



Brescia, Italy - 16 November 2005

Largest downtown shopping centre in Italy

Finance agreement for Freccia Rossa signed

- € 96 million loan agreement
- The loan amount represents 80% of the total estimated investment
- Freccia Rossa will have 28.500 m2 of GLA
- Inauguration is schedule for spring 2007

Today, Sonae Sierra, Coimpredil and AIG European Real Estate Partners, L.P., a pan-European real estate fund managed by affiliates of AIG Global Real Estate, signed an 18-year, limited recourse mortgage-backed loan agreement with a bank syndicate led by Unicredit Banca Mediocredito (UBMC).

This € 96 million facility will fund the joint venture special purpose vehicle between Sonae Sierra (50%), AIG Global Real Estate (40%) and Coimpredil (10%), that will develop the shopping and leisure centre project, Freccia Rossa, in Brescia, Italy. The loan amount represents 80% of € 120 million total estimated investment and was provided by a bank syndicate formed by Banca Mediocredito e Unicredit Banca D'Impresa (Unicredit Group), Intesa Mediocredito (Intesa Group), BIPOP (Capitalia Group), BNL, Banco di Brescia (Banca Lombarda Group) and WestLB Italia. Freccia Rossa is a downtown shopping and leisure centre project in Breccia and is a part of the "Comparto Milano" urban renewal project being carried out in a former industrial area.

With its 28.500 m2 of gross leasable area (GLA) and a parking facility for approximately 2.500 cars, Freccia Rossa is expected to become the largest downtown shopping centre in Italy, providing Breccia inhabitants with a family entertainment centre, a multiplex cinema, a health club, a supermarket, 23 restaurants and over 100 further shops.

The Freccia Rossa shopping and leisure centre project is scheduled to open during the spring of 2007 and its commercial launch is scheduled to take place during next February.

Sonae Sierra, www.sonaesierra.com, is an international shopping centre specialist, with a passion for bringing innovation and excitement to the shopping and leisure centre industry. The Company owns or co-owns 36 Shopping Centres in Portugal, Spain, Italy and Brazil, with a total Gross Lettable Area (GLA) of more than 1,5 million m². Currently, Sonae Sierra is developing 14 more projects in Portugal, Spain, Italy, Germany, Greece and Brazil, with a total GLA of more than 540.000 m². In 2004 its shopping centres had more than 400 million visits.

AIG Global Real Estate Investment Corp. is a part of AIG Global Real Estate, a group of international real estate companies that actively invests in and manages real estate for clients and American International Group, Inc. ("AIG") member companies around the world. AIG Global Real Estate owns, manages or has under development approximately US 10 billion in assets in more than 50 million square feet of all property types in major global markets. AIG Global Real Estate is an AIG member company and an affiliate of AIG Global Investment Group. Additional information on the company can be found at www.aigglobalrealestate.com.

Coimpredil is an Italian company from Breccia, specialising in the development of real estate projects including shopping centres in Italy and in Eastern Europe.

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