

APPROVED THE ANNUAL REPORT AND FINANCIAL STATEMENTS AS AT DECEMBER 31, 2016

THE RESULTS FOR THE YEAR SHOW A SIGNIFICANT IMPROVEMENT

- **Total revenues: €21.6 mln (€20.0 mln)¹ +8.3%;**
- **Rent income €15.1 mln (€7.1 mln) +113.9%**
- **EBIT: €29.7 mln (€7,9 mln) increased due to the adjustment to the *fair value* of the portfolio purchased for the period;**
- **Profit for the period at € 30.2 million (€ 6.1 million);**
- **Net financial debt: € 150.6 mln (€ 95.9 mln); NFP/EQUITY 0.50 (0.35);**
- **Consolidated GAV: € 398.6 million (€ 321.3 million);**
- **GAV pro-quota ² : € 501.0 million (€ 412.4);**
- **EPRA NNAV €306.6 mln (286.3 mln); EPRA NNAV per share €0.97 (€0.90)**

THE SUSTAINABILITY REPORT WAS DRAWN UP FOR THE FIRST TIME

THE 2017-2021 BUSINESS PLAN WILL BE APPROVED ON THE SAME DATE AS THE PRESENTATION OF THE SIX MONTHS RESULTS 2017

ORDINARY SHAREHOLDERS' MEETING HAS BEEN CALLED FOR APRIL 27, 2017

Milan 21 March 2017, - The Board of Directors of **Aedes SIIQ S.p.A.** (MTA: AE), chaired by Carlo A. Puri Negri, which met today, approved the Consolidated Financial Statements and Draft Financial Statements as at 31 December 2016.

CONSOLIDATED INCOME STATEMENT AS AT 31 DECEMBER 2016

The **net profit** for 2016 was **€30.2 million** (with an amount of €29.1 million attributable to the Group), against a profit of €6.1 million (€5.2 million attributable to the group) in 2015.

The positive result attained in 2016 is due to successful acquisitions made by the Group in order to consolidate an income-generating real estate portfolio in line with the positioning of a SIIQ (listed real estate investment company).

The **Total revenues** amount to **€21.6 million** up by 8% with respect to the previous year.

Gross rent income was € 15.1 million, equal to 70% of the total revenues, improving from € 7.1 million equal to 35% of the total revenues as at 31 December 2015. The increase of € 8.0 million, equal to 114%, is due to the purchase of income-generating real estate portfolios and assets realized by the Group in the second half of 2015 which continued in 2016. Thanks to these acquisitions, the Group's total rents on annual basis is € 18 million.

Direct costs amounted to € 6.4 million at December 31, 2016, against the € 3.7 million as at December

¹ The financial figures shown in brackets refer to December 31, 2015

² Including the portion of properties owned by associates and non-consolidated real estate funds

31, 2015, showing an increase of € 2.7 million attributable to the growth of real estate assets and purchase costs of the same.

The **Net Operating Income** is € 15.2 million, dropping from € 16.2 million as at December 31, 2015, with a decrease of € 1.0 million. Taking into account only the **real estate assets** of the Group, the **Net Operating Income** shows a result of € 13.1 million, and was up by € 0.5 million with respect to € 12.6 million as at December 31, 2015.

Overheads amount to € 13.6 million against € 15.5 million as at December 31, 2015, showing a decrease of € 1.9 million.

The EBITDA is equal to a profit of **€0.2 million** from the amount of €0.4 million as at 31 December 2015. Taking into account only the real estate assets, the Group has a **positive EBITDA** of € 0.7 million at 31 December 2016, showing an increase of € 0.9 million compared to the loss of € 0.2 million as at December 31, 2015.

The investment property fair value adjustment as at 31 December 2016 is **€29.8 million**, calculated according to the appraisals of independent experts, as the sum of increases equal to € 37.2 million and decreases of € 7.4 million, with respect to the same item as at December 31, 2015 equal to € 5.8 million, showing a positive change of € 24.0 million, as a result of purchases made in 2016.

Depreciation/amortization, non-property write-downs and risk provisions as at 31 December 2016 amounted to € 2.5 million, compared to € 0.1 million at the end of 2015, showing an increase of € 2.4 million.

The **income from associated companies** and joint ventures shows a positive balance of € 3.0 million, an improvement on the negative balance of € 1.1 million at 31 December 2015, above all due to the adjustment at market value, in line with the policy adopted by the Group, of the real estate assets of the associated company Pragasei S.r.l., that owns an outlet type mall which was opened to the public on November 3, 2016.

The total **EBIT** amounted to a positive € 29.7 million, with respect to €7.9 million in 2015.

Financial expenses net of financial income including the effects of the adjustment to the *fair value* of derivative instruments used to hedge the interest rate risk, amount to € 3.6 million with respect to € 3.2 million at 31 December 2015, with an increase of € 0.4 million.

CONSOLIDATED BALANCE SHEET AS TO 31 DECEMBER 2016

The **Invested Capital** at 31 December 2016 which amounts to **€460.1 million** with respect to €381.8 million at the end of 2015, is financed with equity for an amount of €303.4 million (66%), with the net financial debt for an amount of €150.6 million (33%) and with other net non-current liabilities for an amount of €6.1 million (1%); the breakdown is as follows:

- **Fixed Capital** equal to **€398.4 million** (€326.3 million at the end of 2015). This item includes the following the main items:
 - Investment properties and other assets equal to € 344.2 with respect to € 269.9 million;

- Capital invested in associated companies and joint ventures for € 54.0 million, with respect to € 53.0 million in 2015;
- Other financial assets equal to € 0.1 million against € 2.0 million in 2015.
- The **Net Working Capital** is **€61.7 million** (€55.5 million at the end of 2015) and consists of:
 - Inventories for € 56.3 million versus € 54.5 million in 2015;
 - Trade receivables and other receivables of € 27.0 million versus € 23.7 million in 2015;
 - Trade payables and other payables of €21.6 million, versus €22.7 million at 31 December 2015.

At 31 December 2016, there were no past due or unpaid financial, tax and social security liabilities or amounts due to employees. As regards trade payables, on the same date, the Aedes Group has an overdue amount equal to € 2.2 million, for which there are no disputes or legal actions or suspension of supplies.

The **Net Equity** is equal to **€303.4 million** versus € 275.3 million as at 31 December 2015, with an increase of € 28.1 million mainly due to the result for the period.

The net financial debt of the Group at 31 December 2016 is **€150.6 million** against €95.9 million at 31 December 2015. The change is largely due to investments made in the period. The 2016 figure includes a gross debt of € 163.2 million and bank loans equal to € 12.6 million, with respect to a gross debt of € 164.4 million and bank loans of € 68.5 million at the end of the previous year.

The gross debt with floating rate is equal to 69.4% of the total financial exposure of the Group, and has an average duration of 2.60 years, and was up by 0.21 years (taking into account the previous year) with respect to the 2.39 years as at 31 December 2015.

As to 31 December 2016 there are no financial *covenants* or other terms of the loan agreements that had been not been respected.

GROUP PORTFOLIO

On 31 December 2016 the real estate assets owned by the Aedes Group, pro quota, amounted to a market value of **€501.0 million** including the portion attributable to property held by associated companies and non-consolidated real estate funds, which increased by 21% with respect to the figure on 31 December 2015 (€ 412.4 million).

The consolidated GAV (Gross Asset Value) equal to **€398.6 million**, increased by €77.3 million with respect to the same figure in 31 December 2015 (€321.3 million), of which €2.7 million on a like for like basis and €74.6 million for net purchases. In particular, during 2015 there were purchases of property portfolios worth € 75.2 million and sold or deconsolidated properties for € 0.6 million. Thanks to the purchases made in 2016, the Group has signed leases for a total of € 18 million on annual basis, against rentals of € 10.0 million on annual basis on the property portfolio of the Group as to 31 December 2015.

€000	GAV				LTV Ratio	NAV			
	Consolidated pro quota	Not consolidated Funds & JV	Total Portfolio	% on Total Portfolio		Consolidated Pro quota	Funds&JV	Total Portfolio	& on Total Portfolio
Retail	77.210	89.446	166.656	33.3%	43.9%	50.529	43.047	93.576	32.0%
Office	130.233	590	130.823	26.1%	45.4%	71.006	447	71.452	24.5%
Other Uses	4.090	1.681	5.751	1.1%	56.3%	1.628	885	2.513	0.9%
Rented Assets	211.533	91.697	303.229	60.5%	44.7%	123.163	44.378	167.541	57.3%
Retail Development for Rent	107.379	-	107.379	21.4%	22.0%	83.775	-	83.775	28.7%
Office Development for Rent	-	-	-	0.0%	-	-	-	-	0.0%
Development for Rent	107.379	-	107.379	21.4%	22.0%	83.775	-	83.775	28.7%
Sub Total Portfolio Rented for rent	318.912	91.697	410.608	82.0%	38.6%	206.938	44.378	251.316	86.0%
Retail	2.106	-	2.106	0.4%	63.6%	766	-	766	0.3%
Other Uses	63.964	34.369	88.333	17.6%	54.6%	28.414	11.668	40.071	13.7%
Sub Total Portfolio to be sold	66.070	34.369	90.439	18.0%	54.8%	29.180	11.658	40.837	14.0%
TOTAL PORTFOLIO	374.981	126.066	501.047	100.0%	41.7%	236.118	56.036	292.154	100.0%

	GAV		NAV	
Minorities				
Petrarca Fund (35%)	21.452		6.424	
Praga France Sarl (22%)	2.203		1.295	
TOTAL CONSOLIDATED PORTFOLIO	398.635		243.896	

The Company holds investments properties in its rented asset and assets to be sold Portfolios directly or through subsidiaries belonging to the Group, or through non-controlling interests in vehicle companies (known as “*spv*” or “*special purpose vehicles*”) and real estate funds.

“Rented Asset” Portfolio

As to 31 December 2016 the pro-quota rented assets of the Group at the market value is equal to €303.2 million, of which 70% is held directly or through companies and funds under the consolidation and 30% through *joint ventures* and other real estate funds.

The breakdown by use is 55% in *Retail* properties, 43% in *Office* properties and the remaining 2% in so called *Other Uses*.

The term of investments in rented assets is medium-long in order to maximise rental profits through new leases or by renegotiating leases according to market rents and, accordingly, the increase of the intrinsic value of real estate assets.

Real estate investments are in northern Italy (78%), southern Italy (18%) and central Italy (4%).

The financial leverage on rented Assets is on average equal to 44.7%, in line with the targets set by the Group for core investments of the SIIQ model.

“Development For Rent” - Rented Asset Portfolio

The rented asset Portfolio called Development for Rent, consists of development areas, mainly for commercial purposes, that will be included in development projects and will subsequently generate income.

As to 31 December 2016 the market value of the Group's pro rata share of investments in developing Real Estate is € 107.4 million, which is wholly owned directly or through its subsidiaries.

The financial leverage of 22% is very low. It will very probably be possible to sign new loan agreements for the main projects, above all to support development costs, when construction works are about to begin.

“Assets to be sold” Portfolio

The assets to be sold Portfolio includes existing properties (properties or *asset to be sold*) which are to be sold in block or fractioned and land to develop (areas or *land to be sold*) which may be sold at any stage of the production cycle.

At 31 December, 62% of the assets to be sold Portfolio - which as a whole represents 18% of the total portfolio - is owned directly and through subsidiaries while the remaining 38% is owned through *joint ventures* and real estate funds. The financial leverage at the end of 2016 is on average 54.8%.

Services

Aedes Group also provides real estate services, above all captive services, to control the Group's investments and support the corporate purpose of the Company. The services provided are mainly project

management services through Praga Service Real Estate S.r.l. and general contractor services through Praga Construction S.r.l.. Aedes also provides asset management services, development management, administrative, financial and corporate management services directly to subsidiaries or associated companies.

NAV GROUP

The EPRA NNNAV of the Aedes Group at the end of 2016 amounted to € 306.6 million Euro including the pro-quota held through joint ventures, real estate funds and affiliates, evaluated according to the equity method, taking into account the market value of the property owned by the same
 The details of the NAV and NNNAV of the Aedes Group is shown below (in thousands of Euro)

	31/12/2016	31/12/2015
Outstanding shares*	316,303,191	319,264,191
EPRA Net Asset Value		
Equity Group	296,408	269,079
Warrants 2015-2020		
Diluted NAV	296,408	269,079
Including:		
Real estate investment revaluations	0	0
Development projects revaluations	120	461
Other investments revaluations (real estate holdings)	1,525	9,464
Inventories revaluations	1,415	97
Excluding:		
Fair Value of financial derivative instruments	375	(132)
EPRA NAV	299,843	278,969
EPRA NAV per share	0.95	0.87
Fair value of financial derivative instruments	(375)	132
Fair value of financial debt	7,129	7,183
EPRA NNNAV	306,597	286,284
EPRA NNNAV per share	0.97	0.90

The *diluted* EPRA NAV and the *diluted* EPRA NNNAV are not significant given that the outstanding *warrants* are *out of the money* warrants on the date of the Financial Statements, and thus have a non-dilutive effect. It was therefore not necessary to calculate the same.

Against a **NNNAV per share of 0.97 Euro**, the price of Aedes shares has to date maintained a considerable discount (approximately -60%).

As to 31 December 2016, the independent expert used by the Group for most of the appraisals of the real estate portfolio to support the Directors in their assessments was CB Richard Ellis, who was not however used for the real estate portfolio held through the Petrarca Fund for which K2Real S.r.l. was used.

EPRA PERFORMANCE INDICATORS

As from the consolidated Financial Statements ending on 31 December 2016, Aedes SIIQ S.p.A introduced the performance indicators of EPRA - which is an Association for European listed Real Estate Companies (*European Public Real Estate Association*). By adopting the EPRA *performance* indicators, Aedes SIIQ intends to comply with the international standards used by listed European REITs, in order ensure easier analysis and comparison with other listed real estate companies, and gain appreciation not only on the domestic market, but also by international investors and analysts.

The following table shows the EPRA indicators, and the paragraph relevant to the NAV shows the calculation according to EPRA standards.

	EPRA - PERFORMANCE MEASURE	Definition	2016	2015
1	EPRA EARNINGS (Euro/000)	Adjusted net income from operating activities	(3.935)	(6.408)
2	EPRA NAV (Euro/000)	Net Asset Value including real estate investments at the fair value and excludes the fair value of financial instruments	299.843	278.969
3	EPRA NNAV (Euro/000)	EPRA NAV adjusted to include the fair value of the financial instruments and debt instruments	306.597	286.284
4	(I) EPRA NET INITIAL YIELD (%)	Relationship between annualised lease rents, net of non-recoverable charges, and the gross market value of real estate investments	4,70%	3,72%
	(II) EPRA 'TOPPED-UP' NIY (%)	Relationship between annualised lease rents, net of non-recoverable charges, and the gross market value of real estate investments	5,09%	4,24%
5	EPRA VACANCY RATE (%)	Relationship between market value (ERV) of vacant properties and the market value of the entire portfolio	17,81%	19,00%
6	EPRA COST RATIO (including costs of vacant properties)	Relationship between operating costs of the company and lease rents	132%	239%
	EPRA COST RATIO (excluding costs vacant properties)		112%	220%

FINANCIAL RESULTS AS TO 31 DECEMBER 2016 OF THE PARENT COMPANY AEDES SIIQ SPA

The parent company Aedes SpA SIIQ, ended the year 2016 with a profit of € 17.3 million, which was up by € 16.7 million with respect to 31 December 2015 equal to €0.6 million. The Equity of the Company is €285.0 million against a value of €268.8 million at the end of 2015. The change is mainly attributable to the net profit of 2016.

KEY EVENTS IN 2016

January 1, 2016 - In subscribing to the subsidised tax regime for real estate companies, Aedes became a REIT changing its name to Aedes SIIQ S.p.A.

March 15, 2016 - Aedes REIT acquired 70% of the real estate fund “Redwood” which owns 18 retail properties for € 16.4 million and signed a preliminary contract for the purchase of financial claims secured by a pledge on the remaining 30% of the fund for € 13.6 million. The properties generate a rent of € 3.6 million.

March 23, 2016 - Aedes REIT completed the acquisition, from a leading bank, of the financial claims secured by a pledge on the shares of 30% of the “Redwood” Real Estate Fund. Contextually anticipating the times, Aedes REIT acquired from KYRA SARL ownership of the above fund shares.

April 27, 2016 - The Extraordinary General Meeting of Aedes SIIQ approved by majority vote to amend Art. 21 of the bylaws, which provides the creation of a statutory reserve to which annual allocations are made proportionally to the net profit for the year, to support the development and growth of the Group. This amendment provides the right of withdrawal to shareholders who did not vote in favour of the resolution.

May 11, 2016 - A contract was signed for the sale to Sator Immobiliare SGR of all shares held in the share capital of Aedes Real Estate SGR, equal to 95% of the same. The enhancement of the SGR is around € 7.0 million for 95% (€ 7.4 million for 100%) of the share capital, net of the valuation of the Investietico Fund units owned by the same SGR.

June 27, 2016 - A final agreement was signed with GE Capital Corporation for the purchase of a property in Rome at a price of € 12.5 million, with annual rents of € 3.6 million. The property is in Via Veneziani 56, about 10 km south-west of central Rome, in the de' Medici Park Management area.

June 30, 2016 - Amendment of article 21 of the bylaws for the creation of a statutory reserve, approved by the Shareholders' Meeting on 27 April 2016, introduced the right of withdrawal for shareholders who did not approve the resolution approving the amendment. Given that the shareholders' resolution would only have been valid if the right of withdrawal did not entail an expenditure of more than € 2 million - equal to 4,360,148 actions - and, given that the right of withdrawal was exercised on 13,658,544 shares, the resolution was invalid and the rights of withdrawal exercised were accordingly not valid.

August 1, 2016 - Aedes Real Estate SGR acquired the remaining 5% of the share capital in Aedes Real Estate SGR, thus holding the total share capital, which it had undertaken, by contract, to sell to Sator Immobiliare SGR.

September 28, 2016 - The Board of Directors of Aedes approved the 2017-2021 Strategic Guidelines.

November 3, 2016 - The new extension of the Serravalle Designer Outlet called Phase 6 was opened to the public, with the official inauguration on November 10th. This new extension connects the Serravalle Designer Outlet to the existing Retail Park creating a single commercial offer of the Serravalle outlet. Furthermore, the preparation works for Phase C of the Serravalle Retail Park, which is expected to open in the spring of 2018, were started on the Serravalle site.

November 9, 2016 - The deed for the merger by incorporation of Pragatre SIIQ SpA, approved by the Board of Directors as at September 1st 2016, a wholly owned subsidiary, into Aedes was signed in order to consolidate the rented asset portfolio of the Parent Company in compliance with the REIT model, while at the same time ensuring greater economic, operational and financial efficiency of the Group's structure.

November 14, 2016 - Aedes SIIQ announced that it had finalised the sale to Sator Immobiliare SGR S.p.A of 100% of the shares held in the share capital of Aedes Real estate SGR S.p.A., following fulfilment of all the conditions precedent set forth by the preliminary contract. The realisable value for the sale of the shares of the SGR (Asset Management Company) is € 10.0 million of which a sum of € 4.5 million has already been cashed against the reduction of the share capital of the SGR, € 1.3 million following distribution of the dividend, € 1.6 million cashed at closing and € 2.6 million from the proceeds of the liquidation of the Investietico Fund.

December 29, 2016 - Aedes SIIQ acquired direct ownership of 16 properties, taking on the debt on the same, previously held through the "Redwood" Real Estate Fund.

KEY EVENTS AFTER THE END OF 2016

There were no significant events after the closing of the 2016 financial statements.

STATUS OF THE PLAN

The 2016 results and balance sheet ratio were above all those indicated by the 2014-2019 business plan, approved by the Aedes Board of Directors on 27 May 2014 and subsequently amended, on 1 December 2014, as in the case of all the years as from 31 December 2014.

INCOME STATEMENT

The income statement as to 31 December 2016 shows a **Profit of €30.2 million**, and was up by €3.7 million with respect to the €26.5 million forecast by the Business Plan. The **EBIT** (Operating Result) was positive for about €29.7 million, against a result forecast by the Plan *between* €40 and €45 million. The EBIT difference is however offset positively and in full by other items of the income statement such as lower financial charges equal to €3.6 million with respect to the €10.9 million forecast by the Plan, and the

differences posted under taxes, which were positive for €3,1 million at the end of 2016 with respect to negative taxes equal to €6,9 million forecast by the Plan.

BALANCE SHEET

As regards the Balance Sheet, the **Total liabilities** at the end of 2016 equal to **€ 198,7 million** improved with respect to the forecast of the Business Plan which showed total liabilities in a *range* between €210 and 230 million. **The net financial debt**, as to 31 December 2016, is equal to **€150.6 million** with respect to the €155.3 million forecast by the Plan, showing an improvement of approximately €4.7 million. Finally, the **Equity** is **€303.4 million** with respect to the equity forecast by the Plan in a *range* between €280 and 310 million, and is closer to the high end of the *range*.

OUTLOOK

In 2017 the focus will above all be on the divestiture of a part of the non-strategic portfolio, the gradual refinancing of the property portfolio in order to lengthen the *duration* of the debt, the valuation of rented *assets*, continuation of the most important development projects to improve the rented *asset* portfolio in line with the SIIQ strategy and updating the Plan. The *management* will also continue to focus on opportunities offered by the market and planning the growth of the Group.

2017-2021 BUSINESS PLAN

Aedes SIIQ confirms, as already announced to the market on 28 September 2016, that it is currently preparing the 2017-2021 Business Plan in order to present to the Board of Directors within the approval of Six months financial result of 2017.

PROJECTS FOR THE MERGER BY INCORPORATION OF CASCINA PRAGA SIIQ S.P.A. AND REDWOOD S.R.L. INTO AEDES SIIQ S.P.A.

The Board of Directors of the Company today approved the projects for the merger by incorporation of the wholly owned companies Cascina Praga SIIQ S.p.A. and Redwood S.r.l.

The mergers, which will be implemented on the basis of the draft financial statements ending on 31 December 2016 of the companies involved in the operation, duly approved by the administration bodies, are part of the plan to simplify the structure of the Aedes Group in order to ensure greater economic, managerial and financial efficiency.

The Company will place the merger plans and other documents at the disposal of the public, in compliance with and within the terms set forth by applicable laws and regulations.

ANNUAL REPORT ON CORPORATE GOVERNANCE AND THE OWNERSHIP STRUCTURE

The Board of Directors approved the Annual Report on Corporate Governance and the Ownership Structure for the year 2016, as set forth by section 123-bis of Legislative Decree no. 58/98 as amended.

SHAREHOLDERS' MEETING

The Board of Directors also passed resolution to call an ordinary Shareholders' Meeting with the first call on 27 April 2017 and, the second call if necessary, on 18 April 2017 in order to discuss and decide the items on the following agenda:

- Approval of the Financial Statements as to 31 December 2016; presentation of the consolidated financial statements of Aedes Group for the year ending on 31 December 2016; the Directors' report; the Report of the Statutory Auditors and the Independent Auditors' Report; resolutions pertaining thereto and resulting therefrom;
- Remuneration Report pursuant to section 123-ter of Legislative Decree no. 58 dated 24 February 1998 as amended; resolutions pertaining thereto and resulting therefrom;
- Authorisation to buy and sell treasury shares as set forth by sections 2357 and 2357-ter of the Italian Civil Code, section 132 of Legislative Decree no. 58 dated 24 February 1998. as amended and section 144-bis of the Regulation approved by Consob (Italian Securities Regulator) pursuant to resolution 11971/1999 as amended; resolutions pertaining thereto and resulting therefrom.

The Annual Financial Report as to 31 December 2016, the Reports of the Board of Statutory Auditors and the Independent Auditor, the Report on Corporate Governance and the Ownership Structure, the Remuneration Report pursuant to section 123-ter of Legislative Decree no. 58/98 (TUF - Financial Services Act) and the Board of Directors' Report on the third item on the agenda pursuant to section 125-ter of the TUF will be made available to the public no later than 6 April 2017 at the registered offices of the Company, on the Company's website (www.aedes-siiq.com) and on the authorised storage and dissemination platform 1Info (www.1info.it).

The manager responsible for preparing the corporate accounting documents of Aedes SIIQ S.p.A., Mr. Gabriele Cerminara hereby certifies, as set forth by section 154-bis, paragraph 2, of Legislative Decree no. 58/98 that the accounting information contained in this press release comply with the book entries, accounting records and ledgers.

Aedes SIIQ S.p.A.

Aedes, which was founded in 1905 and listed in 1924, was the first real estate company listed on the Milan Stock Exchange (MTA:AE.MI). The strategy of the Company, which became a REIT on 1 January 2016, is to create and maintain in the medium term, a real estate portfolio used for commercial purposes, which generates cash flows consistent with the REIT model. Recurring cash flows will come from the retail and office properties already owned, which are currently rented assets or being sold, and from in house areas developed for the constructed of rented property used above all for retail purposes.

**For further information: www.aedes-siiq.com
Investor Relations**

Aedes SiiQ S.p.A.

Silvia Di Rosa CDR - Communication

Tel. +39 02 6243.1

Mobile phone +39 335 7864209

investor.relations@aedes-siiq.com

silvia.dirosa@cdr-communication.it

Press Office

Lorenzo Morelli

Studio Noris Morano

Tel. +39 02 6243.1

Tel. +39 02 7600473645

l.morelli@aedes-siiq.com

norismorano@studionorismorano.com

***Please find attached the Income Statement - Balance Sheet - Net Financial Debt
Reclassified consolidated statements as to 31 December 2016***

RECLASSIFIED CONSOLIDATED INCOME STATEMENT

Description (€/000)	31/12/2016	31/12/2015	Change
Gross revenue from rents	15,120	7,068	8,052
Margin on property sales	(87)	1,994	(2,081)
Margin on sales of non-property inventories	1,129	635	494
Margin on sales of shareholdings	(3)	3,814	(3,817)
Margin from general contractor and project mgmt services	488	928	(440)
Revenues from non-core services	2,230	2,081	149
Other revenues	2,756	3,462	(706)
Total Revenues	21,633	19,982	1,651
Net Losses for vacant properties	(241)	(2)	(239)
IMU Property Tax, other taxes and insurance on properties	(3,010)	(1,415)	(1,595)
Opex	(1,903)	(1,604)	(299)
Fees and commissions	(833)	(490)	(343)
Other non-rechargeable costs	(445)	(239)	(206)
Total Direct Costs	(6,432)	(3,750)	(2,682)
Net Operating Income	15,201	16,232	(1,031)
Direct personnel costs	(2,522)	(1,734)	(788)
Internal capitalised costs	1,059	1,405	(346)
Total Internal Direct Costs	(1,463)	(329)	(1,134)
Cost of head office staff	(3,174)	(2,869)	(305)
Advisory services to Structure	(3,397)	(6,398)	3,001
G&A	(7,017)	(6,255)	(762)
Internal capitalised costs	21	0	21
Total Overheads	(13,567)	(15,522)	1,955
EBITDA	171	381	(210)
Adjustment to fair value of real estate investments (Write-down)/write-back of inventories	29,773 (771)	5,824 (900)	23,949 129
Amortisation, depreciation provisions and impairment	(2,477)	(107)	(2,370)
Income/(expenses) from associates	3,009	(1,136)	4,145
Non-recurring revenues on sales of real estate holdings	0	2,145	(2,145)
Restructuring Income/(Charges)	0	1,728	(1,728)
EBIT (Operating Result)	29,705	7,935	21,770
Financial income/(charges)	(3,593)	(3,164)	(429)
EBT (Result before taxes)	26,112	4,771	21,341
Taxes/Tax charges	3,066	(135)	3,201
Profit/(loss) from continuing operations	29,178	4,636	24,542
Profit/(loss) after taxes on non-current assets to be divested	1,036	1,484	(448)
Profit (Loss)	30,214	6,120	24,094
Share of result of the minority shareholders	1,107	946	161
Group's share of the result	29,107	5,174	23,933

RECLASSIFIED CONSOLIDATED BALANCE SHEET

Description	31/12/2016	31/12/2015	Change
Fixed capital	398,367	326,325	72,042
Net working capital	61,727	55,498	6,229
INVESTED CAPITAL	460,094	381,823	78,271
Equity of the group:	296,408	269,079	27,329
Equity share of the minority shareholders	6,953	6,241	712
Consolidated Equity	303,361	275,320	28,041
Other non-current (assets) and liabilities	6,115	10,554	(4,439)
Medium-long term amounts due to banks and other lenders	113,866	94,424	19,442
Short-term amounts due to banks and other lenders	49,362	70,022	(20,660)
Cash and cash equivalents	(12,610)	(68,497)	55,887
Net financial debt	150,618	95,949	54,669
FUNDING SOURCES	460,094	381,823	78,271

NET FINANCIAL DEBT

	31/12/2016	31/12/2015	Change
Cash	12,610	68,497	(55,887)
Cash equivalents	0	0	0
Securities	0	0	0
Liquid assets	12,610	68,497	(55,887)
Current financial receivables	0	0	0
Current amounts due to banks	(47,798)	(68,670)	20,872
Current portion of non-current financial liabilities	0	0	0
Other current financial liabilities	(1,564)	(1,352)	(212)
Total current financial debt	(49,362)	(70,022)	20,660
Net current financial debt	(36,752)	(1,525)	(35,227)
Non-current amounts due to banks	(97,107)	(76,205)	(20,902)
Bonds issued	0	0	0
Other non-current financial liabilities	(16,759)	(18,219)	1,460
Non-current net financial debt	(113,866)	(94,424)	(19,442)
Net financial debt	(150,618)	(95,949)	(54,669)