

DEA CAPITAL

BUY

SECTOR: Holdings & RE

Price (Eu):

1.28

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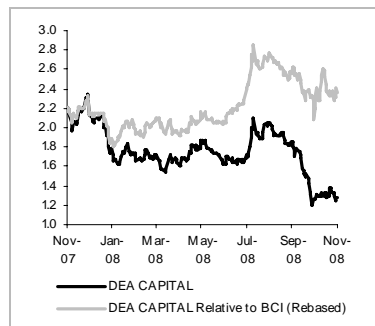
Target Price (Eu):

2.05

Revisiting Valuations after 3Q08 Still Provides Value

- **3Q08 results for DeA Capital** were in line with estimates, but in general results do not provide a trigger for the stock. The company recorded a net loss of Eu2.9mn. NAV stood at Eu2.81p.s. and net cash stood at Eu231.5mn, down from Eu262mn, mostly due to the buyback which accounted for over Eu21mn (now at 5.5% of shares). We calculate that net of the already approved transactions, cash will be down to around Eu75mn by YE, or lower, depending on investment activity.
- **As for operating companies' results**, of the biggest stakes:
 - Générale de Santé reported revenues up 5.7% YoY in 3Q08, in line with expectations of Eu442mn, with EBITDA of Eu30mn, a 6.7% margin. The company cited an increasing slowdown in growth, however. 2008 estimates are confirmed; going forward, the likely reform of the health sector in France points to lower than expected 2009-10 price increases (+0.75% on average in 2009-10) leading to a significant cut in medium term estimates (-25% in 2009 EBITDA). Longer term, the lower than expected increase is partially offset.
 - The Migros Turk tender went through, and a delisting is likely (average price YTL21.27). Results for 9M08 were not fully disclosed, but we understand that growth related to new openings is proceeding faster than expected.
 - DeA Alternative Investments reported Eu5.6mn net profit in 9M08 and Eu1.2mn in 3Q08 alone (not fully consolidated). Although results were in line with expectations, we are revising our estimates for planned fund raising for 2009 (as with FARE), postponing it to 2010, in light of current unfavourable market conditions.
 - SIGLA reported slightly better results as far as bottom line is concerned, but well below YE estimates, and we are cutting estimates.
- **We reiterate our BUY Rating on the stock, target price from Eu2.55 to 2.05.** The stock has performed well since year beginning, more in line with the market in the last month and trades now at a 54% discount to NAV at Book Value (Eu2.81 per share) or 37% to NAV with GDS calculated at market price (40% average for Italian holdings). On the back of revised estimates for the operating companies' and GDS in particular, we have reduced the target price to Eu2.05, calculated applying a 10% discount on the adjusted NAV (which averages fair values of the assets with market price or cost). If we were to unlock the value of the participated assets, as well as applying no discount to the assets below, we would arrive at a valuation of Eu2.70. In order to eliminate or reduce the discount currently applied to NAV, we believe that DeA Capital could: 1) revamp GDS business, increasing efficiency to compensate for the lower 09-10 tariffs increase 2) de-list GDS (Migros has been carried out), 2) simplify the structure, 3) potentially use the Eu120mn losses which are not expiring.

DEA CAPITAL - 12m Performance



RATING: Unchanged

TARGET PRICE (Eu): from 2.55 to 2.05

Change in EPS est: 2008E 2009E
n.m. -74.3%

STOCK DATA

Reuters code: DEA.MI
Bloomberg code: DEA.IM

Performance	1m	3m	12m
Absolute	2.3%	-37.3%	-41.9%
Relative	12.0%	-10.7%	3.9%
12 months H/L:	2.35/1.20		

SHAREHOLDER DATA

No. of Ord. shares (mn): 307
Total No. of shares (mn): 307
Mkt Cap Ord (Eu mn): 394
Total Mkt Cap (Eu mn): 394
Mkt Floa t - ord (Eu mn): 137
Mkt Floa t (in %): 34.9%
Main shareholder:
De Agostini 60.3%

BALANCE SHEET DATA

2008
Book value (Eu mn): 827
BVPS (Eu): 2.70
P/BV: 0.5
Net Debt (#BadKeyword mn): -75
NAV (Eu mn) 827

Key Figures	2006A	2007A	2008E	2009E	2010E
EBIT (Eu mn)	(5)	(4)	(0)	16	15
Net profit (Eu mn)	86	6	-1	5	7
EPS - New (Eu)	0.49	0.03	0.00	0.02	0.02
EPS - Old (Eu)	0.49	0.03	0.00	0.06	0.09
DPS (Eu)	0.00	0.00	0.00	0.00	0.00
NAVPS (Eu)	1.51	2.77	2.70	2.65	2.60
Ratios & Multiples	2006A	2007A	2008E	2009E	2010E
P/E	2.6	50.6	nm	85.0	57.4
Div. Yield	0.0%	0.0%	0.0%	0.0%	0.0%
P/NAVPS	0.9	0.5	0.5	0.5	0.5
ROCE					

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DEA CAPITAL - KEY FIGURES

		2006A	2007A	2008E	2009E	2010E
Fiscal year end		31/12/2006	31/12/2007	31/12/2008	31/12/2009	31/12/2010
PROFIT & LOSS (Eu mn)	Sales	1	0	8	36	36
	EBITDA	(5)	(4)	(0)	16	15
	EBIT	(5)	(4)	(0)	16	15
	Financial income (charges)	13	14	10	4	4
	Associates & Others	1	(5)	(5)	(4)	(3)
	Pre-tax profit (loss)	11	5	5	15	17
	Taxes	(0)	(1)	(5)	(7)	(7)
	Tax rate (%)	1.2%	15.9%	100.1%	45.2%	38.9%
	Minorities & discontinue activities	76	2	(1)	(4)	(4)
	Net profit	86	6	-1	5	7
	Total extraordinary items					
	Ebitda excl. extraordinary items	(5)	(4)	(0)	16	15
Ebit excl. extraordinary items						
Net profit restated	86	6	(1)	5	7	
PER SHARE DATA (Eu)	Total shares out (mn) - average fd	177	307	307	307	307
	EPS stated fd	0.49	0.03	0.00	0.02	0.02
	EPS restated fd	0.49	0.03	0.00	0.02	0.02
	BVPS fd	1.51	2.77	2.70	2.65	2.60
	NAVPS fd	1.51	2.77	2.70	2.65	2.60
	Dividend per share (ord)	0.00	0.00	0.00	0.00	0.00
	Dividend pay out ratio (%)	0.0%	0.0%	0.0%	0.0%	0.0%
CASH FLOW (Eu mn)	Change in NWC	0	0	0	0	1
	Capital expenditure	0	0	0	0	0
	Other cash items	0	0	0	0	0
	Free cash flow (FCF)	0	0	0	0	1
	Acquisitions, divestments & other Dividend					
Change in Net Financial Position		178	(341)	16	17	
BALANCE SHEET (Eu mn)	Total fixed assets	29	444	752	720	688
	Net working capital	(1)	(11)	0	0	0
	Long term liabilities					
	Net capital employed	29	433	752	720	689
	Net financial position	(238)	(416)	(75)	(91)	(108)
	Group equity	267	849	827	811	797
	Minorities	0	0	0	0	0
Net equity	267	849	827	811	797	
NAV DATA (Eu mn)	Properties and other assets - Book value					
	Properties and other assets - Market value					
NAV	267	849	827	811	797	
RATIOS(%)	EBITDA margin*	nm	nm	nm	44.7%	42.6%
	EBIT margin*					
	Gearing - Debt/equity	89.3%	49.0%	9.1%	11.2%	13.6%
	Interest cover on EBIT	0.4	0.3	0.0	nm	nm
	Debt/Ebitda	nm	nm	nm	5.68	7.03
	Capex as % sales	0.0%	0.0%	0.0%	0.0%	0.0%
	ROCE*					
ROE*						
GROWTH RATES (%)	Sales	nm	-97.5%	21137.5%	369.5%	0.9%
	EBITDA*	nm	nm	nm	nm	-3.8%
	EBIT*					
	Net profit	nm	-92.9%	nm	nm	48.3%
	EPS restated	nm	-94.8%	nm	nm	48.3%

* Excluding extraordinary items

Source: Intermonte SIM estimates

DETAILS

Results of the parent company are not a significant trigger event for DeA Capital, but in any case DeA Capital published third quarter results that were in line with our estimates. The company recorded a net loss of Eu2.9mn.

NAV stood at Eu2.81 per share, net of treasury shares, with the equity value standing at Eu825mn and a positive net financial position of Eu231.5mn. The table below highlights NAV at cost, but also includes the operations carried out in 2H08 as far as NFP is concerned. The same calculation, with GDS and Migros at market price (Eu 10.29 and YTL 21.26 respectively), would yield a NAV of Eu2.05.

DeA Capital NAV at Pro-forma Book Value

Asset	Value (€ mln)	per share €	%	Valuation method
Santè SA	332.0	1.13	40.2%	Equity
Kenan (Migros TURK)**	81.0	0.28	9.8%	Fair value (curr. cost)
Shareholder Loan (Migros TURK)**	94.0	0.32	11.4%	Fair value (curr. cost)
ATLANTIC	72.0	0.25	8.7%	Equity* (curr. cost)
IDEA SGR	57.7	0.20	7.0%	Equity
Sigla	42.3	0.14	5.1%	Equity
IDEA I Funds	52.8	0.18	6.4%	Fair value*
Venture Cap. Funds	22.8	0.08	2.8%	Fair value*
Minor participations	3.1	0.01	0.4%	Fair value*
Fiscal Credit	0.0	0.00	0.0%	
Cash, credits and marketable sec.	67.3	0.23	8.2%	
Total	825	2.81	100.0%	
# shares (mln) net of Buy Back		293.5		

* updated quarterly by fund managers

Source: Intermonte SIM and Company Data

<i>Current price</i>	<i>1.29</i>
<i>Discount to NAV</i>	<i>-54%</i>
<i>Discount to investment value</i>	<i>-59%</i>

In this representation, we include the operations that have already been foreseen by year end; on top of this, one should include possible capital calls following recently announced new investments, among which the biggest could be the "Giochi Preziosi" investment and Pirelli RE integrated facility management, announced by the co-investment fund and other operations. The press reports a possible acquisition of Blue Skye Luxemburg, i.e. the South European and Italian branch of the US Hedge Fund DB Zwirn. Available net cash at year end could therefore be lower.

NFP is positive to the tune of Eu231.5mn, (which also includes the Eu94mn investor loan related to the acquisition of Migros Turk) down from Eu262mn in 1H08, due to the buyback and capital injections at some of the operating companies. We expect the NFP to be down to Eu75mn by year end. However, additional investment capacity is granted by the Eu150mn financing agreement signed in July, an unsecured credit line expiring in 5 years, at 3-6 month EURIBOR with a maximum spread of 170 basis points.

More interestingly, we take a look at the results of the operating companies, as well as at new deals.

GÉNÉRALE DE SANTÉ

GDS revenues came in at Eu424mn, +5.7% YoY, with 5% organic growth in the quarter in France (+0.8% from prices vs. +2.8% last year and +4.2% volume / mix). The EBITDA margin held up well at 6.8% in the quarter, flat vs. last year and seasonally lower. Net debt stood at Eu947mn in the quarter.

On the basis of these results, we have confirmed 2008 estimates; going forward, we now take into account the likely approval of lower than expected price increases by the French government, which for GDS will see an average increase of 0.75% in 2009-10. This is linked to the Sarkozy government's reform of the health sector. Also, forthcoming regroupings, after Mermoz in Sept 08, will have an impact after the 2009-10 period, at the end of 2010. On top of this, the deteriorating macro scenario might have an impact on the increase in overall volumes/mix.

Generale DE Santé EU mn	1H07	3Q07	9M07	4Q07	2007	1H08	3Q08	9M08	4Q08 E	2008E	2009E	2010E	% change vs OLD EST.		
													2008E	2009E	2010E
Revenues	985	418	1402.8	503.2	1906	1,025	442	1466	526.8	1,993	2,058	2,128	0%	-3%	-6%
YoY	8%	11%	9%	-11%	9%	4%	6%	5%	5%	5%	3%	3.4%			
Ebitda IFRS	132	29	161.2	77.8	239	138	29.7	167	68.6	236	229	236	0%	-12%	-19%
YoY	-6%	12%	-3%	54%	0.0%	4.1%	2.8%	3.8%	-11.9%	-1.3%	-2.9%	3.2%			
% margin	13%	7%	11%	15%	12.5%	13%	7%	11.4%	13%	12%					
Ebit IFRS	65.9	0.9	66.8	40	106.8	80	55.5	136	33.5	169	109	116	0%	-25%	-35%
YoY					4.3%	21.4%	n.m.	102.8%	n.m.	58.2%	-35.5%	6.7%			
Net Income	35.3	-3.5	31.8	13.8	45.6	25.7	49	74.7	9.6	65.1	28.4	34.5	0%	-47%	-55%
YoY	-83%	-121%	-82%	-94%	-80%	-27.2%	88.3%	134.9%	n.m.	42.8%	-56.4%	21.5%			
NFP					-1001	-1080	947.3	947.3	-916.6	-916.6	-879.3	-842.7	7%	6%	10%

Source: Company Data and Intermonte SIM estimates

We expect GDS to indicate an outlook for 2009 when FY08 results are released. We are taking a cautious approach to the French business, making the following assumptions:

- a 0.75% increase in tariffs in 2009-10, in line with 2008, with a limited increase in volumes, due partly to the weak economy
- From 2011 on, we have assumed a 2% tariff increase
- 11 regroupings are foreseen in the GDS plan, of which 2 have been carried out this year; we expect another 6 will take place by 2011.
- a 2.5-3.0% increase in labour costs, as recent tensions in the health sector in France will make cuts difficult to implement; rents will also increase when regroupings are carried out.
- slightly lower CAPEX than previously assumed.

These assumptions lead to a heavy reduction in EBITDA projections for 2009-10: around 12% in 2009 and 19% in 2010. In the long term, the reduction is lighter. We have also increased our year end net debt forecast.

Based on these estimates, our fair value per GDS share moves to Eu20, which means there is still huge upside on current prices. GDS is trading at huge discount to its peer average and close to Rhoen Klinikum (see Appendix); the stock price is pushed down by thin float, as the company owns 81% and 10% is owned by a single shareholder, which we would hope to see taken out at some point, also in order to enable GDS to exploit tax benefits. GDS has approved a buyback program, which could facilitate a transaction with this single shareholder. We remind that GDS net debt/EBITDA should be down to 3.8x by YE and is secured by a 7Y senior Eu1.1bn facility awarded last year, including Eu 200mn Capex facility, 50% of which is bullet, with an average cost of around 6.7%.

Gènèrale De Santè

DCF (Eu mn)	2007	2008	2009	2010	2011	2012	2013	2014	TV
EBITDA	239.0	236.0	229.1	236.3	269.4	300.1	319.0	330.7	338.9
Taxes	(40.6)	(58.3)	(37.6)	(40.1)	(51.5)	(62.2)	(68.7)	(72.7)	(71.6)
tax rate	-38.0%	-34.5%	-34.5%	-34.5%	-34.5%	-34.5%	-34.5%	-34.5%	-34.5%
Change in WC	0.1	1.5	0.5	4.4	2.3	(0.2)	1.2	0.0	0.00
Capex	(163.3)	(169.4)	(123.5)	(123.4)	(115.1)	(120.7)	(124.8)	(128.2)	(131.4)
Capex/Revenues	-2.9%	-8.5%	-6.0%	-5.8%	-5.0%	-5.0%	-5.0%	-5.0%	-5.0%
FCF	35.2	9.8	68.4	77.1	105.0	117.1	126.8	129.8	135.9
TV									2,524
year		0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0
Discounted WACC		1.00	0.94	0.87	0.81	0.75	0.69	0.63	0.59
Discounted Free cash flow		9.78	64.1	67.4	85.3	87.8	87.1	81.7	1,483

Discounted Free cash flows	483
Terminal value	1,483
Total EV (with DCF)	1,967
NET FINANCIAL POS.(end 2007)	-1,001
R.E. & Italian disposal	180
Minorities	-61.7
Total EQUITY	1,084
# of shares (000.000)	54.7
Value per share (Eu)	19.8
Price	9.7
Upside/downside	104%

TV / Total EV
75%

WACC	7.9%
Terminal growth	2.5%

Source: intermonte SIM

@MKT PRICE

% stake of DeAcapital	36%	
countervalue	387	189.8
Debt in GDS SA (43%)	151	151
Impact on DeaC NAV	237	39.3

	2,007	2,008	2,009	2,010	2,011
EV/SALES	1.2	1.0	1.0	0.9	0.9
EV/EBITDA	8.7	8.5	8.6	8.2	6.9
EV/Op FCF	27.5	30.1	18.6	17.1	12.0
PE	23.8	16.6	38.2	31.4	18.5

Source: intermonte SIM

MIGROS TURK

Migros Turk has not given full disclosure of 9M08 results yet but we believe that the favourable trend seen in revenues bodes well for the achievement of business plan targets, especially in terms of new store openings. Also, the JV, which acquired a majority stake in February and increased its stake to 81.6% by buying shares on the market, has successfully closed the mandatory takeover and a delisting is likely to occur soon.

We confirm our estimates, which are more conservative than the company's (20-25% lower on 2012), partly based on current macroeconomic uncertainty. The 2008-12 plan, which was approved before the takeover, targets a twofold increase in revenues, thanks to new store openings, which are expected to double by 2012, and an EBITDA margin at around 7%; the investment needed to implement this plan is expected to be around YTL 500mn, on top of the maintenance CAPEX, estimated at around YTL 60-70mn.

MIGROS TURK	1H07	3Q07	9M07	4Q07	2007	1H08	3Q08	9M08	4Q08 E	2008E	2009E	2010E	% change vs OLD EST.		
YTL mn													2008E	2009E	2010E
Revenues	2028	1,216	3,245	1,170	4415	2,364	1,419	3783.2	1,259	5,042	6,050	6,958	0%	0%	0%
YoY						16.6%	17%	17%	8%	14.2%	20.0%	15.0%			
Ebit	101	65	165.5	n.a.	222	144	n.a.	n.a.	n.a.	230	270	319	0%	0%	0%
YoY						43.4%				3.6%	17.2%	18.1%			
Net income	79	n.a.	n.a.	n.a.	170	127	n.a.	n.a.	n.a.	213	n.a.	n.a.	0%	0%	0%
YoY						59.9%				25.1%					

Source: Company Data, consensus and Intermonte SIM estimates

IDEA ALTERNATIVE & FARE

IDeA Alternative Investments reported Eu5.6mn in net income (not fully consolidated). Results were in line with expectations and FY08 estimates. However, we have revised '09 expectations, as we believe that fund raising will be very difficult in 2009 for any player in this sector, as already observed in the 2002-03 period (and despite the fact that historically sizeably higher returns have been realised 24-36 months after a recession). We have therefore assumed more conservatively that FuM will go from Eu1.8bn in 2008 to Eu2.2bn in 2009 (vs. 2.65bn in previous estimates), through a combination of delayed fund raising and delayed repayments. Fund raising has been now shifted by a year. As IDeA is valued based on 08-09 AuM multiples, this is having a negative impact on the valuation; it would be absorbed as we move into 2010.

We have similarly reduced our 2009 fund raising growth estimates for FARE, which has not yet disclosed results. FuM have been assumed to grow from Eu2.85bn in 2008 to 3.75bn (vs. Eu4.58bn previously) in 2009.

Even under more cautious assumptions, the asset management activities will post a significant positive contribution to DeA Capital P&L in 08-10, providing a stable income flow, which is independent of the deal flow of the direct investment activities of DeA Capital and which is expected to contribute around Eu 10-12mn in 2009 on a proportionate basis (44.3% of Idea AI, which is consolidated proportionally and 70% for FARE, which is consolidated line by line).

IDEA ALTERNATIVE INV (1/1/08)													% change vs OLD EST.		
YTL mn	1H07	3Q07	9M07	4Q07	2007	1H08	3Q08	9M08	4Q08 E	2008E	2009E	2010E	2008E	2009E	2010E
Commissions	n.a.	n.a.	n.a.	n.a.	n.a.	4.2	2.6	6.8	2.5	9.31	10.6	11.6	-2%	11%	22%
YoY											13%	9%			
Associates	n.a.	n.a.	n.a.	n.a.	n.a.	2.8	0.8	3.6	2.0	5.60	5.7	7.8	0%	-57%	-50%
YoY											1%	38%			
Revenues	n.a.	n.a.	n.a.	n.a.	n.a.	7.0	3.4	10.4	4.5	14.91	16.2	19.4	-1%	-29%	-23%
YoY											9%	19%			
Net income	n.a.	n.a.	n.a.	n.a.	n.a.	4.40	1.2	5.6	2.4	7.97	8.2	10.5	-2%	-39%	-30%
YoY											3%	28%			

Source: Company Data and Intermonte SIM estimates

First Atlantic R.E. cons.													% change vs OLD EST.		
EU mn	1H07	3Q07	9M07	4Q07	2007	1H08	3Q08	9M08	4Q08 E	2008E	2009E	2010E	2008E	2009E	2010E
SGR	n.a.	n.a.	n.a.	n.a.	10.3	n.a.	n.a.	n.a.	n.a.	14.9	17.2	17.1	0%	-11%	-17%
YoY										45%	15%	-1%			
Property	n.a.	n.a.	n.a.	n.a.	11.2	n.a.	n.a.	n.a.	n.a.	12.4	14.0	14.0	0%	0%	0%
YoY										11%	13%	0%			
Revenues	n.a.	n.a.	n.a.	n.a.	21.5	n.a.	n.a.	n.a.	n.a.	27.3	31.2	31.1	0%	-6%	-10%
YoY										27%	14%	0%			
Net income	n.a.	n.a.	n.a.	n.a.	8.5	n.a.	n.a.	n.a.	n.a.	12.7	12.6	12.1	0%	-10%	-16%
YoY										50%	-1%	-3%			

Source: Company Data and Intermonte SIM estimates

SIGLA

SIGLA reported a slightly better than expected net result, though well below long term targets and our expectations for the full year: we are therefore cutting estimates.

SIGLA - P&L (Eu mn)													% change vs OLD EST.		
Eu mn	1H07	3Q07	9M07	4Q07	2007	1H08	3Q08	9M08	4Q08 E	2008E	2009E	2010E	2008E	2009E	2010E
Outstanding loans (EOP)	128.7	145.7	145.7	170.0	170.0	161.8	164.0	164.0	187.5	187.5	194.6	216.2	-11%	-27%	-37%
YoY					100%	26%	13%	13%	10%	10%	4%	11%			
Revenues from loans	n.a.	n.a.	18.0	4.7	22.7	n.a.	n.a.	20.0	5.7	25.7	27.5	30.8			
YoY								11%	22%	13%	7%	12%			
Sal./Pens. Guarant. loans	n.a.	n.a.	0.9	0.4	1.3	n.a.	n.a.	3.0	1.3	4.3	5.2	5.7			
YoY								233%	231%	233%	20%	10%			
Revenues	12.0	6.9	18.9	5.1	24.0	15.4	4.6	20.0	10.0	30.0	32.7	36.5	-8%	-22%	-33%
YoY					193%	28%	-33%	6%	97%	25%	9%	12%			
Net Income	n.a.	n.a.	n.a.	n.a.	-2.8	-2.9	3.7	0.8	0.3	0.5	0.7	0.7	n.m.	-368%	-72%
YoY					n.m.	n.m.	n.m.	n.m.	n.m.	n.m.	n.m.	4%			

Source: Company Data and Intermonte SIM estimates

DEA CAPITAL VALUATION

On the basis of the operating companies' results, we have revised estimates and valuations. Our valuation of each company is based on an average between our target price and the market value or, if not available, the cost. The fair discount to adjusted NAV has been slightly reduced, from 15% to 10%, in light of the increasing number of treasury shares (now 5.5% of capital). We have consequently reduced the target price to Eu2.05.

We point out that our 10% discount (which is actually a 24% discount if we were to take assets at their fair value) vs. current 38% on the market can be explained by :

- DeA capital invests directly in assets where it has significant governance rights and in most cases in a co- control position;
- The diversified structure (investment and asset management) results in a stabilisation of earnings, thanks to the contribution of asset management companies (i.e. IDEA AI and FARE);
- Defensive portfolio (health and food retail are the main assets);
- The current positive cash position, together with the Eu150mn credit are still available, and give DeA Capital the opportunity to exploit the current distressed financial and industrial market conditions to invest at attractive prices (history shows that highest returns were made in times of recession
- 5.5% Treasury shares

DeA Capital Valuation - Adjusted NAV					DeA Capital Valuation - NAV with assets at target valuation				
Asset	Value (€ mln)	per share €	%	Valuation method	Value (€ mln)	per share €	%	Valuation method	% change vs OLD target Val
Santè SA	172	0.59	25.4%	DCF & Market Price@ Eu10.3 (including 07 div)	237	0.81	30.2%	DCF	-42%
Kenan (Migros TURK)**	208	0.71	30.6%	AVG Migros TURK TP	240	0.82	30.6%	AVG Migros TURK TP	-16%
ATLANTIC	72.8	0.25	10.7%	MULTIPLE 08 & 09 & Cost	74	0.25	9.4%	MULTIPLE 08 & 09	-21%
IDEA SGR	53.6	0.18	7.9%	MULTIPLE 08 & 09 & Cost	50	0.17	6.3%	MULTIPLE 08 & 09	-6%
Sigla	11.7	0.04	1.7%	MULTIPLE 08 & 09 & Cost	12	0.04	1.5%	MULTIPLE 08 & 09	-5%
IDeA I Fund of Funds	52.8	0.18	7.8%	Fair value*	45	0.15	5.7%	Fair value*	0%
Venture Cap. Funds	22.8	0.08	3.4%	Fair value*	28	0.10	3.6%	Fair value*	0%
Minor participations	3.1	0.01	0.5%	Fair value	3	0.01	0.4%	Fair value	0%
Fiscal Credit	15.1	0.05	2.2%	5Y DCF & zero	30	0.10	4.4%	5Y DCF	0%
Cash, credits and marketable sec. 2008	67.3	0.23	9.9%		67	0.23	8.6%		-28%
Total	679	2.31	100%		786	2.68	101%		
% discount		10%				-22%		Discount of TP vs. Fair value	
Target price (Eu p.s.)		2.08				2.08			
Current Mkt Price		1.29				129%			
% Upside/downside		61.5%				107.5%		% Upside/downside vs. market price	
# shares (min) net of Buy Back		293.49							

* quarterly updated by fund managers

Source: Intermonte SIM and Company Data

If we were to unlock the value of stakes apply no discount to the assets listed in the target price calculation table below, we'd get a valuation of close to Eu2.70 per share.

PEER GROUP VALUATION

The stock has performed in line with the market in the last month and is now trading at a 57% discount to NAV at book value (Eu2.81ps) or a 37% discount to NAV if GDS is calculated at market price (40% average for Italian holding companies).

	Price	YTD % change	Today % change	-1 Day % change	Volume (EUR k)	P/NAV (reported)	P/Adj. NAV	Mkt Cap (EUR mln)
Deutsche Beteiligungs	9.62	-48.70%	1.48%	-4.72%	437	0.38	0.34	138.5
Dinamia	10.05	-49.88%	-0.20%	-3.73%	14	0.40	0.32	120.3
Eurazeo	41.00	-50.94%	-3.55%	1.26%	5962	0.38	0.37	2211.4
GIMV	31.00	-33.83%	1.31%	-3.17%	585	0.54	0.55	718.5
Ratos	133.25	-24.29%	-1.30%	-0.19%	29826	0.71	0.71	2147.6
Wendel	35.28	-64.34%	-2.70%	0.39%	5919	0.26	0.40	1775.1
3i (GBP)	427.25	-57.40%	0.53%	-5.45%	8564	0.42	0.38	1938.7
Candover (GBP)	1217	-32.01%	-3.87%	-4.09%	297	0.66	0.59	310.6
SVG Capital (GBP)	342.00	-54.85%	-2.29%	-6.17%	335	0.36	0.35	592.2
					avg.	0.47	0.46	
	Price	YTD % change	Today % change	-1 Day % change	Volume (EUR k)	P/NAV (reported)	P/Adj. NAV	Mkt Cap (EUR mln)
M&Capitali	0.47	-36.49%	1.95%	-0.86%	25	0.47		259.0
Tamburi	1.44	-30.37%	-0.69%	-1.63%	20	0.66		158.4
Mid Industry Capital	14.10	-37.33%	-5.31%	-0.73%	5	0.72		70.5
Cape Live	0.52	-42.92%	-1.79%	1.93%	2	0.50		26.5
Sopaf	0.17	-63.16%	0.42%	-4.10%	48	0.21		79.7
Gemina	0.43	-64.13%	-2.05%	0.92%	912	0.29		632.5
Mittel	2.48	-51.38%	-0.40%	-0.40%	100	0.40		163.7
					avg.	0.46		
DeA Capital	1.29	-39.19%	0.39%	2.65%	236	0.46	0.56	393.9
<i>LPX Europe (-1 day)</i>	174.95	-54.91%	-2.99%					
<i>S&P/MIB</i>	20831	-45.97%	2.04%					
<i>MIDEX</i>	19027	-47.26%	0.00%					
<i>ALLSTARS</i>	9131	-36.45%	-0.10%					

Source: Bloomberg

APPENDIX – OPERATING COMPANIES PEER GROUP

Générale De Santé PEER GROUP

Peer group Générale de Santé Minibase in EUR as of 14/11/08

Company	Crcy	Price	Mkt Cap (Eu mn)	EV/EBITDA			PE		
				2007	2008	2009	2007	2008	2009
Generale De Sante (cons)	EUR - Euro	10.3	563	6.3x	6.2x	6.4x	9.7x	12.6x	17.0x
Care Uk	GBP - UK Pound Sterling	2.8	171	7.9x	6.7x	5.5x	7.9x	9.2x	7.6x
Curanum AG	EUR - Euro	3.5	113	7.6x	7.8x	7.4x	21.6x	11.7x	10.4x
Orpea SA	EUR - Euro	25.0	923	18.5x	15.9x	13.9x	24.1x	21.2x	16.8x
Rhoen Klinikum	EUR - Euro	18.6	1,925	9.8x	9.5x	8.8x	18.1x	16.4x	15.0x
Netcare Ltd.	ZAR - South African Rand	0.5	932	n.m.	9.4x	9.4x	7.0x	11.0x	7.5x
Athens Medical Centre	EUR - Euro	1.3	114	n.m.	6.0x	6.0x	7.5x	7.9x	8.8x
Mediclin AG	EUR - Euro	2.7	83	n.m.	8.8x	8.8x	14.7x	10.8x	9.7x
Marseille Kliniken AG	EUR - Euro	6.0	73	n.m.	5.2x	5.2x	7.0x	6.7x	7.4x
Southern Cross Healthcare Group Plc	GBP - UK Pound Sterling	1.2	233	n.m.	3.8x	3.8x	4.9x	5.1x	5.1x
Total			5,129						
Average				9.4x	7.7x	7.3x	12.0x	11.7x	10.5x
Median				7.8x	7.3x	6.9x	13.9x	14.5x	12.8x
Avg x mkt cap					9.7x	9.1x	14.9x	14.6x	13.0x

Source: JCF Consensus

MIGROS Turk PEER GROUP

MIGROS TURK
Peer group

Minibase in EUR as of 14/11/08

Company	Crcy	Price	Mkt Cap I.c.	EV / EBITDA			P / E		
				2008	2009	2010	2008	2009	2010
Ahold (Kon.)	EUR - Euro	8.70	10,369	6.6x	5.6x	5.2x	12.8x	11.1x	9.9x
Carrefour SA	EUR - Euro	31.77	22,395	5.5x	5.2x	4.9x	11.7x	11.0x	10.3x
Casino Guichard Perrachon SA	EUR - Euro	52.78	5,628	5.3x	5.4x	4.9x	10.8x	10.2x	9.4x
Colruyt SA	EUR - Euro	173.99	5,802	9.7x	8.9x	8.5x	17.6x	16.3x	15.3x
Delhaize Group SA	EUR - Euro	46.82	4,695	5.1x	4.5x	4.3x	10.7x	9.9x	9.1x
Metro AG	EUR - Euro	22.96	7,506	3.5x	3.4x	3.1x	7.8x	7.4x	6.6x
Tesco	GBP - UK Pound Sterling	3.87	30,393	8.1x	7.3x	6.6x	12.1x	10.9x	9.9x
Wal Mart Stores Inc	USD - US Dollar	41.57	163,552	8.1x	7.5x	7.1x	15.3x	14.1x	12.6x
Costco Wholesale Inc	USD - US Dollar	37.9	16,363	7.7x	7.3x	6.7x	16.5x	15.5x	14.1x
Total			56,396						
Average				6.6x	6.1x	5.7x	12.8x	11.8x	10.8x
Median				6.6x	5.6x	5.2x	12.1x	11.0x	9.9x
Average per CAP				5.8x	5.4x	5.0x	11.8x	10.9x	10.1x
Wal-Mart de Mexico S.A.B. de C.V.	MXN - Mexican Peso	1.98	16,709	11.1x	9.8x	8.1x	18.7x	16.0x	13.8x
Grupo Famsa S.A. de C.V.	MXN - Mexican Peso	0.5	170	5.7x	5.6x	5.2x	5.4x	5.7x	3.7x
X5 Retail Group N.V.	USD - US Dollar	5.52	1,499	4.8x	3.7x	3.0x	7.1x	5.1x	4.2x
Seventh Continent	USD - US Dollar	8.3	621	6.7x	5.7x	4.8x	8.7x	7.8x	8.1x
Magnit JSC	USD - US Dollar	9.86	821	4.0x	3.2x	2.6x	6.1x	5.1x	3.9x
Total			230,128						
Average				6.8x	6.1x	5.5x	11.5x	10.3x	9.2x
Median				6.6x	5.7x	5.2x	12.1x	10.9x	9.9x
<i>Deviazione standard</i>				<i>1.9x</i>	<i>1.8x</i>	<i>1.7x</i>	<i>4.3x</i>	<i>4.0x</i>	<i>3.8x</i>
Migros Turk	TRY - New Turkish Lira	8.1	1,450	6.2x	7.1x	8.1x	12.6x	11.2x	12.8x
BİM Birlesik Magazalar A.S.	TRY - New Turkish Lira	14.39	1,092	10.8x	8.2x	6.4x	17.3x	13.3x	10.4x
Tesco-Kipa Kitle Pazarlama Ticare	TRY - New Turkish Lira	2.05	229	n.d.	n.d.	n.d.	n.d.	n.d.	n.d.
Average				8.5x	7.6x	7.2x	15.0x	12.3x	11.6x
Median				8.5x	7.6x	7.2x	15.0x	12.3x	11.6x

Source: Intermonte SIM estimates, JCF consensus

IDEA & FARE PEER GROUP

IDEA AI & FARE

Peer group

Minibase in EUR as of 14/11/08

Company	Crcy	Price	Mkt Cap I.c.	AUM Eu bn	P/AUM	P / E		
						2007	2008	2009
Traditional Asset Managers								
Aberdeen Asset Managem	EUR - Euro	1.06	763	103	0.7%	7.0x	9.8x	8.0x
Anima S.G.R.p.A.	EUR - Euro	1.38	145	10	1.4%	8.5x	22.3x	22.4x
Azimut Holding SpA	EUR - Euro	3.50	499	15	3.4%	4.9x	10.0x	6.5x
F&C Asset Management	GBP - UK P	0.67	329	99	0.3%	4.8x	7.1x	7.4x
Henderson Group	EUR - Euro	0.77	555	10	5.8%	5.0x	6.7x	7.9x
Rathbone Brothers	EUR - Euro	9.24	395	13	3.0%	8.6x	11.1x	12.2x
Schroders	GBP - UK P	9.31	2,553	138	1.9%	6.6x	11.1x	13.1x
Alternative Asset Managers								
Blackstone Group Lp		5.13	832	19	4.4%	4.6x		9.1x
Fortress Investment Group L.L.C		2.27	215	20	1.1%	3.3x	12.6x	5.6x
GLG Partners Inc.		2.13	522	21	2.5%	3.5x	7.0x	9.9x
Man Group		2.63	4,443	22	20.1%	4.7x	6.6x	6.0x
Partners Group Holding AG		55.28	1,476	23	6.4%	10.3x	10.3x	9.2x
Ashmore Group Plc		1.47	1,039	24	4.3%	8.3x	6.3x	6.1x
Bluebay Asset Management Plc		1.79	346	11	3.3%	7.0x	9.1x	8.3x
Charlemagne Capital Ltd.		0.13	37	4	1.1%	0.9x	2.9x	2.6x
Hargreaves Lansdown Plc		1.84	874	11	8.2%	21.2x	17.6x	16.9x
RAB Capital Plc		0.10	49	5	1.0%	1.2x	4.0x	3.9x
Average					4.1%	6.5x	9.6x	9.1x
Median					3.0%	5.0x	9.4x	8.0x
RE service Co								
Colliers CRE PLC	EUR - Euro	0.16	7			0.9x		3.2x
Savills	EUR - Euro	2.60	343			4.2x	9.4x	9.3x
DTZ Holdings PLC	GBP - UK P	0.48	28			2.0x	2.8x	2.0x
Rok Plc	GBP - UK P	0.33	59			1.9x	3.5x	2.9x
Average						2.2x	5.2x	4.3x
Median						2.0x	3.5x	3.1x

Source: Intermonte SIM estimates, JCF consensus

SHORT SALES: CONSOB EXTENDED THE PROHIBITION TO 31TH DECEMBER 2008 (PRESS RELEASE DATED 29TH OCTOBER 2008)

The Commissione Nazionale per le Società e le Borse (CONSOB) resolved today to extend resolution n. 16652 to 31st December, 2008. According to this resolution the sale of all shares listed and traded on Italian regulated markets shall be supported, from the moment of the order up and until the date of the settlement of the transaction, by the availability and ownership by the ordering party of the relevant securities. Securities lent or borrowed in whatsoever technical form shall not be deemed available or owned. The members of the markets shall adopt any measures and precautions necessary to ensure strict compliance with the above-mentioned provisions, including in cases in which the deal with orders from other intermediaries.

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BUY: stock expected to outperform the market by over 25% over a 12 month period;
OUTPERFORM: stock expected to outperform the market by between 10% and 25% over a 12 month period;
NEUTRAL: stock performance expected at between +10% and -10% compared to the market over a 12 month period ;
UNDERPERFORM: stock expected to underperform the market by between -10% and -25% over a 12 month period;
SELL: stock expected to underperform the market by over 25% over a 12 month period.

The stock price indicated is the reference price on the day prior to the publication of the report.

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OUTPERFORM: 21.19%
NEUTRAL: 39.06%
UNDERPERFORM: 11.26%
SELL: 1.99%

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DETAILS ON STOCK RECOMMENDATION

Stock NAME	DEA CAPITAL		
Current Recomm:	BUY	Previous Recomm:	BUY
Current Target (Eu):	2.05	Previous Target (Eu):	2.55
Current Price (Eu):	1.28	Previous Price (Eu):	1.88
Date of report:	17/11/2008	Date of last report:	08/09/2008

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