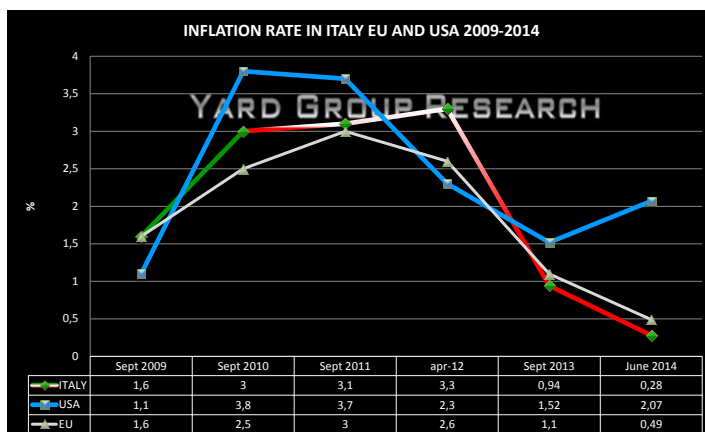




Retail property market - 1H 2014

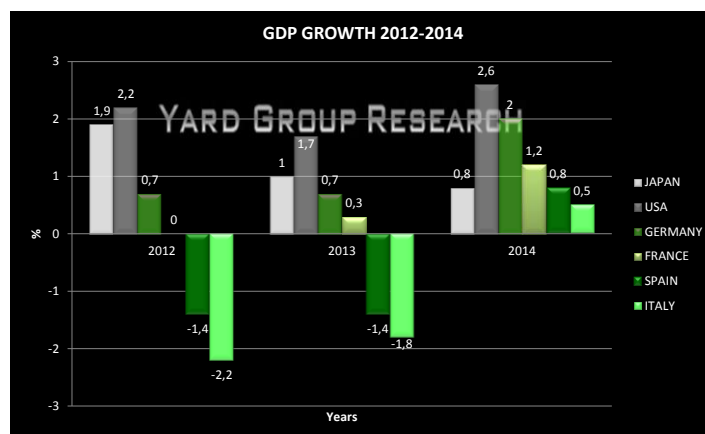
MACRO ECONOMIC INDICATORS		
population (2013)	60.782.668	↑
GDP growth rate QoQ** (II Q 2013-II Q 2014)	-0,10%	↓
GDP forecast (2014)	0,50%	↓
GDP per capita 2013* (\$)	33.094	↓
unemployment rate (2014)	12,60%	↑
disposable household income	-2,45	↓
inflation rate (June 2014)	0,28%	↑
*International monetary fund		
**Q-o-Q % : quarter on quarter % change		



The economic outlook for the second half of 2014 is not very encouraging even if limited improvements are expected. The economic scenario should improve in 2015. Generally in the EU countries lending demand is expecting to grow and GDP growth is positive even if weak and uneven. In Italy the inflation rate is still very low, with modest GDP growth and high unemployment rate. Disposable income and private consumption are still low. Lending demand has registered a mild upturn.

RETAIL PROPERTY MARKET

Considering the investment trend the retail segment registered a good performance in fourth quarter of 2013 and in the IQ of 2014 as indicated in the bar chart on the right highlighting the number of normalised transactions (NTN)



In Milan average sale values per sqm of retail properties are the following:

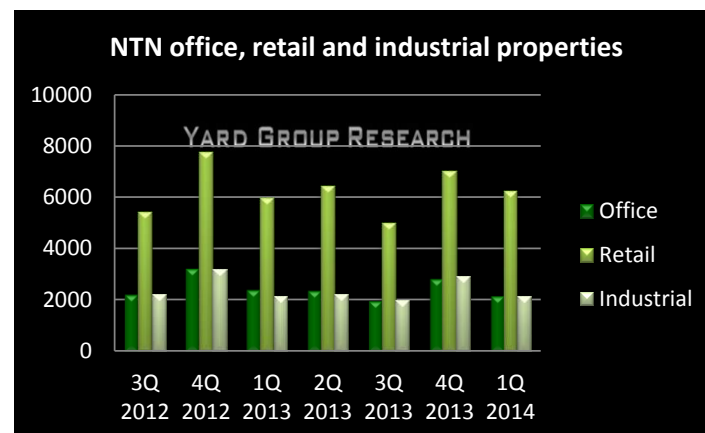
- centre: 7.955 €/mq,
- semicentre: 4.159 €/mq,
- periphery: 2.250 €/mq

Prices have decreased by -2.3% on a six month basis.

Average rental values (€/sqm/annum) are indicated below:

- centre: 491 €/mq/a
- semicentre: 276 €/mq/a
- periphery 152 €/mq/a

rental values have decreased by -1.8% on a six month basis





YARD GROUP RESEARCH

In Rome average sale values per sqm of retail properties are the following:

- centre: 7.810 €/mq,
- semicentre: 4.633 €/mq,
- periphery: 2.574 €/mq

Prices have decreased by -3.3% on a six month basis

Average rental values (€/sqm/annum) are indicated below:

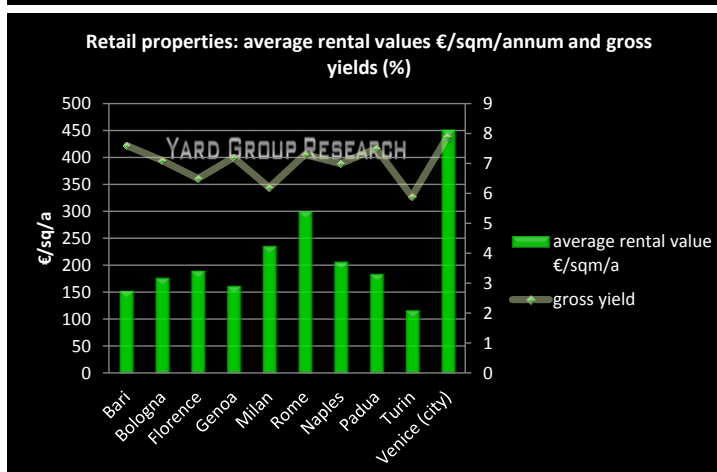
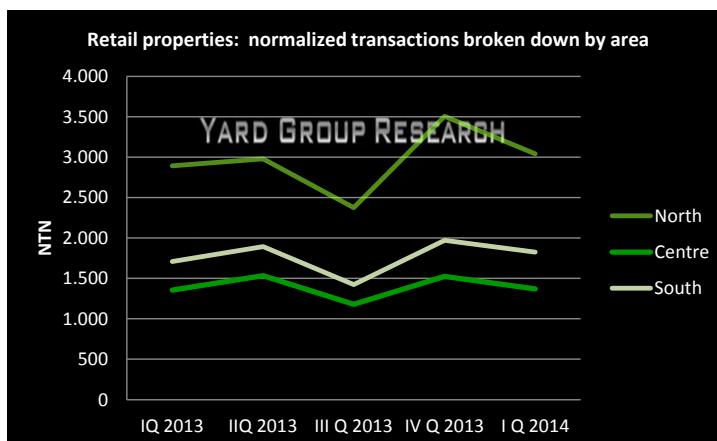
- centre: 567 €/sqm/a
- semi centre: 356 €/sqm/a
- periphery 206 €/sqm/a

rental values have decreased by on a six month basis.

The line chart on the right shows the number of normalised transactions broken down by geographical area. Average rental values and gross yields are indicated in the bar chart on the right.

The most recent transactions shown in the table below take into account retail units and shopping centres.

The outlook for the second half of 2014 is rather cautious, Italy's economy is expected to undergo a slow recovery as credit conditions ease, feeble demand, high unemployment, low inflation are still present and finally a positive GDP growth is registered after the gloomy past years.



DATE	PROPERTY	LOCATION	SALE VALUE (Ml Euro)	USE	VENDOR	BUYER
June 2014	C.c. Bussolengo	Verona	48	Retail	Amundi RE Italia Sgr	Auchan, Gallerie Commerciali Italia S.p.A.
June 2014	C.c. Fiumara	Genova	150	Retail	CBRE Global Investors Italy	Allianz Real Estate Italy, Ing Real Estate
June 2014	Supermercato via Vincenzo Monti	Milano	5,44	Shopping Centre	IDeA Fimit	GS S.p.A.
May 2014	Borgogioioso-Brindisi-Valdichiana	Carpi, Arezzo, Brindisi	182	Retail	Aberdeen Asset Management	Blackstone Group
May 2014	Galleria Parco Dora	Torino	14,4	Retail	Nova-Coop	Foncière LFPI Italia
March 2014	Terminal Nord	Udine	55	Shopping Centre	Pillar Retail Europark Fund	Benson Elliot

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