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, VAT and Ravenna Company Register no: 00397420399,

Share capital approved: EUR 392,885,625.00,

Share capital subscribed and paid-in: EUR 309,249,261.00.

Interim Management Statement

at 30/09/2011

CONTENTS

Corporate Officers

Board of Directors:

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

Board of Statutory Auditors:

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

Internal Control Committee:

1. Massimo Franzoni
2. Aristide Canosani
3. Leonardo Caporioni

Compensation Committee

1. Riccardo Sabadini
2. Sergio Santi
3. Francesco Gentili

Nominations Committee:

1. Fabio Carpanelli
2. Giorgio Boldreghini
3. Andrea Parenti

Supervisory Board:

1. Fabio Carpanelli
2. Sergio Santi
3. Francesco Gentili

Comittee for Related Party Transactions

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

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

The IGD Group's Interim Management Statement

Financial and economic highlights at 30 September 2011

TOTAL OPERATING REVENUE	92,839 €/000
REVENUE – CORE BUSINESS	91,113 €/000
EBITDA –CORE BUSINESS	66,411 €/000
EBITDA MARGIN –CORE BUSINESS	72.89%
CONSOLIDATED NET PROFIT	39,622 €/000
CONSOLIDATED FFO	33,715 €/000
NET DEBT	1,123,863 €/000
SHAREHOLDERS' EQUITY	779,860 €/000
GEARING	1.37x
LOAN TO VALUE	58.22 %
COST OF DEBT	3.96 %
HEDGING OF LONG TERME DEBT +BOND	70.11 %

The Group

IGD, which became a Società di Investimento Immobiliare Quotata (SIIQ or real estate investment trust) in 2008, was the first company to obtain SIIQ status in Italy.

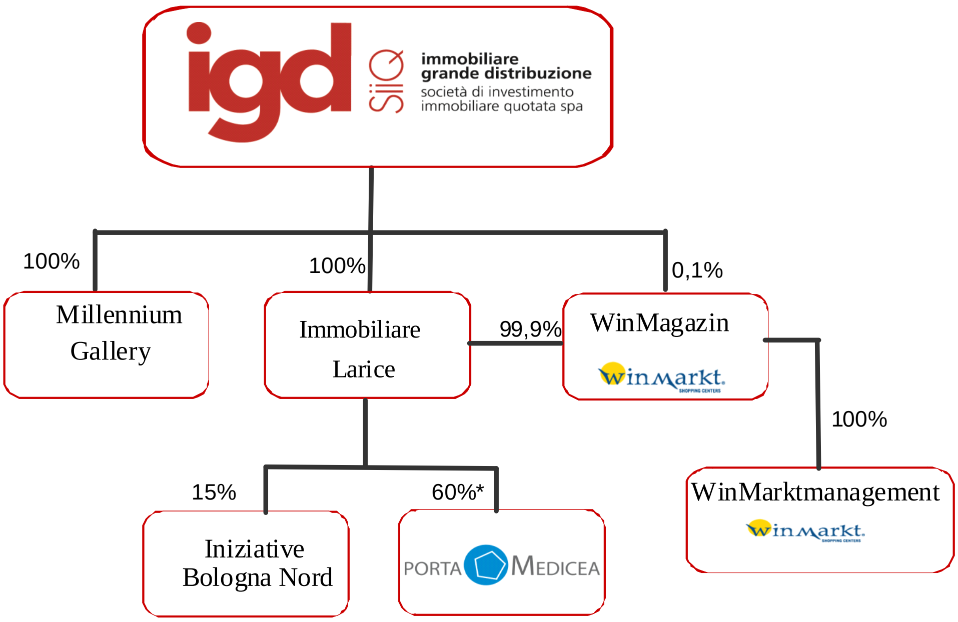
The IGD Group is focused primarily on the retail real estate sector and is most active in Italy, but it is also present in Romania where, through WinMagazine SA (acquired in April 2008), it controls the country's largest chain of Winmarkt brand department stores and is active in 13 midsize cities.

IGD SIIQ's portfolio includes the freehold assets found in Italy. The Parent Company also controls 100% of Millennium Gallery s.r.l., owner of part of the shopping mall in Rovereto, 100% of Immobiliare Larice and 0.1% di Winmagazin SA.

Immobiliare Larice, in addition to owning the CentroSarca shopping mall in Milan, also holds the majority of the operations which are not included in the SIIQ's scope of consolidation:

1. 99.9% of WinMagazine, through which it controls WinMarktManagement, the company responsible for the team of Romanian managers;
2. 60% of Porta Medicea, the requalification and real estate development project of Livorno's seafront;
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 organizational chart below reflects the Group's structure at 30 September 2011.



**Consolidated at 80% due to the put & call option on a non-controlling interest.*

Significant events

Corporate events

Please note that on 7 February 2011 Coop Adriatica scarl and Unicoop Tirreno Società Cooperativa renewed the shareholders' agreement which establishes a voting block of "**IGD**" shares pursuant to Art. 122, paragraphs 1 and 5 lett. A) and B), of Legislative Decree n. 58/1998 (the "**Agreement"**) designed to facilitate the Company's strategic decisions and their management.
The Agreement involves 170,516,129 ordinary IGD shares or 55.140% of the company's ordinary share capital (the "**Syndicated Shares**"), of which 157,713,123 or 51% of the share capital are bound by a voting block (the "**Block Shares**"). The agreement will expire on 30 June 2012.

On 9 March 2011 the Board of Directors approved the draft separate and consolidated financial statements for FY 2010 and proposed a dividend of €0.075 per outstanding share.
During the Annual General Meeting held on 20 April IGD's shareholders approved IGD SIIQ S.p.A.'s financial statements for FY 2010, as approved by the Board of Directors on 9 March 2011, and resolved to pay a dividend of €0.075 per share, an increase of 50% with respect to the €0.05 paid in the prior year.
During the Annual General Meeting, once again in ordinary session, IGD's shareholders also authorized the purchase and disposal of treasury shares on one or more occasions up to the maximum permitted by law, in order to pursue the Company's aims as allowed by regulations and market practices recognized by Consob. The authorization to purchase treasury shares will be effective for eighteen months as from the date of the resolution, while there is no time limit on the authorization to dispose of the shares.
During the same meeting, IGD's shareholders also approved the proposed amendments to Articles 2, 11, 12 and 18 of the company's Regulations for Shareholder Meetings (the "Regulations for Shareholder Meetings"), in order to comply with the changes introduced to TUF in Legislative Decree n. 27 of 27 January 2010 in implementation of Directive 2007/36/EC of 11 July 2007 relating to shareholder rights. In extraordinary session, the shareholders of IGD also approved amendments to Articles 13 and 22 of the corporate by-laws in order to comply, once again, to the changes introduced to Legislative Decree n. 58/2998 ("TUF") in implementation of Directive 2007/36/EC of 11 July 2007 relating to shareholder rights.
Further amendments were made to the corporate by-laws in order to comply with Consob's recent regulations governing transactions with related parties.

Investments

With regard to the multifunctional project in Livorno, "Porta a Mare", the restructuring of part of Palazzo Orlando was completed in February and the sale of office units for a total of €1.7 million was finalized.
In the third quarter work progressed on the Piazza Mazzini area and on the pre-marketing of the residential units which continues to generate good interest.
In March the IGD Group signed a contract for the purchase of the retail management division responsible for the management of the stores found inside the mall of the "Gran Rondò" Shopping Center in Crema.
A purchase price of €4.9 million was paid, excluding tax and ancillary charges, and management began on 1 April 2011.
In the same month two plots of land, next to freehold properties, were also purchased in order to complete the site where the Chioggia retail park will be built in the future for a total investment of €3.7 million, excluding ancillary charges.

In April, pursuant to the preliminary agreement signed in March 2011, the purchase of a real estate complex on Via Rizzoli, the main shopping street in the historic heart of Bologna, was finalized. The complex, comprised of properties which are adjacent and connected to one another, has a GLA of 2,350 square meters, spread out over three floors, and is already fully rented on the basis of long term commercial leases to two premier retailers: Apple, which opened on 17 September, and MelBooks, already present.

The consideration for the transaction amounted to €25 million, plus transfer tax and ancillary charges. The transaction is in line with the new "city center project" strategy included in IGD's Business Plan 2009-2013, updated in November 2010, which provides for the possible acquisition of properties found in the historic centers of some of Italy's most important cities.

At the end of April two different contracts were executed for the purchase of two floors of the building which currently houses the Group's headquarters. More in detail, the first, definitive contract was for the purchase of the building's second floor, which covers a GLA of 1,222 m^2 and is rented, in its entirety, on the basis of a long-term contract, to the Hera Group. The purchase price for this acquisition amounted to €3.73 million, in addition to tax and ancillary charges. The second contract, signed on a preliminary basis, was for the purchase of the third and last floor of the building which covers a GLA of 824 m^2. The purchase price amounts to €3.05 million, in addition to fit-out expenses. The closing is expected to take place by 27 October 2011, once the fit-out works are completed. This floor will be used, in part, by the IGD Group and, in part, rented to third parties. Following the acquisition of the second and third floors of the complex, which will be added to the ground and first floors where the Group's headquarters are located, the IGD Group will own all of the Bologna Business Park, found at via Trattati Comunitari Europei 1957-2007, n. 13. The complex has a GLA of 4,030 m^2, spread out over four floors, and is found inside a modern and efficient business park where the headquarters of important groups and premier lending institutions are located.

At the end of June Immobiliare Larice signed a contract for the purchase of a business division which manages a multiplex cinema, as well as a bar, inside the Centro Sarca Shopping Center, for €3.5 million, in addition to tax.

On 30 June IGD SIIQ S.p.A. signed a contract with Coop Adriatica s.c.a.r.l., a related party, for the sale and subsequent lease of the hypermarket found inside the Conè Shopping Center and Retail Park in Conegliano Veneto.

Following the purchase of the hypermarket IGD, which already owns the retail park and the shopping mall as it was purchased on 22 December 2010, now owns 100% of the Conè Shopping Center and Retail Park.

IGD paid the entire purchase price of €23.5 million, in addition to tax and ancillary charges, upon execution of the definitive contract. Once the sale of the hypermarket was finalized, IGD then leased the property which has a GLA of 9,500 m^2 to Coop Adriatica on the basis of an 18-year lease.

The transaction was completed in accordance with the "Procedure for Related Party Transactions" adopted by IGD Siiq Sp.A. pursuant to Consob Regulation n. 17221 of 12 March 2010.

A new mortgage loan of €16 million was also taken out with Centrobanca when the purchase of the hypermarket was finalized.

In July IGD SIIQ S.p.A extinguished the debt of €23 million payable to Immobiliare Gran Rondò s.r.l. and subsequently cancelled the pledge granted on 30 December 2008 of 10,000,000 ordinary shares and of quotas totaling €15.5 million in Immobiliare Larice to guarantee the delayed payment of the Gran Rondò Mall.

In the same month IGD SIIQ S.p.A. signed an agreement with Ipercoop Sicilia S.p.A. for the purchase and subsequent lease of the portion of the property used for the hypermarket found inside the La Torre

Shopping Center in Palermo. The hypermarket has a GLA of 11,200 m^2, 6,000 m^2 of which is covered by the sales area.

Following the acquisition of the hypermarket IGD, which is already owner of the shopping mall as it was purchased by the Group on 15 June 2010, owns 100% of the La Torre Shopping Center .

The purchase price totalled €36 million, in addition to tax and ancillary charges, which was financed by a mortgage loan of €25 million, while IGD paid the remainder upon stipulation of the definitive contract.

INCOME STATEMENT REVIEW

At 30 September 2011 the IGD Group recorded a consolidated net profit of €39,622 thousand, an increase of 74.95% with respect to the same period of the prior year. In order to highlight the core business, beginning in first quarter 2011, the "Porta a Mare" project in Livorno, which generated its first revenue during the quarter following the sale of office units, is shown separately as of . A summary of the results posted in the first nine months of the year follows:

	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	30/09/2010	30/09/2011	%	30/09/2010	30/09/2011	%	30/09/2010	30/09/2011	%
Revenues from freehold properties	74,496	80,749	8.39%	74,496	80,749	8.39%	0	0	n.a.
Revenues from leasehold properties	6,118	6,380	4.28%	6,118	6,380	4.28%	0	0	n.a.
Revenues from services	3,527	3,984	12.98%	3,527	3,984	12.98%	0	0	n.a.
Revenues from trading	0	1,726	n.a.	0	0	n.a.	0	1,726	n.a.
Revenues	**84,141**	**92,839**	**10.34%**	**84,141**	**91,113**	**8.29%**	**0**	**1,726**	**n.a.**
Direct costs	(14,480)	(15,703)	8.45%	(14,327)	(15,604)	8.92%	(153)	(99)	(35.51)%
Personnel expenses	(2,429)	(2,631)	8.29%	(2,429)	(2,631)	8.29%	0	0	n.a.
Cost of sales and other costs	191	(878)	n.a.	0	0	n.a.	191	(878)	n.a.
Gross Margin	**67,423**	**73,627**	**9.20%**	**67,385**	**72,878**	**8.15%**	**38**	**749**	**n.a.**
G&A expenses	(3,161)	(2,943)	-6.91%	(3,021)	(2,630)	(12.96)%	(140)	(313)	n.a.
Headquarter personnel costs	(3,871)	(3,865)	-0.17%	(3,852)	(3,837)	(0.38)%	(19)	(28)	48.35%
EBITDA	**60,391**	**66,819**	**10.64%**	**60,512**	**66,411**	**9.75%**	**(121)**	**408**	**n.a.**
Ebitda Margin				***71.92%***	***72.89%***		***n.a.***	***23.64%***	
Depreciation	(657)	(768)	16.89%						
Devaluation	(2,907)	(391)	-86.56%						
Change in FV	(4,414)	12,076	-373.60%						
Other provisions	(299)	0	-100.00%						
EBIT	**52,114**	**77,736**	**49.17%**						
Financial income	2,512	515	-79.49%						
Financial charges	(29,014)	(32,304)	11.34%						
Net Financial Income	**(26,502)**	**(31,789)**	**19.95%**						
Income from equity investments	**0**	**(635)**	**n.a.**						
Pre-tax income	**25,612**	**45,312**	**76.92%**						
Income tax for the period	(3,006)	(5,699)	89.55%						
Tax rate	***11.74%***	***12.58%***							
NET PROFIT	**22,606**	**39,613**	**75.24%**						
(profit)/losses related to third parties	42	9	-77.57%						
NET GROUP PROFIT	**22,648**	**39,622**	**74.95%**						

Certain cost and revenue items have been reclassified or offset which explains the difference with respect to the financial statements (please refer to the section on business segment information) . Bank fees, in particular, were reclassified under "financial income/(charges)".

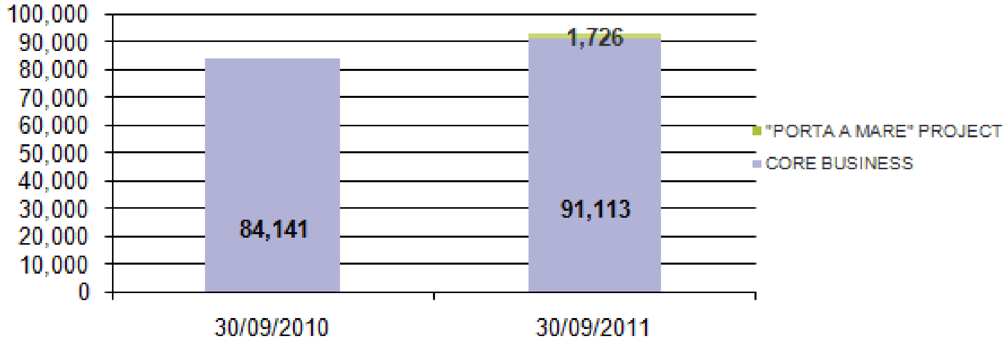
The results posted in the last quarter, rather, are shown in the income statement below:

	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	3Q 2010	3Q 2011	%	3Q 2010	3Q 2011	%	3Q 2010	3Q 2011	%
Revenues from freehold properties	24,714	27,591	11.64%	24,714	27,591	11.64%	0	0	n.a.
Revenues from leasehold properties	2,024	2,142	5.84%	2,024	2,142	5.84%	0	0	n.a.
Revenues from services	1,231	1,396	13.44%	1,231	1,396	13.44%	0	0	n.a.
Revenues from trading	0	0	n.a.	0	0	n.a.	0	0	n.a.
Revenues	**27,969**	**31,129**	**11.30%**	**27,969**	**31,129**	**11.30%**	**0**	**0**	**n.a.**
Direct costs	(4,774)	(5,586)	17.01%	(4,724)	(5,535)	17.15%	(50)	(51)	3.55%
Personnel expenses	(795)	(913)	14.87%	(795)	(913)	14.87%	0	0	n.a.
Cost of sales and other costs	50	156	n.a.	0	0	n.a.	50	156	n.a.
Gross Margin	**22,450**	**24,786**	**10.41%**	**22,449**	**24,681**	**9.94%**	**(0)**	**105**	**n.a.**
G&A expenses	(851)	(907)	6.56%	(804)	(801)	(0.46)%	(47)	(106)	n.a.
Headquarter personnel costs	(1,148)	(1,115)	(2.85)%	(1,139)	(1,106)	(2.86)%	(9)	(9)	(1.73)%
EBITDA	**20,451**	**22,764**	**11.31%**	**20,507**	**22,774**	**11.05%**	**(56)**	**(10)**	**n.a.**
Ebitda Margin				*73.32%*	*73.16%*		*n.a.*	*n.a.*	
Depreciation	(226)	(284)	25.80%						
Devaluation	0	(251)	n.a.						
Change in FV	(247)	(700)	183.58%						
Other provisions	(199)	0	(100.00)%						
EBIT	**19,779**	**21,529**	**8.85%**						
Financial income	162	118	(27.08)%						
Financial charges	(9,860)	(11,637)	18.02%						
Net Financial Income	**(9,698)**	**(11,519)**	**18.78%**						
Income from equity investments	**0**	**(2)**	**n.a.**						
Pre-tax income	**10,081**	**10,008**	**(0.72)%**						
Income tax for the period	(1,484)	(607)	(59.07)%						
Tax rate	*14.72%*	*6.07%*							
NET PROFIT	**8,597**	**9,401**	**9.35%**						
(profit)/losses related to third parties	20	28	36.72%						
NET GROUP PROFIT	**8,617**	**9,429**	**9.42%**						

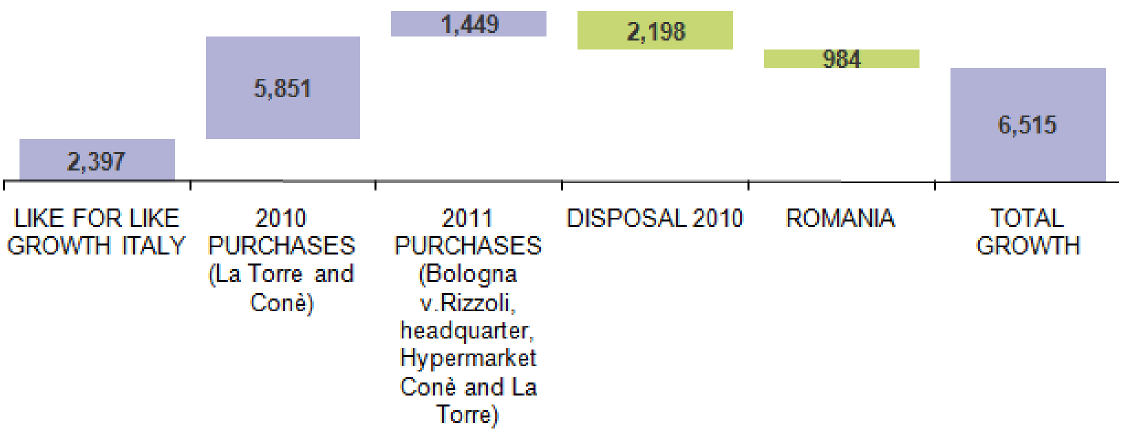
Revenue

Revenue at the end of September 2011 amounted to €92,839 thousand, an increase of 10.34% with respect to the same period in the prior year. This growth is attributable to an increase in the sales generated by the core business and the new acquisitions/expansions completed between the end of 2010 and the first months of 2011, as well as the sale of the first properties relative to the "Porta a Mare" project in Livorno which amounted to €1,726 thousand.

Total revenues



✓ The **revenue from the rental business** rose 8.08% with respect to the same period in 2010. The increase is broken down below:



✓ The increase of **€6,515** thousand is attributable to:

- for **€2,397** thousand or **3.49%,** with respect to the prior year, to like-for-like growth, approximately 40% of which is explained by the automatic indexing of the contracts (average inflation in the first nine months of 2011 reached +2.60%) and 60% by the effective contract renegotiation and pre-letting activities. A total of 82 contracts were signed during the year, 45 of which were renewals and 37 turnovers with an average upside of 7.7%. Pre-letting activities were particularly successful in shopping centers which underwent restyling, such as Le Porte di Napoli in Afragola and ESP in Ravenna and in a few centers which will undergo restyling and/or expansion in the near term such as Centro d'Abruzzo, Porto Grande and ESP. Of note is the completion of the pre-letting phase relative to the B block of the I Bricchi di Asti Shopping Center;
- for €**5,851** thousand to the new openings and acquisitions made in 2010 such as the La Torre Shopping Mall in Palermo, opened on 23 November 2010 and the Conè Shopping Mall in Conegliano Veneto, opened on 25 November 2010;
- for €**1,449** thousand to the new acquisitions made in 2011 which include an office building and the "City Center", both in Bologna, as well as the hypermarkets in Conegliano and Palermo;
- the positive effects of the above were offset by a decrease of €**3,182** thousand explained by:

- o a change in the scope of consolidation following the exit of 50% of two of the three properties held through RGD, sold on 15 December 2010 (50% of the third property was subsequently repurchased on 30 December 2010)
- o a drop in sales of €984 thousand in Romania where consolidation of the tenant portfolio is still underway (beginning next quarter contracts will be signed with Billa – the Rewe Group – for the opening of two supermarkets between the end of 2011 and the beginning of 2012, as well as with Drogerie Markt for the opening of two new stores in December 2011); the renewals, however, confirm a drop in average market rents of approximately 22% with respect to the pre-crisis period.

- ✓ **Revenue from services**, up 12.98% with respect to the same period in 2010, consists primarily in revenue from Facility Management which contributed €3,702 thousand or 92.91% to the total revenue from services generated in the first nine months of 2011. This revenue increased 13.21% with respect to the same period in 2010 due primarily to the mandates granted for the management of newly opened and third party centers.
- ✓ **Revenue from trading**, which amounted to €1,726 thousand, is a new revenue component included in the Group's income statement and refers to the "Porta a Mare" project in Livorno. Following the partial completion of the restructuring of Palazzo Orlando, the first sale of a portion of an office building was finalized in March.

Margins

The divisional gross margin increased by 9.20%, rising from €67,423 thousand at September 2010 to €73,627 thousand in 2011, due primarily to revenue which grew more proportionately than costs. The table below shows the income statement highlights and the trend in margins at 30 September:

	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	30/09/2010	30/09/2011	%	30/09/2010	30/09/2011	%	30/09/2010	30/09/2011	%
Margin from freehold properties	65,058	70,263	8.00%	65,058	70,263	8.00%			n.a.
Margin from leasehold properties	1,284	1,449	12.87%	1,284	1,449	12.87%			n.a.
Margin from services	1,043	1,166	11.83%	1,043	1,166	11.83%			n.a.
Margin from trading	38	749	n.a.				38	749	n.a.
Gross divisional margin	**67,423**	**73,627**	**9.20%**	**67,385**	**72,878**	**8.15%**	**38**	**749**	**n.a.**
General expenses	(3,161)	(2,943)	(6.91)%	(3,021)	(2,630)	(12.96)%	(140)	(313)	n.a.
Cost of labor - headquarter	(3,871)	(3,865)	(0.17)%	(3,852)	(3,837)	(0.38)%	(19)	(28)	48.35%
EBITDA	**60,391**	**66,819**	**10.64%**	**60,512**	**66,411**	**9.75%**	**(121)**	**408**	**n.a.**
Depreciation and amortization	(657)	(768)	16.89%						
Writedowns	(2,907)	(391)	(86.56)%						
Change in fair value	(4,414)	12,076	(373.60)%						
Other provisions	(299)	0	(100.00)%						
EBIT	**52,114**	**77,736**	**49.17%**						
Net finanial income (changes)	(26,502)	(31,789)	19.95%						
Margin from income (charges) fr equity investments		(635)	n.a.						
PRE-TAX PROFIT	**25,612**	**45,312**	**76.92%**						
Income tax for the period	(3,006)	(5,699)	89.55%						
NET PROFIT	**22,607**	**39,613**	**75.23%**						
(profit)/losses related to third parties	42	9	(77.57)%						
NET GROUP PROFIT	**22,648**	**39,622**	**74.95%**						

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

	CONSOLIDATED			CORE BUSINESS			"PORTA A MARE" PROJECT		
€/000	3Q 2010	3Q 2011	%	3Q 2010	3Q 2011	%	3Q 2010	3Q 2011	%
Margin from freehold properties	21,593	23,793	10.19%	21,593	23,793	10.19%	0	0	n.a.
Margin from leasehold properties	458	475	3.58%	458	475	3.58%	0	0	n.a.
Margin from services	399	413	3.56%	399	413	3.56%	0	0	n.a.
Margin from trading	(0)	105	n.a.	0	0	n.a.	(0)	105	n.a.
Gross divisional margin	**22,450**	**24,786**	**8.60%**	**22,450**	**24,681**	**7.26%**	**(0)**	**105**	**n.a.**
Cost of labor - headquarter	(851)	(907)	6.56%	(804)	(801)	(0.46)%	(47)	(106)	n.a.
General expenses	(1,148)	(1,115)	(2.85)%	(1,139)	(1,106)	(2.86)%	(9)	(9)	(1.73)%
EBITDA	**20,451**	**22,764**	**11.31%**	**20,507**	**22,774**	**11.05%**	**(56)**	**(10)**	**n.a.**
Depreciation and amortization	(226)	(284)	25.80%						
Writedowns	0	(251)	n.a.						
Change in fair value	(247)	(700)	183.58%						
Other provisions	(199)	0	n.a.						
EBIT	**19,779**	**21,529**	**8.8%**						
Net finanial income (changes)	(9,698)	(11,519)	n.a.						
Margin from income (charges) fr equity investme	0	(2)	18.02%						
PRE-TAX PROFIT	**10,081**	**10,008**	**18.78%**						
Income tax for the period	(1,484)	(607)	n.a.						
NET PROFIT	**8,597**	**9,401**	**9.35%**						
(profit)/losses related to third parties	20	28	36.72%						
NET GROUP PROFIT	**8,617**	**9,429**	**9.42%**						

- ✓ **SBU 1 - Property leasing - margin from freehold properties:** this margin in the first nine months of 2011 reached €70,263 thousand compared with €65,058 thousand in the same period of the prior year, an increase of 8.00%. In percentage terms, this activity featured very interesting margins of 87.01%. Revenue increased 8.39% while direct costs grew by 11.13%.

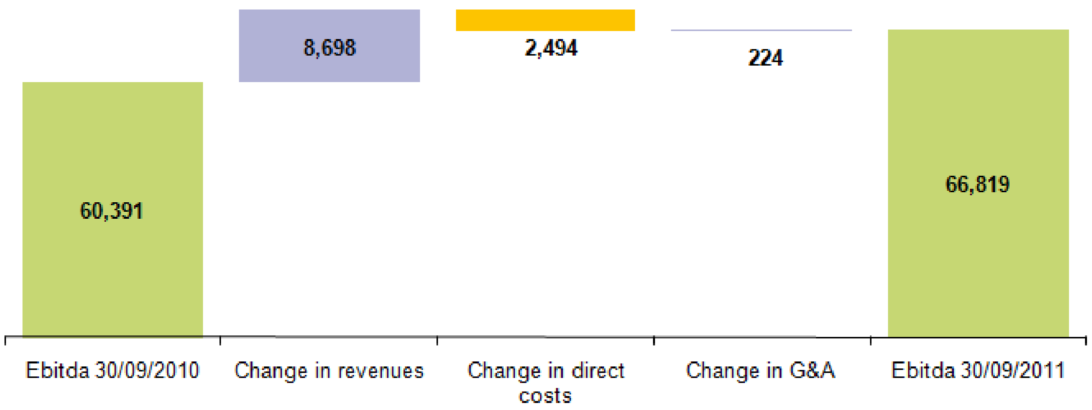
- ✓ **SBU 1 - Property leasing – margin on leasehold properties:** the margin, of €1,449 thousand, rose 12.87% with respect to the same period in the prior year. As a percentage of revenue the margin reached 22.71%.

- ✓ **SBU 2 – Services - margin from service businesses:** the margin from services at September 2011 amounted to €1,166 thousand, an increase with respect to June 2011 of 12.98%. This activity features low capital absorption and generated a margin which reached 29.27%.

- ✓ **SBU 3 – Development and trading – margin from trading:** the margin from the "Porta a Mare" project in Livorno of €749 thousand reflects both the revenue from the sale of a portion of an office building and, in addition to direct costs, the costs relating to the units sold.

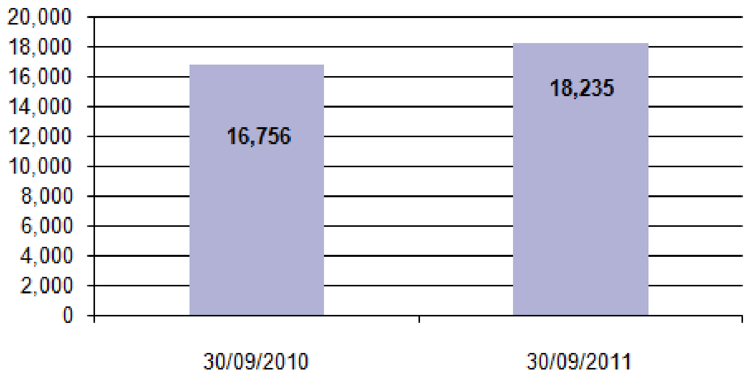
EBITDA

EBITDA for the core business at 30 September 2011 amounted to € 66,411, an increase of 9.75% with respect to the same period in the prior year while total Ebitda reached €66,819 thousand, an increase of 10.64% with respect to the same period in the prior year



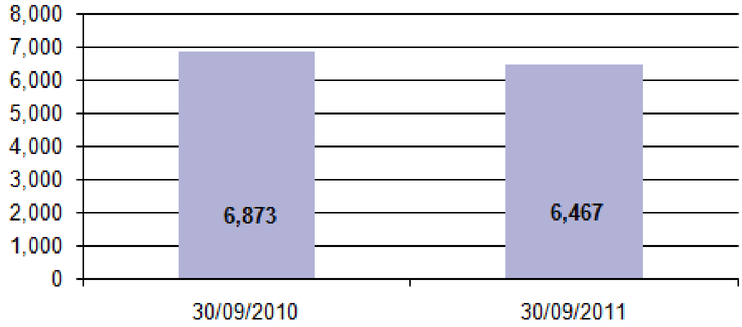
Direct costs, pertaining to the core business and including direct personnel expenses, at 30 September 2011 amounted to €18,235 thousand, an increase of 8.83% with respect to the same period in the prior year due to the increase in condominium charges assumed on behalf of a few tenants and the increase in provisions for receivables relative, in particular, to the Darsena City Shoppping Center. These costs represent 20.01% of core business revenue. The direct costs pertaining to the "Porta a Mare" project, as shown in the reclassified income statement, refer to the costs attributable to the portion of the office building sold.

Direct cost core business



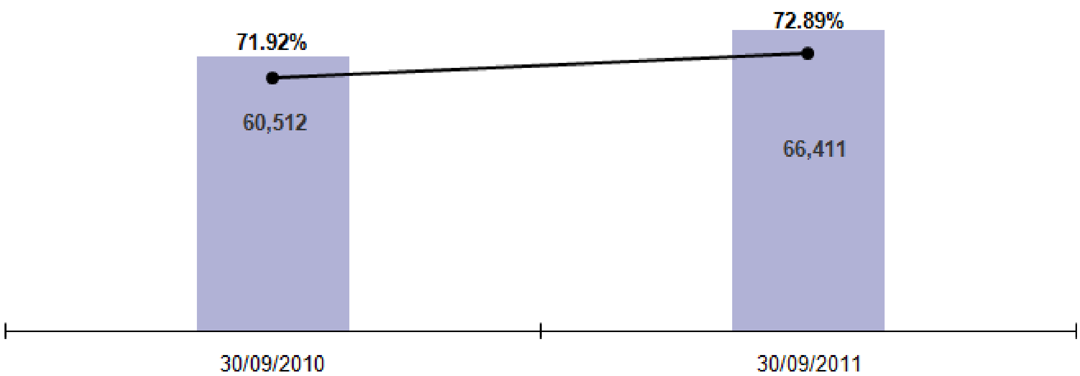
General expenses for the core business, including payroll costs at headquarters, amounted to €6,467 thousand at 30 September 2011, a drop of 5.90% or €406 thousand with respect to the €6,873 thousand reported in the same period 2010. These costs represent 7.10% of operating revenue. The increase in general expenses for the multifunctional project is largely explained, as shown in the reclassified income statement, by the event organized to present the "Porta A Mare" project to the city of Livorno.

General expenses core business



The **EBITDA margin** for the core business rose from the 71.92% reported at September 2010 to 72.89% at the end of September 2011.

Ebitda and Ebitda Margin core business



EBIT

EBIT amounted to €77,736 thousand, an increase with respect to the same period in 2010 of 49.17% due to the rise in Ebitda, the positive fair value adjustment and a decline in impairment of fixed assets. Please note that the properties were valued by an independent expert in an appraisal issued on 30 June 2011.

Net financial income (charges)

Net financial charges for the first nine months of 2011 rose from the €26,502 thousand posted at September 2010 to €31,789 thousand. Net of the exchange effect and interest capitalized, this item increased by approximately €4,393 thousand due, in part, to the increase in net debt to support the Group's development, which rose from €1,021,055 thousand at 30 September 2010 to €1,123,863 thousand at 30 September 2011, and, in part, to a modest rise in the average cost of debt which rose from 3.60% to 3.96%. The increase in net debt was caused primarily by new mortgage loans for property investments in Palermo and Conegliano, and by the temporary use of short-term credit facilities while waiting for long-term loans to be granted to finance the new investments made during in the first six months of the year.

Net financial income/(charges)	30/09/2011	30/09/2010	*Change*
Financial income	(265)	(445)	180
Financial charges	31,854	27,645	4,209
Exchange gains/(losses)	88	(71)	159
Interest capitalized	0	(735)	735
Commissions	112	108	4
Net financial income/(charges)	**31,789**	**26,502**	**5,287**

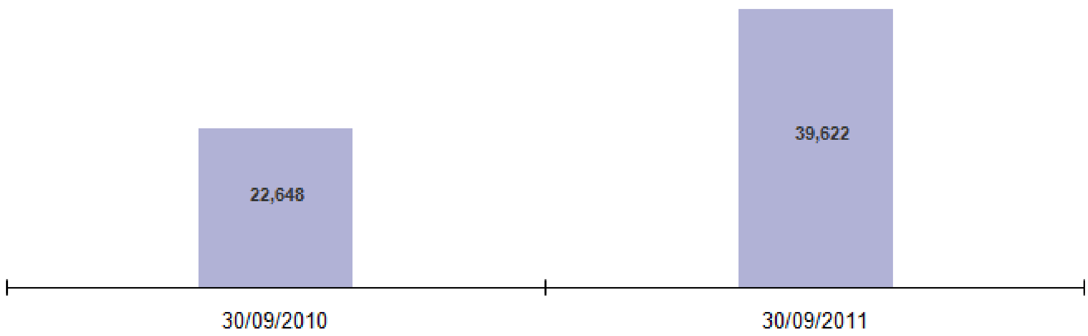
Tax

The tax burden, current and deferred, at 30 September 2011 amounted to €5,699 thousand, reflecting a tax rate of 12.58% compared to 11.74% in the same period of the prior year. The increase is primarily attributable to the increase in fair value which, as noted, under the SIIQ regime is still subject to ordinary tax rates. Net of this effect and of contingencies, the tax rate comes in at 8.01%.

Net profit

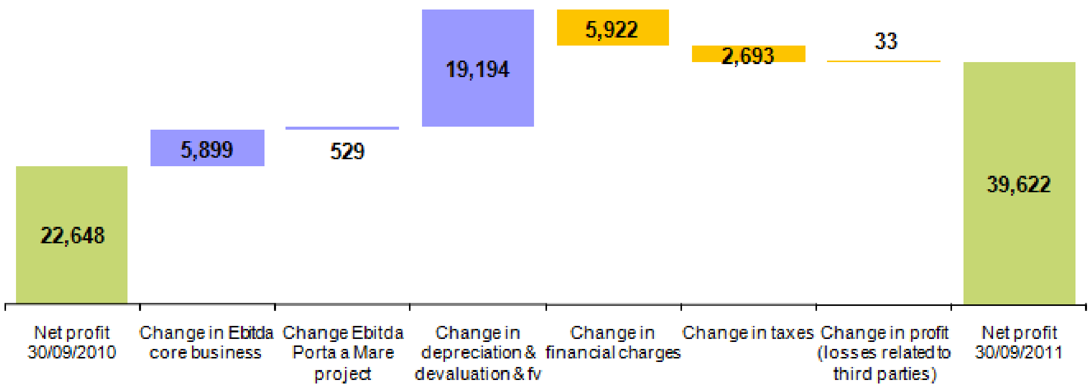
The Group's portion of net profit at 30 September 2011 amounted to €39,622 thousand, an increase of 74.95% with respect to the same period of the prior year.

Net profit



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

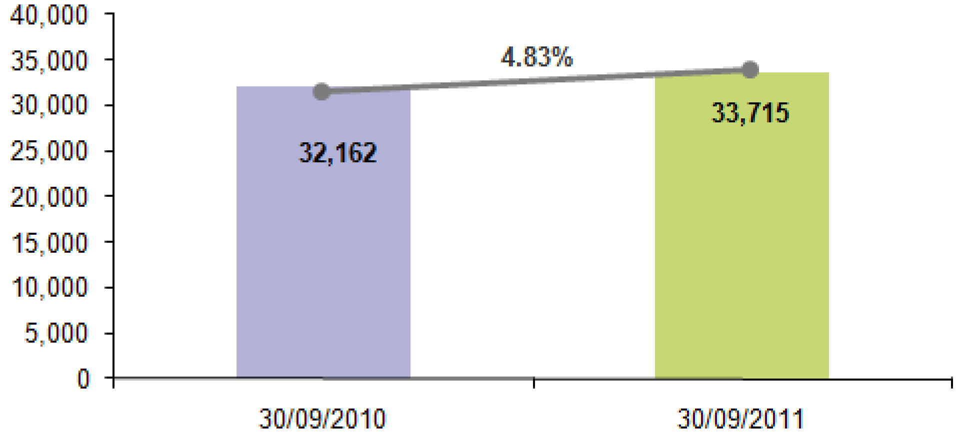
NET PROFIT



FFO

The Funds from Operations (FFO) , a significant indicator used in the real estate market to define the cash flow from a company's operations based on net profit, adjusted for deferred tax, writedowns, fair value, amortization and depreciation, rose by 4.83% with respect to the same period in the prior year.

FFO



STATEMENT OF FINANCIAL POSITION AND FINANCIAL REVIEW

The IGD Group's statement of financial position at 30 September 2011 can be summarized as follows:

:

SOURCE-USE OF FUNDS	30-Sept-11	30-June-11	Δ	%	31-Dec-10	Δ	%
Fixed assets	1,903,677	1,861,257	42,420	2,28%	1,782,089	121,588	6.82%
Net working capital	74,259	71,447	2,812	3,94%	85,239	(10,980)	(12.88%)
Other non-current liabilities	(74,213)	(74,041)	(172)	0,23%	(76,792)	2,579	(3.36%)
TOTAL USE OF FUNDS	**1,903,723**	**1,858,663**	**45,060**	**2,42%**	**1,790,536**	**113,187**	**6.32%**
Equity	779,860	785,641	(5,781)	(0,74%)	773,454	6,406	0.83%
Net financial debt	1,123,863	1,073,022	50,841	4,74%	1,017,082	106,781	10.50%
TOTAL SOURCE OF FUNDING	**1,903,723**	**1,858,663**	**45,060**	**2,42%**	**1,790,536**	**113,187**	**6.32%**

The principal changes in third quarter 2011, compared to 30 June 2011, are summarized below:

- ✓ **Fixed assets** rose from €1,861,257 thousand at 30 June 2011 to €1,903,677 thousand at 30 September 2011; the change of +€42,420 thousand is largely explained by increases and decreases in:
  - ✓ **Real estate investments** (+€36,785 thousand). The change is attributable to the purchase of the hypermarket found inside the "La Torre" Shopping Center in Palermo.
  - ✓ **Assets under construction** (+€1,831 thousand). The change is primarily attributable to:

    the increase in assets under construction due to:
    - ➢ restyling at the Esp Shopping Center;
    - ➢ extraordinary maintenance not completed at a few of the Romanian centers;
    - ➢ the progression on the urbanization works relative to the future retail park in Chioggia;
    - ➢ payment of another advance in accordance with the preliminary contract for the purchase of the third floor of the Business Park building in Bologna, in addition to the purchase of equipment.

    the decrease due to:
    - ➢ the completion of the works at the Borgo Shopping Mall and its reclassification to investment property;
    - ➢ an impairment loss charged on land and construction in progress to reflect the difference between cost and appraised fair value.
  - ✓ **Miscellaneous receivables and other non-current assets** (-€485 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** (+€4,554 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.

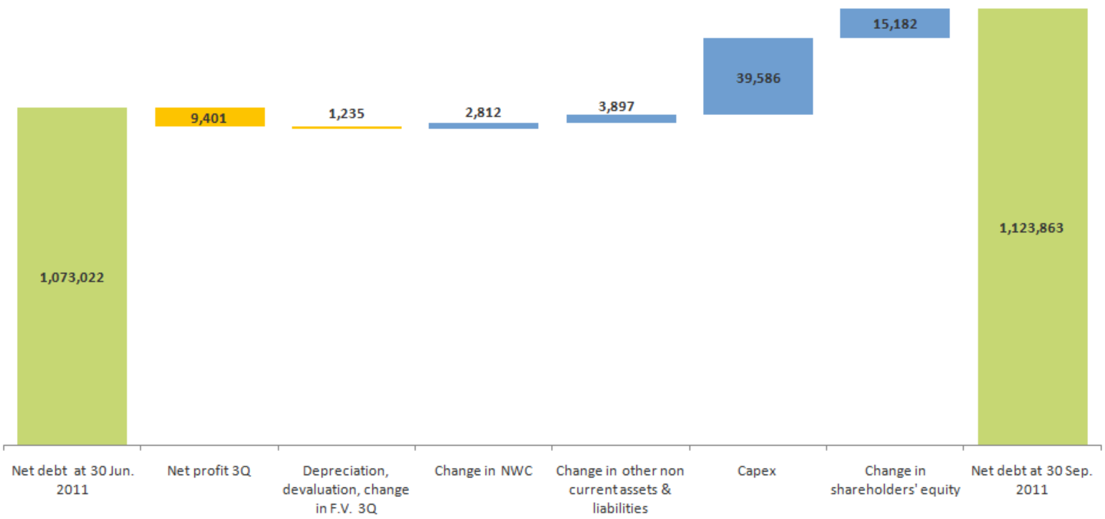
- ✓ **Net working capital** (+€2,812 thousand). The change is explained primarily by:
  - ➢ for +€2,040 thousand by the inventories for construction in progress relative to the land and the buildings, as well as the urbanization works underway at the multifunctional complex in Livorno;
  - ➢ for -€576 thousand by a decrease in trade and other receivables, net of the provisions for bad receivables increased due to a dispute related to the Darsena Shopping Center;

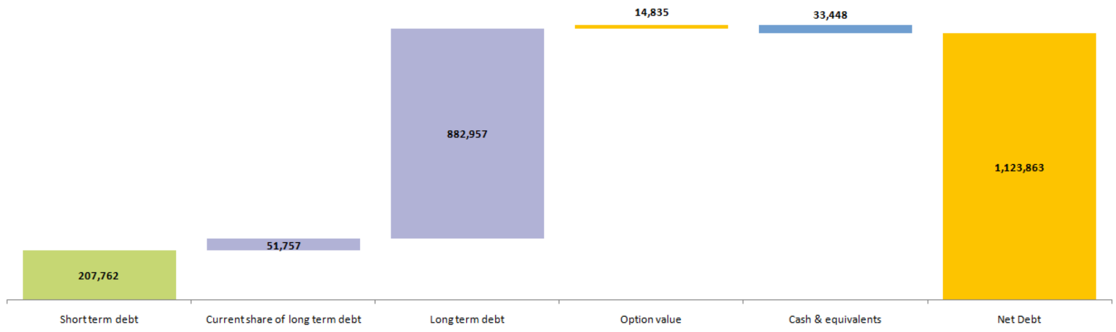
- for -€3,346 thousand by other current assets; the decrease is attributable to the utilization of VAT credits;
- for +3,604 thousand by a decrease in trade payables;
- for +1,129 thousand by an increase in current tax liabilities relating to the withholding on the dividends paid by the Parent Company, partially offset by the increase in Irap (regional business tax), Ici (property tax) and income tax owed by the Romanian companies;
- for - €37 thousand by other current liabilities.

- **Other non-current liabilities.** (-€172 thousand). The change is primarily attributable to:
  - recognition of deferred tax liabilities, down by €739 thousand with respect to 30 June 2011, due principally to the change in fair value of property investments;
  - an increase in provisions for future charges of €139 thousand, largely attributable to variable compensation;
  - recognition of a security deposit of €790 thousand made by Coop Adriatica to guarantee the lease for the hypermarket in Conegliano.

✓ **Equity:** at 30 September 2011 amounted to €779,860 thousand; the change of -€5,781 thousand is largely explained by:
- the decrease in the derivatives accounted for using the cash flow hedge method of - €14,977;
- changes in the translation reserve for the translation of foreign currency financial statements of -€200 thousand;
- net profit for the period (the Group's portion and minorities) of +€9,401 thousand;
- adjustment of the deferred tax relative to the convertible bond -€5 thousand.

Net financial position at 30/09/2011 rose with respect to the prior quarter by €50,841 thousand. The changes are shown below:





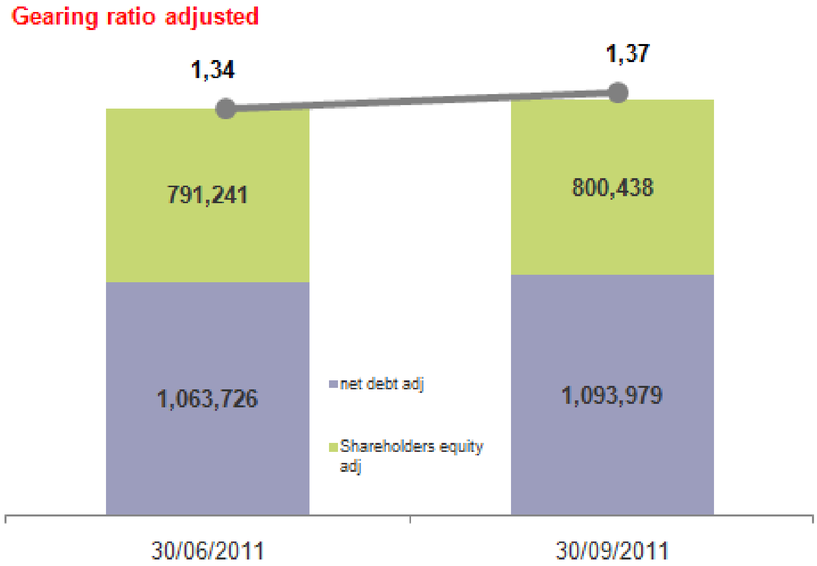
The item "Short term portions of long term debt" shown in the net financial position above includes the short term portion of mortgages, leasing company loans and bond debt.

The gearing ratio of 1.44, an increase with respect to the figure recorded at 30 June 2011, is shown below:

In order to better represent the gearing ratio, in addition to the standard indicator (the gearing ratio), the "adjusted gearing ratio" is also shown.

This figure is determined by substituting the equity and net financial debt with the adjusted equity and the adjusted net financial debt (please refer to page 29 for more information), which do not reflect the mere accounting effects of the fair value valuation of derivatives on the financial assets/liabilities and on equity.

	30/06/2011	30/09/2011
Equity	785,641	779,860
Net financial debt	1,073,022	1,123,863
Gearing ratio	**1.37**	**1.44**
Adjusted equity	791,241	800,438
Adjusted net financial debt	1,063,726	1,093,979
Adjusted gearing ratio	**1.34**	**1.37**



The Group's financial policy is guided by the principles outlined in the 2009-2013 Business Plan in terms of:

- balanced capital structure: with a Debt/Equity ratio which is not expected to exceed 1.5;

-financial balance: with funding and the relative hedging primarily long term, in line with the loan expirations.

Currently, 70.11% of the debt is long term (including the bond) and is hedged against interest rate risk (if we consider the swap contracts closed in the third quarter, effective forward as of 31 December 2011, hedging reaches 80.71%); 55.07% of the net debt is covered, in line with the 2009-2013 Business Plan which calls for coverage of a maximum of 60% of the net debt.

The average cost of debt reached 3.96%, slightly higher than the 3.60% recorded in the same period of the prior year. This increase (concentrated primarily in the current year) is attributable to the new forward IRS contracts stipulated in 2010 but effective 1.1.2011 and to the increase in Euribor which rose from the 0.892 (monthly average) recorded at September 2010 to 1.556 (monthly average) at September 2011 and to a slight increase in the spreads on short term credit lines.

The bank credit facilities amounted to €303 million at 30/09/2011 and the unutilized portion to €98.72 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	30/09/2011	30/09/2010	30/09/2011	30/09/2010	30/09/2011	30/09/2010	30/09/2011	30/09/2010	30/09/2011	30/09/2010
INCOME STATEMENT	**PROPERTIES**		**SERVICES**		**"PORTA A MARE" PROJECT**		**SHARED**		**TOTAL**	
REVENUE	**87,129**	**80,614**	**3,984**	**3,527**	**1,726**	**0**			**92,839**	**84,141**
COST OF GOOD SOLD AND OTHER COSTS					*(878)*	*191*			*(878)*	*191*
DIRECT COSTS	*(15,418)*	*(14,272)*	*(2,817)*	*(2,484)*	*(99)*	*(153)*			*(18,334)*	*(16,908)*
GROSS MARGIN	**71,711**	**66,342**	**1,167**	**1,043**	**749**	**38**	**0**	**0**	**73,627**	**67,423**
SHARED COSTS							*(6,920)*	*(7,140)*	*(6,920)*	*(7,140)*
EBITDA	**71,711**	**66,342**	**1,167**	**1,043**	**749**	**38**	**(6,920)**	**(7,140)**	**66,707**	**60,283**
PROVISIONS/IMPAIRMENT/DEP.& AMORT							*10,917*	*(8,277)*	*10,917*	*(8,277)*
EBIT	**71,711**	**66,342**	**1,167**	**1,043**	**749**	**38**	**3,997**	**(15,418)**	**77,624**	**52,006**
NET FINANCIAL INCOME(CHARGES)							**(31,677)**	**(26,394)**	**(31,677)**	**(26,394)**
INCOME (LOSS) FROM EQUITY INVESTMENTS							**(635)**		**(635)**	**0**
TAXES							**(5,699)**	**(3,006)**	**(5,699)**	**(3,006)**
NET PROFIT									**39,613**	**22,606**
NON-CONTROLLING INTERESTS IN (PROFIT)/LOSS							9	42	9	42
GROUP NET PROFIT									**39,622**	**22,648**

With regard to the income statement, please note that at 30 September 2011 costs are offset against chargebacks of €4,419 thousand.

€/1000	30/09/2011	30/06/2011	30/09/2011	30/06/2011	30/09/2011	30/06/2011	30/09/2011	30/06/2011	30/09/2011	30/06/2011
STATEMENT OF FINANCIAL POSITION	**PROPERTIES**		**SERVICES**		**"PORTA A MARE" PROJECT**		**SHARED**		**TOTAL**	
FIXED ASSETS	*1,782,950*	*1,746,422*			*23*	*26*	*7,621*	*7,621*	*1,790,594*	*1,754,069*
OTHER NONCURRENT ASSETS							*29,334*	*25,270*	*29,334*	*25,270*
CURRENT INVESTMENTS	*83,749*	*81,918*							*83,749*	*81,918*
NET WORKING CAPITAL	*(4,547)*	*(6,314)*	*559*	*552*	*69,858*	*66,603*	*8,389*	*10,606*	*74,259*	*71,447*
OTHER NON-CURRENT LIABILITIES	*(58,683)*	*(58,552)*	*(574)*	*(534)*	*(14,956)*	*(14,955)*			*(74,213)*	*(74,041)*
TOTAL USE OF FUNDS	**1,803,469**	**1,763,474**	**(15)**	**18**	**54,925**	**51,674**	**45,344**	**43,497**	**1,903,723**	**1,858,663**
NET DEBT									*1,123,863*	*1,073,022*
EQUITY									*779,860*	*785,641*
TOTAL SOURCES	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,903,723**	**1,858,663**

€/1000	30/09/2011	30/09/2010	30/09/2011	30/09/2010	30/09/2011	30/09/2010	30/09/2011	30/09/2010
REVENUE FROM FREEHOLD PROPERTIES	**NORTHERN ITALY**		**CENTRAL/SOUTHERN ITALY & ISLANDS**		**ABROAD**		**TOTAL**	
LEASE & RENTAL INCOME	*35,950*	*33,568*	*34,275*	*29,588*	*8,728*	*9,629*	*78,953*	*72,785*
ONE-OFF REVENUE	*26*	*23*	*31*	*0*	*0*	*0*	*57*	*23*
TEMPORARY LOCATION RENTALS	*893*	*827*	*673*	*657*	*0*	*0*	*1,566*	*1,484*
OTHER RENTAL INCOME	*104*	*40*	*30*	*42*	*39*	*122*	*173*	*204*
TOTAL	**36,973**	**34,457**	**35,009**	**30,287**	**8,767**	**9,751**	**80,749**	**74,496**

SUBSEQUENT EVENTS AND OUTLOOK FOR THE YEAR

In the month of October the definitive contract was signed for the third and last floor of the building found in Via trattati comunitari europei, which has a GLA of 824 square meters. A consideration of €3.05 million was paid for this acquisition, in addition to tax and fit out costs.

In fourth quarter 2011 the IGD Group expects all the key financial and economic indicators such as revenue, ebitda, ebitda margin and funds from operations to show growth with respect to the prior year, while also maintaining debt in line with the business plan target. .

IGD GROUP

Consolidated financial statements at 30 September 2011

Consolidated income statement

(€/000)	30/09/2011 (A)	30/09/2010 (B)	Change (A-B)	3Q 2011 (C)	3Q 2010 (D)	Change (C-D)
Revenue	87,052	80,453	6,599	29,703	26,754	2,949
Other income	8,480	8,429	51	2,765	2,598	167
Revenue from property sales	1,726	0	1,726	0	0	0
Total revenues and operating income	**97,258**	**88,882**	**8,376**	**32,468**	**29,352**	**3,116**
Change in inventories for assets under construction	5,612	2,981	2,631	2,196	1,010	1,186
Total revenue and change in inventory	**102,870**	**91,863**	**11,007**	**34,664**	**30,362**	**4,302**
Costs of assets under construction	6,464	2,790	3,674	2,053	960	1,093
Purchase of materials and services	17,371	17,855	(484)	5,666	5,505	161
Cost of labour	5,671	5,502	169	1,772	1,676	96
Other operating costs	4,152	4,031	121	1,393	1,331	62
Total operating costs	**33,658**	**30,178**	**3,480**	**10,884**	**9,472**	**1,412**
(Amortization, depreciation and provisions)	(3,273)	(2,358)	(915)	(1,334)	(909)	(425)
(Impairment losses)/Reversals on work in progress and goodwill	(391)	(2,907)	2,516	(251)	(0)	(251)
Change in fair value - increases / (decreases)	12,076	(4,414)	16,490	(700)	(247)	(453)
Total Amort., depr., provisions, impairment and change in fair value	**8,412**	**(9,679)**	**18,091**	**(2,285)**	**(1,156)**	**(1,129)**
EBIT	**77,624**	**52,006**	**25,618**	**21,495**	**19,734**	**1,761**
Income from equity investments	**(635)**	**0**	**(635)**	**(2)**	**0**	**(2)**
Income from equity investments	(635)	0	(635)	(2)	0	(2)
Financial income	515	2,512	(1,997)	118	162	(44)
Financial income	32,192	28,906	3,286	11,603	9,815	1,788
Net financial income/(charges)	**(31,677)**	**(26,394)**	**(5,283)**	**(11,485)**	**(9,653)**	**(1,832)**
PRE-TAX PROFIT	**45,312**	**25,612**	**19,700**	**10,008**	**10,081**	**(73)**
Income tax for the period	5,699	3,006	2,693	607	1,484	(877)
NET PROFIT FOR THE PERIOD	**39,613**	**22,606**	**17,007**	**9,401**	**8,597**	**804**
Minorities portion of net profit	9	42	(33)	28	20	8
Parent Company's portion of net profit	**39,622**	**22,648**	**16,974**	**9,429**	**8,617**	**812**

Consolidated statement of comprehensive income

(€/000)	30/09/2011 (A)	30/09/2010 (B)	Change (A-B)	3Q 2011 (C)	3Q 2010 (D)	Change (C-D)
PROFIT FOR THE PERIOD	**39,613**	**22,606**	**17,007**	**9,401**	**8,597**	**804**
Other components of comprehensive income:						
Impact of hedge derivatives on equity	(14,946)	(14,726)	(220)	(20,659)	(1,665)	(18,994)
Tax effect of hedge derivatives on equity	4,110	4,050	61	5,681	458	5,223
Impact of third party transactions on equity		1,202	(1,202)			0
Other effects on income statement components	(2)	(15)	13	(205)	1,275	(1,480)
Other components of comprehensive income, net of tax effects	**(10,838)**	**(9,489)**	**(1,349)**	**(15,183)**	**68**	**(15,251)**
Total comprehensive income for the period	**28,775**	**13,117**	**15,658**	**(5,782)**	**8,665**	**(14,447)**
Minorities' portion of profit/(loss) for the period	9	42	(33)	28	20	8
Parent Company's portion of net profit	**28,784**	**13,159**	**15,625**	**(5,754)**	**8,685**	**(14,439)**

Consolidated statement of financial position

(€/000)	30/09/2011 (A)	30/06/2011 (B)	31/12/2010 (C)	Change (A-B)	Change (A-C)
NON CURRENT ASSETS:					
Intangible assets					
- Intangible assets with a finite useful life	82	88	69	(6)	13
- Goodwill	11,427	11,427	11,427	0	0
	11,509	**11,515**	**11,496**	**(6)**	**13**
Plant, property and equipment					
- Real estate assets	1,778,025	1,741,240	1,666,630	36,785	111,395
- Building	7,571	7,620	7,668	(49)	(97)
- Plants and machinery	1,481	1,526	1,130	(45)	351
- Equipment and other goods	2,011	2,131	1,549	(120)	462
- Leasehold improvements	1,506	1,551	1,640	(45)	(134)
- Works in progress	83,749	81,918	74,291	1,831	9,458
	1,874,343	**1,835,986**	**1,752,908**	**38,357**	**121,435**
Other non-current assets					
- Prepaid taxes	15,072	10,518	13,104	4,554	1,968
- Miscellaneous receivables and other non-current assets	2,753	3,238	4,581	(485)	(1,828)
- Non-current financial assets	91	4,905	4,399	(4,814)	(4,308)
	17,916	**18,661**	**22,084**	**(745)**	**(4,168)**
TOTAL NON-CURRENT ASSETS (A)	**1,903,768**	**1,866,162**	**1,786,488**	**37,606**	**117,280**
CURRENT ASSETS:					
Inventories - works in progress	69,430	67,390	64,289	2,040	5,141
Inventories	6	8	7	(2)	(1)
Trade and other receivables	13,587	14,163	12,979	(576)	608
Other current assets	17,036	20,382	43,812	(3,346)	(26,776)
Financial receivables and other current financial assets	23,430	28,171	7,092	(4,741)	16,338
Cash and cash equivalents	10,018	5,386	32,264	4,632	(22,246)
TOTAL CURRENT ASSETS (B)	**133,507**	**135,500**	**160,443**	**(1,993)**	**(26,936)**
TOTAL ASSETS (A + B)	**2,037,275**	**2,001,662**	**1,946,931**	**35,613**	**90,344**
NET EQUITY:					
Portion pertaining to the Parent Company	768,018	773,771	761,603	(5,753)	6,415
Portion pertaining to minorities	11,842	11,870	11,851	(28)	(9)
TOTAL NET EQUITY (C)	**779,860**	**785,641**	**773,454**	**(5,781)**	**6,406**
NON-CURRENT LIABILITIES:					
Non-current financial liabilities	897,883	858,340	869,374	39,543	28,509
Employee severance indemnity fund (TFR)	713	664	612	49	101
Deferred tax liabilities	51,616	52,355	48,910	(739)	2,706
Provisions for risks and future charges	1,801	1,662	1,645	139	156
Misc. payables and other non-current liabilities	20,083	19,360	25,625	723	(5,542)
TOTAL NON-CURRENT LIABILITIES (D)	**972,096**	**932,381**	**946,166**	**39,715**	**25,930**
CURRENT LIABILITIES:					
Current financial liabilities	259,519	253,144	191,463	6,375	68,056
Trade and other payables	11,993	15,597	20,657	(3,604)	(8,664)
Current tax liabilities	8,647	9,776	8,266	(1,129)	381
Other current liabilities	5,160	5,123	6,925	37	(1,765)
TOTAL CURRENT LIABILITIES (E)	**285,319**	**283,640**	**227,311**	**1,679**	**58,008**
TOTAL LIABILITIES (F=D + E)	**1,257,415**	**1,216,021**	**1,173,477**	**41,394**	**83,938**
TOTAL NET EQUITY AND LIABILITIES (C + F)	**2,037,275**	**2,001,662**	**1,946,931**	**35,613**	**90,344**

Consolidated statement of changes in equity

	Share capital	Share premium reserve	Legal reserve	Euro con-ver-sion re-serve	Goodwill reserve	Cash flow hedge reserve	Reserve for treasury shares	Bond issue reserve	Fair value reserve	Trans-lation reserve	Un-distributed earnings reserve	Profit (losses) carried forward	Group net equity	Non controlling interests	Total net equity
Balance at 01/01/2010	**298,273**	**147,730**	**6,782**	**23**	**13,736**	**(3,704)**	**(11,276)**	**27,804**	**226,682**	**(860)**	**17,724**	**24,619**	**747,533**	**0**	**747,533**
Profit for the period												22,648	22,648	(42)	22,606
Other comprehensive income (losses)						(7,522)		1,599		(1,614)	(1,953)		(9,489)	0	(9,489)
Total comprehensive income (losses)						**(7,522)**		**1,599**		**(1,614)**	**(1,953)**	**22,648**	**13,159**	**(42)**	**13,117**
Change in scope of consolidation													**0**	11,919	**11,919**
Allocation of 2009 profit															
dividends												(14,914)	**(14,914)**	0	**(14,914)**
to undistributed earnings reserve											(3,374)	3,374	**0**	0	**0**
to legal reserve			836									(836)	**0**	0	**0**
to other reserves									7,075			(7,075)	**0**	0	**0**
Balance at 30 September 2010	**298,273**	**147,730**	**7,618**	**23**	**13,736**	**(11,225)**	**(11,276)**	**29,403**	**233,757**	**(2,474)**	**12,398**	**27,816**	**745,778**	**11,877**	**757,655**

	Share capital	Share premium reserve	Legal reserve	Euro con-ver-sion re-serve	Goodwill reserve	Cash flow hedge reserve	Reserve for treasury shares	Bond issue reserve	Fair value reserve	Trans-lation reserve	Un-distributed earnings reserve	Profit (losses) carried forward	Group net equity	Non controlling interests	Total net equity
Balance at 01/01/2011	**298,273**	**147,730**	**7,618**	**23**	**13,736**	**(3,137)**	**(11,276)**	**29,699**	**233,757**	**(3,945)**	**14,006**	**35,120**	**761,603**	**11,851**	**773,454**
Profit for the period												39,622	**39,622**	(9)	**39,613**
Other comprehensive income (losses)						(9,610)		102		(104)	(1,226)		**(10,838)**	0	**(10,838)**
Total comprehensive income (losses)						**(9,610)**		**102**		**(104)**	**(1,226)**	**39,622**	**28,784**	**(9)**	**28,775**
Allocation of 2010 profit															
dividends												(22,370)	**(22,370)**	0	**(22,370)**
to undistributed earnings reserve											(3,505)	3,505	**0**	0	**0**
to legal reserve			1,385									(1,385)	**0**	0	**0**
to other reserves									5,142			(5,142)	**0**	0	**0**
Balance at 30 September 2011	**298,273**	**147,730**	**9,003**	**23**	**13,736**	**(12,747)**	**(11,276)**	**29,801**	**238,899**	**(4,049)**	**9,275**	**49,350**	**768,017**	**11,842**	**779,860**

Consolidated statement of cash flows

STATEMENT OF CASH FLOWS AT	30/09/2011	30/09/2010
(€/000)		
CASH FLOW FROM OPERATING ACTIVITIES:		
Net profit for the period	**39,613**	**22,606**
Adjustments to reconcile net profit with cash flow generated (absorbed) by operating activities:		
Capital gains/ (losses) and other non-monetary items	5,420	4,151
Depreciation, amortization and provisions	3,273	2,358
(Impairment)/reversal of assets under construction and goodwill	391	2,907
Net change in (deferred tax assets)/provision for deferred tax liabilities	4,823	1,052
Change in fair value of investment property	(12,076)	4,414
Change in inventories	(5,140)	(2,980)
Net change in current assets and liabilities	13,723	21,445
Net change in non-current assets and liabilities	(2,415)	(4,907)
CASH FLOW FROM OPERATING ACTIVITIES (a)	**47,613**	**51,047**
Investments in fixed assets	(111,762)	(25,252)
Divestments of equity investments in subsidiaries	0	13,120
CASH FLOW FROM INVESTING ACTIVITIES (b)	**(111,762)**	**(12,132)**
Change in financial receivables and other current financial assets	(16,392)	52
Change in translation reserve	(25)	(19)
Payment of dividends	(22,370)	(14,914)
Change in current debt	66,061	(7,436)
Change in non-current debt	14,629	(23,447)
CASH FLOW FROM FINANCING ACTIVITIES (c)	**41,903**	**(45,764)**
NET INCREASE (DECREASE) IN CASH BALANCE	**(22,246)**	**(6,849)**
CASH BALANCE AT BEGINNING OF THE PERIOD	**32,264**	**35,856**
CASH BALANCE AT END OF THE PERIOD	**10,018**	**29,007**

Net financial debt

In accordance with Consob Bulletin n. DEM/6064293 of 28 July 2006, the table below shows the net financial debt at 30 September 2011, at 30 June 2011 and at 31 December 2010, determined as per the recommendations of the CESR (Committee of European Securities Regulators) dated 10 February 2005 "Recommendations for the Consistent Application of the European Commission's Regulations onf Prospectus" and as referred to by the Consob itself. The table also shows the reconciliation of net financial debt determined as per the CESR criteria with the adjusted net financial debt used to determine the "adjusted gearing ratio" found in the review of the income statement and the statement of financial position.

	30/09/2011	30/06/2011	31/12/2010
Cash and cash equivalents	(10,018)	(5,386)	(32,264)
Financial receivables and other current financial assets	(23,430)	(28,171)	(7,092)
LIQUIDITY	**(33,448)**	**(33,557)**	**(39,356)**
Current financial liabilities	207,762	204,561	141,718
Mortgage loans - current portion	47,303	46,181	48,431
Leasing – current portion	2,392	2,358	1,248
Convertible bond loan - current portion	2,062	44	66
CURRENT DEBT	**259,519**	**253,144**	**191,463**
CURRENT NET DEBT	**226,071**	**219,587**	**152,107**
Non-current financial assets	(19)	(20)	(19)
Derivatives - assets	(72)	(4,885)	(4,380)
Non-current financial liabilities due to other sources of finance	22,471	21,886	21,497
Leasing – non-current portion	5,786	6,133	7,863
Non-current financial liabilities	621,437	599,152	605,707
Convertible bond loan	218,232	216,988	214,642
Derivatives - liabilities	29,957	14,181	19,665
NON-CURRENT DEBT	**897,792**	**853,435**	**864,975**
TOTAL NET DEBT as per Consob Bulletin n. DEM/6064293/2006	**1,123,863**	**1,073,022**	**1,017,082**
Elimination of the CFH effect	(29,884)	(9,296)	(15,286)
TOTAL AJUSTED NET DEBT	**1,093,979**	**1,063,726**	**1,001,796**

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

Preparation criteria and scope of consolidation

Introduction

The interim management statement and consolidated accounts of the Immobiliare Grande Distribuzione Group at 30 September 2011 (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 2011 was approved and authorized for publication by the Board of Directors on 10 November 2011.

Preparation criteria

The consolidated financial statements have been drawn up on the basis of the financial statements at 30 September 2011, 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 2010 and the condensed consolidated half-year financial statements at 30 June 2011, 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 2010 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 2010) , while balance sheet items are compared with the previous quarter (31 June 2011).

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

I prospetti contabili consolidati sono stati redatti sulla base delle situazioni contabili al 30 settembre 2011 predisposti dalle società incluse nell'area di consolidamento e rettificati, ove necessario, ai fini di allinearli ai principi contabili ed ai criteri di classificazione del gruppo conformi agli IFRS. Si segnala che, rispetto alla situazione al 31/12/2010, l'area di consolidamento non si è modificata. Ai sensi della comunicazione Consob DEM/6064293 del 28 luglio 2006 si espone l'elenco delle imprese del Gruppo con l'indicazione della ragione sociale, della sede legale, del capitale sociale nella valuta originaria e del metodo di consolidamento. Sono inoltre indicate le quote possedute direttamente o indirettamente dalla controllante e da ciascuna delle controllate.

The consolidated financial statements have been drawn up on the basis of the financial statements at 31 September 2011, 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 2010, 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	309,249,261.00	EUR				Shopping center management
Subsidiaries consolidated on a line-by-line basis								
Immobiliare Larice 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%*	Immobiliare Larice S.r.l.	60.00%	Construction company
Win Magazin S.A.	Bucharest	Romania	113,715.30	ROL	100.00%	Immobiliare Larice S.r.l. 99.9%	100.00%	Shopping center management
						IGD SIIQ S.p.A. 0.1%		
Winmarkt Management S.r.l.	Bucharest	Romania	1,001,000	ROL	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	67,179	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 175	Italy	10,000.00	EUR		Millennium Gallery S.r.l.	35.40%	Shopping center promotion and management of common areas
Others valued at cost								
Iniziative Bologna Nord	Casalecchio di Reno (Bologna), Via Isonzo 67	Italy	3,000,000.00	EUR		Immobiliare Larice S.r.l.	15.00%	Real estate development

**** Consolidated at 80% due to the put & call option on a non-controlling interest of 20%***

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 2011 correspond to the company's records, ledgers and accounting entries.

10 November 2011

Grazia Margherita Piolanti
Financial Reporting Officer