

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

Registered office in Bologna, Via Trattati Comunitari Europei 1957-2007 n.13,

Tax ID, VAT no. 00397420399 and Bologna Company Register no. 458582

Share capital subscribed and paid-in: € 749,738,139.26



Interim Financial Report **at 31/03/2019**

1.	The IGD Group’s Interim Financial Report	4
1.1.	Financial and Economic Highlights at 31 March 2019	5
1.2.	The IGD Group	6
1.3.	Income Statement Review	8
1.4.	Statement of financial position and financial review	15
1.5.	Significant events at 31 March 2019	18
1.6.	Subsequent events	21
1.7.	Outlook	22
2.	IGD GROUP CONSOLIDATED FINANCIAL STATEMENTS AT 31 MARCH 2019	23
2.1	Consolidated income statement	24
2.2	Consolidated statement of comprehensive income	25
2.3	Consolidated statement of financial position	26
2.4	Consolidated statement of changes in equity	27
2.5	Consolidated statement of cash flows	28
2.6	Net financial position	29
2.7	Preparation criteria and scope of consolidation	30
2.8	Certification of the interim management statement pursuant to Art.154-bis (2) of Legislative Decree 58/98	35

Corporate Officers

Board of Directors	Office	Executive	Non executive	Independent	Control and Risk Committee	Compensation and Remuneration Committee	Related Party Transactions Committee
Elio Gasperoni	Chairman	X					
Rossella Saoncella	Vice Chairman			X		X	
Claudio Albertini	Chief Executive Officer	X					
Gian Maria Menabò	Director		X				
Eric Jaen Veron	Director			X			X
Livia Salvini	Director			X		X	X
Luca Dondi Dall' Orologio	Director			X	X		X
Sergio Lugaresi	Director			X	X		
Timothy Guy Michele Santini	Director			X		X	
Elisabetta Gualandri	Director			X	X		
Alessia Savino	Director		X				

Board of Statutory Auditors	Office	Standing	Alternate
Anna Maria Allievi	Chairman	X	
Roberto Chiusoli	Auditor	X	
Daniela Preite	Auditor	X	
Pierluigi Brandolini	Auditor		X
Laura Macri	Auditor		X
Paolo Prandi	Auditor		X

Supervisory Board

Gilberto Coffari (Chairman), Alessandra De Martino, Paolo Maestri.

External Auditors

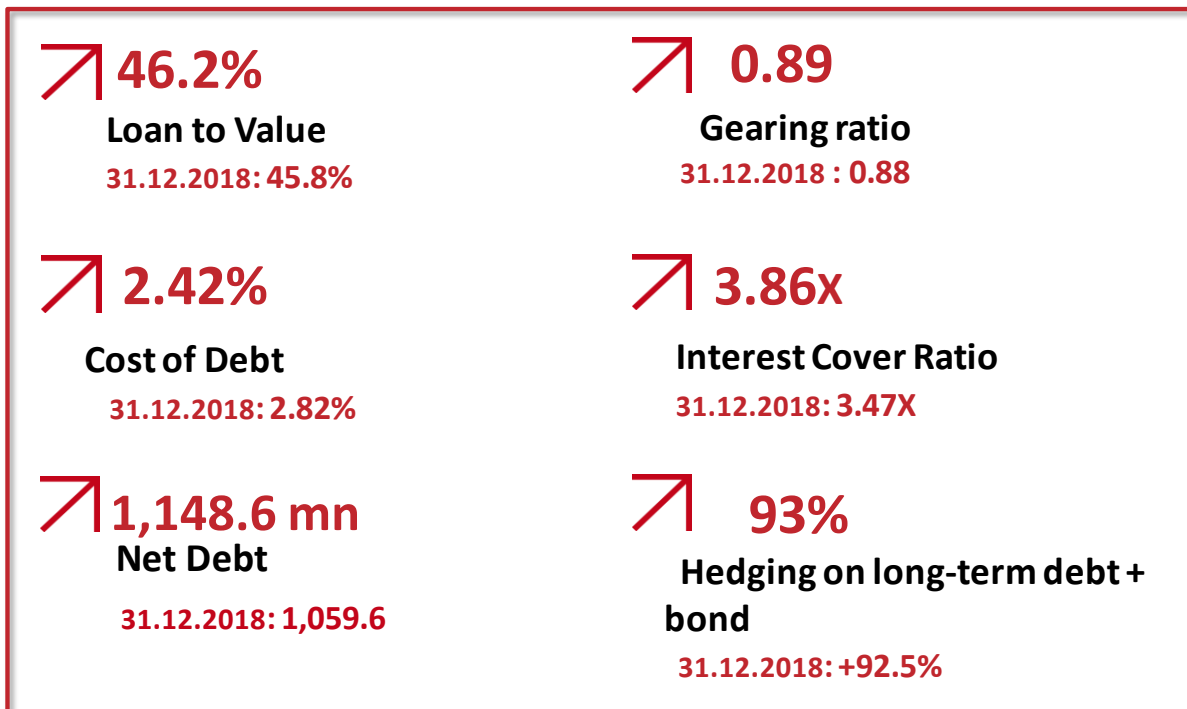
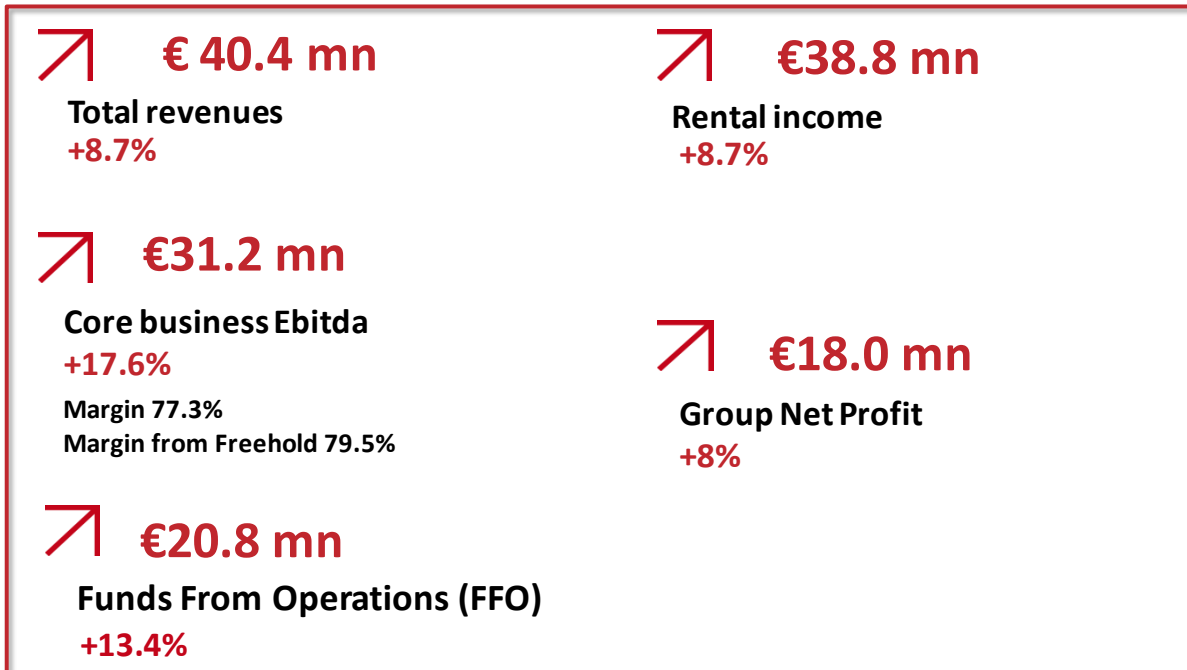
PricewaterhouseCoopers S.p.A.

Financial Reporting Officer

Carlo Barban

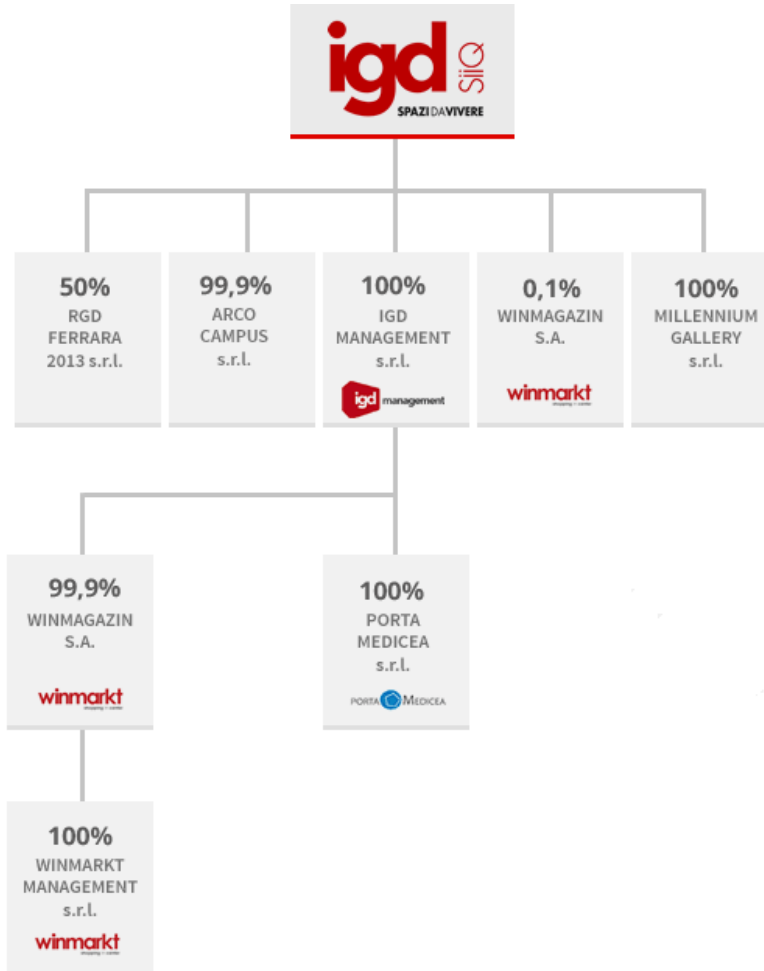
1. The IGD Group's Interim Financial Report

1.1. Financial and Economic Highlights at 31 March 2019



1.2. The IGD Group

IGD was the first company in Italy to obtain SIIQ (Società di Investimento Immobiliare Quotata or real estate investment trust) status in 2008 and is still the only retail real estate company that qualifies as a SIIQ. Most of the Group's real estate assets are in Italy (around 93%). The remainder (around 7%) is in Romania where IGD owns the Winmarkt chain of shopping centers through WinMagazin SA.



IGD SIIQ's perimeter of exempt operations includes the freehold assets found in Italy.

At 31 March 2019 the Parent Company also controls:

- ✓ 100% of **Millennium Gallery**, (part of the Rovereto shopping mall and a business division in the shopping center in Crema);
- ✓ 50% of **RGD Ferrara 2013**, formed on 30 September 2013, to manage the Darsena City Shopping Center in Ferrara;
- ✓ 99.9% of **Arco Campus S.r.l.**, a company dedicated to the sale, leasing and management of properties used for sports, in addition to the development and dissemination of sports;
- ✓ 100% of **IGD Management S.r.l.** which, in addition to owning the CentroSarca shopping mall in Milan, also holds the majority of the operations which are not included in the SIIQ perimeter;

- ✓ 99.9% of **WinMagazine SA**, the Romanian subsidiary, through which it controls 100% of WinMarktManagement Srl, the company responsible for the team of Romanian managers;
- ✓ 100% of **Porta Medicea Srl**, responsible for the requalification and real estate development project of Livorno's waterfront;
- ✓ management of the leasehold properties (Centro Nova, Centro Piave and the Fonti del Corallo mall);
- ✓ service activities which include mandates for the management of freehold and leasehold properties.

1.3. Income Statement Review

The Group's consolidated net profit reached €18,038 thousand at 31 March 2019, an increase of 8.0% compared to 31 March 2018.

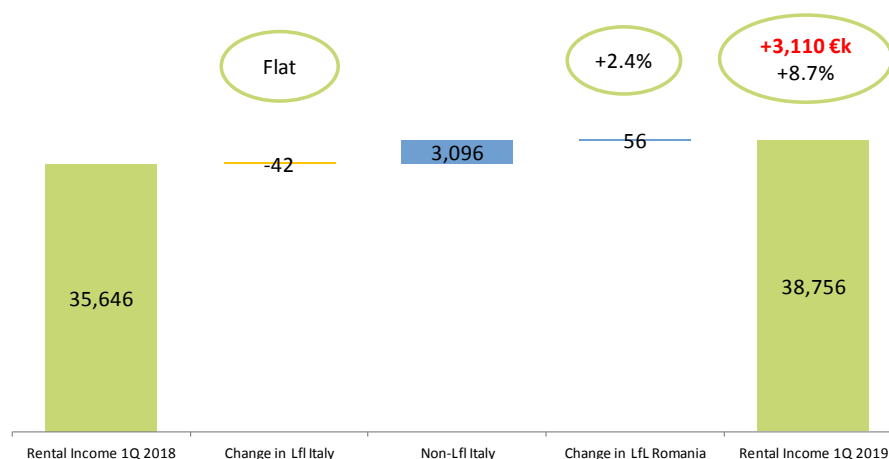
The consolidated operating income statement is shown below:

GROUP CONSOLIDATED	(a) 31/03/2019	(b) 31/03/2018	Δ (a)/(b)
Revenues from freehold rental activities	35,617	32,445	9.8%
Revenues from leasehold rental activities	3,139	3,201	-1.9%
Total income from rental activities	38,756	35,646	8.7%
Rents and payable leases	-31	-2,559	-98.8%
Direct costs from rental activities	-4,568	-4,125	10.7%
Net rental income	34,158	28,962	17.9%
Revenues from services	1,619	1,514	6.9%
Direct costs from services	-1,435	-1,364	5.2%
Net services income	184	150	22.4%
Personnel expenses	-1,797	-1,686	6.5%
G&A expenses	-1,347	-886	51.9%
CORE BUSINESS EBITDA (Operating income)	31,198	26,540	17.6%
<i>Core business Ebitda Margin</i>	<i>77.3%</i>	<i>71.4%</i>	
Revenues from trading	0	0	
Cost of sale and other trading costs	-124	-135	-8.1%
Operating result from trading	-124	-135	-8.1%
EBITDA	31,074	26,405	17.7%
<i>Ebitda Margin</i>	<i>77.0%</i>	<i>71.1%</i>	
Impairment and Fair Value adjustments	-4,185	-716	n.a.
Depreciation and provisions	-250	-246	1.7%
EBIT	26,639	25,443	4.7%
FINANCIAL MANAGEMENT	-8,056	-7,930	1.6%
EXTRAORDINARY MANAGEMENT	0	0	n.a.
PRE-TAX PROFIT/LOSS	18,582	17,513	6.1%
Taxes	-544	-812	-33.0%
PROFIT FOR THE PERIOD	18,038	16,701	8.0%
(Profit/Loss) for the period related to Third Parties	0	0	n.a.
GROUP NET PROFIT	18,038	16,701	8.0%

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).

Net rental income

Net rental income amounted to €38,756 thousand, an increase of 8.7% against the same period of the prior year.

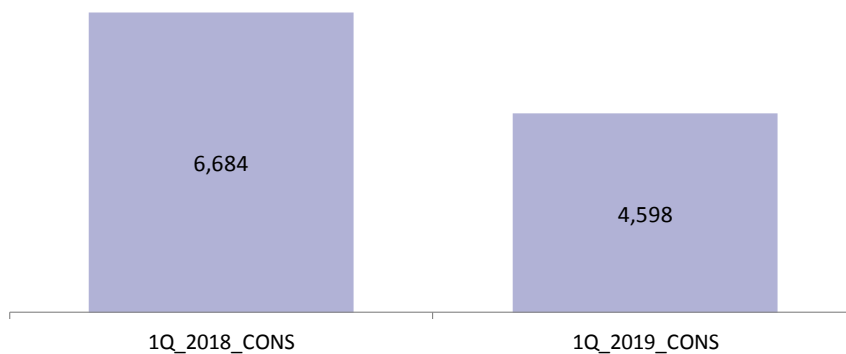


The increase of €3,110 thousand is explained:

- by like-for-like revenue in Italy which was basically in line with respect to the prior year. There was a slight drop in malls (-0.4% due to less variable income and the high discounts given) and a moderate increase in hypermarkets (+0.4%) against the prior year. 99 leases were signed in the first quarter of 2019 with an average upside of +4.1% excluding the Sarca cinema (downside of -3.8% including the cinema);
- for around €3,096 thousand, by the expanded perimeter: the portfolio purchased from Eurocommercial Properties in April 2018, the Crema extension inaugurated in May 2018 and strategic vacancies for new layouts (including the Sarca cinema);
- for €56 thousand, by higher like-for-like revenue in Romania, explained by pre-letting and renegotiations. In the period 41 renewals were signed with an average upside of 10.3%, along with 62 leases linked to turnover.

The direct costs for the rental business amounted to €4,598 thousand, a decrease of 31.2% (an increase of 6.8% excluding the impact of IFRS 16) compared to the same period of the prior year (for more information about first-time adoption of IFRS 16 please refer to section 2.7.2.1). The increase in costs is attributable mainly to condominium fees, property tax (IMU), insurance and provisions attributable also to the expanded portfolio.

Direct costs from rental activities



Net rental income amounted to €34,158 thousand, an increase of 17.9% against the same period of the prior year (+9.2% excluding the impact of IFRS 16 application).

Net rental income freehold amounted to €31,090 thousand, an increase of 9.6% against the same period of the prior year, with a very sizeable margin of 87.3%, in line with the prior year.

Net rental income leasehold amounted to €3,068 thousand and comes to €518 thousand excluding IFRS 16 application or 14.1% less than in the same period of the prior year.

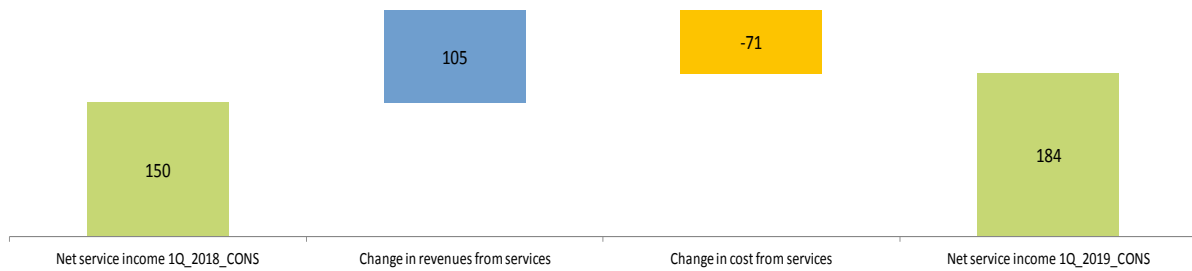
Net services income

Revenue from services amounted to €105 thousand, an increase of 6.9% compared to the prior year. Most of this revenue comes from the facility management business (around 89.6% of the total or €1,450 thousand), which was higher than in the prior year (+5.7%) due mainly to new management mandates (La Favorita and Centro Luna).

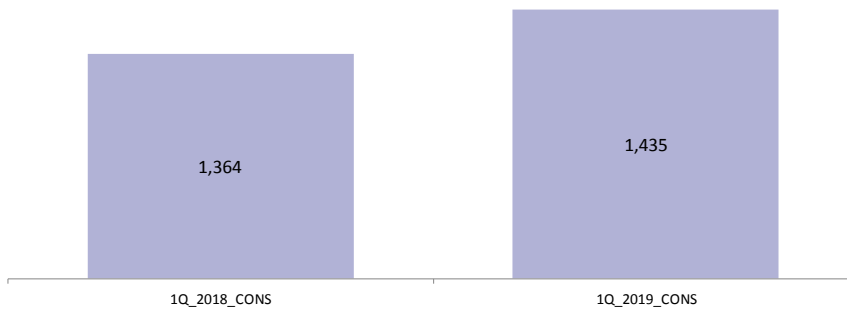
Revenue from other services (outsourcing services) was higher, while revenue from agency and pilotage was lower.

The **direct costs for services** amounted to €1,435 thousand, an increase of €71 thousand (+5.2%) compared to the same period of the prior year attributable mainly to higher network payroll costs and CCNL (the state collective labor agreement) adjustments.

Net services income amounted to €184 thousand, an increase of €22.4% thousand compared to the same period of the prior year, rising as a percentage of revenue from services from the 9.9% recorded in the prior year to 11.4%.



Direct cost from services

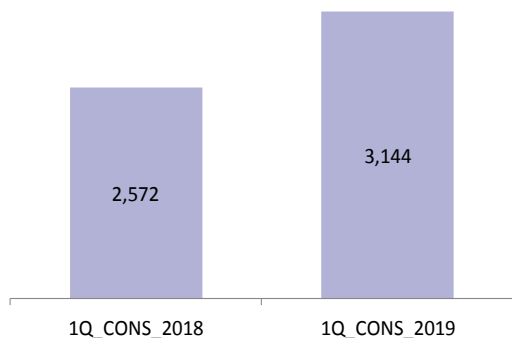


General expenses for the core business

General expenses for the core business, including payroll costs at headquarters, came to €3,144 thousand, an increase (+22.2%) against the €2,572 thousand posted in the first quarter of 2018 attributable primarily to higher payroll costs linked to CCNL adjustments, as well as other one-offs recorded in the period (consultancies and corporate projects).

These costs came to 8.1% of the total core business revenue.

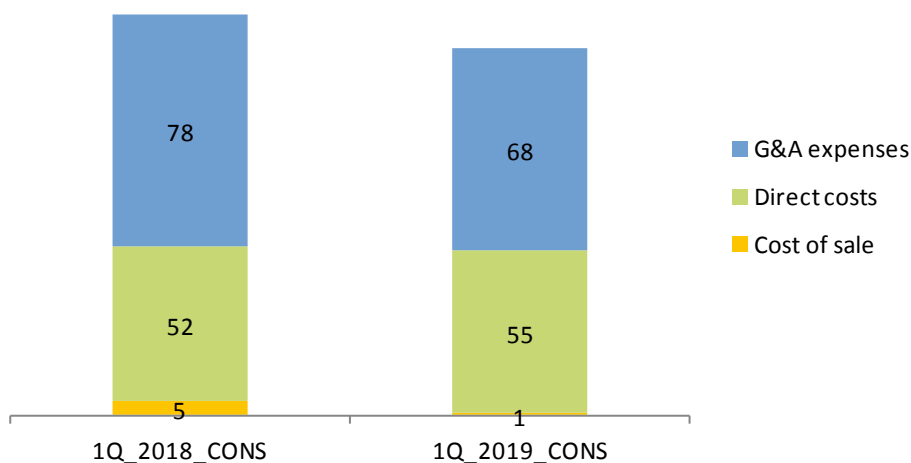
Core business G&A expenses



Operating results for trading

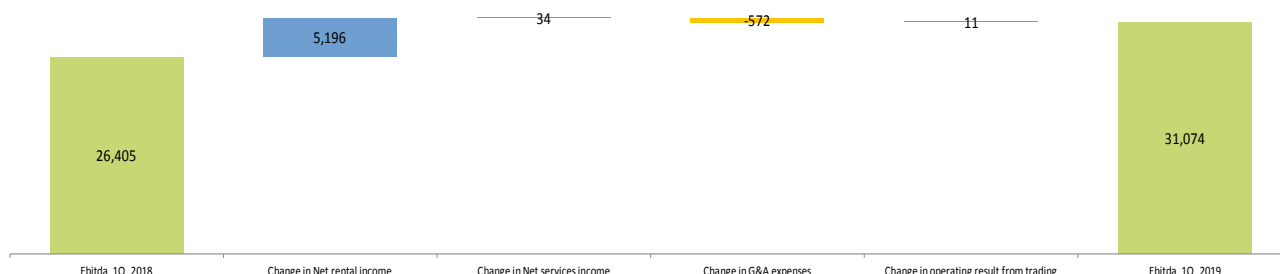
Trading posted an operating loss of €124 thousand, basically in line with the first quarter of 2018.

The Porta a Mare project did not generate revenue in the first quarter, while in 2018 one preliminary sales agreement had been signed (the sale closed in 2019). The total of the units sold/pledged has, therefore, reached 90.7% of the total saleable area. The costs for the Porta a Mare project are broken down below:



EBITDA

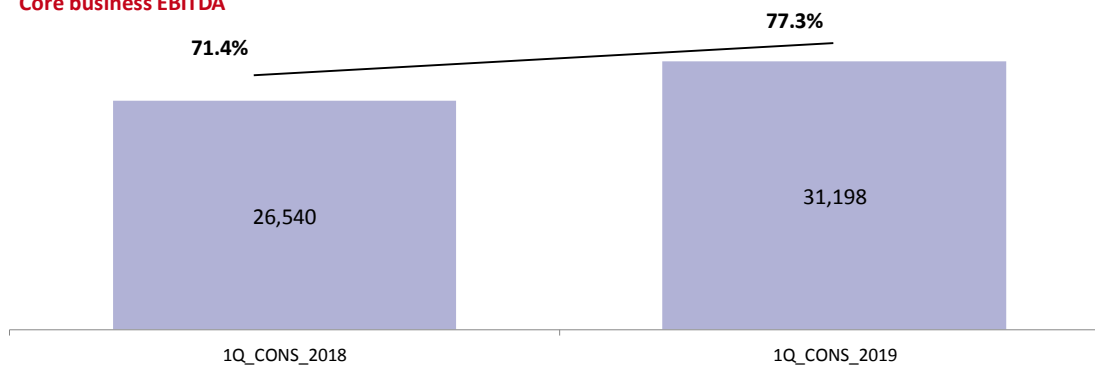
Core business EBITDA amounted to €31,198 thousand in the first quarter of 2019, an increase of 17.6% with respect to the same period of the prior year, while total EBITDA rose by 17.7% to €31,074 thousand. The changes in the components of total EBITDA during the first three months of 2019 are shown below.



As mentioned above, the EBITDA margin was impacted substantially by the increase in core business revenue (as a result also of the expanded perimeter).

The core business **EBITDA MARGIN** came in at 77.3%, 590 b.p. higher than in the same period of the prior year, but down slightly, by 40 b.p., excluding IFRS 16 application.

Core business EBITDA



Fair value adjustments

Fair value adjustments were negative for €4,185 thousand at 31 March 2019, higher than the €716 thousand recorded at 31 March 2018, explained by:

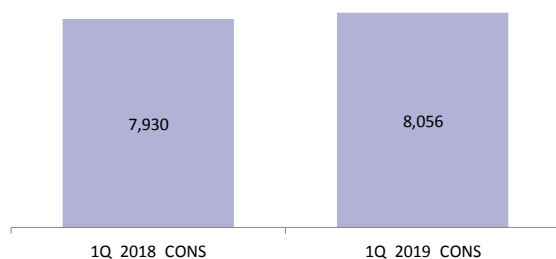
- for €2,303 thousand, the right-to-use assets derived from IFRS 16 application;
- for €1,391 thousand, extraordinary maintenance of the freehold properties pertaining to the IGD Group's Italian subsidiaries;
- for €491 thousand, extraordinary maintenance of the freehold properties of the Romanian subsidiary Win Magazin SA.

EBIT

EBIT amounted to €26,639 thousand, an increase of 4.7% attributable mainly to the factors described above.

Financial income (charges)

Financial management



Financial charges went from €7,930 thousand at 31 March 2017 to €8,056 thousand at 31 March 2019. The increase, of around €126 thousand, is attributable mainly to (i) an increase in the financial charges recognized in the period as a result of IFRS 16 application (for more information about first-time adoption of IFRS 16 please refer to section 2.7.2.1); (ii) higher interest linked to the loan commitments assumed as a result of the purchase of the 4 businesses finalized in April 2018 and the €200 million loan granted in the first quarter of 2019; (iii) lower financial charges on the €125 bond refunded early January; (iv) higher financial charges on committed lines.

The average cost of debt (without considering recurring and non-recurring transaction costs) at 31 March 2019 was 2.42%, down from 2.75% in the same period of the previous year, while the weighted average effective cost of debt went from 2.95% at 31 March 2018 to 2.65%.

Equity investments/non-recurring transactions

The result posted at 31 March 2019, -€1,000 thousand, is attributable to the valuation of the equity investment held in RGD Ferrara 2013 using the equity method.

Taxes

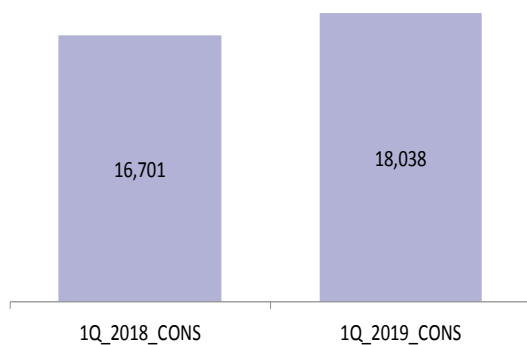
Amounts in thousands of Euro	31/03/2019	31/03/2018	Change
Current taxes	330	354	-24
Deferred tax liabilities	184	425	-241
Deferred tax assets	30	32	-2
Income taxes	544	811	-267

The tax burden, current and deferred, reached €544 thousand at 31 March 2019, a decrease of €267 thousand against 31 March 2018 explained primarily by the impact of deferred tax recognized after IFRS 16 application ((for more information about first-time adoption of IFRS 16 please refer to section 2.7.2.1).

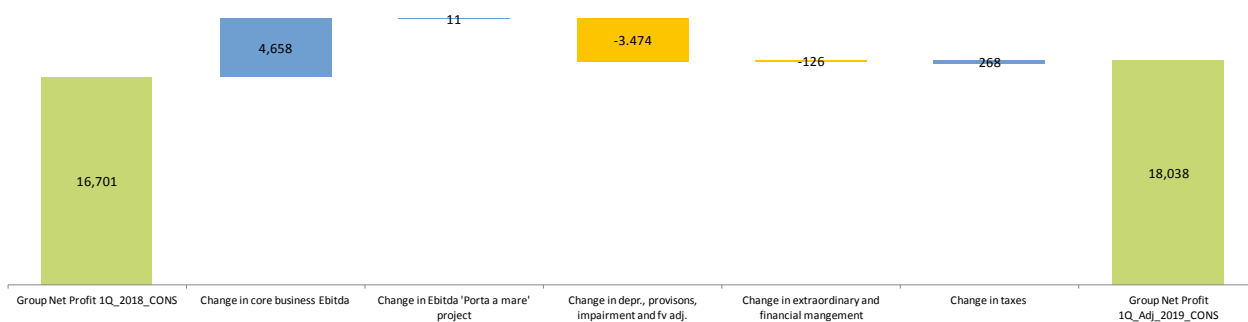
Group net profit

As a result of the above, the Group's net profit came to €18,038 thousand, an increase of 8% against the €16,701 thousand recorded at 31 March 2018.

Group Net Profit



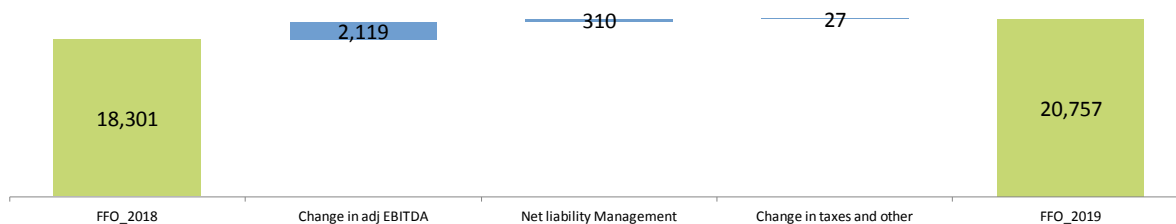
The change in net profit compared to the same period of the prior year is detailed below.



Core business FFO

FFO (Funds from Operations), an indicator used widely in the real estate sector (REITs), which measures the cash flow generated by a company's core business, reached €20,757 thousand, an increase of 2,456 thousand or 13.4% compared to the same period of the prior year. The change is explained by the higher core business Ebitda and the drop in financial expense described above.

Funds from Operations	CONS_2018	CONS_2019	Δ vs cons 2018	Δ%
Core business EBITDA	26,540	31,198	4,658	17.6%
IFRS16 Adjustments (payable leases)	0	-2,539	-2,539	n.a.
Adj Financial management	-7,934	-7,624	310	-3.9%
Adj Extraordinary management	0	0	0	n.a.
Gross margin from trading activities	0	0	0	n.a.
Adj current taxes for the period	-305	-278	27	-8.9%
FFO	18,301	20,757	2,456	13.4%



1.4. Statement of financial position and financial review

The IGD Group's statement of financial position at 31 March 2019 can be summarized as follows:

(amounts in thousands of Euro)	31/03/2019	31/12/2018	△	%
Fixed assets	2,410,095	2,346,527	63,568	2.71%
Assets under construction and prepayments	37,935	36,563	1,372	3.75%
Intangible assets	12,395	12,696	(301)	-2.37%
Other tangible assets	8,999	9,615	(616)	-6.41%
Sundry receivables and other non-current assets	113	111	2	2.06%
Equity investments	276	277	(1)	-0.36%
NWC	24,358	26,019	(1,661)	-6.38%
Funds	(8,471)	(8,164)	(307)	3.76%
Sundry payables and other non-current liabilities	(19,697)	(19,742)	45	-0.23%
Net deferred tax (assets)/liabilities	(26,598)	(26,340)	(258)	0.98%
Total use of funds	2,439,405	2,377,562	61,843	2.60%
Total shareholders' equity	1,270,087	1,252,338	17,749	1.42%
Net (assets) and liabilities for derivative instruments	20,728	17,364	3,364	19.37%
Net debt	1,148,590	1,107,860	40,730	3.68%
Total sources	2,439,405	2,377,562	61,843	2.60%

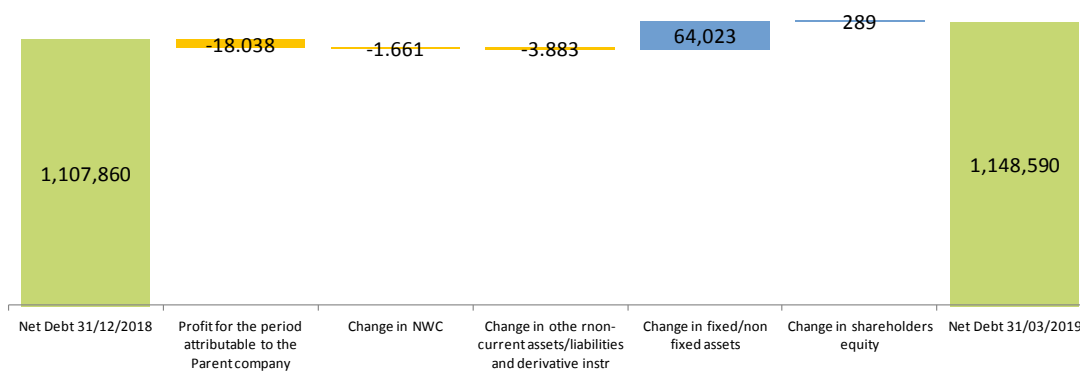
The principal changes in the first quarter of 2019, compared to 31 December 2018, relate to:

- ✓ **Investment property** which reported a net increase of €63,568 thousand due to the first-time adoption of IFRS 16. The Group recognized right-of-use assets in investment property of €65,870 thousand at 1 January 2019 (which relates to the leased malls in the “Centro Nova”, “Centro Piave” e “Fonti del Corallo” shopping centers) and lease liabilities of €62,359 thousand. Based on the appraisal of an independent expert, at 31 March 2019 the Group recognized write-downs against these right-of-use assets totaling €2.3 million;
- ✓ **Assets under construction and advances**, which showed a net increase of €1,372 thousand explained by: (i) for around €920 thousand, restyling at the Casilino Shopping Center in Rome and at the Fonti del Corallo Shopping Center in Rome; (ii) for around €487 thousand, the remodeling of spaces at the Fonti del Corallo Shopping Center in Livorno in order to downsize the area covered by the hypermarket and create three midsize retail areas (iii) for around €215 thousand, the further work done on the Officine Storiche area, and (iv) for €250 thousand, the net decrease in advances paid;
- ✓ **Other plant, property and equipment and intangible assets** changed due primarily to amortization and depreciation recognized in the period and the first-time application of IFRS 16 (for more information about first-time adoption of IFRS 16 please refer to section 2.7.2.1);
- ✓ **Net working capital** which showed a decrease of €1,661 thousand against 31 December 2018 explained primarily by (i) a decrease in trade payables of €3,690 thousand, (ii) a decrease in trade receivables and amounts payable by related parties of €493 thousand, (iii) an increase in inventory of €65 thousand as a result of work done in the period, (iv) a decrease in other current assets of around €1,644 thousand; (v) an increase in tax liabilities of around €2,152 thousand, relating mainly to the IMU (property tax) due in the first quarter and an increase in other current assets of €1,127 thousand;
- ✓ **Net deferred tax assets and liabilities**, which went from €26,340 thousand to €26,598 thousand due primarily to tax misalignments relating to (i) real estate investments which are not included in the SIQ perimeter; (ii) taxed provisions, and (iii) hedges (IRS);
- ✓ **The Group's net equity** amounted to €1,270,087 thousand at 31 March 2019. The change of +€17,749 thousand is explained primarily by:

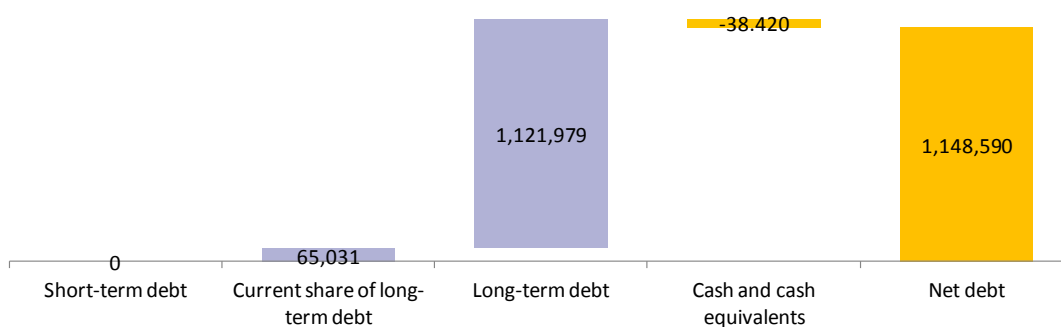
- an adjustment of the CFH reserve linked to the derivatives accounted for using the cash flow hedge method which amounted to around -€1,056 thousand for the parent company and around -€1,172 thousand for a subsidiary;
- for €148 thousand, the sale of all the treasury shares;
- for €1,886 thousand, the first-time application of IFRS 16;
- for approximately -€95 thousand, movements in the translation reserve for the translation of foreign currency financial statements;
- for €18.038 thousand, the Group’s portion of the profit for the reporting period.

Net liabilities for derivatives were up against the prior year due to the fair value measurement of hedging instruments at 31 March 2019 which was €3,364 thousand lower than the previous.

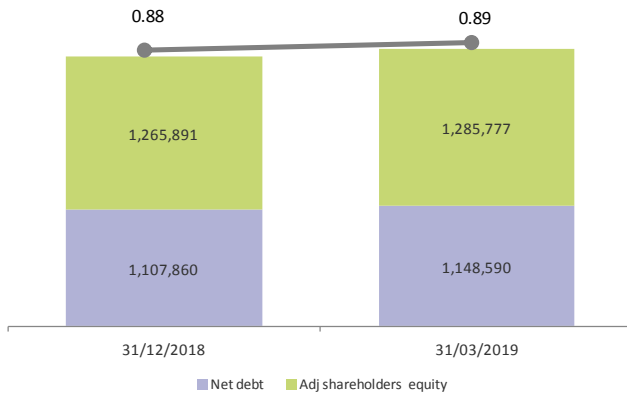
The **net financial position** at 31 March 2019 was about €40.7 million lower with respect to the prior year. The changes are shown below:



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



The gearing ratio reflects the debt to equity ratio, including non-controlling interests but excluding the CFH reserves. The ratio came to 0.89 at 31 March 2019, slightly higher than the 0.88 recorded at 31 December 2018.



1.5. Significant events at 31 March 2019

Corporate events

On 2 January 2019 the Parent Company received tranche A or €125,000,000 of the loan signed on 16 October 2018. On 7 January 2019 IGD SIIQ used this loan to repay the remainder of the original €150,000,000 bond, which amounted to €124,900.000 at 31 December 2018.

On 26 February 2019 the Board of Directors approved the draft separate and consolidated financial statements for FY 2018, as well as the Annual Report on Corporate Governance and Ownership Structure, included in the annual report, and the Board of Director's Compensation Report. The Board of Directors also approved the ninth Corporate Sustainability Report which was the second edition to have received certification from PricewaterhouseCoopers for compliance with the most important international standards (the GRI Standards). Lastly, the Board of Directors, in front of a notary, approved the transfer of the Company's registered office to Via Trattati Comunitari Europei 1957-2007, n. 13 in Bologna.

On 29 March 2019 the Parent Company received tranche B or €75,000,000 of the loan signed on 16 October 2018, which was used to extinguish a few short-term credit lines and meet cash needs. On the same date, IGD signed four interest rate swap agreements for a total of €200 million hedging both tranche A and B of the above mentioned loan.

Investments

During the first quarter of 2019 the Group continued with development of the Porta a Mare – Officine project, restyling and remodeling of the space in Fonti del Corallo, restyling of the Casilino center, as well as extraordinary maintenance

The investments made at 31 March 2019 are shown below:

	31/03/2019 Euro/mln
Development projects:	
Porta a Mare project Sub area Officine Storiche retail (in progress)	0.21
Porta a Mare project (Trading) (in progress)	0.07
Restyling interventions in progress	1.41
Extraordinary maintenance	1.89
Other	0.15
Total investments	3.73

Development projects

“Porta a Mare” Project

Work on the Officine Storiche area (residential portion) continued in the year for a total of around €70 thousand, while work on the retail portion, which is expected be completed in 2020, amounted to approximately €215 thousand.



Restyling

In the first quarter of 2019 restyling continued, and is still underway, at the Fonti del Corallo center. In the last quarter of 2018 work began at the same shopping center on the remodeling of the space, in accordance with the agreement between IGD SIIQ and UNICOOP Tirreno, reducing the GLA of the hypermarket in order to create three midsize retail areas. The costs incurred for the restyling and the remodeling amounted to €1,185 thousand at 31 March 2019.

During the period under examination work also began on the restyling and remodeling of the space (joining/dividing stores) on the first floor of the Casilino mall in Rome. The costs incurred for this work €222 thousand at 31 March 2019.



Extraordinary maintenance

During the first quarter of 2019 extraordinary maintenance continued, for €1,882 thousand, relating mainly to earthquake proofing at the Centro d’Abruzzo, Tiburtino, and Casilino shopping centers and fire alarm systems primarily at a few Romanian shopping centers. Based on the fair value measurement of the real estate investments at 31 March 2019, the value of this extraordinary maintenance was fully impaired.

1.6. Subsequent events

During the Annual General Meeting held on 1 June 2018 IGD SIIQ S.p.A.'s shareholders approved the 2018 financial statements for IGD SIIQ S.p.A., as presented during the Board of Directors meeting held on 26 February 2019, which closed with a net profit of €41.2 million, and also resolved to pay a dividend of €0.50 per share. The dividend will be payable as from 15 May 2019.

The total dividend payable, calculated based on the number of the Company's shares outstanding at the date of the AGM (110,276,800), net of any treasury shares held at the same date, amounts to €55,138,400, to be taken from:

- for €33,790,720.29, distributable income derived entirely from exempt operations;
- for €15,304,621.34, profits carried forward from exempt operations;
The income distributed from exempt operations amounts to €49,095,341.63 or €0.445201 per share;
- for €2,176,781.55, distributable income derived entirely from taxable operations;
- for €2,434,994.22, profits carried forward from taxable operations, as well as generated prior to becoming a SIIQ;
The earnings distributed subject to ordinary income tax amount to €4,611,775.77 or €0.041820 per share;
- for €1,431,282.60, or €0.012979 per share, partial utilization of the share premium reserve.

During the AGM shareholders also approved the first section of the "Compensation Report", already approved by the Board of Directors on 26 February 2019, pursuant to art. 123-ter of Legislative Decree 58/98, and renewed the authorization granted to the Board of Directors to buy and sell treasury shares, on one or more occasions, for up to the maximum allowed by law.

On 9 April 2019 Moody's issued a press release announcing the downgrade of IGD's rating from Baa3 (with outlook negative) to Ba1 (with outlook stable). With regard to the impact of Moody's decision, the Group noted that:

- the decision will not result in any sort of advance repayment of the Group's existing debt;
- the rating downgrade will result in an increase or "step up" of 1.25% in the annual interest rate paid on the "300,000,000 2.500 per cent notes due 31 May 2021" and the "€100,000,000 2.25 per cent Senior Notes due 11 January 2024"

In light of the above, the Group deemed it opportune to revise the outlook for FFO in 2019 disclosed on 26 February from around +6/7% to around +1% due to the increase in financial charges of approximately €5 million per annum.

On 23 April 2019 the rating agency S&P Global Ratings assigned IGD - Immobiliare Grande Distribuzione SIIQ S.p.A. a "BBB-"rating with outlook stable. As a result of this investment grade rating with outlook stable, in accordance with applicable rules and regulations, the step up of 1.25% in the annual interest rate paid on the "300,000,000 2.500 per cent notes due 31 May 2021" and the "€100,000,000 2.25 per cent Senior Notes due 11 January 2024", which would have resulted in an increase in financial charges of around €5 million per annum, was not triggered. In the wake of Standard & Poor's Global Ratings' valuation, the Group confirmed the 2019 guidance for FFO (growth of +6/7%).















1.7. Outlook

In light of the positive results achieved, the Group expects to continue along its growth path, in line with the targets in the 2019-2021 Business Plan, thanks to an increase in revenue explained mainly by the full year contribution of the 4 businesses acquired in 2018.

The guidance for FFO, of between +6% and +7%, is also confirmed, in line with market disclosures.

2. IGD GROUP CONSOLIDATED FINANCIAL STATEMENTS AT 31 MARCH 2019

2.1 Consolidated income statement

(amount in thousands of Euro)	31/03/2019 (A)	31/03/2018 (B)	Change (A)-(B)
Revenues	38,756	35,646	3,110
Other income	1,619	1,514	105
Total revenues and operating income	40,375	37,160 	3,215
Change in inventories	70	170 	(100)
Total revenues and change in inventories	40,445	37,330 	3,115
Costs of realization	70	170	(100)
Service costs	3,763 	5,507	(1,744)
Costs of labour	2,700	2,526	174
Other operating costs	2,745	2,512	233
Total operating costs	9,278	10,715 	(1,437)
Amortization and depreciation	(149) 	(246)	97
Doubtful accounts	(194)	(210)	16
Change in fair value	(4,185)	(720)	(3,465)
Total depreciation, amortization, provision and change in fair value	(4,528)	(1,176)	(3,352)
EBIT	26,639	25,439 	1,200
Result from equity investments and disposals	(1)	4 	(5)
Financial income	23	9	14
Financial charges	8,079	7,939 	140
Net financial income/(charges)	(8,056)	(7,930) 	(126)
Pre-tax profit	18,582	17,513 	1,069
Income taxes	544	812 	(268)
NET PROFIT FOR THE PERIOD	18,038	16,701 	1,337
Minorities' portion of net profit	-	-	-
Parent Company's portion of net profit	18,038	16,701 	1,337

2.2 Consolidated statement of comprehensive income

(amount in thousands of euro)	31/03/2019	31/03/2018
NET PROFIT FOR THE PERIOD	18,038	16,701
Remeasurements of defined benefit plans	0	0
Total components of comprehensive income that will not be reclassified to profit/(loss), net of tax effects	0	0
Effects of hedge derivatives on net equity	(2,958)	2,230
Tax effects on hedge derivatives on net equity	730	(516)
Other effects on income statement components	(95)	(32)
Total components of comprehensive income that will be reclassified to profit/(loss)	(2,323)	1,682
TOTAL COMPREHENSIVE PROFIT/(LOSS) FOR THE PERIOD	15,715	18,383
Non-controlling interests in (profit)/loss for the period	0	0
PROFIT/(LOSS) FOR THE PERIOD ATTRIBUTABLE TO THE PARENT COMPANY	15,715	18,383

2.3 Consolidated statement of financial position

(amount in thousands of Euro)	31/03/2019 (A)	31/12/2018 (B)	Change (A)-(B)
NON-CURRENT ASSETS			
Intangible assets			
Intangible assets with finite useful lives	33	34	(1)
Goodwill	12,362	12,662	(300)
	12,395	12,696	(301)
Property, Plant and equipment			
Investment property	2,410,095	2,346,527	63,568
Buildings	7,827	7,887	(60)
Plant and machinery	75	213	(138)
Equipment and other assets	1,056	968	88
Leasehold improvements	41	547	(506)
Assets under construction and prepayments	37,935	36,563	1,372
	2,457,029	2,392,705	64,324
Other non-current assets			
Sundry receivables and other non-current assets	113	111	2
Equity investments	276	277	(1)
Non current financial assets	174	243	(69)
	563	631	(68)
TOTAL NON CURRENT ASSETS (A)	2,469,987	2,406,032	63,955
CURRENT ASSETS:			
Inventories	33,278	33,213	65
Trade and other receivables	13,020	12,916	104
Related parties trade and other receivables	1,427	2,024	(597)
Other current assets	3,794	5,438	(1,644)
Related parties financial receivables and other current financial assets	96	96	-
Cash and cash equivalents	38,324	2,472	35,852
TOTAL CURRENT ASSETS (B)	89,939	56,159	33,780
TOTAL ASSETS (C=A+B)	2,559,926	2,462,191	97,735
NET EQUITY:			
Share capital	749,738	749,738	-
Treasury shares	(344)	(492)	148
Share premium reserve	31,504	31,504	-
Other reserves	410,164	410,601	(437)
Group profit	79,025	60,987	18,038
Group net equity	1,270,087	1,252,338	17,749
Capitale e riserve attribuibili agli azionisti di minoranza	-	-	-
TOTAL NET EQUITY ©	1,270,087	1,252,338	17,749
NON CURRENT LIABILITIES			
Derivative liabilities	20,728	17,364	3,364
Non current financial liabilities	1,122,153	884,197	237,956
Provisions for employees severance indemnities	2,560	2,567	(7)
Deferred tax liabilities	26,598	26,340	258
Provisions for risks and future charges	5,911	5,597	314
Sundry payables and other non-current liabilities	7,805	7,850	(45)
Related party sundry payables and other non-current liabilities	11,892	11,892	-
TOTAL NON-CURRENT LIABILITIES	1,197,647	955,807	241,840
CURRENT LIABILITIES:			
Current financial liabilities	65,031	226,475	(161,444)
Trade and other payables	9,753	14,301	(4,548)
Related party trade and other payables	1,594	736	858
Current tax liabilities	4,525	2,373	2,152
Other current liabilities	11,289	10,161	1,128
Related party other current liabilities	-	-	-
TOTAL CURRENT LIABILITIES (E)	92,192	254,046	(161,854)
TOTAL LIABILITIES (F=D+E)	1,289,839	1,209,853	79,986
TOTAL NET EQUITY AND LIABILITIES (C+F)	2,559,926	2,462,191	97,735

2.4 Consolidated statement of changes in equity

(Amount in thousands of euro)	Share capital	Share premium reserve	Other reserve	Group profit	Group net equity	Non-controlling interest capital and	Total net equity
Balance at 01/01/2018	599,760	29,971	384,832	101,190	1,115,753	0	1,115,753
FTA IFRS 9	0	0	(4,354)	0	(4,354)	0	(4,354)
Balance at 01/01/2018 post IFRS 9	599,760	29,971	380,478	101,190	1,111,399	0	1,111,399
Profit for the period	0	0	0	16,701	16,701	0	16,701
Cash flow hedge derivative	0	0	1,714	0	1,714	0	1,714
Other comprehensive income (losses)	0	0	(32)	0	(32)	0	(32)
Total comprehensive income (losses)	0	0	1,682	16,701	18,383	0	18,383
(Purchase)/sale of treasury shares	0	0	159	0	159	0	159
Balance at 31/03/2018	599,760	29,971	382,319	117,891	1,129,941	0	1,129,941

(Amount in thousands of euro)	Share capital	Share premium reserve	Other reserve	Group profit	Group net equity	Non-controlling interest capital and reserves	Total net equity
Balance at 01/01/2019	749,738	31,504	410,109	60,987	1,252,338	0	1,252,338
FTA IFRS 16	0	0	1,886	0	1,886	0	1,886
Balance at 01/01/2019 post IFRS 16	749,738	31,504	411,995	60,987	1,254,224	0	1,254,224
Profit for the period	0	0	0	18,038	18,038	0	18,038
Cash flow hedge derivative assessment	0	0	(2,228)	0	(2,228)	0	(2,228)
Other comprehensive income (losses)	0	0	(95)	0	(95)	0	(95)
Total comprehensive income (losses)	0	0	(2,323)	18,038	15,715	0	15,715
(Purchase)/sale of treasury shares	0	0	148	0	148	0	148
Balance at 31/03/2019	749,738	31,504	409,820	79,025	1,270,087	0	1,270,087

2.5 Consolidated statement of cash flows

<i>(Amount in thousands of euro)</i>	<i>31/03/2019</i>	<i>31/12/2018</i>
CASH FLOW FROM OPERATING ACTIVITIES		
Pre-tax profit	18,582	48,664
Adjustments to reconcile net profit for the period with the cash flow generated (absorbed) in the period:		
Financial (income)/charges	8,056	32,590
Depreciation and amortization	149	1,104
Impairment on doubtful accounts	194	884
Impairment/(Reversals) on asset under construction and work in progress	0	234
Change in fair value - increases/(decreases)	4,185	42,902
Net (revaluation) of the acquisition of 4 business divisions	0	(12,857)
Gain/losses from equity investments	1	85
CASH FLOW FROM OPERATING ACTIVITIES	31,167	113,606
Payed financial charges	(9,436)	(30,040)
Income tax	(330)	(1,429)
CASH FLOW FROM OPERATING ACTIVITIES NET OF TAX	21,401	82,137
Change in inventories	(65)	4,176
Net change in current assets and liabilities	1,533	(4,160)
Net change in non-current assets and liabilities	(420)	(1,188)
CASH FLOW FROM OPERATING ACTIVITIES	22,449	80,965
(Investments) in fixed assets	(3,730)	(20,279)
Disposals of fixed assets	342	36
(Investments) in 4 business units	0	(104,640)
(investments) in equity investments	0	0
CASH FLOW FROM INVESTING ACTIVITIES	(3,388)	(124,883)
Change in non-current financial assets	69	(8)
Change in financial receivables and other current financial assets	0	42
Sale of treasury share	148	126
(Purchase) of treasury shares	0	(492)
Share capital increase net of costs	0	147,339
Distribution of dividends	0	(55,171)
Change in current financial debt	(168,327)	(7,271)
Change in non-current financial debt	184,996	(40,674)
CASH FLOW FROM FINANCING ACTIVITIES	16,886	43,891
Exchange rate differences on cash and cash equivalents	(95)	(10)
NET INCREASE (DECREASE) IN CASH BALANCE	35,852	(37)
CASH BALANCE AT THE BEGINNING OF THE PERIOD	2,472	2,509
CASH BALANCE AT THE END OF THE PERIOD	38,324	2,472

2.6 Net financial position

The table below presents the net financial position at 31 March 2019 and 31 December 2018. At neither date does it include derivatives held for hedging purposes, which by nature do not constitute monetary assets or liabilities.

The uncommitted credit facilities with banks, unutilized at 31 March 2019, amount to €186 million.

Committed revolving credit facilities with banks, unutilized at 31 March 2019, amount to €60 million.

See the section "Statement of financial position and financial review" for comments.

(amount in thousands of Euro)	31/03/2019	31/12/2018
Cash and cash equivalents	(38,324)	(2,472)
Related party financial receivables and other current financial assets	(96)	(96)
Financial receivables and other current financial assets	0	0
LIQUIDITY	(38,420)	(2,568)
Related party current financial liabilities	0	0
Current financial liabilities	0	42,763
Mortgage loan - current portion	45,554	45,340
Leasing - current portion	8,690	334
Convertible bond loan - current portion	10,787	138,038
CURRENT FINANCIAL DEBT	65,031	226,475
NET CURRENT FINANCIAL DEBT	26,611	223,907
Non-current financial assets	(174)	(243)
Leasing - non current portion	55,411	3,594
Non-current financial liabilities	509,116	323,298
Convertible bond loan	557,626	557,304
NON CURRENT NET FINANCIAL DEBT	1,121,979	883,953
NET DEBT	1,148,590	1,107,860

2.7 Preparation criteria and scope of consolidation

2.7.1 General information

The interim financial report of Immobiliare Grande Distribuzione at 31 March 2019 was approved and authorized for publication by the Board of Directors on 7 May 2019.

IGD SIIQ S.p.A. is a subsidiary of Coop Alleanza 3.0. Soc. Coop and is under the management and coordination of that company.

2.7.2 Summary of accounting standards

2.7.2.1 Preparation criteria

Declaration of conformity with international accounting standards

The interim financial information (unaudited) was prepared in accordance with Art. 154-ter of Legislative Decree 58/1998, as per the IFRS (International Financial Reporting Standards) issued by IASB (International Accounting Standards Board) and approved by the European Union, and with the instructions issued in implementation of Art. 9 of Legislative Decree 38/2005. The term "IFRS" encompasses all of the International Accounting Standards (IAS) and all interpretations published by the International Financial Reporting Interpretations Committee (IFRIC), including those previously issued by the Standing Interpretations Committee (SIC) which at 31 March 2019 were endorsed as per the procedure outlined in EC Regulation 1606/2002.

The accounting standards, accounting policies, and valuation methods are the same as those used to prepare the consolidated financial statements at 31 December 2018, to which the reader should refer.

The valuation and reporting of book values are based on the international accounting standards 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 2019 as a result of the European Commission's future endorsement of new standards, new interpretations or guidelines of the International Financial Reporting Interpretation Committee (IFRIC).

Income statement figures are provided for the quarter under review and the period between the beginning of the year and the close of the quarter. The figures are compared with figures for the same periods of the prior year. The figures in the statement of financial position are provided at 31 March 2019 and at 31 December 2018. Therefore, comments on income statement items refer to a comparison with the same period of the prior year (31 March 2018), while balance sheet items are compared with the previous quarter (31 December 2018).

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

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

Changes in accounting standards

a) New accounting standards adopted

Beginning 1 January 2019 the new accounting standard **IFRS 16** “Leases” (hereinafter, “IFRS 16”) was applied which supersedes IAS 17 Leasing and its interpretations. IFRS 16 eliminates the distinction between operating and finance leases in the lessee's financial statements; for all leases with a term of more than 12 months, the lessee is required to recognize a right-of-use asset and a liability representing its obligation to make lease payments. For the lessor, the distinction between operating and finance leases remains intact. IFRS 16 enhances disclosures for both lessors and lessees.

The Company used the simplified model for first-time adoption of IFRS 16, recognizing a right-of-use asset of an amount equal to the lease liability adjusted by any deferred or accrued income relating to the lease recognized in the statement of financial position immediately prior to the date of first application. The right-of-use asset was recognized as investment property under property, plant and equipment; in accordance with IFRS 16 and IAS 40, its fair value will be appraised by independent experts at the close of every financial period. Changes in fair value will be recognized in a separate equity reserve during the transition to the new standard, and subsequently under "Fair value changes" in the income statement.

As of 1 January 2019, the Group recognized a right-of-use asset, classified under investment property, of €65,870 thousand for the lease commitments on the rental of mall space at “Centro Nova”, “Centro Piave” and “Fonti Del Corallo”, and a lease liability of €62,359 thousand. The difference between the right-of-use asset and the lease liability, deriving from the measurement of assets on the basis of expected cash flows, was recognized in a positive equity reserve amounting to €2,668 thousand, net of the tax effect.

In accordance with IAS 40, the right-of-use for the malls found in “Centro Nova” and “Centro Piave” includes €634 thousand in “systems” and “leasehold improvements” which were accounted for separately through 31 December 2018; at 1 January 2019 the Group, therefore, wrote-off these amounts and reduced the positive equity reserve for first-time application of IFRS 16, net of the tax effect.

In accordance with IAS 40, at the close of every financial period the Group will adjust the right-of-use assets to their fair value as determined by independent appraisers; at 31 March 2019 the fair value adjustment of the right-of-use assets resulted in write-down of €2,303 thousand.

Lastly, as a result of first-time application of IFRS 16, the value of the commercial licenses relative to the mall in the Fonti del Corallo Shopping Center was reduced by €300 thousand in order to align it with the sale value.

The impact of IFRS 16 adoption on the income statement at 31 March 2019 is shown below:

(Amount in thousands of Euro)	31.03.2019
Decrease in payable lease 1Q 2019	2,539
Decrease in amortization due to reversals of plants and leasehold improvements in "Centro Nova" and "Centro Piave"	75
Increase in impairments due to fair value at 31.03.2019 of the right of use of the 3 shopping centers subject to IFRS 16	(2,303)
Increase in financial charges	(436)
Tax effect	154
Total positive effect in the Income Statement at 31.03.2019 due to the implementation of IFRS 16	29

2.7.2.2 Consolidation

Scope of consolidation

The consolidated financial statements have been drawn up on the basis of the draft financial statements at 31 March 2019, prepared by the directors of the consolidated companies and adjusted, where necessary, to align them with the Group's IFRS-compliant accounting and classification policies. Since 31 December 2018, 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 capitale	Currency	% of group consolidated	Held by	% of share capital held	Operations
Parent company								
IGD SIIQ S.p.A.	Bologna via trattati comunitari Europei 1957-2007	Italy	749,738,139.26	EUR				Facility management
Subsidiaries consolidated on line-by-line basis								
IGD Management S.r.l.	Bologna via trattati comunitari Europei 1957-2007	Italy	75,071,221.00	EUR	100%	IGD SIIQ S.p.A.	100.00%	Facility management and services
Millennium Gallery S.r.l.	Bologna via trattati comunitari Europei 1957-2007	Italy	100,000.00	EUR	100%	IGD SIIQ S.p.A.	100.00%	Facility management
Porta Medicea S.r.l.	Bologna via trattati comunitari Europei 1957-2007	Italy	60,000,000.00	EUR	100%	IGD Management s.r.l.	100.00%	Construction and marketing
Win Magazin S.A.	Bucarest	Romania	113,715.30	Lei	100%	IGD Management s.r.l. 99.9% IGD SIIQ S.p.A. 0.1%	100.00%	Facility management
Winmarkt management S.r.l.	Bucarest	Romania	1,001,000	Lei	100%	Win Magazin S.A.	100.00%	Agency and facility management services
Arco Campus S.r.l.	Bologna via dell'Arco veggio n.49/2	Italy	1,500,000.00	EUR		IGD SIIQ S.p.A.	99.98%	Management of real estate sport facilities/equipment; construction, trading and rental of properties used for sport and commercial activities
Associates valued at equity								
RGD Ferrara 2013 S.r.l.	Roma, via Piemonte 38	Italy	100,000.00	EUR		IGD SIIQ S.p.A.	50%	Management of Darsena city shopping center

IGD SIIQ S.p.A., directly and indirectly, controls various consortiums for the management of shopping centers (costs relating to common areas and promotional activities). They are not consolidated as they are considered to be immaterial.

Name	Type of control	%held	Registered office
Owner consortium of SC Leonardo	Direct	52.00%	VIA AMENDOLA 29, IMOLA (BO)
Owner consortium of SC I Bricchi	Direct	72.25%	VIA PRATO BOSCHIERO, ISOLA D'ASTI (LOC MOLINI)
Owner consortium of Centrolame	Direct	66.43%	VIA MARCO POLO 3, BOLOGNA (BO)
Consortium of SC Katanè	Direct	53%	VIA QUASIMODO, GRAVINA DICATANIA LOC SAN PAOLO
Consortium of SC Conè	Direct	65.78%	VIA SAN GIUSEPPE SNC, QUARTIERE DELLO SPORT CONEGLIANO (TV)
Consortium of SC La Torre-Palermo	Direct	55.04%	VIA TORRE INGASTONE, PALERMO LOC BORGONUOVO
Owner consortium of SC Gran Rondò	Direct	48.69%	VIA G. LA PIRA n. 8. CREMA (CR)
Owner consortium of SC Fonti del Corallo	Direct	68.00%	VIA GINO GRAZIANI 6, LIVORNO
Owner consortium of SCCentrosarca	Indirect	62.50%	VIA MILANESE, SESTO SAN GIOVANNI (MI)
Consortium Porta a Mare Mazzini	Direct	80.90%	VIA G. D'ALELIO, 2 - LIVORNO
Consortium of RP Clodi	Direct	70.35%	S.S. ROMEA n. 510/B; CHIOGGIA (VE)
Consortium of SC Le Maioliche	Direct	70.52%	VIA BISAURA N. 13, FAENZA (RA)
Consortium of SC ESP	Direct	64.59%	VIA MARCO BUSSATO 74, RAVENNA (RA)
Owner consortium of SC Puntadiferro	Direct	62.34%	Piazzale della Cooperazione 4, FORLÌ (FC)
Owner consortium of commercial area Commendone	Direct	52.60%	Via Ecuador snc, Grosseto

2.7.3 Segment reporting

The income statement and the 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.

INCOME STATEMENT	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
	CORE BUSINESS PROPERTY		SERVICES		"PORTA A MARE" PROJECT		SHARED		TOTAL	
Total revenues and operating income	38,756	35,645	1,619	1,513	0	0	0	0	40,375	37,158
Change in work in progress inventories	0	0	0	0	70	170	0	0	70	170
Direct costs (a) (excluding provision for doubtful accounts)	4,405	6,517	1,435	1,320	194	227	0	0	6,034	8,064
G&A expenses (b)	0	0	0	0	0	0	3,244	2,649	3,244	2,649
Total operating costs (a)+(b)	4,405	6,517	1,435	1,320	194	227	3,244	2,649	9,278	10,713
(Depreciations, amortization and provisions)	(281)	(331)	0	(40)	0	(0)	(62)	(85)	(343)	(456)
Change in fair value - increases/(decreases)	(4,185)	(720)	0	0	0	0	0	0	(4,185)	(720)
Total depreciation, amortization, provisions, impairment and change in fair value	(4,466)	(1,051)	0	(40)	0	(0)	(62)	(85)	(4,528)	(1,176)
EBIT	29,885	28,077	184	153	(124)	(57)	(3,306)	(2,734)	26,639	25,439
Income/(loss) from equity investments and property sales	0	0	0	0	0	0	(1)	4	(1)	4
Financial income	0	0	0	0	0	0	23	9	23	9
Financial charges	0	0	0	0	0	0	8,079	7,939	8,079	7,939
Net financial income (charges)	0	0	0	0	0	0	(8,056)	(7,930)	(8,056)	(7,930)
PRE-TAX PROFIT	29,885	28,077	184	153	(124)	(57)	(11,363)	(10,660)	18,582	17,513
Income taxes for the period	0	0	0	0	0	0	544	812	544	812
NET PROFIT FOR THE PERIOD	29,885	28,077	184	153	(124)	(57)	(11,907)	(11,472)	18,038	16,701
Non-controlling interests in (profit)/loss for the period	0	0	0	0	0	0	0	0	0	0
Parent company share of the period	29,885	28,077	184	153	(124)	(57)	(11,907)	(11,472)	18,038	16,701

BALANCE SHEET	31-Mar-19	31-Dec-18	31-Mar-19	31-Dec-18	31-Mar-19	31-Dec-18	31-Mar-19	31-Dec-18	31-Mar-19	31-Dec-18
	CORE BUSINESS PROPERTIES		SERVICES		"PORTA A MARE" PROJECT		SHARED		TOTAL	
- Investment property	2,410,094	2,346,527	0	0	0	0	0	0	2,410,094	2,346,527
- Assets under construction	37,935	36,563	0	0	0	0	0	0	37,935	36,563
Intangible assets	11,355	11,655	1,007	1,007	0	0	65	34	12,427	12,696
Other tangible assets	(162)	1,720	161	9	1	1	7,826	7,885	7,826	9,615
- Sundry receivables and other non current assets	0	0	0	0	0	0	114	111	114	111
- Equity investments	24	25	0	0	0	0	252	252	276	277
NWC	(9,796)	(8,236)	1,701	1,534	32,454	32,721	0	0	24,359	26,019
Funds	(6,979)	(6,812)	(1,455)	(1,327)	(35)	(25)	0	0	(8,469)	(8,164)
Payables and other non current liabilities	(13,777)	(13,822)	0	0	(5,920)	(5,920)	0	0	(19,697)	(19,742)
Net deferred tax (assets)/liabilities	(29,160)	(20,568)	0	0	2,562	(5,772)	0	0	(26,598)	(26,340)
Total use of funds	2,399,534	2,347,052	1,414	1,223	29,062	21,005	8,257	8,282	2,438,267	2,377,562
Total group net equity	1,242,421	1,233,772	(448)	(320)	26,973	18,886	0	0	1,268,946	1,252,338
Non-controlling interest in capital and reserves	0	0	0	0	0	0	0	0	0	0
Net derivative (assets) / liabilities	20,729	17,364	0	0	0	0	0	0	20,729	17,364
Net financial position	1,136,384	1,095,914	1,862	1,543	2,089	2,119	8,257	8,284	1,148,592	1,107,860
Total sources	2,399,534	2,347,050	1,414	1,223	29,062	21,005	8,257	8,284	2,438,267	2,377,562

REVENUES FROM FREEHOLD PROPERTIES	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18	31-Mar-19	31-Mar-18
	NORTHERN ITALY		CENTRAL/SOUTHERN ITALY & ISLANDS		ABROAD		TOTAL	
Lease and rental income	18,971	15,976	13,273	13,257	2,432	2,375	34,676	31,608
One-off revenues	0	6	0	0	0	0	0	6
Temporary location rentals	603	526	277	294	0	0	880	820
Other rental income	16	-16	39	22	3	3	58	9
TOTAL	19,590	16,492	13,589	13,573	2,435	2,378	35,614	32,443

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

The financial reporting officer of IGD SIIQ SpA, hereby declares, in accordance with Art. 154-bis (2) of Legislative Decree 58/98 that the figures in the Interim Financial Report Statement at 31 March 2019 correspond to the company's records, ledgers and accounting entries.

Bologna, 9 May 2018

Carlo Barban
Financial Reporting Officer