

List of the themes dealt by the MonitorImmobiliare 2004 with a sample page of the System of chieftowns Values 2004 year

Form I

PART I

THE OPERATING MILIEU

The socio-economic framework

**ITALIANS LOVE HOUSING BUT THE ECONOMY
NEEDS MORE OPTIONS**

Italian families and investment in housing

INVESTMENT IN HOUSING CONTINUES

The evolution of the demand

THE ELDERLY AND NEW HOUSING SOLUTIONS

Market dynamics

1999/2003: THE GEOGRAPHY OF GROWTH

PART II

THE SYSTEM OF VALUES

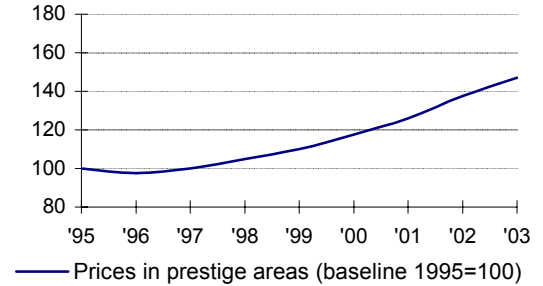
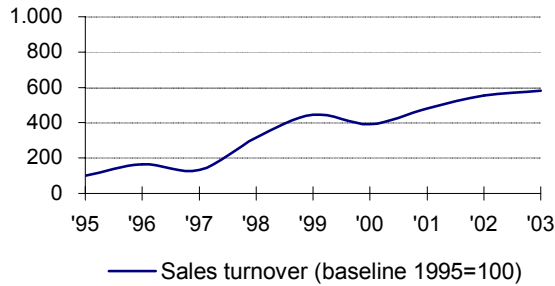
Methodology

Glossary

Agrigento

RESIDENTIAL

TREND



VOLUMES AND INDICES

YEAR VARIATION (%)

• <i>Square metres offered</i>	11.900	-11,2
<i>New buildings</i>	8.900	-15,2
<i>Existing properties</i>	3.000	3,4
• <i>Square metres sold</i>	8.400	-2,3
• <i>Sales turnover (millions of euro)</i>	8,98	4,7
• <i>Square metres rented</i>	33.100	3,4
• <i>Total absorption (%)</i>	70,6	10,0
<i>Absorption of new buildings (%)</i>	62,9	11,9
<i>Absorption of existing properties (%)</i>	93,3	0,2
• <i>Dynamism</i>	2,8	0,4
• <i>Average yield in prestige areas (%)</i>	4,5	

SALES PRICES

RENTS

		euro/sq.m	year % var	euro/sq.m/y	year % var
Prestige areas	<i>max frequency</i>	1.520	7,0	68	9,7
	<i>min</i>	1.300	7,4	55	10,9
	<i>max</i>	1.920	7,9	90	12,7
Intermediate areas	<i>max frequency</i>	1.150	7,5	55	14,2
	<i>min</i>	1.000	7,5	45	11,4
	<i>max</i>	1.420	6,0	62	12,9
Outlying areas	<i>max frequency</i>	880	6,0	38	8,6
	<i>min</i>	700	4,5	32	6,7
	<i>max</i>	1.000	6,4	45	6,4

Agrigento

SERVICE ACTIVITIES/OFFICES

VOLUMES AND INDICES	YEAR VARIATION (%)	
• <i>Square metres offered</i>	4.000	-46,7
<i>New buildings</i>	1.200	-29,4
<i>Existing properties</i>	2.800	-51,7
• <i>Square metres sold</i>	2.200	-35,3
• <i>Sales turnover (millions of euro)</i>	2,09	-31,2
• <i>Total absorption (%)</i>	55,0	21,3
<i>Absorption of new buildings (%)</i>	70,0	6,4

SALES PRICES			RENTS		
		<i>euro/sq.m</i>	<i>year % var</i>	<i>euro/sq.m/y</i>	<i>year % var</i>
Prestige areas	<i>max frequency</i>	1.370	5,4	80	4,2
	<i>min</i>	1.100	3,8	65	12,1
	<i>max</i>	1.700	6,3	97	8,3
Intermediate areas	<i>max frequency</i>	1.000	5,3	62	4,0
	<i>min</i>	920	4,5	55	3,7
	<i>max</i>	1.260	5,0	73	4,3
Outlying areas	<i>max frequency</i>	850	9,0	47	3,8
	<i>min</i>	700	4,5	36	3,5
	<i>max</i>	1.000	5,3	62	4,1

COMMERCIAL ACTIVITIES/RETAIL

		<i>euro/sq.m</i>	<i>year % var</i>	<i>euro/sq.m/y</i>	<i>year % var</i>
Prestige areas	<i>max frequency</i>	2.470	3,8	160	3,2
	<i>min</i>	2.070	2,0	139	5,1
	<i>max</i>	3.070	5,9	220	8,6
Other areas	<i>max frequency</i>	1.360	2,3	100	5,1
	<i>min</i>	940	1,1	73	3,8
	<i>max</i>	1.820	3,4	133	6,3