

PRESS RELEASE

PRELIOS: BOARD OF DIRECTORS APPROVES RESULTS AT JUNE 30, 2012

- MANAGEMENT PLATFORM REVENUES AT € 61.4 MILLION (€ 80.1 MILLION AT JUNE 30, 2011)
- OPERATING RESULT¹ NEGATIVE AT € 28.5 (PROFIT OF € 28.1 MILLION AT JUNE 2011, POSITIVELY INFLUENCED BY A SOME SIGNIFICANTLY SIZED TRANSACTIONS²)
 - MANAGEMENT PLATFORM EBIT³ AT € 6.2 MILLION (€ 12.9 MILLION AT JUNE, 2011)
 - EBIT OF THE DOMESTIC MANAGEMENT PLATFORM ALONE⁴ AT € 2.3 MILLION (€ 9.4 MILLION AT JUNE 2011)
 - NET LOSS OF € 125.7 MILLION (€ 0.5 MILLION AT JUNE 2011), PARTLY THE RESULT OF PROPERTY AND NON PERFORMING LOAN PORTFOLIO WRITEDOWNS, AND RESTRUCTURING EXPENSES OF MORE THAN € 90 MILLION
- NEGATIVE NET FINANCIAL POSITION € 497.5 MILLION, SUBSTANTIALLY STABLE COMPARED WITH THE PREVIOUS QUARTER (€ 494.8 MILLION)
- PRELIOS S.P.A.: THE BOARD CONFERRED A MANDATE ON THE CHAIRMAN TO CALL THE SHAREHOLDERS' MEETING PURSUANT TO ART. 2446 OF THE ITALIAN CIVIL CODE

CONFIRMATION OF INTEREST RECEIVED FROM TWO INVESTORS FOR POSSIBLE EXTRAORDINARY TRANSACTIONS

Milan, August 28, 2012 – At today's meeting, the Board of Directors of Prelios S.p.A. examined and approved the Half-Year Financial Report at June 30th, 2012.

Group performance for first half 2012

In the first half of 2012, the very negative general economic situation already seen in the first three months of the year was consolidated. The deteriorating market context, a selective banking industry, widespread expectations of a more general repricing led to a significant drop in the number and size of transactions. Although in this difficult context, during the period Prelios kept the operating margins of the management platform - the Group's core business - positive.

The Group recorded **consolidated revenues** of 64.8 million euro compared with 86.3 million euro in the first half of 2011. In particular, **management platform revenues**, in Italy and abroad, amounted to 61.4 million euro (80.1 million euro at June last year).

The **operating result** was a negative 28.5 million euro, mostly determined by writedowns in the Non-Performing Loan segment of 25.5 million euro, in their turn associated with the deteriorating

¹ Amount made up of EBIT to which is added net income from equity investments and income from shareholder loans, adjusted for restructuring costs and property writedowns/writebacks.

² Including the sale of the property building rented to La Rinascente in Piazza Duomo, Milan.

³ Results of the management platform means income generated by the Company through fund & asset management activities, specialized real estate services (property and project management and agency), services connected with NPL management (credit servicing), as well as general and administrative (G&A) expenses. The figure includes the contribution of the sale of the property mentioned above.

⁴ Includes the service platforms relating to Italy Real Estate and NPLs, as well as G&A costs.

economic and financial context. In the same period of the previous year, the result had been a positive 28.1 million euro - a figure affected by transactions of a significant size, namely the sale of the historic building rented to La Rinascente in Piazza Duomo, Milan, by the Retail & Entertainment fund managed by the subsidiary Prelios SGR and in which the Company has a qualified minority interest, and by the contribution of 9.9 million euro, attributable only to Investment Activity, originating from the operational management of the Highstreet initiative.

The operating result was made up as follows:

- **Management platform activities** achieved a positive result of 6.2 million euro, compared with the 12.9 million in first half 2011.
- **Investing activities**⁵ came out at a negative 34.7 million euro – of which 25.5 million euro for writedowns in the Non Performing Loan portfolio - while at June 30, 2011 they had been a positive 15.2 million. The latter figure included among other things the positive contribution of the aforementioned real estate transactions of a significant size.

The operating result of the domestic management platform was a positive 2.3 million euro compared with 9.4 million euro at June 30, 2011.

The **consolidated net result** was a negative 125.7 million euro, compared with a positive result achieved at June 30, 2011 of 0.5 million euro. The net result was affected by writedowns of equity and real estate investments of 52.2 million euro (in the first half of 2011 writedowns had been 3.6 million euro), financial expenses of 25.2 million euro (14 million euro in the same period of 2011), and restructuring costs of 12.7 million euro (2 million euro at June 30, 2011).

In the six-months **real estate sales** amounted to 277.7 million euro (637.3 million euro at June 2011, net of the aforementioned sale of the La Rinascente building) and were in line with the contraction recorded on the real estate market in general both at the level of cross-border investments and at the level of Italian transactions. The Company carried out its own real estate transactions achieving in the first half an average positive margin on sales of approximately 1% compared with the book value. In particular, in **Italy** sales amounted to 100.2 million euro (155.6 million⁶ at June 30, 2011), in **Germany** to 177.1 million euro (478.7 million euro in the first half of 2011, a figure that included the sale of “Blankenese”, an important urban development initiative in Hamburg); in **Poland**, finally, sales amounted to 0.5 million euro compared with 3 million euro at June 2011.

Assets Under Management amounted to 11.7 billion euro (of which 10.6 billion of real estate⁷ and 1.1 billion of NPLs⁸) compared with 12.4 billion euro at December 31, 2011. In terms of asset allocation by geographical area, of the 10.6 billion euro of property assets, 51% are managed in Germany, 48% in Italy, and 1% in Poland.

Consolidated net equity amounted to 199.9 million euro (326.2 million at December 31, 2011), while **group equity** was 191.5 million euro (318.8 million at the end of 2011). The change was mainly attributable to the negative net income for the period.

⁵ Investment activities means amounts generated by Prelios through its investments in real estate funds and companies and Non-Performing Loans.

⁶ Net of the amount of 472 million euro from the sale of the La Rinascente building in Piazza Duomo, Milan.

⁷ Market value determined by independent experts' appraisals. In relation to the BauBeCon portfolio, in which the Group no longer has an interest, but still manages, reference was made to a valuation by Jones Lang La Salle available on the assets at June 30, 2011.

⁸ Stated at book value.

The **net financial position**⁹ was a negative 497.5 million euro, substantially stable compared with 494.8 million euro of March 2012 (it was 488 million euro at December 31, 2011).

It should be noted that the Company asked and obtained from its lenders a waiver which in particular postponed to December 31, 2012 payment to the Club Deal banks of the first instalment of interest (originally due end of June 2012) and postponed to June 30, 2013 payment to Pirelli & C. S.p.A. of the two instalments provided for in 2012, and suspended - for both - measurement of the financial covenants until June 30, 2013.

Performance of the Business Divisions at June 30, 2012¹⁰

ITALY REAL ESTATE

Among significant events in the period regarding the Italy Real Estate business division, it should be noted that on June 26, 2012 the Bank of Italy informed Prelios SGR that the measure prohibiting it from setting up new investment funds had been removed. Prelios SGR is, therefore, back to normal operations.

The **operating result** was a negative 2.2 million euro, compared with a positive figure of 24 million euro in the first half of 2011. This result was made up of 7.9 million of income from the management platform (17 million euro in the previous year) and of a loss of 10.1 million euro on investment activities (7 million euro at June 2011).

In particular, as regards the performance of the single business units of the domestic management platform, **Fund & Asset Management** brought in revenues of 11.7 million euro (15.5 million at June 2011), with an operating result of 4.3 million euro (9.7 million at June 30, 2011); the **Property & Project** unit brought in revenues of 8.1 million euro in the first half of 2012 (12.9 million in the same period of 2011), while the operating result was 5.1 million euro (in line with the 5.2 million achieved at June 2011), a figure that benefited from a favourable arbitration decision regarding a previous development contract in the public sector; the **Agency** business, finally, recorded revenues of 5.3 million euro (14.4 million in the first half of the previous year) with a negative operating result of 1.5 million euro (2.1 million at June 2011). This result was substantially due to the ongoing situation of serious difficulty in the real estate industry in Italy, which caused a considerable drop in the number and sizes of transactions.

GERMANY REAL ESTATE

At the end of June, Resident Berlin 1P&K GmbH, a joint venture participated by Prelios, has signed a contract to sell 1,503 residential units to a German institutional investor. The transaction was concluded for 93 million euro, in line with the market values, and generated a positive impact on the Prelios's Net Financial Position of approximately 10 million euro.

The **operating result** was a positive 5.5 million euro, compared with 17.7 million at June 30, 2011. This result was made up of 3.9 million in income from the management platform (5.3 million in the same period of 2011) and of 1.6 million in net income from investment activity (12.4 million at June 2011, a result which included among other things a positive effect of 9.9 million euro attributable to the contribution of operational management of the Highstreet initiative).

Excluding receivables for shareholder loans.

It should be noted that the results indicated in this paragraph are referable to the result of both service activities and investing activities and are inclusive of income from shareholder loans, while general and administrative expenses (G&A/holding) are not included.

POLAND REAL ESTATE

The **operating result** was substantially at break-even point compared with a negative figure of 3 million euro in the same period of 2011, thanks to a considerable reduction in management platform costs. This result was made up of the result at break even point of the management platform (-1.8 million at June 2011) and of a loss of 0.1 million relating to net income from investment activities (-1.2 million at June 30, 2011).

NON-PERFORMING LOANS

Collections of non-performing loans amounted to 91.3 million euro compared with 97.3 million euro in the same period of 2011.

The **operating result** was a negative 26.3 million euro compared with a negative figure of 5.6 million euro in the same period of 2011. This figure was made up of -0.2 million from the management platform (an improvement on the -2.6 million euro at June 2011) and of -26.1 million from investment activities (-3.0 million in the reference period of 2011). The result of investment activity was due, in particular, to impairment of the loan portfolio of a securitisation vehicle, a joint-venture in which Prelios has an interest, following a review of the collection forecasts.

The Parent Company Prelios S.p.A. in the first half of 2012

The Board of Directors of Prelios S.p.A. also examined and approved the Company's income statement and balance sheet at June 30, 2012.

Operating revenues amounted to 8.2 million euro, while the operating result was a negative 17.8 million euro. The net result for the period was a negative 116.2 million, as a result of, among other things, impairment losses on equity investments of 98.5 million euro only partially offset by dividends of 12.3 million euro.

Net equity amounted to 101.7 million euro, compared with 218.7 million at December 31, 2011. This change was mainly due to the loss for the period.

The Board of Directors has noted that, on the basis of the Company's equity and economic position at June 30, 2012, Prelios S.p.A.'s capital has decreased by more than one third, and the company is thus in the situation described by paragraph 1 of Art. 2446 of the Italian Civil Code. The Board of Directors has consequently resolved to convene, in accordance with the law, the Shareholders' Meeting to take all the necessary steps, granting a mandate to the Chairman and Chief Executive Officers, also in the light of the events subsequent to the end of the half-year period, to fix the date and the agenda for the meeting, with all powers necessary to this end. The income statement and balance sheet of reference and the report provided for under the terms of the law will be made public within the prescribed terms.

Subsequent events

In July, Pitecna, the new commercial partnership between Prelios Property & Project Management and Impresa Percassi which works in the retail and small office segments, received the contract from Autogrill to carry out completion work on the innovative sales outlet of Villoresi Est on the A8 Milan-Lakes motorway, near the Rho trade fair and Expo areas. 23,000 sq m of total area and 2,400 sq m of building which will anticipate the future of motorway services in the whole of Italy.

On July 26, 2012 the Retail & Entertainment fund, managed by the subsidiary Prelios SGR and in which the Company indirectly has a qualified minority interest, sold a historical building located in the centre of Rome, between Via del Tritone and Via Due Macelli to an institutional investor. The building, which will be restored, with work planned to be completed by the middle of 2015, comprises a commercial area of approximately 17,500 sq m spread over seven floors (six commercial and one occupied by a restaurant) and is destined to become the main department store in Rome of the large retail chain La Rinascente.

After the end of the period, the Company received expressions of interest, from major Italian investors (Merloni-Caputi) and foreign investors (Fortress), in relation to possible extraordinary operations - including the recapitalization of the Company functional to their entry as new shareholders which may be able to ensure strengthening of the equity and restoration of balance to the overall financial structure also through the involvement of the Company's lenders. With both subjects discussions and preliminary due diligence then continued, following which, prior to today's board meeting, the potential investors confirmed their interest in pursuing the activities aimed at carrying out the extraordinary transactions.

Forecast business outlook

The macroeconomic scenario is still marked by signs of uncertainty as to the timing and nature of a general economic recovery. Also, in particular, for the real estate market, conditions of weakness continue with a reduction in the number and size of transactions, negatively impacted by high financial costs.

In this context, the Company, involved in negotiations with the potential partners described above, believes that the targets disclosed to the market last November lose significance in view of current developments and, therefore, cannot be confirmed, specifying that new targets will only be able to be prepared and disclosed once the extraordinary transactions have been carried out.

At the moment, despite the willingness shown by the banking industry and by Pirelli & C. S.p.A. to support the Company by granting the extended terms of payment of the interest instalments and measurement of the covenants as described above, failure to carry out the transactions initially provided for in the cash flow plans - owing to an on-going negative market scenario - determined, at the reporting date of June 30, a higher financial exposure than that envisaged and, therefore, one no longer in line with the short-term financial commitments. The Company's ability to continue as a going concern, is however founded on the basis of extraordinary transactions that modify the current financial structure or produce further cash flows with respect to those that can currently be provided by the core business.

In view of the above, and after having made the necessary checks, the directors have also gained - on the basis of the initiatives launched and of the expressions of interest in industrial partnerships received - the reasonable expectation that, in a time compatible with the Company's current situation, a transaction may be defined which would strengthen the equity by recapitalising the Company and restore balance to the financial structure, as well as re-launch the Group's growth and industrial development prospects. On the basis of these elements therefore, in preparing the present Half-Year Financial Report, it has been assumed that the company will continue as a going concern.

The results at June 30, 2012 will be illustrated today, August 28, at 6:00 p.m., during a conference call with the Prelios top management. Journalists may follow the presentation by phone, without being able to ask questions, by calling +39 02 802 09 27. Slides of the presentation will be available for viewing in the Investor Relations section of the website www.prelios.com.

§

The Half-Year Financial Report at June 30, 2012 will be made available to the public on August 29, 2012 at the Company's registered office in Milan, Via Piero e Alberto Pirelli 25 and at Borsa Italiana S.p.A. The same documentation will also be made available on the Company's website www.prelios.com.

The Financial Reporting Officer of Prelios S.p.A., Mr Riccardo Taranto, attests – pursuant to Art. 154-bis, Paragraph 2, of the Financial Markets Consolidation Act (Italian Legislative Decree 58/1998 – that the accounting disclosure contained in this present Press Release corresponds to the contents of the documents, registers and accounts of the Company.

This press release includes the following alternative main performance indicators in order to provide a better evaluation on the Prelios Group's results: (i) Operating result which is calculated as EBIT to which is added net income from equity investments, and income from shareholder loans, adjusted by restructuring costs and property writedowns/writebacks; (ii) result before restructuring costs and property writedowns/revaluations and taxes which is determined as above but including also borrowing costs; (iii) net financial position, represented by the gross financial debt less cash and other cash equivalents as well as other financial receivables. The aforementioned alternative performance indicators have not been audited by the independent auditors.

In compliance with Consob Communication No. 6064291 of July 28, 2006, the attached statements have not been audited by the independent auditors, Ernst & Young S.p.A.

For additional information:

Prelios Press Office Tel. +39/02/6281.33549

Prelios Investor Relations Tel. +39/02/6281.4057

www.prelios.com

1) PRELIOS GROUP - Reclassified consolidated income statement

(million euro)	JUNE 2012	JUNE 2011
Consolidated revenues:	64.8	86.3
<i>of which services</i>	61.4	80.1
<i>of which others</i>	3.4	6.2
management platform: operating result before restructuring costs and property writedowns/revaluations	5.5	12.0
management platform: net income from equity investments before restructuring costs and property writedowns/revaluations	0.7	0.9
Total management platform: Operating result	6.2	12.9
Investment activities: operating result before restructuring costs and property writedowns/revaluations	(8.6)	(7.6)
Investment activities: net income from equity investments before restructuring costs and property writedowns/revaluations	(32.0)	8.9
Investment activities: income from shareholder loans (1)	5.9	13.9
Total investment activities: Operating result	(34.7)	15.2
Operating result	(28.5)	28.1
Financial expenses	(25.2)	(14.0)
Result before restructuring costs, property writedowns/revaluations and tax	(53.7)	14.1
One-off property tax	0.0	(8.9)
Restructuring costs	(12.7)	(2.0)
Property writedowns/revaluations	(52.2)	(3.6)
Result before tax	(118.6)	(0.4)
Income taxes	(6.3)	0.2
Net income/(loss)	(124.9)	(0.2)
Minority interests	(0.8)	0.7
Consolidated net income/(loss)	(125.7)	0.5

(1) This amount consists mostly of interest income on financial receivables due from associates and joint ventures.

2) PRELIOS GROUP - Reclassified Consolidated Income Statement

(million euro)	JUNE 2012	DECEMBER 2011
Fixed assets	715.4	820.4
of which investments in real estate funds and investment companies and shareholder loans granted (1)	550.6	651.6
of which goodwill	148.1	148.1
Net working capital:	42.2	70.4
Net invested capital	757.6	890.8
Equity	199.9	326.2
of which group equity	191.5	318.8
Provisions	60.2	76.6
Net financial position	497.5	488.0
Total covering net invested capital	757.6	890.8

(1) The item includes equity investments in associates, joint ventures and other equity investments (272.1 million euro), receivables for shareholder loans (269.6 million euro), investments in real estate funds (12.7 million euro, recognised among "Other financial assets" in the consolidated balance sheet) and junior notes (0.2 million euro, recognised among "Other financial assets" in the consolidated balance sheet). The figures for June 2012 and December 2011 include provisions for equity investment writedowns of 4.0 million euro and 7.1 million euro respectively.

3) PRELIOS GROUP - Consolidated net cash flow

(million euro)	JUNE 2012	JUNE 2011
Net Financial Position - Start of Period (A)	488.0	424.0
Operating result excluding restructuring expenses and property writebacks/writedowns	(3.1)	4.4
Amortisation and depreciation	1.2	1.6
Changes in equity investments and receivables from shareholder loans	13.5	(31.3)
Changes in other non-current assets	(0.7)	(0.7)
Changes in net working capital and provisions and other changes	(6.3)	(18.9)
Net cash flow from operating activities	4.6	(44.9)
Other changes	(5.9)	(6.5)
Financial and tax expenses/income	(8.6)	2.6
Cash flow before dividends	(9.9)	(48.8)
Capital Increase / (Dividends) (*)	0.4	(1.3)
Total cash flow (B)	(9.5)	(50.1)
Net Financial Position - End of Period (A-B)	497.5	474.1

(*) third party portion of Prelios Credit Servicing for +0.6 million euro net of dividends to 10% SGR-Banca Intesa for -0.2 million euro

4) PRELIOS - ASSETS UNDER MANAGEMENT BY COUNTRY AND SEGMENT

(Euro/billion)		Market Value JUNE 2012 (*)	Market Value DECEMBER 2011 (*)
TOTAL ASSETS UNDER MANAGEMENT		11.7	12.4
NON PERFORMING LOANS		1.1	1.2
REAL ESTATE		10.6	11.2
of which participated		7.3	7.8
of which ITALY	5.1	48%	49%
of which GERMANY	5.4	51%	50%
of which POLAND	0.1	1%	1%
	10.6		11.2
ITALY participated			
	DEVELOPMENT & OTHER (**)	0.7	0.8
	RESIDENTIAL & TRADING	0.6	0.7
	COMMERCIAL	1.9	2.0
	TOTAL ITALY	3.2	3.5
GERMANY participated			
	RESIDENTIAL & TRADING	1.1	1.2
	COMMERCIAL	2.9	3.0
	TOTAL GERMANY	4.0	4.2
POLAND participated			
	DEVELOPMENT & OTHER	0.1	0.1
	TOTAL POLAND	0.1	0.1

(*) Values determined through appraisal by independent experts. In relation to the BauBeCon portfolio, in which the Group no longer has an interest, but still manages, reference was made to a valuation by Jones Lang La Salle available on the assets at June 30th, 2011.

(**) Of which 0.4 billion euro in land at the end of 2012 and 0.6 billion euro at december 2011.

5) PRELIOS GROUP - Consolidated income statement

(amounts in thousands of Euro)

	01.01.2012- 06.30.2012	01.01.2012- 03.31.2012	04.01.2012- 06.30.2012	01.01.2011- 06.30.2011	01.01.2011- 03.31.2011	04.01.2011- 06.30.2011
Revenues from sales and services	64,839	32,914	31,925	86,315	46,397	39,918
Changes in inventories of work in progress, semi-finished and finished products	44	36	8	270	220	50
Other income	11,173	6,533	4,640	8,294	2,792	5,502
TOTAL OPERATING REVENUES	76,056	39,483	36,573	94,879	49,409	45,470
Raw and consumable materials used (net of change in inventories)	(2,719)	(818)	(1,901)	(3,510)	(3,168)	(342)
Personnel costs	(34,764)	(17,492)	(17,272)	(37,542)	(19,169)	(18,373)
Depreciation, amortization and impairment	(1,160)	(577)	(583)	(1,571)	(788)	(783)
Other costs	(52,534)	(18,206)	(34,328)	(49,764)	(25,526)	(24,238)
TOTAL OPERATING COSTS	(91,177)	(37,093)	(54,084)	(92,387)	(48,651)	(43,736)
OPERATING RESULT	(15,121)	2,390	(17,511)	2,492	758	1,734
Net income from equity investments of which:	(81,587)	(11,827)	(69,760)	(6,193)	11,551	(17,744)
- portion of result of associates and joint ventures	(80,626)	(14,018)	(66,608)	(8,215)	10,689	(18,904)
- dividends	1,027	1,027	-	1,434	1,016	418
- gains on equity investments	1,767	1,873	(106)	588	-	588
- losses on equity investments	(3,755)	(709)	(3,046)	-	(154)	154
Financial income	7,863	4,852	3,011	20,794	7,137	13,657
Financial expenses	(29,748)	(14,195)	(15,553)	(14,936)	(6,520)	(8,416)
RESULT BEFORE INCOME TAXES	(118,593)	(18,780)	(99,813)	2,157	12,926	(10,769)
Income taxes	(6,308)	(4,259)	(2,049)	(2,403)	(3,258)	855
RESULT FOR THE PERIOD	(124,901)	(23,039)	(101,862)	(246)	9,668	(9,914)
of which attributable to minority interests	815	621	194	703	347	356
CONSOLIDATED RESULT FOR THE PERIOD	(125,716)	(23,660)	(102,056)	457	10,015	(9,558)

6) PRELIOS GROUP - Consolidated balance sheet

(amounts in thousands of Euro)

ASSETS	06.30.2012	12.31.2011
NON-CURRENT ASSETS		
Property, plant and equipment	4,685	4,804
Intangible assets	157,080	157,411
Investments	269,453	327,036
<i>of which held for sale</i>	3,751	7,165
Other financial assets	18,642	24,706
Deferred tax assets	24,868	26,407
Other receivables	275,079	319,359
<i>of which with related parties</i>	271,940	313,491
TOTAL NON-CURRENT ASSETS	749,807	859,723
CURRENT ASSETS		
Inventories	52,824	55,301
Trade receivables	63,242	78,074
<i>of which with related parties</i>	63,242	78,074
Other receivables	38,507	45,988
<i>of which with related parties</i>	6,035	6,287
Cash and cash equivalents	41,780	37,684
Tax receivables	10,617	11,048
TOTAL CURRENT ASSETS	206,970	228,095
TOTAL ASSETS	956,777	1,087,818
EQUITY	06.30.2012	12.31.2011
GROUP EQUITY		
Share capital	218,283	419,991
Other reserves	(16,968)	94,223
Retained earnings	115,904	94,261
Net income (loss) for the year	(125,716)	(289,641)
TOTAL GROUP EQUITY	191,503	318,834
MINORITY INTERESTS	8,410	7,348
TOTAL EQUITY	199,913	326,182
LIABILITIES	06.30.2012	12.31.2011
NON-CURRENT LIABILITIES		
Bank borrowings and payables to other financial institutions	483,719	488,802
<i>of which with related parties</i>	156,689	160,038
Other payables	1,018	3,849
<i>of which with related parties</i>	-	2,608
Provisions for future risks and expenses	20,633	35,814
Deferred tax provision	2,226	2,243
Employee benefit obligations	10,733	11,125
Tax payables	10,231	-
TOTAL NON-CURRENT LIABILITIES	528,560	541,833
CURRENT LIABILITIES		
Bank borrowings and payables to other financial institutions	55,655	36,958
<i>of which with related parties</i>	8,136	1,102
Trade payables	62,300	74,852
<i>of which with related parties</i>	8,165	8,165
Other payables	62,574	62,144
<i>of which with related parties</i>	18,663	18,618
Provisions for future risks and expenses	30,584	34,569
<i>of which with related parties</i>	4,037	7,131
Tax payables	16,084	11,280
<i>of which with related parties</i>	1,353	1,080
Derivative financial instruments	1,107	-
TOTAL CURRENT LIABILITIES	228,304	219,803
TOTAL LIABILITIES	756,864	761,636
TOTAL LIABILITIES AND EQUITY	956,777	1,087,818