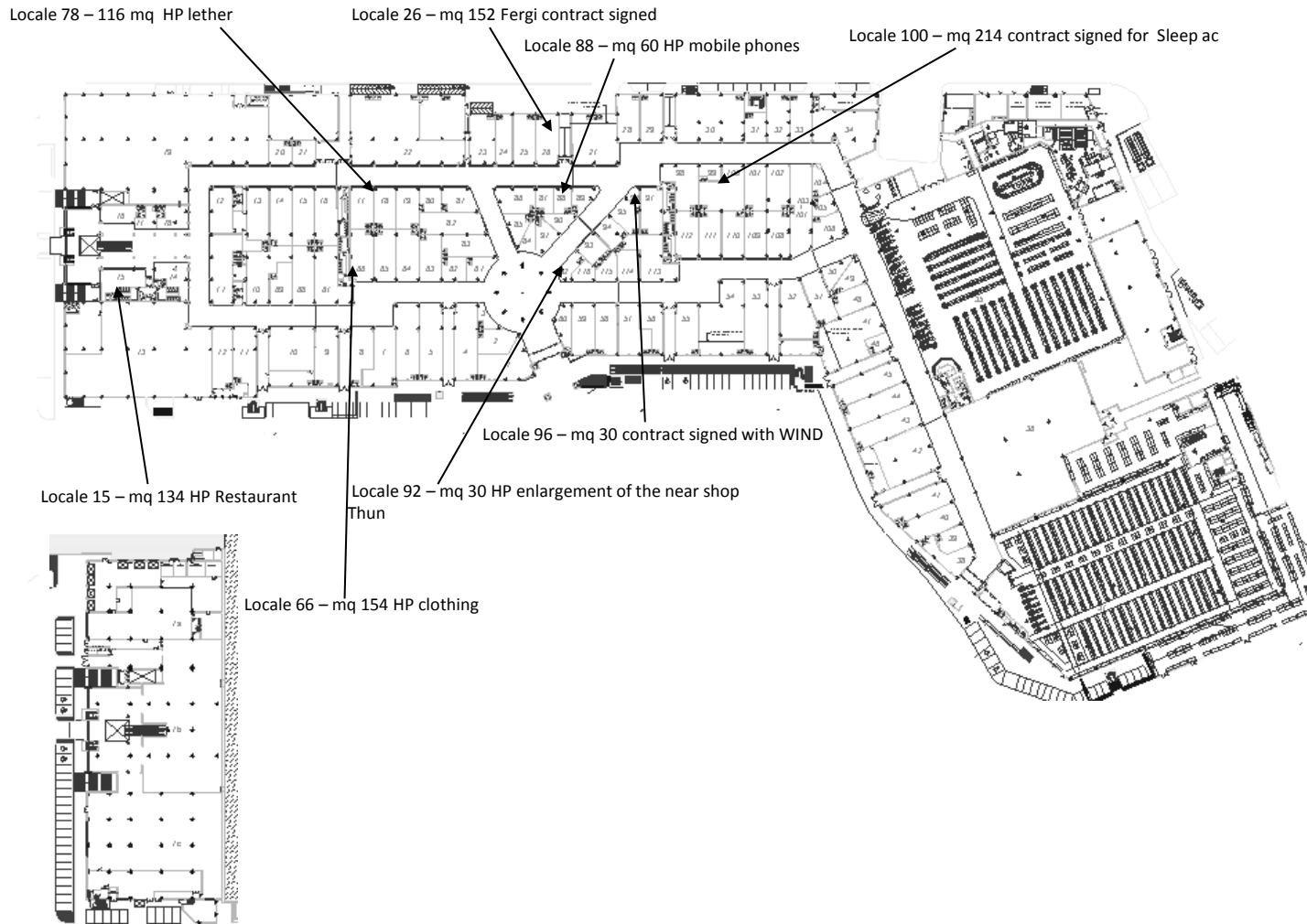
260,000 inhabitants can reach the center in 20 minutes by car

985,000 inhabitants can reach the center in 40 minutes by car

12 Key data

Type of center	Large center, opened on 2 April 2009
Location	Urban
GLA	52,000 sqm
Hypermarket tenant	Supermarket 4,300 sqm rented to Unicoop Tirreno
Total retail tenants (incl super)	119
Food court	Total tenants 11 (Ristorante Farinella, Alice Pizza Point, Lino's Coffee; Saponi mediterranei, Gnam Gnam)
Other tenants	Automatic cash dispenser, tobacconist, hairdresser, photobooth, bank, library, typing and photocopy shop, fax services
Customer services	Children's rides, shopping carts for disabled booking office tickets for events, public phones, automatic dispensers, information point, consumer protection service, internet point

13 Location plan



The TiburTino Shopping Center is comprised of a supermarket and a mall with 119 sales points including ten medium sized areas

Information technology: external technical department, customer counting equipment,, parking area counting equipment, interactive directory with pc and touch screen system

Parkings places: 4,000

Retail levels: 2

Entertainment: “Il mondo dei Bambini” Playground

Vacancy at 31 March 2011: 0.61%

14 Tenant sales and footfalls

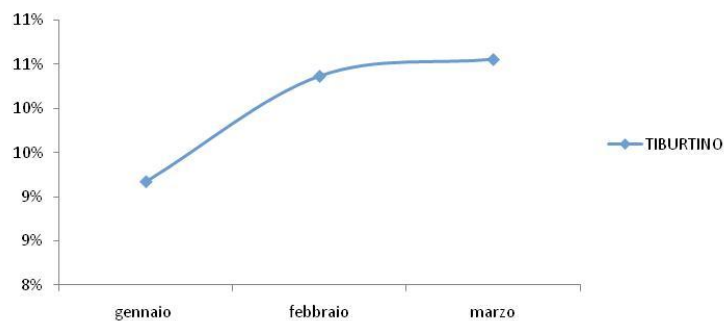
TENANT SALES 1Q

€/000	2009	2010	2011	2010vs2009	2011vs2010
TIBURTINO	-	14.538,89	15.985,47		9,9%

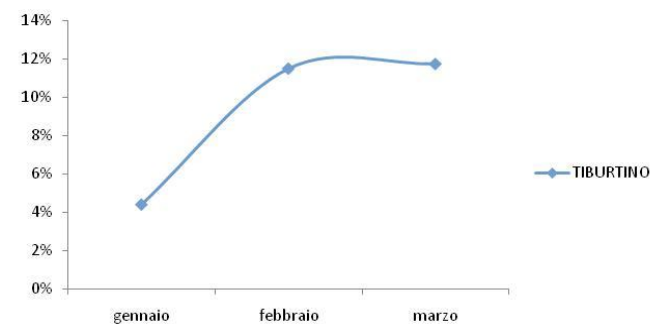
FOOTFALLS 1Q

Centro	2009	2010	2011	2010vs2009	2011vs2010
TIBURTINO	-	953.655	1.037.956		8,8%

CHANGE % TENANT SALES 2011/2010 1Q



CHANGE % FOOTFALLS 2011/2010 1Q



TENANT SALES FY

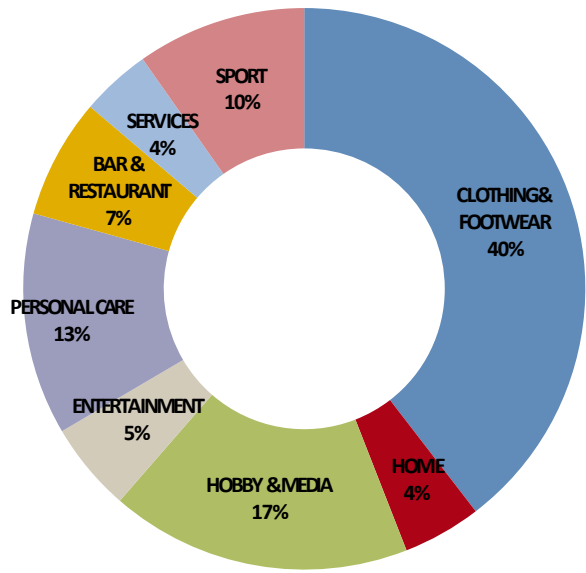
€/000	2009	2010
Tenant sales	50,660.34	65,691.97

FOOTFALLS FY

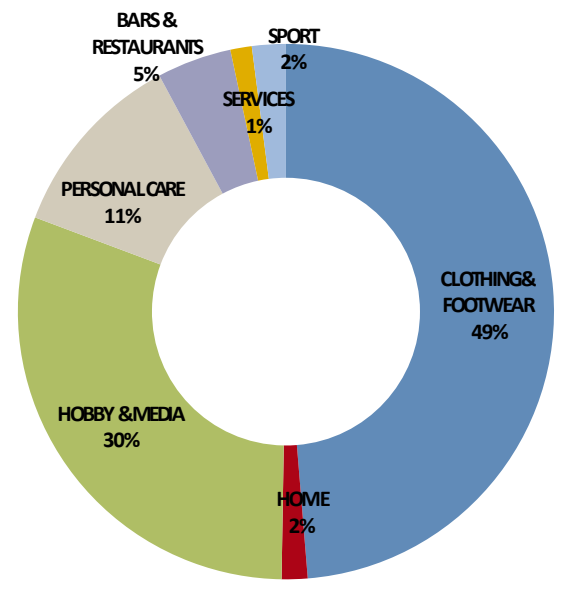
	2009	2010
Footfalls	2,659,811	4,000,697

15 Merchandising Mix

MERCHANDISING MIX TOTAL PORTFOLIO



MERCHANDISING MIX TIBURTINO SHOPPING CENTER



➤ **Claudia Contarini, IR**
T. +39. 051 509213
M. +39 3386211738
claudia.contarini@gruppoigd.it

igd **SiIQ** **immobiliare
grande distribuzione**
società di investimento
immobiliare quotata spa