



***Consolidated and abbreviated
management report
31 March 2017
112th financial year***

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1. GENERAL INFORMATION

1.1 Company positions

Board of Directors



Giuseppe Roveda
MD



Carlo A. Puri Negri
Chairman



Benedetto Ceglie
Vice-President
(4)



Giacomo Garbuglia
Director
(1)



Adriano Guarneri
Director
(1)



Dario Latella
Non-Executive Director
(2)+(3)



Annapaola Negri-Clementi
Non-Executive Director
(1)(2)(3)



Giorgio Robba
Non-Executive Director



Serenella Rossano
Non-Executive Director
(2)(3)

*(1) Finance and Investment Committee
(2) Audit Committee, Risk and Operations with Related Parties
(3) Remuneration and Appointments Committee
(4) Director in charge of the internal control and risk management system*

Supervisory Board



Fabrizio Capponi
Full Member
(1)



Cristiano Agogliati
Chairman
(1)



Sabrina Navarra
Full Member
(1)



Giorgio Pellati
Deputy Member



Roberta Moscaroli
Deputy Member



Luca Angelo Pandolfi
Deputy Member

(1) Auditors

Audit Firm

Deloitte & Touche S.p.A.

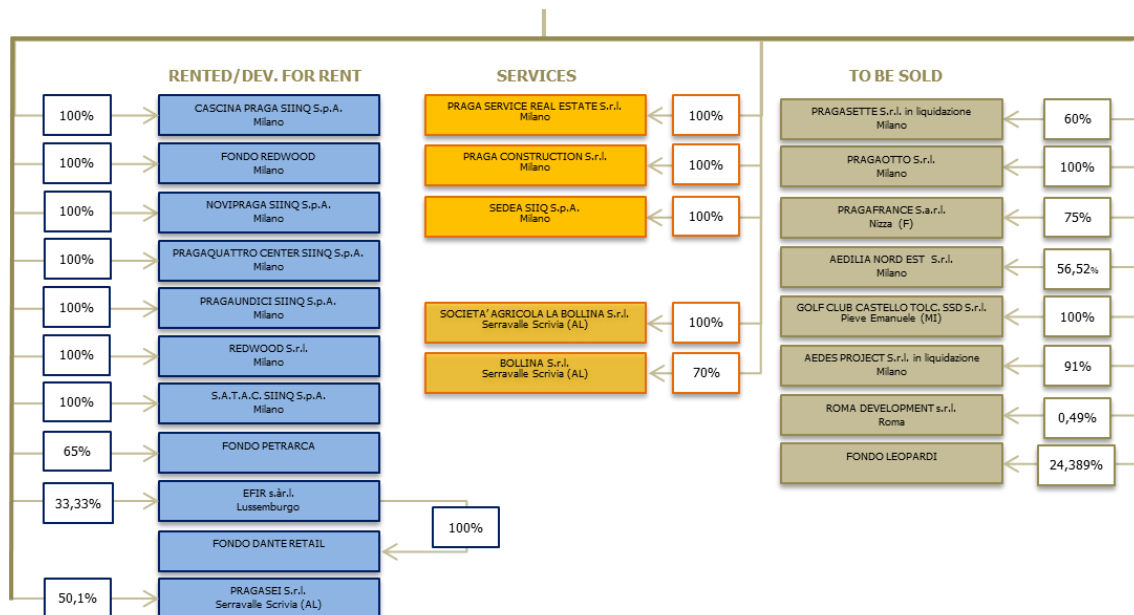
1.2 Group structure at 31 March 2017

Aedes SIIQ S.p.A. ("**Aedes**", "the **Company**" or the "**Parent Company**") is a *commercial property company* that manages and develops non-residential properties for inclusion in a revenue portfolio. In particular, the portfolio has a focus on retail entertainment properties.

The Parent Company and some of its subsidiaries also provide, mainly to companies in the Aedes Group ("**Aedes Group**" or "**Group**"), asset and development management services as well as administrative and financial services and specialised project management services.

Aedes' strategy aims to generate value for stakeholders by creating and maintaining in the medium and long term a commercial property portfolio that is sustainable and in line with the SIIQ model and which strengthens its business mainly through the allocation of financial resources to the "revenue" and "revenue development" portfolios: on the one hand, by acquiring new leased properties to compete with the performance of the Reits (Real Estate Investment Trusts) in Europe and, on the other, by creating a new generation of *shopping and leisure centres* through its development pipeline. Objectives that Aedes pursues with a "circular" *business* model according to which the Group designs and develops the potential of building sites in the portfolio, constructs the building and shapes surrounding areas, making the property an *asset* with added value for the territory and the local community, while also renewing infrastructure and delivering social welfare.

The simplified structure of the Group at 31 March 2017 was as follows:



An annex to this interim management report sets out the holdings held directly and indirectly by the Parent Company.

1.3 Other information

This interim management report (hereinafter also the "**Quarterly Report**") has been prepared in accordance with art. 154 ter of Legislative Decree no. 58/1998 as amended.

Following the legislative changes that came into force on 18 March 2016, which incorporated the amendments to the Transparency Directive, eliminating the obligation to communicate quarterly data, Aedes took the decision to voluntarily approve and publish - within 45 days from the end of each quarter - interim management reports for the first and third quarters, in continuity with what had already been published in 2016.

In view of the fact that Aedes has controlling holdings, the Quarterly Report has been drawn up on a consolidated and abbreviated basis. As with the previous Quarterly Reports, therefore, all the information contained in this report relates to the consolidated data of the Aedes Group.

The figures in this Quarterly Report are expressed in EUR thousands, unless otherwise stated.

2. NOTES

2.1 Accounting and consolidation principles

For the determination of the *fair value* of the existing property portfolio at 31 March 2017, in the absence of factors requiring the updating of the results, we have used expert reports as at 31 December 2016.

It should be noted that even with reference to CONSOB recommendation no. DIE/0061493 of 18 July 2013, for the preparation of the consolidated annual accounts at 31 December 2016, the Group, subject to certain hereinafter defined exceptions, has made use of CB Richard Ellis as the primary independent expert in order to carry out assessments of the property portfolio to support the Directors in their assessments.

It is noted that for the property portfolio of the Group, held through the Petrarca Fund, K2Real S.r.l. was used as the independent expert.

It should be noted that, in relation to what is stated in Consob Recommendation no. DIE/0061944 dated 18 July 2013, on the basis of the procedure approved on 28 September 2016 by the Board of Directors, the Group has identified the approval of the urban planning agreement by the competent authority as the time when the ongoing property initiatives in progress can be measured at *fair value*.

On 30 March 2017, the subsidiary Satac SIINQ S.p.A. signed with the Municipality of Caselle the Planning Agreement for the development area there. With reference to this development area, an independent expert CBRE has been prepared an ad hoc for the assessment of its value as at 31 March 2017.

In the annual accounts included in the Quarterly Report, only the pre-tax result was shown; consequently, both the economic and equity allocations of deferred tax assets and deferred tax assets and tax receivables and payables also essentially reflect the valuations carried out in the 2016 consolidated annual accounts.

The quarterly annual accounts of the subsidiaries used to prepare this consolidated quarterly report were drawn up by the respective management structures and reclassified as necessary to make them homogeneous with Aedes.

2.2 Perimeter of consolidation

The Quarterly Report as at 31 March 2017 includes the balance sheet and profit and loss account of the Company and of the companies directly and indirectly controlled by it. The companies in which the Holding, including indirectly, holds a significant influence, are consolidated using the equity method.

It should be noted that the comparative economic data at 31 March 2016 of the subsidiary Aedes Real Estate SGR S.p.A. (sold in the fourth quarter of 2016) for the period 1 January 2016 to 31 March 2016 are classified within the item "Profits/(losses) on assets and liabilities held for sale".

In addition, as a result of the acceptance by Aedes SIIQ S.p.A., as vendor, of the binding offer submitted by three parties as purchasers for the sale of 100% of the share capital of Golf Club Castello Tolcinasco SSD S.r.l., the results of that company as at 31 March 2017 - net of the economic effects of the transaction - and the net result for the corresponding period of 2016 have been classified within the item "Profits/(losses) on assets and liabilities for disposal".

The list of the subsidiaries and companies consolidated using the equity method are listed in Annex 1.

2.3 Consolidated profit and loss account

The first quarter of 2017 ended with a positive economic result. We set out below a reclassification of the results of the operations in order to facilitate a better understanding of the formation of the economic result of the period:

Description (€/000)	3/31/2017	3/31/2016	Change
Gross revenue from rents	4,214	2,357	1,857
Margin on property sales	59	-	59
Margin on sales of non-property inventories	172	152	20
Margin from general contractor and project mgmt services	(108)	773	(881)
Other revenues	186	341	(155)
Total Revenues	4,523	3,623	900
Net Losses for vacant properties	(118)	(85)	(33)
IMU Property Tax, other taxes and insurance on properties	(759)	(346)	(413)
Opex	(114)	(109)	(5)
Fees and commissions	(236)	(95)	(141)
Other non-rechargeable costs	(95)	(179)	84
Total Direct Costs	(1,322)	(814)	(508)
Net Operating Income	3,201	2,809	392
Direct personnel costs	(581)	(479)	(102)
Internal capitalised costs	175	483	(308)
Total Internal Direct Costs	(406)	4	(410)
Cost of head office staff	(676)	(679)	3
Advisory services to Structure	(840)	(1,048)	208
G&A	(1,404)	(1,215)	(189)
Internal capitalised costs	-	20	(20)
Total Overheads	(2,920)	(2,922)	2
EBITDA	(125)	(109)	(16)
Adjustment to fair value of real estate investments	3,519	15,665	(12,146)
Amortisation, depreciation provisions and impairment	(161)	(263)	102
Income/(expenses) from associates	167	82	85
EBIT (Operating Result)	3,400	15,375	(11,975)
Financial income/(charges)	(777)	(1,364)	587
EBT (Result before taxes)	2,623	14,011	(11,388)
Taxes/Tax charges	-	-	-
Profit/(loss) from continuing operations	2,623	14,011	(11,388)
Profit/(loss) after taxes on non-current assets to be divested	(418)	186	(604)
Profit (Loss)	2,205	14,197	(11,992)
Share of result of the minority shareholders	38	55	(17)
Group's share of the result	2,167	14,142	(11,975)

The net profit for the first quarter of 2017 shows a profit of EUR 2.2 million almost entirely attributable to the Group, compared to a profit of EUR 14.2 million in 2016 (of which EUR 14.1 million attributable to the Group), which included the positive effect - not recurring - of the fair value adjustment of the properties acquired in the first quarter of 2016 for EUR 15.7 million.

The result as of 31 March 2017 is evidence of the effectiveness of the Group's actions for the implementation of the real estate strategy aimed at consolidating a property portfolio as a property company, a strategy developed forcefully in 2016 through the expansion of the property portfolio to generate rental revenue.

In the first quarter of 2017, Aedes SIIQ S.p.A., as vendor, accepted the binding offer by three parties, as purchasers, for the sale of 100% of the share capital of Golf Club Castello Tolcinasco SSD S.r.l.. The results of the subsidiary Golf Club Castello Tolcinasco SSD S.r.l. as at 31 March 2017, net of the economic effects of the transaction and the net result for the corresponding period of 2016, have therefore been classified within the item "Profits/(losses) on assets and liabilities held for sale". This item includes, as at 31 March 2016, the result for the period of the subsidiary Aedes Real Estate SGR S.p.A. designated as assets destined for disposal during 2016 and actually sold in the same financial year.

The following economic data are analysed by item.

TOTAL REVENUES

Total revenues as at 31 March 2017 recorded a profit of EUR 4.5 million compared to EUR 3.6 million in the corresponding period of 2016. Consistent with the *property company* model and with the tax regime reserved for SIIQs, the share of rental revenues is growing and now accounts for 93% of total revenues compared with 65% in the same period of the previous year.

Revenues (€/000)	31/03/2017	31/03/2016	Changes
Gross rental revenues	4.214	2.357	1.857
Property sale margin	59	0	59
Non-property sale margin	172	152	20
Margin on services as General Contractor and from Project Management	(108)	773	(881)
Other revenues	186	341	(155)
Total	4.523	3.623	900

Property sale margin (€/000)	31/03/2017	31/03/2016	Changes
Gross revenues for property stock yield	780	0	780
Cost of property sales	(721)	0	(721)
Net margin	59	0	59

Non-property sale margin (€/000)	31/03/2017	31/03/2016	Changes
Gross revenues for non-property returns	483	500	(17)
Cost Of Sold will remainze Not real estate Non-property sale cost	(311)	(348)	37
Net margin	172	152	20

General Contractor services margin (€/000)	31/03/2017	31/03/2016	Changes
General Contractor revenues	2.466	5.962	(3.496)
General Contractor costs	(2.558)	(4.964)	2.406
Net margin	(92)	998	(1.090)

Margin from the provision of Project Management services (€/000)	31/03/2017	31/03/2016	Changes
Revenues from Project Management	0	220	(220)
Costs of Project Management	(16)	(445)	429
Net margin	(16)	(225)	209

Rental revenues and reimbursements to tenants amounted to EUR 4.2 million compared to EUR 2.4 million at 31 March 2016. The increase of EUR 1.8 million, or 79%, is the result of the consolidation of a property portfolio typical of a *property company*, a strategy developed forcefully in 2016 by expanding the property portfolio to generate rental revenue.

The property sales margin of EUR 0.1 million relates to the sale of a portion of the property in Via Pompeo Leoni/De Angeli, being zero at 31 March 2016.

The sale margin on non-property stocks of EUR 0.2 million, in line with the previous year, relates to the margin produced by the wine business carried out by the subsidiary Società Agricola la Bollina S.r.l. and to the wholesale trade of alcoholic beverages carried out by the subsidiary Bollina S.r.l..

The margin for the provision of General Contractor services, EUR 0.1 million at 31 March 2017, was EUR 1.0 million at 31 March 2016. The change is attributable to the completion of the 2016 expansion of the Serravalle Outlet expansion.

The Project Management services margin, which was essentially zero at 31 March 2017, was negative by EUR 0.2 million at 31 March 2016.

Finally, there is other revenue of 0.2 million EUR at 31 March 2017 compared to 0.3 million EUR in 2016.

TOTAL COSTS

Direct costs amounted to EUR 1.3 million at 31 March 2017, compared to EUR 0.8 million at 31 March 2016, an increase of EUR 0.5 million attributable to property growth.

Description (€/000)	31/03/2017	31/03/2016	Changes
Net rental losses	(118)	(85)	(33)
IMU, other taxes and insurance policies on real estate	(759)	(346)	(413)
Opex	(114)	(109)	(5)
Commissions and fees	(236)	(95)	(141)
Other costs not recharged	(95)	(179)	84
Total Direct Costs	(1.322)	(814)	(508)

NET OPERATING INCOME

Description (€/000)	Property activities	Non-property activities	31/03/2017	Property activities	Non-property activities	31/03/2016	Changes
Net Operating Income	3,043	158	3,201	2,699	110	2,809	392

Net Operating Income, due to the total revenues and total direct costs reported above, amounted to EUR 3.2 million as against EUR 2.8 million at 31 March 2016, a positive change of EUR 0.4 million. Taking into account only the Group's property assets, Net Operating Income recorded a positive result of EUR 3.0 million, an increase of EUR 0.3 million compared to EUR 2.7 million at 31 March 2016.

GENERAL EXPENSES

General expenses amount to 2.9 million EUR substantially unchanged from 31 March 2016.

Description (€/000)	31/03/2017	31/03/2016	Changes
Cost of headquarters personnel	(676)	(679)	3
Structural Consultations	(840)	(1,048)	208
G&A	(1,404)	(1,215)	(189)
Capitalised internal costs	0	20	(20)
Total Overheads	(2.920)	(2.922)	2

EBITDA

Description (€/000)	Property activities	Non-property activities	31/03/2017	Property activities	Non-property activities	31/03/2016	Changes
EBITDA	(100)	(25)	(125)	(47)	(62)	(109)	(16)

As a result of the item Revenues, Direct Expenses and General Expenses discussed above, EBITDA was negative for EUR 0.1 million in line with 31 March 2016.

FAIR VALUE ADJUSTMENTS TO FIXED INVESTMENTS

During the first quarter of 2017, property investments increased by EUR 3.5 million entirely due to the adjustment to fair value, identified on the basis of a report prepared by the Independent Expert CBRE for the development area of Caselle subject to the Planning Agreement signed by the subsidiary Satac SIIQ S.p.A. on 30 March 2017 with the Municipality of Caselle, an event which, according to internal procedures, led to the switch of the IAS 40 valuation criterion from cost to fair value.

At 31 March 2016, the item had a balance of EUR 15.7 million, entirely attributable to the fair value adjustment of the properties acquired during the period.

DEPRECIATION, AMORTIZATION AND WRITE-DOWNS

The item Amortization, provisions and write-downs at 31 March 2017 amounted to EUR -0.2 million, compared to EUR -0.3 million at 31 March 2016, a fall of EUR 0.1 million. This item is broken down as follows:

- Amortization of EUR 0.2 million, compared with EUR 0.1 million in 2016;
- Write-downs at 31 March 2017, compared to EUR 0.1 million in 2016;
- Provisions for risks and charges at 31 March 2017, compared to EUR 0.1 million in 2016;

REVENUE/(EXPENSES) FROM AFFILIATES AND JOINT VENTURES

Revenues from affiliates and joint ventures have a positive balance of EUR 0.2 million, compared to the balance of EUR 0.1 million at 31 March 2016.

EBIT

The overall EBIT, as a result of the above results, shows a positive figure of EUR 3.4 million, compared with EUR 15.4 million in 2016.

FINANCIAL REVENUE/(CHARGES)

Financial charges, net of financial revenue and including the effects of adjusting the *fair value* of interest rate risk hedging derivatives, amount to EUR -0.8 million compared to EUR -1.4 million at 31 March 2016. The item mainly consists of:

- Financial income: EUR 0.1 million from EUR 0.2 million at 31 March 2016;
- Financial charges: EUR -0.9 million from EUR -1.1 million at 31 March 2016;
- Adjustment to *fair value* of derivative instruments: essentially zero at 31 March 2017 compared with EUR -0.6 million at 31 March 2016.

PROFIT/LOSS ON ASSETS HELD FOR SALE

Following the formalisation between Aedes SIIQ S.p.A., as vendor and three separate purchasers of the binding offer for the sale of 100% of the share capital of the company "Golf Club Castello Tolcinasco SSD S.r.l.", the results of the subsidiary Golf Club Castello Tolcinasco SSD S.r.l. as at 31 March 2017, net of the economic effects of the transaction and the net result for the corresponding period of 2016, have been classified within the item "Profits/(losses) on assets and liabilities held for sale".

This item includes as at 31 March 2016 the result for the period of the subsidiary Aedes Property SGR S.p.A. designated as assets destined for disposal during 2016 and sold during the same financial year. This item shows a negative balance of 0.4 million EUR against a positive balance of 0.2 million EUR at 31 March 2016.

2.4 Consolidated Balance Sheet

Description	3/31/2017	12/31/2016	Change
Fixed capital	403,779	398,367	5,412
Net working capital	57,147	61,727	(4,580)
INVESTED CAPITAL	460,926	460,094	832

Stato Patrimoniale (€/000)	31/03/2017	31/12/2016	Variazione
Capitale fisso	403.779	398.367	5.412
Capitale circolante netto	57.147	61.727	(4.580)
CAPITALE INVESTITO	460.926	460.094	832
Patrimonio netto di competenza del gruppo	298.564	296.408	2.156
Patrimonio netto di competenza degli azionisti di minoranza	6.991	6.953	38
Totale patrimonio netto	305.555	303.361	2.194
Altre (attività) e passività non correnti	4.675	6.115	(1.440)
Debiti verso banche e altri finanziatori a medio lungo termine	111.917	113.866	(1.949)
Debiti verso banche e altri finanziatori a breve termine	47.846	49.362	(1.516)
Disponibilità liquide ed equivalenti	(9.067)	(12.610)	3.543
Totale indebitamento finanziario netto	150.696	150.618	78
TOTALE FONTI DI FINANZIAMENTO	460.926	460.094	832

FIXED CAPITAL

The total amount of this item was EUR 403.8 million compared to EUR 398.4 million at 31 December 2016 and is mainly composed of:

- Intangible assets of EUR 0.1 million substantially unchanged from 31 December 2016;
- property investments and other tangible assets for 350.2 million EUR from 344.2 million EUR at 31 December 2016;
- capital investment in affiliates and *joint ventures* 53.4 million, compared with 54.0 million EUR at 31 December 2016;
- other financial fixed assets of EUR 0.1 million substantially unchanged from 31 December 2016

NET WORKING CAPITAL

Net working capital amounted to EUR 57.1 million compared to EUR 61.7 million at 31 December 2016 and consists of:

- Stocks for EUR 56.3 million in line with 31 December 2016;
- trade receivables and other receivables for EUR 28.9 million, compared to EUR 27.0 million at 31 December 2016, an increase of EUR 1.9 million, of which EUR 0.6 million related to the value of Golf Club Castello Tolcinasco SSD S.r.l., registered in the assets intended for disposal;
- trade payables and other payables of EUR 28.1 million compared to EUR 21.6 million at the end of 2016, a fall of EUR 6.5 million, of which EUR 1.9 million related to the value of the liabilities of Golf Club Castello Tolcinasco SSD S.r.l., entered in the liabilities intended for disposal;

It should be noted that, of the EUR 28.9 million in trade receivables and other receivables and the EUR 28.1 million in trade payables and other payables, respectively EUR 7.8 million in receivables (EUR 5.3 million at 31 December 2016) and EUR 9.9 million in payables (EUR 6.4 million at 31 December 2016) relate to the position of the orders of Praga Construction S.r.l. to affiliates, for which collection and payment are expected respectively in line with the state of progress of the works.

As of 31 March 2017, there are no overdue and unpaid debit positions beyond the applicable terms of a financial, tax, social security and employee-related nature. As for commercial payables, at the same date, the Aedes Group registered maturities for EUR 4.0 million, for which there were no disputes or legal proceedings or suspension of supply contracts.

NET CAPITAL INVESTED

As a result of the above changes, capital invested changes from EUR 460.1 million at 31 December

2016 to EUR 460.9 million at 31 March 2017, a positive change of EUR 0.8 million. It is financed by equity for EUR 305.6 million (66%), for EUR 150.7 million (33%) from net financial debt and for EUR 4.7 million (1%) from other net non-current liabilities.

CONSOLIDATED EQUITY

Shareholders' Equity amounts to 305.6 million EUR up from 303.4 million EUR at 31 December 2016. The positive change of 2.2 million EUR is attributable to the result of the period and in a residual manner to other movements.

This item is composed of the Group's equity of EUR 298.4 million (296.4 million at the end of 2016) and for 7.0 million of the equity attributable to Third Parties (31 December 2016).

OTHER FIXED ASSETS AND LIABILITIES

Other fixed assets and liabilities have a net balance of EUR 4.7 million from EUR 6.1 million at 31 December 2016, a negative change of EUR 1.4 million. The item consists mainly of:

- EUR 2.4 million of net assets as an imbalance between deferred tax assets and deferred tax liabilities (unchanged compared to 31 December 2016);
- EUR 1.1 million of the pension fund (EUR 1.0 million at 31 December 2016);
- EUR 6.0 million (EUR 6.0 million at 31 December 2016) mainly for risks and contingent liabilities (EUR 1.0 million at 31 December 2016), for tax risks (2, 4 million EUR unchanged compared to 31 December 2016) and future charges (2.6 million EUR unchanged compared to 31 December 2016);
- EUR 0.4 million of non-current net assets (EUR 1.1 million of net liabilities at the end of 2016);
- EUR 0.4 million of net liabilities representing the *fair value of derivative financial instruments (in line with 31 December 2016)*.

CONSOLIDATED NET FINANCIAL DEBT

The Group's net financial debt at 31 March 2017 was EUR 150.7 million compared to EUR 150.6 million at 31 December 2016.

The 2017 figure shows a difference between gross payables for 159.8 million EUR and bank deposits amounting to 9.1 million EUR, against gross payables for 163.2 million EUR and bank deposits amounting to 12.6 million EUR at the end of the previous year.

We set out below the detailed table of the Group's net financial debt as at 31 March 2017, compared with the closing of the previous year:

		3/31/2017	3/31/2016	Change
A	Cash	9,067	12,610	(3,543)
B	Cash equivalents	0	0	0
C	Securities	0	0	0
D)	Liquid assets	9,067	12,610	(3,543)
E	Current financial receivables	0	0	0
F	Current amounts due to banks	(46,267)	(47,798)	1,531
G	Current portion of non-current financial liabilities	0	0	0
H	Other current financial liabilities	(1,579)	(1,564)	(15)
I	Total current financial debt	(47,846)	(49,362)	1,516
J	Net current financial debt	(38,779)	(36,752)	(2,027)
K	Non-current amounts due to banks	(95,491)	(97,107)	1,616
L	Bonds issued	0	0	0
M	Other non-current financial liabilities	(16,426)	(16,759)	333
N	Non-current net financial debt	(111,917)	(113,866)	1,949
O	Net financial debt	(150,696)	(150,618)	(78)

The change in the net financial position is mainly due to the fact that:

Net financial debt on 31 December 2016 (Debt/Liquid assets (€/000))	(150.618)
Changes in net working capital	4.580
Cash flow from operations (Result and amortisation)	(1.153)
Changes in fixed capital	(2.054)

Indebitamento finanziario netto al 31 dicembre 2016 (Debiti)/Disponibilità liquide (€/000)	(150.618)
Variazione del capitale circolante netto	4.580
Flusso di cassa della gestione (Risultato e ammortamenti)	(1.153)
Variazioni del capitale fisso	(2.054)
Altri movimenti sul patrimonio netto	(11)
Variazione altre attività e passività non correnti	(1.440)
Indebitamento finanziario netto al 31 marzo 2017 (Debiti)/Disponibilità liquide	(150.696)

The rate of gross variable-rate debt is 68.70% of the Group's total financial exposure.

The Group's financial debt items, reclassified by *business* line, are summarised below (figures in EUR/Million):

Gross financial debt per business line (€/mh)	31/03/2017	31/12/2016	Changes
Operational debt Development	22,9	23,6	(0,7)
of which mortgage/land	8,7	9,0	
of which backed by other collateral	14,2	14,6	
Operational debt Income	100,0	100,8	(0,8)
of which mortgage/land	83,6	84,1	
of which leasing	16,4	16,7	
of which backed by other collateral	0,0	0,0	
Operational debt Trading	29,5	30,4	(0,9)
of which mortgage/land	29,5	30,4	
of which backed by other collateral	0,0	0,0	
Other debt to financial institutions	5,8	6,8	(1,0)
of which unsecured	4,6	5,6	
of which backed by other collateral	1,2	1,2	
Unsecured debt to other lenders	1,6	1,6	0,0
Total gross financial debt	159,8	163,2	(3,4)

As of 31 March 2017 there are no financial *covenants* or other clauses provided by the financing agreements which are not being respected.

2.5 Main disputes and tax audits

We set out below the information on the main disputes and tax audits affecting Group companies in existence at 31 March 2017. With reference to such litigations, and any other minor litigations, the Group made provisions for risks where a probable unfavourable outcome in court is expected.

MAIN PAST LITIGATIONS

Fih Litigation

On 14 December, 2011 Fih S.a.g.l. (formerly Fih SA) instigated arbitration proceedings against Satac SIINQ S.p.A. (formerly Satac S.p.A.) To dispute the recapitalisation resolutions of the Satac shareholders' meeting of 10 November 2011 (the "First Arbitration"); at the same time, Fih filed an injunction application with the Court of Alessandria for a suspension of the implementation of the shareholders' resolution. As described in previous annual and interim financial reports, to which reference is made for the reconstruction in particular of the events that gave rise to the litigation mentioned, it should be noted that the grounds of appeal put forward by the First Arbitration Fih were based on: (i) the alleged non-compliance with the law of the balance sheet - prepared by the administrative body of Satac under art. 2446. civ. and at the base of the first capital increase, intended to cover the losses and recapitalize the company - that would be taken for the sole purpose of excluding Satac from Fih; (ii) on the alleged illegality of the resolution concerning the second capital increase, due to the fact that Fih, not having participated in the resolution to reset reset and recapitalize the company - and, therefore, no longer partner - could not participate in the subscription and the second increase.

In February 2012, the Alessandria Court rejected the petition filed with which Fih requested the suspension of the resolution to recapitalize Satac (contested with Prime Arbitration), ordering Fih to pay the legal expenses.

With a ruling issued on 4 December 2014, the Arbitration Board rejected all applications submitted by Fih in the First Arbitration. The award was appealed by Fih under art. 827 ff c.p.c. before the Turin Court of Appeal. By a judgement published on 17 January 2017, the Turin Court of Appeal dismissed the appeal lodged by Fih in full and ordered it to compensate Satac for the costs of the appeal. On 21 March 2017, Fih lodged a cassation appeal against the ruling of the Turin Court of Appeal. In turn, Satac on 28 April 2017 informed Fih of its counterappeal and incidental appeal applying for the Supreme Court to declare the inadmissibility and in any event to reject the cassation appeal lodged by Fih.

In May 2014 Fih, still in relation to the events that led to its exit from the shareholder, lodged in Milan an arbitration proceeding (the "Second Arbitration") against Pragacinq S.r.l. (now Aedes SIIQ S.p.A.). In connection with the Second Arbitration, in May 2014 Fih also brought before the Milan Court proceedings against Pragacinq for the confiscation of 55.15% of Satac and for the preservation of the Pragacinq activities. By order of 12 June 2014, the Milan Court - finding that the measure of judicial garnishment was inappropriate and that the requirements were not met of a risk in delay with respect to the other measures applied for - dismissed Fih's appeal and ordered it to pay the costs of Pragacinq. In particular, the Court, rejecting the request for the garnishment of Satac's shares representing 55% of its share capital, found that "Satac's share capital was reduced to zero by the resolution of November 2011, so that, by reason of the consequent cancellation of the shares, the original object which Fih held before the resolution ceased to exist". The mentioned resolution passed by the Shareholders' Meeting of Satac, regarding the zero setting of the capital and the rebuilding of the same does not result as having been neither voided nor suspended. It does not seem therefore probable that on the merits Fih has any prospects with its restoration claim resulting from any ruling for the cancellation of the shareholders' agreement through the fact and fault of Pragacinq S.r.l..

As regards the Second Arbitration, by a judgement delivered on 23 May 2016, the Arbitration Board ruled that Pragacinq (now Aedes SIIQ S.p.A.) had failed to fulfil its obligations for capitalisation of Satac and retrocession of the shares, as provided for in the Framework Agreement signed between Pragacinq and the trust companies Cofircont Compagnia Fiduciaria S.p.A. and Timone Fiduciaria S.p.A., ordering the company to pay damages to Fih, to the extent - determined, including on an equitable basis, in view of the contributory fault of the latter - of EUR 2.093.000,00 plus statutory

interest, to cover the defence costs. By means an appeal against the arbitration award under art. 827 ff. C., notified on January 27, 2017, Fih summonsed Aedes before the Milan Court of Appeal for a declaration of the invalidity of the award delivered on 23 May 2016. Aedes established itself as a party and, on 3 May 2017, made its constitution and response submission, with which it applied for the rejection of all the applications made by Fih with its appeal.

MAIN TAX AUDITS AND LITIGATIONS

Praga Real Estate S.p.A., merged into Aedes, on 4 November 2010 received a decision to impose sanctions related to VAT in 2006 notified by the Tax Agency - Provincial Directorate of Alessandria. The notice is the result of an alleged undue compensation of a Vat credit in the scope of the payment of Group Vat. On 30 December 2010, the company filed an appeal, which was rejected by the Ex Parte Expert Witness of Alessandria with order filed on 23 December 2011. On 14 June 2012, the company filed an appeal, which was accepted by the Regional Tax Commission of Turin on 1 July 2013, with order filed on 8 April 2014. Against the judgement of the second degree, the Tax Agency appealed to the Supreme Court on 24 November 2014 and the Company has filed a counter appeal.

Pragatre S.r.l., later Pragatre SIINQ S.p.A., merged with Aedes, on 10 November 2011 and 14 November 2011, and was joined by two of its assessments respectively for IRES 2008 and 2006 VAT issued by the Tax Agency - Provincial Directorate of Alessandria. Both assessments are the result of a tax audit carried out on 24 March 2011 by officials of the Fraud Protection Service of the Regional Offices of Piedmont, for which the outcome was formalised by the minutes of findings dated 13 July 2011. That measure challenged the deductibility, for alleged inadequate documentation, of the consideration paid in Praga Real Estate S.p.A., merged into Aedes, against the designation by the latter of Pragatre SIINQ S.p.A. as the purchaser of certain properties, in performance of a preliminary nominee agreement. On 27 December 2011, the company filed an appeal, which was accepted by the Ex Parte Expert Witness of Alessandria with order filed on 30 September 2013. On 22 September 2015 the second-instance judgement was filed, which rejected the appeal filed by the Tax Agency. On 21 March 2016, the Revenue Agency, represented and defended by the State Attorney General, appealed to the Supreme Court and on 22 April 2016 the company filed a counterappeal.

Pragaquattro Park S.r.l., now Pragaquattro Center SIINQ S.p.A., on 10 November 2011 received an assessment notice relevant to VAT 2006, issued by the Tax Authorities - Provincial Office of Alessandria. The assessment is the result of a tax audit carried out on 24 March 2011 by officials of the Fraud Protection Service of the Regional Offices of Piedmont, for which the outcome was formalised by the minutes of findings dated 13 July 2011. This submission challenged the admissibility, for alleged inadequate documentation, of the fee paid to Praga Real Estate S.p.A., merged into Aedes, for the appointment by the latter of Pragaquattro Park S.r.l. as the purchaser of certain properties, in implementation of a preliminary nominee agreement. On 27 December 2011, the company filed an appeal which was accepted by the CTP of Alessandria with a judgement dated 30 September 2013. On 22 September 2015 the second-instance judgement was filed which rejected the appeal filed by the Tax Agency. On 21 March 2016, the Revenue Agency, represented and defended by the State Attorney General, appealed to the Supreme Court and on 22 April 2016 the company filed a counterappeal.

Novipraga S.r.l. and Cascina Praga S.r.l., now respectively Novipraga SIINQ S.p.A. and Cascina Praga SIINQ S.p.A., received on 23 February 2012 two assessment notices related to Irap 2007 and to IRES 2007 issued by the Provincial Tax Directorate of Alessandria. The assessments are the result of a problem concerning the so-called "shell companies" pursuant to article 30 of Italian Law 724/1994. On 20 July 2012 the companies filed an appeal. On 13 March 2017, a first-instance hearing was held, but the ruling has not yet been handed down.

Praga Real Estate S.p.A, merged into Aedes, on 3 December 2012, received two assessment notices relevant to Vat 2007 and Ires 2007, notified by the Tax Authorities - Provincial Office of Alessandria. On 4 December 2012 a notice of assessment relevant to Ires 2008 was also notified. The assessment notices for IRES 2007 and 2008 primarily derived from the disputed applicability of the participation exemption (PEX) from the sale of shareholdings held by Praga Holding, while the assessment for VAT

was mainly due to the lack of recognition of credits transferred to the group VAT settlement of Novipraga and Cascina Praga, as they are considered a "shell." The appeals were filed on 30 April 2013, following negotiations for possible tax assessment settlements. The Ex Parte Expert Witness of Alessandria, with judgement 89/05/14, filed on 26 February 2014, voided the assessment notices for Ires 2007 and 2008, considering the PEX regime applicable, confirmed the notice of assessment for Vat 2007 declaring, however, that the penalties applied within the same were not applicable. On 10 October 2014 the Tax Agency appealed as did Praga Holding in connection with the investigation only for VAT 2007; the handling of the appeal for VAT in 2007 has been postponed several times at the request of the parties and has been carried forward to the new roll, with the office being required to report by 30 November 2016 the outcome of the conciliation. This latter requirement has in fact been complied with by the company, which notified the CTR of Turin of the failure to reach a settlement agreement. The second-instance hearing before the Regional Tax Commission in Turin was scheduled for 11 July 2017.

Praga Construction S.r.l. on 4 December 2012 received a notice of assessment relevant to Vat 2007, issued by the Tax Authorities - Provincial Office of Alessandria. The assessment is the result of the disputed admission of Praga Construction for the group Vat payment for 2007, given that the same was set-up in 2006. On 30 April 2013 the company filed an appeal. With judgement on 11 December 2013, filed on 26 February 2014, the Ex Parte Expert Witness of Alessandria confirmed the notice of assessment, declaring, however, inapplicable the penalties determined within the same. Against this ruling both Praga Construction S.r.l. and the Tax Agency lodged an appeal, whose treatment, repeatedly postponed at the request of the parties, has been carried forward to the new roll, with the office being required to report by 30 November 2016 the outcome of the conciliation. Again this last requirement has been complied with by the company, which notified the CTR of Turin of the failure to reach a settlement agreement. The second-instance hearing before the Regional Tax Commission in Turin was scheduled for 11 July 2017.

Praga Construction S.r.l. on 25 June 2013, received an order to impose penalties relevant to Vat 2007, issued by the Tax Authorities - Provincial Office of Alessandria. These are penalties for the failure to make the periodic Vat 2007 payments, relevant to the disputed admission of Praga Construction S.r.l. for the payment of group Vat. The appeal was filed with the Ex Parte Expert Witness of Alessandria on 23 October 2013 and argued in May 2015. On 7 January 2016 the first instance judgement was filed, which dismissed the appeal, and on May 30 the company filed an appeal with a request for suspension of the collection. The latter application was dismissed by judgement of 22 September 2016 and on that date the company was served a writ of garnishment on some bank accounts. The company has filed a rescheduling of the amounts entered on the rolls, which was granted on 21 October 2016, as well as a declaration of adherence to Equitalia for the "destruction" of the roll. By virtue of this last ruling, which was communicated to the Provincial Tax Commission at the hearing on 19 January 2017, the Commission postponed the hearing to the new roll in order to take note of the completion of the definition of the roll.

2.6 Significant events of the period

In March 2017, the Municipality of Caselle signed the planning agreement for the development of the Turin-Caselle Torinese area, held through the wholly-owned subsidiary Satac SIINQ S.p.A. In the area, covering a surface of approximately 300,000 square meters, Aedes SIIQ will develop an Open Mall of over 120,000 square meters of GLA, characterised by a functional mix of Retail and Entertainment, in line with the most innovative international concepts already opened successfully in other countries.

2.7 Events after the end of the quarter

On **4 April 2017**, the Board of Directors of Aedes SIIQ S.p.A. approved the appointment of Gabriele Cerminara as Chief Operating Officer and Chief Investment Officer and Luca Lucaroni as Chief Financial Officer and, as of 10 May 2017, as Chief Executive Officer.

On **11 April 2017** Aedes SIIQ S.p.A. signed with ING Bank N.V. - Milan branch and Unicredit S.p.A. an agreement for the provision of a loan of a total of EUR 56 million on a portfolio worth EUR 111 million.

The loan, disbursed in two tranches of 52 million EUR and 4 million EUR, will be used in part, for about EUR 39 million, to repay existing loans and to cover the costs of the operation and, in part, for about EUR 17 million, to finance the modernisation of the assets and new property investments.

The loan, with an LTV of around 50%, will have a term of 5 years, allowing an increase in the median maturity of the Aedes Group's debt of about one year.

On **12 April 2017** Aedes SIIQ S.p.A. signed with a professional investor and agreement for the issue of a non-convertible bond loan of EUR 15 million with maturity in Q4 2018, which can be extended - at the choice of Aedes - for an additional 18 months, and Euribor 3 months plus a spread of 5%.

On **20 April 2017** Aedes SIIQ S.p.A. finalised the issue of a non-convertible bond loan of EUR 15 million. Aedes has also concluded a EUR 10 million shareholder loan granted by the controlling shareholder Augusto S.p.A.; this loan matures on 31 October 2018 with the possibility of extending it for an additional 18 months and is at 3-month Euribor plus a spread of 5%.

2.8 Comparison of the final data with the Plan

The 2014-2019 Business Plan ("**Plan**") was approved by the Board of Directors of Aedes on 27 May 2014 and subsequently supplemented for the last time on 1 December 2014.

The Plan has been drawn up on a semi-annual basis and therefore a quarterly analysis and comparison cannot be fully representative and comprehensive in respect of any deviations. Therefore, for the purpose of comparison with the final results, a re-drafting of the data underlying the Plan in the first quarter 2017 will be used.

The profit and loss account at 31 March 2017 reported a negative EBITDA of EUR 0.1 million, a positive change of about EUR 0.6 million compared to the negative figure of EUR 0.7 million in the plan.

However, the EBIT data is less significant as the plan, drawn up on a semi-annual basis, includes adjustments to *fair value* for which only comparisons with the update of the valuations on the half-yearly report and the annual accounts can be made.

As to the Balance Sheet, the net financial position figure is approximately EUR -150.7 million compared to an expected figure of EUR -176.3 million. The difference, positive for approximately EUR 25.6 million, is due:

- a) for EUR +57.8 million to the Group's lower debt than the forecasts, through the net effect of (i) EUR 81.6 million less debt on development projects due to the shortage of *capex* investments, as a result of the deferment by approximately 6 months of the completion of the 2014 restructuring operation compared with the provisions of the Plan; (ii) -22.2 higher debt on *assets* in the revenue portfolio as a result of the anticipated investment of EUR 56.0 million compared to the provisions of the Plan, by the acquisition of the majority of the Petrarca Fund, all the units of the Redwood Fund and the Via Veneziani property in Rome; and (iii) EUR -1.6 million of payables to other lenders;
- b) for EUR -32.2 million for lower liquid funds compared to the Plan figure, as a result of the above higher investment in revenue *assets*.

Net equity amounted to EUR 305.6 million compared to a figure stipulated by the Plan of EUR 311.6 million.

2.9 Business outlook

During the first months of 2016, the Group mainly focused on financing operations already launched during the previous year, through the subscription of a bank loan of EUR 56 million, the issue of a bond of EUR 15 million and the signature of a shareholder loan agreement with Augusto SpA for an additional EUR 10 million. These resources will be mainly allocated to the upgrading of some of the portfolio properties and the acquisition of new revenue assets in line with the property company model adopted.

In the period 2017-2021, the Company intends to pursue the growth and consolidation of a "commercial" portfolio focusing on retail and office assets, with the aim of maintaining a medium-term and long-term property portfolio that generates recurring cash flows typical of the SIIQ/REIT model, with returns above the industry average.

The Company has identified, through the Guidelines of the Industrial Plan 2017-2021, its short and medium term objectives, and in particular:

- Financial equilibrium from leasing activities over the 2017-2018 period;
- Return to dividend distribution from 2018;
- Property GAV 2021 amounting to approximately 1 billion EUR, with the implementation of *in-house* developments and the acquisition of revenue portfolios;
- LTV of about 50%;
- *Occupancy rate* of 95%.

However, the achievement of the assumptions made in the formulation of the Guidelines is also conditional on factors that are not controllable by the Company, including the economic situation, market trends and, in particular, developments in the property sector.

2.10 Declaration of the manager responsible¹

The manager responsible for the preparation of the company's annual accounts Gabriele Cerminara declares, under paragraph 2 of art. 154-bis of the Consolidated Finance Act, that the accounting information relating to the interim management report at 31 March 2017 of Aedes SIIQ S.p.A. corresponds to the documentary evidence, books and accounting records.

Milan, 10 May 2017

Chairman

Carlo A. Puri Negri

*The Manager Charged for the preparation of the
company accounting documents*

Gabriele Cerminara

¹Declaration of the manager responsible for the preparation of the Company's financial reports in accordance with the provisions of art. 154-bis paragraph 2 of Legislative Decree no.58/1998

2.11 Annex 1 - Company information

FULLY CONSOLIDATED SUBSIDIARIES

<i>Shareholdings</i>	<i>Registered Office</i>	<i>Share Capital</i>	<i>Shares of Equity</i>
Aedes Project S.r.l. in liquidation	Milan Via Morimondo 26, Ed. 18	EUR 520,000	91% Aedes SIIQ S.p.A.
Bollina S.r.l.	Serravalle Scrivia (AL) Via Monterotondo, 58	EUR 50,000	70% Aedes SIIQ S.p.A.
Cascina Praga SIINQ S.p.A.	Milan Via Morimondo 26, Ed. 18	EUR 50,000	100% Aedes SIIQ S.p.A.
Consorzio ATA	Serravalle Scrivia (AL) Via Novi, 39	EUR 10,000	99.33% Aedes SIIQ S.p.A.
Petrarca Fund	-	-	65% Aedes SIIQ S.p.A.
Redwood Fund	-	-	100% Aedes SIIQ S.p.A.
Golf Club Castello Tolcinasco SSD S.r.l. (*)	Pieve Emanuele (MI) Località Tolcinasco	EUR 10,000	100% Aedes SIIQ S.p.A.
Pragaundici SIINQ S.p.A.	Milan Via Morimondo 26, Ed. 18	EUR 100,000	100% Aedes SIIQ S.p.A.
Pragafrance S.à r.l.	Nice (France) 14, Rue Dunoyer de Séconzac	EUR 52,000	75% Aedes SIIQ S.p.A.
Praga Service Property S.r.l.	Milan Via Morimondo 26, Ed. 18	EUR 100,000	100% Aedes SIIQ S.p.A.
Pragaquattro Center SIINQ S.p.A.	Milan Via Morimondo 26, Ed. 18	EUR 54,000	100% Aedes SIIQ S.p.A.
Pragaotto S.r.l.	Milan Via Morimondo 26, Ed. 18	EUR 100,000	100% Aedes SIIQ S.p.A.
Pragasette S.r.l. in liquidation	Milan Via Morimondo 26, Ed. 18	EUR 10,000	60% Aedes SIIQ S.p.A.
Pragaundici SIINQ S.p.A.	Milan Via Morimondo 26, Ed. 18	EUR 100,000	100% Aedes SIIQ S.p.A.
Praga Construction S.r.l.	Milan Via Morimondo 26, Ed. 18	EUR 100,000	100% Aedes SIIQ S.p.A.
Redwood S.r.l.	Milan Via Morimondo 26, Ed. 18	EUR 50,000	100% Aedes SIIQ S.p.A.
Sedea SIIQ S.p.A.	Milan Via Morimondo 26, Ed. 18	EUR 50,000	100% Aedes SIIQ S.p.A.
SATAC SIINQ S.p.A.	Milan Via Morimondo 26, Ed. 18	EUR 620,000	100% Aedes SIIQ S.p.A.
Società Agricola La Bollina S.r.l.	Serravalle Scrivia (AL) Via Monterotondo, 58	EUR 100,000	100% Aedes SIIQ S.p.A.

(*) Classified as assets and liabilities for disposal

Aedes Project S.r.l. in liquidation

company held 91% by Aedes SIIQ S.p.A..

Bollina S.r.l.

company operating in the wine trade sector. Is held 70% by Aedes SIIQ S.p.A..

Cascina Praga SIINQ S.p.A.

unlisted property investment company (SIINQ) owner of rented assets, assets in development (intended for commercial and economic/productive use) and building rights (for commercial, economic/productive use) in Serravalle Scrivia (AL). Is held 100% by Aedes SIIQ S.p.A..

Consorzio ATA

consortium established for the development of the project owned by the company S.A.T.A.C. SIINQ S.p.A. in Caselle Torinese (a), which holds 99.33% of the shares.

Petrarca Fund

fund specialised in the office sector, held 65% by Aedes SIIQ S.p.A..

Redwood Fund

fund specializing in the commercial segment, 100% owned by Aedes SIIQ S.p.A..

Golf Club Castello Tolcinasco Società Sportiva Dilettantistica S.r.l.

company held 100% by Aedes SIIQ S.p.A., appointed for the management of the sports facilities.

Novipraga SIINQ S.p.A.

unlisted property investment company (SIINQ) owner of property assets in development intended for commercial and economic/productive use in Serravalle Scrivia (AL) and Novi Ligure (AL). Is held 100% by Aedes SIIQ S.p.A..

Pragafrance S.à r.l.

company owner of property on the French Riviera (France) intended for residential use, in part subject to renovations and development and in part finished. Is held 75% by Aedes SIIQ S.p.A..

Praga Service Property S.r.l.

service company (organisation and *master plan* development, *project management*, preparation and verification of emails and agreements, coordination and development of building permits, business permits and environmental management audit, technical direction/*tenant coordinator*, *facility management*). Is held 100% by Aedes SIIQ S.p.A..

Praguattro Center SIINQ S.p.A.

unlisted property investment company (SIINQ), owner of property assets in development and intended for commercial use (Castellazzo Design Center) in the Municipality of Castellazzo Bormida (AL) and in the Municipality of Borgoratto Alessandrino (AL). Is held 100% by Aedes SIIQ S.p.A..

Pragaotto S.r.l.

company owner of rented property assets (intended for tourism/reception and residential use) and under development (Bollina intended for tourism/reception, sports/recreation and residential use) in the Municipality of Serravalle Scrivia (AL). Is held 100% by Aedes SIIQ S.p.A..

Pragasette S.r.l. in liquidation

company which has completed, in FY 2015, the subdivided sale of a property intended for residential use in Mentone (France). Is held 60% by Aedes SIIQ S.p.A..

Pragaundici SIINQ S.p.A.

unlisted property investment company (SIINQ), owner of property assets under development (Serravalle Outlet Village fase B intended for commercial use) in the Municipality of Serravalle Scrivia (AL). Is held 100% by Aedes SIIQ S.p.A..

Praga Construction S.r.l.

company providing predominantly intercompany *General Contractor* services. Is held 100% by Aedes SIIQ S.p.A..

Redwood S.r.l.

company providing property leasing activities. Is held 100% by Aedes SIIQ S.p.A..

Sede SIIQ S.p.A.

company held 100% by Aedes SIIQ S.p.A..

SATAC SIINQ S.p.A.

unlisted property investment company (SIINQ), owner of properties (Caselle Designer Village intended for commercial and office use) in the Municipality of Caselle Torinese. Is held 100% by Aedes SIIQ S.p.A..

Società Agricola La Bollina S.r.l.

company operating in the wine sector, owner of farmland in the Municipality of Serravalle Scrivia (AL) and lands managed through the rental of a farm building in the Municipality of Novi Ligure (AL) and a cellar in the Municipality of Serravalle Scrivia (AL). It is 100% owned by Aedes SIIQ S.p.A.

Shareholdings	Registered Office	Share Capital	Shares of Equity
Aedilia Nord Est S.r.l.	Milan Via Morimondo 26, Ed. 18	EUR 8,797,086	56.52% Aedes SIIQ S.p.A.
Efir S.àr.l.	5 Allé Scheffer L - 2520 Luxembourg	EUR 22,279,300	33.33% Aedes SIIQ S.p.A.
Dante Retail Fund	-	-	100% Efir S.àr.l.
Leopardi Fund	-	-	24.389% Aedes SIIQ S.p.A.
Nichelino S.c.ar.l.	Tortona (AL) S.S. per Alessandria 6A	EUR 10,000	50% Praga Construction S.r.l.
Pragasei S.r.l.	Milan Via Monte Napoleone n. 29	EUR 100,000	50.1% Aedes SIIQ S.p.A.
Ravizza S.c.ar.l. in liquidation (*)	Milan Via Gaetano de Castillia, 6A	EUR 10,000	50% Aedes Project S.r.l. in liq.
Serravalle Village S.c.ar.l.	Tortona (AL) S.S. per Alessandria 6A	EUR 10,000	50% Praga Construction S.r.l.

(*) The company was deleted from the Company Register on 14 April 2017.

Aedilia Nord Est S.r.l.

a company owned 56.52% by Aedes S.p.A. SIIQ, which owns a valuable property in Venice Cannareggio. Also has a 100% holding in Pival S.r.l., owner of a land suitable for building in Piove di Sacco.

Efir S.ar.l.

company, owned 33.33% by Aedes S.p.A. SIIQ, which owns 100% of the Dante Retail Fund, owner of *retail* properties in various parts of the Peninsula, also holder of investments in Giulio Cesare S.r.l., Mercurio S.r.l. in liquidation, and Palmanova S.r.l., owners of businesses related to the commercial activity of certain properties owned by the fund itself.

Leopardi Fund

fund with a property portfolio intended for mixed use, held for 24.389% by Aedes SIIQ S.p.A.. It is also owner of: (i) 100% of Alpe Adria S.r.l. and Agrigento S.r.l., holding company branches; (ii) 100% of Galileo Ferraris 160 S.r.l., owning an area in Naples; (iii) 73.39% Golf Tolcinasco S.r.l., owner of the golf course of the same name; (iv) 100% of Rho Immobiliare S.r.l., owner of the "Rho Centre" shopping centre; (v) 100% F.D.M. S.A., which owns a valuable *asset* in Forte dei Marmi (LU); (vi) 100% Rubattino 87 S.r.l., dedicated to the development, construction and sale of areas in Milan, and owner of apartments in Milan; (vii) 50% of the West Rubattino S.p.A., via Rubattino 87 S.r.l., a company in *joint venture* dedicated to the development of free residence in via Rubattino - West Area; (viii) 50% Via trousers S.r.l. in liquidation, owns areas in Bologna; (ix) 40% Induxia S.r.l. in liquidation, the owner of site areas in Binasco and Lacchiarella; and (x) 49% of Trixia S.r.l., which has ownership of land and a farm in the province of Milan, as well in the context of Tolcinasco Castello, located in Basiglio (MI).

Pragasei S.r.l.

company owner of property assets under construction (Serravalle Outlet Village intended for commercial use) in Serravalle Scrivia (AL). It is owned 50.1% by Aedes SIIQ S.p.A. in *joint venture* with TH Property.

Nichelino S.c.ar.l. and Serravalle Village S.c.ar.l.

consortium companies established by the Temporary Association of Companies between Praga Construction S.r.l. and Itinera S.p.A., which hold 50% each, for the building of a shopping centre in Nichelino (a) and fase A of the Serravalle Outlet Village.

Ravizza S.c.ar.l. in liquidation

temporary association of 50% owned by Aedes Project S.r.l. in liquidation, deleted from the Company Register on 14 April 2017.

OTHER INVESTMENTS

<i>Shareholdings</i>	<i>Registered Office</i>	<i>Share Capital</i>	<i>Shares of Equity</i>
Roma Development S.r.l.	Rome Via Luigi Luciani, 41	EUR 4,020,000	0.49% Aedes SIIQ S.p.A.

Roma Development S.r.l.

company owner of a land under development in Rome, La Storta. Held 0.49% by Aedes SIIQ S.p.A..