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COMPANY INFORMATION

COMPANY OFFICERS

Board of Directors ¹

Alessandro Benetton²
Chairman

Enrico Laghi³
Chief Executive Officer

Christian Benetton
Director

Carlo Bertagnin Benetton
Director

Ermanno Boffa
Director

Irene Boni
Director

Francesca Cornelli
Director

Claudio De Conto
Director

Vittorio Pignatti-Morano Campori
Director

Franca Bertagnin Benetton⁴
Director

In office until approval of the financial statements as at December 31, 2024

Board of Statutory auditors

Angelo Casò
Chairman

Aldo Laghi
Auditor

Massimo Catullo
Auditor

Giorgio Grosso
Alternate auditor

Michele Graziani
Alternate auditor

In office until approval of the financial statements as at December 31, 2022

Independent auditors

Deloitte & Touche S.p.A.

In office until approval of the financial statements as at December 31, 2023

¹ Appointed on January 31, 2022.

² Appointed Chairman on February 7, 2022.

³ Appointed Chief Executive Officer on February 7, 2022.

⁴ In office until January 31, 2022.

CORPORATE STRUCTURE

As at December 31, 2021 Edizione S.p.A. ("Edizione" or the "Company"), fully owned by the Benetton family, held equity investments in the following industries: Transport Infrastructures, Digital Infrastructures, Food and Beverage, Clothing and Textiles, Real Estate and Agriculture and Financial Institutions. The simplified organisational chart of the main Group companies as at December 31, 2021 was as follows:

EDIZIONE S.p.A.	100% Sintonia	33.1% Atlantia ¹	88.06% Autostrade per l'Italia ³	Transport Infrastructure
			100% Autostrade dell'Atlantico	
			50% + 1 share Abertis	
			99.39% Aeroporti di Roma	
			60.40% Azzurra Aeroporti	
			64% Aéroports de la Côte d'Azur	
			51% Telepass	
			15.90% Hochtief	
			15.49% Getlink	
		100% Connect Due	8.53% Cellnex Telecom	
	100% Schematrentaquattro	50.32% Autogrill ²	Food and Beverage	
	100% Benetton	100% Benetton Group	Clothing and Textiles	
		100% Olimpias Group		
	100% Edizione Property		Real Estate and Agriculture	
	100% Edizione Agricola	100% Maccarese		
		100% Compañía de Tierras Sud Argentino		
		100% Ganadera Condor		
	100% Schematrentatre	3.97% Assicurazioni Generali	Financial Institutions	
		2.15% Mediobanca		

▣ Listed company

¹ As at December 31, 2021, Atlantia holds 0.8% of treasury shares.

² As at December 31, 2021, Autogrill holds 0.8% of treasury shares.

³ It should be noted that on May 5, 2022, the 88.06% stake in Autostrade per l'Italia was sold to the Consortium consisting of CDP Equity, The Blackstone Infrastructure Partners and Macquarie Asset Management.

NET ASSET VALUE

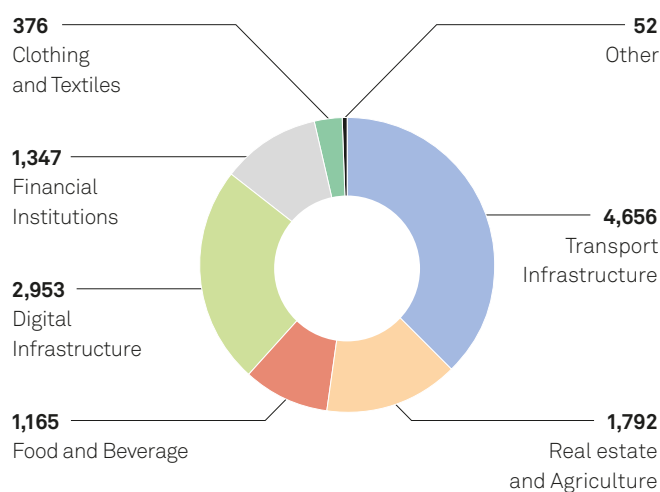
The table below shows a breakdown of the Net Asset Value (“NAV”) of Edizione as at December 31, 2021, compared to the values as at December 31, 2020.

(Millions of Euro)	12.31.2021		12.31.2020		Change
	Carrying	% / GAV	Carrying	% / GAV	Absolute
Transport Infrastructure	4,656	38	3,748	35	908
Digital Infrastructure	2,953	24	2,944	28	9
Food and Beverage	1,165	9	702	6	463
Financial Institutions	1,347	11	1,039	10	308
Listed companies	10,121	82	8,433	79	1,688
Real Estate and Agriculture	1,792	15	1,759	17	33
Clothing and Textiles	376	3	387	4	(11)
Other	52	-	43	-	9
Non-listed companies	2,220	18	2,189	21	31
Gross Asset Value (“GAV”)	12,341	100	10,622	100	1,719
Net financial position	(351)		205		(556)
Net Asset Value	11,990		10,827		1,163

The total asset value as at December 31, 2021 was determined by using the following valuation criteria:

- equity investments in listed companies are valued on the basis of the arithmetic average of the closing prices, in the 20 trading days prior to the valuation date;
- equity investments in unlisted companies are valued at the purchase cost in the 12 months following acquisition. Subsequently, the equity investments are valued at the carrying value or the value corresponding to the pro-rata equity, referring to the last statement of financial position available at the valuation date;
- investment properties are valued at market value, as determined by third-party and internal appraisals;
- net financial indebtedness includes the financial payables of Edizione S.p.A. and the 100% owned sub-holdings at the valuation date, minus cash and cash equivalents and liquid financial investments at the same date;
- assets and liabilities denominated in foreign currency are converted at the exchange rate at the date of determination of the Net Asset Value.

(Millions of Euro)



DIRECTORS' REPORT ON OPERATIONS

Dear Shareholders,

The financial statements for the year ended December 31, 2021, which we submit for your approval, show a profit of Euro 17.3 million compared to a loss of Euro 20.9 million in 2020.

Below is an analysis of the main events during the year.

MAIN EVENTS DURING THE YEAR

During the 2021 financial year, Edizione managed its equity investments with a socially responsible long-term investor approach.

With specific regard to the "strategic" equity investments (Atlantia, Autogrill and Benetton Group), it should be noted that Edizione: (i) increased its equity investment in Atlantia to hold, at the end of the financial year, 33.1% of the subsidiary's share capital through the subsidiary Sintonia; (ii) participated in the capital increase approved by the subsidiary Autogrill by subscribing its share through the subsidiary Schematrentaquattro; (iii) disbursed financial resources to Benetton Group, in the form of a capital increase, for the purpose of meeting the commitments related to the execution of the 2021-2026 business plan. Furthermore, Edizione has exercised its shareholder rights by participating in the shareholders' meetings of the investee companies, expressing its orientation on every occasion.

More in detail and more fully, with reference to the equity investment portfolio of Edizione, please note the following.

Atlantia S.p.A. ("Atlantia")

On June 12, 2021, Atlantia announced that it had entered into an agreement with the Consortium consisting of CDP Equity, Blackstone Infrastructure Partners and Macquarie Asset Management for the sale of the entire equity investment held in Autostrade per l'Italia S.p.A.

As at December 31, 2021, all the conditions upon which the closing was subject occurred with the exception of the effectiveness of the settlement agreement between Autostrade per l'Italia and the Ministry of Sustainable Infrastructures and Mobility ("MIMS") for the definition of the Dispute Procedure launched with MIMS Act of August 16, 2018 as well as the Additional Deed to the Single Agreement and the Economic and Financial Plan ("PEF"), and the authorization by EIB to the change of control on loans in place with the same for around Euro 1.2 billion.

Capital payment to Schematrentaquattro S.p.A. ("Schematrentaquattro")

On March 23, 2021, the Board of Directors of Edizione resolved to make a capital contribution in favour of the subsidiary Schematrentaquattro in order to provide it with the financial resources for the full subscription of the pro-rata share capital increase resolved upon by the subsidiary Autogrill S.p.A. ("Autogrill") for a total of Euro 600 million.

Capital increases of Benetton S.r.l. ("Benetton")

On May 17, 2021, the Board of Directors of Edizione resolved to sign, together with the subsidiary Benetton, a letter of commitment to meet one of the conditions precedent to the disbursement of the SACE loan to the subsidiary Benetton Group S.r.l. ("Benetton Group"). In line with the contribution commitments already resolved by Edizione in 2020, and in compliance with the provisions of the Benetton Group's 2021-2026 plan, this letter binds Edizione, also with respect to the lending banks, to pay to Benetton, at the request of the latter, of the Benetton Group or of the same lending banks:

- in 2021, an amount of Euro 50 million to capital account and/or loss coverage in addition to the Euro 50 million already paid in May 2021;
- an amount in the year 2022, exclusively in cash, up to a maximum of Euro 50 million in the form of non-interest bearing, subordinated shareholder loans with deferred interests of the lending banks; and
- a possible additional amount (linked to the results of the financial statements of Benetton Group in 2022) up to a maximum of Euro 30 million.

In 2021, Edizione disbursed a total of Euro 100 million to capital account to Benetton to meet the commitments described above.

Connect Due S.r.l. ("Connect Due")

In March 2021, on the occasion of the capital increase of Cellnex Telecom S.A. ("Cellnex"), Connect Due decided not to subscribe such increase and to dispose of its option rights on the market. As a result of the non-subscription of the share capital increase, the investment in Cellnex decreased from 12.02% to 8.53%.

Termination of the Agreement with Mediobanca S.p.A. ("Mediobanca")

In September 2021, the subsidiary Schematrentatre, holder of 2.15% of Mediobanca, sent notice of termination of the Consultation Agreement among Mediobanca shareholders signed on December 28, 2018 and expiring on December 31, 2021.

Loan guaranteed by Assicurazioni Generali S.p.A. shares ("Assicurazioni Generali")

During the 2020 financial year Edizione subscribed with Crédit Agricole an 18-month credit line of Euro 300 million – increased to Euro 400 million on July 20, 2020 – guaranteed by the Assicurazioni Generali shares held by its subsidiary Schematrentatre S.p.A. ("Schematrentatre"). The line was cancelled early in July 2021.

Funds 21 Invest

On May 17, 2021, the Board of Directors of Edizione approved the subscription of up to a maximum of Euro 15 million in the new private equity fund 21 Invest Italy IV. As at December 31, 2021, Euro 0.3 million had been paid.

Payment to Builders Capital VC Fund II

On March 23, 2021, the Board of Directors of Edizione approved the subscription, up to a maximum of USD 1,000,000, of units in the Builders Capitale VC Fund II fund, which invests in start-ups intending to contribute innovative technological content in traditional sectors such as agriculture, healthcare, etc. As at December 31, 2021, USD 0.15 million had been called.

RECLASSIFIED INCOME STATEMENT

The results of the reclassified income statement for 2021 and 2020 are shown below:

(Millions of Euro)			Change	
	2021	2020	Absolute	%
Dividends from equity investments	21.8	-	21.8	100
Income from investment funds	-	-	-	-
Dividends and income from investment funds	21.8	-	21.8	100
Other revenues and income	0.7	0.8	(0.1)	(13)
Operating costs	(11.1)	(19.2)	8.1	(42)
Depreciation, amortisation and impairment	(1.1)	(1.1)	-	-
Net financial income/(charges)	(1.1)	(1.8)	0.7	(37)
Income taxes	0.7	0.2	0.5	n.s.
Net operating income	9.9	(21.1)	31.0	n.s.
Fair value adjustment of investment funds	9.9	2.8	7.1	n.s.
Capital gains/(losses) from investment funds and equity investments	0.2	-	0.2	100
Impairment of equity investments	(2.6)	(2.6)	-	-
Income for the year	17.3	(20.9)	38.2	n.s.

Dividends from equity investments in 2021 were distributed by the subsidiary Schematrentatre.

Other revenues and income refer to services rendered to Group companies.

Operating costs are summarised below in comparison with the previous year:

(Millions of Euro)	Change			
	2021	2020	Absolute	%
Directors' emoluments	(0.9)	(2.9)	2.0	(69)
Payroll costs	(3.3)	(7.3)	4.0	(55)
Donations	(2.3)	(5.3)	3.0	(57)
Costs of services	(4.0)	(2.7)	(1.3)	48
Rents	(0.5)	(0.6)	0.1	(17)
Other operating costs	(0.2)	(0.4)	0.2	(50)
Total	(11.1)	(19.2)	8.1	(42)

The decrease in Directors' fees and in Personnel costs is mainly due to the one-off amounts paid in the previous year.

In 2021, Donations were made to the Benetton Foundation.

Costs for services increased in 2021, in particular for consultancy activities in preparation for the review of the Company's governance structure.

Depreciation, amortisation and impairment mainly refers to the amortisation of the Rights of use recorded following the application of IFRS 16.

The reduction in Net financial charges for the year 2021 is due to the elimination of charges and commissions on the loan taken out by the Company in May 2020 and repaid early in July 2021, and to the reduction in net interest expense accrued in intercompany current accounts.

Income taxes for 2021 are positive for Euro 0.7 million (positive for Euro 0.2 million in 2020) and refer to the estimated remuneration of the tax loss of the Company used in the National Consolidated Taxation System to offset the taxable amounts contributed by other companies participating in the consolidated taxation system.

Fair value adjustment of investment funds includes the effect of the fair value measurement of the 21 Invest investment funds based on their Net Asset Value at year end. The change compared to the previous year is attributable, in particular, to the increase in the Net Asset Value of the 21 Partners Centrale V fund for Euro 7.9 million.

Capital gains on investment funds in 2021 were realized following the liquidation of the 21 Centrale Partners III Fund in December 2021.

Impairment of equity investments for 2021 and for the comparison year exclusively regards the subsidiary Verde Sport S.r.l. due to the adjustments to the carrying value at equity of the company at year-end. The Company supports the subsidiary Verde Sport, active in the promotion of sports activities at the "La Ghirada" centre and in the organization of sports and social events, covering every year the economic losses incurred by the same in carrying out its corporate activities.

STATEMENT OF FINANCIAL POSITION

The financial structure as at December 31, 2021 and December 31, 2020 is presented below:

(Millions of Euro)	12.31.2021	12.31.2020	Change
– Equity investments	4,038.5	3,656.7	381.8
– Other non-current securities and receivables	36.0	27.6	8.4
– Property, plant and equipment and intangible assets	7.0	8.0	(1.0)
Non-current assets	4,081.5	3,692.3	389.2
– Current receivables	4.8	7.8	(3.0)
– Current payables	(3.6)	(2.2)	(1.4)
Net working capital	1.2	5.6	(4.4)
Provisions and medium-term liabilities	(0.6)	(0.6)	-
Capital employed	4,082.1	3,697.3	384.8
Shareholders' Equity	3,986.8	3,969.6	17.2
Net financial indebtedness/(Cash)	95.3	(272.3)	367.6
Sources of funding	4,082.1	3,697.3	384.8

Equity investments

Equity investments at the end of 2020 were worth Euro 4,038.5 million, a net increase of Euro 381.8 million

compared to December 31, 2020 (Euro 3,656.7 million). Below are details of the movements in that item:

(Millions of Euro)	
Value of equity investments as at December 31, 2020	3,656.7
Capital increases of Schematrentaquattro	282.0
Capital increase of Benetton	100.0
Capital increase of Verde Sport	2.4
Impairment loss of Verde Sport	(2.6)
Value of equity investments as at December 31, 2021	4,038.5

Other non-current securities and receivables

As at December 31, 2021, the item refers to the fair value of investment funds. The change, compared to the balance as at 31 December 2020, is attributable to the increase in the Net Asset Value of the funds, in particular the 21 Partners Centrale V fund.

Net financial indebtedness/(Cash)

The composition of Edizione's net financial position at the end of the year can be summarised as follows:

(Millions of Euro)	12.31.2021	12.31.2020	Change
Net cash and cash equivalents	(41.9)	(388.5)	346.6
Other current financial (assets)/liabilities	130.8	109.0	21.8
Other non-current financial (assets)/liabilities	(0.8)	(0.8)	-
Net financial indebtedness/(Cash) excluding IFRS 16	88.1	(280.3)	368.4
Effect of the application of IFRS 16	7.2	8.0	(0.8)
Net financial indebtedness/(Cash)	95.3	(272.3)	367.6

As at December 31, 2021, the Company had net financial debt amounting to Euro 95.3 million, compared to net cash of Euro 272.3 million at the end of 2020. The change in the balance compared to the previous year is essentially due to the capital support provided in 2021 to the subsidiaries

Schematrentaquattro (Euro 282 million) and Benetton (Euro 100 million), net of dividends collected (Euro 21.8 million). Other current financial assets and liabilities includes intercompany current accounts held with the subsidiaries.

Shareholders' Equity

As at December 31, 2021, Shareholders' equity amounted to Euro 3,986.8 million (Euro 3,969.6 million as at December 31, 2020). During the year, no dividends were distributed to the shareholders.

PERFORMANCE OF THE MAIN SUBSIDIARIES AND ASSOCIATES

The performance of the main group companies is briefly described below.

Sintonia S.p.A.

(controlling interest as at December 31, 2021: 100%)

As at December 31, 2021, Sintonia held equity investments in companies operating in Transport Infrastructure and Digital Infrastructure sectors which are headed by Atlantia and Connect Due, respectively.

Key figures of Sintonia for the year ended December 31, 2021 compared with those of the previous year are shown below:

(Millions of Euro)	Separate financial statements		Change	
	2021	2020	Absolute	%
Dividends and other income from equity investments	351.0	-	351.0	100
Operating costs	(1.8)	(1.2)	(0.6)	50
Net financial income/(charges)	(6.5)	(6.3)	(0.2)	3
Income taxes	0.2	0.1	0.1	100
Income for the year	342.9	(7.4)	350.3	n.s.
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	3,840.2	3,497.3	342.9	
Net financial indebtedness/(Cash)	557.6	502.2	55.4	

In August and September 2021 Sintonia purchased 6,166,182 shares on the market, equal to 0.75% of Atlantia's share capital, for a value of Euro 96.4 million, and in December 2021 it further increased its investment in Atlantia by purchasing on the market 17,341,000 shares, equal to 2.1% of the share capital of Atlantia, for a value of Euro 295.6 million. As at December 31, 2021, Sintonia's total investment in Atlantia amounted to 33.10% of the share capital.

In the year 2021, the subsidiary Connect Due distributed a dividend of Euro 351 million against the income generated in 2020 and in 2021 by the sale of Cellnex Telecom option rights and shares.

Operating costs for 2021 amounted to Euro 1.8 million and mostly relate to consultancy services related to corporate events involving the investee Atlantia.

In the comparison year, Operating costs referred to expenses incurred as part of the spin off of Connect S.p.A. and strategic consultancy.

Net financial charges for 2021 amounted to Euro 6.5 million and referred to interest expense accrued on the Company's loan, including non-utilization fees (Euro 4.1 million) on an Atlantia securities lending transaction (Euro 2.2 million) and interest accrued on intercompany current accounts held with the parent company Edizione and the subsidiary Connect Due.

As at December 31, 2021, Sintonia had net financial indebtedness of Euro 557.6 million, compared to Euro 502.2 million in the previous year.

Atlantia S.p.A.

(controlling interest as at December 31, 2021: 33.10%, through the sub-holding Sintonia)

The year 2021 was characterized by a slowdown of the health crisis linked to the Covid 19 pandemic which allowed countries to reduce the restrictions on the mobility of people introduced in 2020. However, there was only a partial recovery of traffic, concentrated in the main motorway networks of the group under concession (where total volumes stood at -4% compared to 2019), while airport infrastructures still experience marked delay in recovery (-68% compared to 2019).

In this context, the Atlantia group continued its transformation process as part of a broader strategic review of its activities and its medium and long-term objectives.

On April 14, 2021, Atlantia announced that it had completed the sale of a 49% stake in Telepass to leading global private markets investment firm Partners Group AG. The purchase consideration for the investment was Euro 1 billion.

On May 31, 2021, the ordinary shareholders' meeting of Atlantia was called to resolve on the sole item on the agenda: "Sale of the Company's entire equity investment in Autostrade per l'Italia S.p.A. to the Consortium consisting of CDP Equity, The Blackstone Infrastructure Partners and Macquarie Asset Management". 1,201 shareholders attended the meeting, equal to 70.39% of Atlantia's share capital. The disposal proposal of the Board of Directors was approved with the favourable vote of 1,129 shareholders, equal to 86.86% of the share capital represented at the Shareholders' Meeting. Subsequently, on June 12, 2021, Atlantia signed an agreement with the Consortium consisting of CDP Equity S.p.A., The Blackstone Group International Partners LLP and Macquarie European Infrastructure Fund 6 SCSp for the sale of the entire equity investment held in Autostrade per l'Italia, whose completion is expected when the conditions precedent are fully satisfied.

In June 2021, Atlantia communicated to the market its new medium-term strategic guidelines, defining a capital allocation plan aimed at identifying new investment opportunities with a focus on innovation and mobility. This includes the investment in Volocopter, a leading German company in Urban Air Mobility, operating in the design and construction of vertical take-off electric vehicles, and the investment made in January 2022 in Yunex Traffic, a German company among the most important global operators active in the innovative sector of Intelligent Transport Systems (ITS) and Smart Mobility.

On December 3, 2021, with the favourable vote of 99.29% of the share capital represented at the meeting, the shareholders' meeting of Atlantia approved the buy-back plan aimed at recognizing extraordinary and additional remuneration to shareholders with respect to the distribution of dividends, authorizing the Board of Directors to purchase – within the next 18 months – a maximum of 125,000,000 treasury shares for a maximum consideration of around Euro 2 billion.

On March 30, 2022, Atlantia announced that the Ministry of Sustainable Infrastructures and Mobility ("MIMS") had informed the subsidiary Autostrade per l'Italia ("Aspi") that the Court of Auditors had registered the MIMS-MEF Interministerial Decree approving the Additional Act and the Economic and Financial Plan, already approved with the CIPESS Resolution of December 22, 2021. Consequently, all the conditions precedent set forth in the contract for the sale of the equity investment held by Atlantia in Autostrade per l'Italia in favour of the Consortium formed by CDP Equity, The Blackstone Infrastructure Partners and Macquarie Asset Management were fulfilled by the Long Stop Date of March 31, 2022. Therefore, the obligation of the parties to sell and purchase the equity investment held by Atlantia in Aspi became binding and final. On May 5, 2022, the closing of the transaction was finalized.

On April 14, 2022, pursuant to Article 102, paragraph 1, of the Consolidated Law on Finance and Article 37 of the Issuers' Regulation, Schema Alfa, an indirect subsidiary of Edizione through Sintonia, announced the decision to launch a voluntary tender offer (the "Offer") pursuant to and for the purposes of Article 102, paragraph 1, and 106, paragraph 4, of the Consolidated Law on Finance, aimed at: (i) acquiring all of the outstanding ordinary shares of Atlantia, including all treasury shares held by the Issuer from time to time, other than the 273,341,000 shares held by Sintonia and (ii) to withdraw the listing of the shares from Milan Euronext market (the "Delisting"). Schema Alfa ("BidCo") will pay a consideration of Euro 23.00 for each share accepting the Offer, and this consideration will not be reduced by the amount of the dividend of Euro 0.74 per share whose distribution was approved by the Atlantia's shareholders' meeting on April 29, 2022.

At April 14, 2022, the share capital of BidCo is wholly owned by Schemaquarantadue S.p.A. ("HoldCo"), an Italian joint-stock company whose share capital is in turn 65% owned by Sintonia, which holds 65% of the share capital of HoldCo, and by two companies, the Investitori Blackstone, which hold a total interest of 35% in HoldCo.

BidCo will promote the Offer in accordance with the procedures and within the terms provided for by the applicable law and regulations, submitting the Offer Document to Consob. The document will be published at the end of the Consob authorization procedure pursuant to Article 102, paragraph 4, of the Consolidated Law on Finance, and after obtaining the other necessary authorizations.

This operation reaffirms the strategic nature of the group's investment in Atlantia and confirms its willingness to continue to contribute to its sustainable development, maintaining its roots in Italy and enhancing its current industrial design.

The following table shows key figures from the consolidated financial statements of the subsidiary Atlantia as at December 31, 2021, compared with those of the previous year.

(Millions of Euro)	Consolidated financial statements		Change	
	2021	2020 ^(R)	Absolute	%
Revenues	6,391	5,260	1,131	22
EBITDA	4,029	3,072	957	31
Income/(Loss) for the year, group	626	(1,177)	1,803	n.s.
	12.31.2021	12.31.2020^(R)	Change	
Shareholders' Equity	16,070	14,255	1,815	
Net financial indebtedness/(Cash)	35,278	39,276	(3,998)	

^(R) The figures for the comparative period differ from those published due to the disclosure of the data relating to Autostrade per l'Italia on the basis of IFRS 5 and the completion of the accounting activities related to the cost allocation process for acquisition of Elizabeth River Crossings.

Operating revenue for 2021 amounted to Euro 6,391 million, up by Euro 1,131 million (+22%) compared to 2020 (Euro 5,260 million) due in particular to the traffic recovery of the concessionaires of the Abertis group (revenues up by Euro 607 million).

The Profit for the year attributable to the Atlantia Group for 2021 totalled Euro 626 million, compared to the loss of Euro 1,177 million in 2020, and includes the contribution of the Autostrade per l'Italia group of Euro 926 million.

Connect Due was established on June 10, 2020, as a result of the full, non-proportionate demerger of Connect S.p.A. ("Connect"), an investment vehicle constituted by Sintonia and other investors for the acquisition in July 2018 of a 29.9% interest in Cellnex, European leader in the telecommunications infrastructure sector. At the date of incorporation, with share capital of Euro 100 million, Connect held 16.45% of the share capital of Cellnex.

In March 2021, the Board of Directors of Connect Due resolved not to subscribe the capital increase of Euro 7 billion announced by Cellnex in February 2021 and to sell its option rights. As a result of this decision, the percentage held by Connect Due in the capital of Cellnex fell to 8.53%.

Key figures of Connect Due for the year ended December 31, 2021 and for the year ended December 31, 2020 are shown below:

(Millions of Euro)	Separate financial statements		Change	
	2021	2020	Absolute	%
Dividends and other income from equity investments	2.8	4.0	(1.2)	(30)
Income from the sale of option rights	131.9	229.6	(97.7)	(43)
Net capital gains/(losses) from disposal of equity investments	-	143.2	(143.2)	(100)
Gain on the restatement of equity investments at fair value	1,452.9	-	1,452.9	100
Operating costs	(0.2)	(0.2)	-	-
Net financial income/(charges)	0.2	(0.1)	0.3	n.s.
Income for the year	1,587.6	376.5	1,211.1	n.s.
	12.31.2021	12.31.2020	Change	
Shareholders' equity	3,249.0	1,805.3	1,443.7	
Net financial indebtedness/(Cash)	(295.8)	(488.4)	192.6	

The item Dividends and other income from equity investments includes dividends collected from the investee Cellnex in June and November 2021, equal to Euro 2.8 million (Euro 4 million in the previous year).

Income from the sale of option rights includes the net income deriving from the sale of the option rights assigned to Connect Due as part of the capital increase of Cellnex in March 2021, equal to Euro 131.9 million (Euro 229.6 million in the year of comparison, the result of a similar sale transaction at the time of the previous share capital increase).

Capital gains/(losses) from disposal of equity investments in the previous year referred to the disposal of a share of 1% of the equity investment in Cellnex in September 2020 (Euro 143.2 million).

Income from restatement at fair value of equity investments (Euro 1,452.9 million) is recognized in the income statement following the reclassification of the equity investment in Cellnex to Investments in equity instruments at fair value through comprehensive income; this reclassification was made following the loss of the accounting requirements to consider Cellnex an interest with significant influence.

Operating costs include professional and administrative consultancy and directors' fees.

Net financial income/(charges) refer mainly to interest income on the intercompany current account and to bank and securities custody fees.

Net financial indebtedness is represented by the receivable relating to the intercompany current account with Sintonia and bank cash and cash equivalents.

Cellnex Telecom S.A.

(percentage held as at December 31, 2021: 8.53%, through the sub-holding ConnecT Due)

The following table shows key figures from the consolidated financial statements of the subsidiary Cellnex as at December 31, 2021 compared to those of the previous year.

(Millions of Euro)	Consolidated financial statements		Change	
	2021	2020 ^(R)	Absolute	%
Revenues	2,533	1,605	928	58
Adjusted EBITDA	1,921	1,182	739	63
Income/(Loss) for the year, group	(351)	(135)	(216)	n.s.
	12.31.2021	12.31.2020^(R)	Change	
Shareholders' Equity	15,842	8,930	6,912	
Net financial indebtedness/(Cash)	14,539	6,493	8,046	

^(R) Some values were restated following the completion of the price allocation process for Arqiva, Nos Towering and CK Hutchison.

On March 30, 2021 the Board of Directors of Cellnex resolved a new capital increase of Euro 7 billion to finance the plans for the Group's growth in Europe.

Schematrentaquattro S.p.A.

(controlling interest as at December 31, 2021: 100%)

Key figures from the financial statements of Schematrentaquattro S.p.A. (holding a 50.32% interest in Autogrill) for the year ended December 31, 2021 compared with those from the previous year are summarised below:

(Millions of Euro)	Separate financial statements		Change	
	2021	2020	Absolute	%
Dividends and other income from equity investments	-	-	-	n.s.
Operating costs	(0.1)	(0.1)	-	-
Income taxes	-	-	-	n.s.
Income for the year	(0.1)	(0.1)	-	-
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	1,259.0	977.1	281.9	
Net financial indebtedness/(Cash)	(0.3)	(22.6)	22.3	

On February 25, 2021 the shareholders' meeting of the investee Autogrill approved the delegation to the Board of Directors for a capital increase by payment of a maximum of Euro 600 million to strengthen the financial structure of the Autogrill group, providing it with additional financial resources for future investments, to continue its innovation and growth path and to be ready to take advantage of potential market opportunities.

The capital increase was carried out in June 2021. Schematrentaquattro subscribed 66,276,275 newly issued shares for a value of Euro 304.2 million. As a result of the purchase of some unexercised option rights, the percentage of ownership held by Schematrentaquattro in Autogrill rose from 50.1% to 50.32%.

To deal with the transaction, Schematrentaquattro benefited from a capital account payment made by Edizione for Euro 282 million and, for the remainder, it used the cash and cash equivalents deriving from the repayment of the receivable of the intercompany current account with Edizione itself.

The following table shows key figures from the consolidated financial statements of the subsidiary Autogrill as at December 31, 2021 compared to those of the previous year.

(Millions of Euro)	Consolidated financial statements		Change	
	2021	2020	Absolute	%
Revenues	2,597	1,984	613	31
EBIT	119	(512)	631	n.s.
Income/(Loss) for the year, group	(38)	(480)	442	(92)
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	974	400	574	
Net financial indebtedness/(Cash)	1,814	2,974	(1,160)	

The first half of 2021 was characterized by the persistence of uncertainty due to the spread of the Covid 19 virus and the consequent restrictive measures for its containment put in place by the public authorities of the countries concerned. These measures included limiting the movement of people, both within and across national borders, reducing the volumes of passenger traffic passing through airport facilities. Starting from the second half of the year, thanks to the progress of the vaccination campaign, there has been a gradual improvement in the situation with a partial reduction of restrictions and a resumption of traffic.

Following the agreement signed on March 31, 2021 and after obtaining all the necessary government authorizations as well as the consent of landlords, on July 23 HMSHost Corporation completed the sale of its US motorway activities to the consortium controlled by Blackstone Infrastructure Partners, which includes Applegreen Limited and B&J Holdings. The sale took place for a consideration of USD 381 million, for a value of Euro 324 million; this consideration is subject to an earn-out mechanism based on the revenues realized by the new owner in the 2022-2023 two-year period, which cannot be quantified on the basis of the information currently available. The capital gain realized, which therefore does not take into account the amount of the earn-out that will be realized when it can be determined, net of accessory charges, amounts to approximately USD 153 million for a value of Euro 129 million.

Consolidated revenues for 2021 amount to Euro 2,597 up by 31% (33% at constant exchange rates) compared to 2020. The depreciation of the US Dollar against the Euro had a negative effect of Euro 29 million.

The Net loss attributable to the shareholders of the parent company in 2021 was Euro 38 million compared to the loss of Euro 480 million in 2020 and discounts negative income taxes of Euro 40 million (due by the US subsidiary HMS Host Corporation and accrued on the gain on the sale of motorway assets), for a positive tax benefit of Euro 134 million in the previous year, referring mainly to a tax refund generated by a mechanism for offsetting the tax loss caused by the impact of the Covid 19 pandemic on taxable income from previous years.

Benetton S.r.l.

(controlling interest as at December 31, 2021: 100%)

Key figures from the separate financial statements as at December 31, 2021 and December 31, 2021 of Benetton, the company that holds the equity investments in Benetton Group S.r.l. ("Benetton Group") and Olimpicas Group S.r.l. ("Olimpicas Group"), which head the Clothing and Textile sectors, respectively, are shown in the table below:

(Millions of Euro)	Separate financial statements		Change	
	2021	2020	Absolute	%
Other revenues and income	-	-	-	-
Operating costs	(1)	(1)	-	-
Net financial income/(charges)	-	-	-	-
Impairment of equity investments	-	(360)	360	(100)
Income for the year	(1)	(361)	360	(100)
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	756	657	99	
Net financial indebtedness/(Cash)	(2)	(3)	1	

On June 23, 2020, in execution of and confirming the support to the 2021-2026 plan of the indirect subsidiary Benetton Group, Edizione acknowledged the financial needs of Benetton Group and resolved a capitalisation operation for a total of Euro 300

million by December 31, 2022 which was completed as at December 31, 2021. The plan also provides for subordinated shareholder loans from Edizione for Euro 50 million to be disbursed in 2022 and up to Euro 30 million in 2023.

Benetton Group S.r.l.

(controlling interest as at December 31, 2021: 100% through the subholding Benetton)

Key figures from the consolidated financial statements of Benetton Group for the year ended December 31, 2021 are summarised below, with comparative figures from the previous year:

(Millions of Euro)	Consolidated financial statements		Change	
	2021	2020	Absolute	%
Revenues	847	707	140	20
EBIT	(86)	(258)	172	(67)
Income/(Loss) for the year, group	(112)	(281)	169	(60)
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	212	216	(4)	
Net financial indebtedness/(Cash)	530	664	(134)	

In 2021, the economic performance of the Benetton group showed clear signs of recovery, despite the persistence of the economic effects linked to the pandemic. In this context, the group recorded an increase in revenues of 20% at current exchange rates (+22% at constant exchange rates) and a consistent improvement in margins and economic results.

The economic and financial results of the 2021 financial year confirmed a business development in line with the forecasts of the 2021-2026 "Plan". Among its assumptions, the Plan envisaged significant shareholder support, through total capitalization of Euro 300 million, which was completed with the last two tranches in 2021, and subordinated shareholder loans for Euro 50 million to be disbursed in 2022.

On June 24, 2021, Benetton Group S.r.l. signed a floating rate loan with a pool of banks for a total amount of Euro 135 million, expiring on March 31, 2027 and secured by the SACE Guarantee at 90% (the "SACE Loan"). On that occasion, the Company undertook a possible additional medium/long-term loan of Euro 30 million with the pool of banks.

Olimpias Group S.r.l.

(controlling interest as at December 31, 2021: 100% through the subholding Benetton)

Key figures from the consolidated financial statements of Olimpias Group for the year ended December 31, 2021 are summarised below, with comparative figures from the previous year:

(Millions of Euro)	Consolidated financial statements		Change	
	2021	2020	Absolute	%
Revenues	178	175	3	2
EBITDA	4	2	2	100
Income/(Loss) for the year, group	(7)	(8)	1	(13)
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	164	171	(7)	
Net financial indebtedness/(Cash)	(63)	(23)	(40)	

In the 2021 financial year, the Olimpias group achieved revenues of Euro 178 million (compared to Euro 175 million in 2020), recorded a positive EBITDA of Euro 4 million, thanks

to the recovery in operating revenues, and has net cash and cash equivalents of Euro 63 million, an improvement due to the contingent effects on the dynamics of working capital.

Edizione Property S.p.A.

(controlling interest as at December 31, 2021: 100%)

Key figures from the consolidated financial statements of Edizione Property S.p.A. for the year ended December 31, 2021 are summarised below, with comparative figures from the previous year:

(Millions of Euro)	Consolidated financial statements		Change	
	2021	2020	Absolute	%
Rental income	44.7	38.8	5.9	15.2
EBITDA (real estate)	31.8	30.3	1.5	5.0
Income/(Loss) for the year, group	21.3	2.4	18.9	n.s.
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	536.4	533.3	3.1	
Net financial indebtedness/(Cash)	446.4	446.9	(0.5)	

In February 2021, Edizione Property acquired 50% of the shares of LF1 S.r.l., which owns an area to be developed at the Fiumicino logistics freight terminal, strategically linked to the large traffic networks of the Lazio region and most of which are developed areas. Furthermore, during the year, renovation works continued on some Group properties (for a total of Euro 29 million) and some minor properties considered no longer strategic were sold. As at December 31, 2021, the real estate assets consist of a portfolio of 98 properties in 13 Countries worldwide.

In 2021, the Company earned rental income of Euro 44.7 million from the management of properties mainly intended for commercial use. This figure increased compared to the previous financial year mainly due to lower discounts granted to tenants.

The Profit attributable to the group for the year 2021 includes income of Euro 18.6 million linked to the transfer to the income statement of exchange differences recognized in equity relating to a real estate company in Kazakhstan, sold during the year.

Edizione Agricola S.r.l.

(controlling interest as at December 31, 2021: 100%)

Edizione Agricola S.r.l. wholly-owns the equity investments in Maccarese S.p.A. Company Agricola ("Maccarese"), Compañia de Tierras Sud Argentino S.A. ("Cia de Tierras") and Ganadera Condor S.A. ("Ganadera") and has a shareholders' equity of Euro 93.5 million.

Maccarese S.p.A. Società Agricola Benefit

(controlling interest as at December 31, 2021: 100% through the subholding Edizione Agricola)

Key figures of the company for the year ended December 31, 2021 and those of the previous year are shown below:

(Millions of Euro)	Separate financial statements		Change	
	2021	2020	Absolute	%
Revenues	12.8	13.5	(0.7)	(5)
Income/(Loss) for the year	0.6	1.0	(0.4)	(40)
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	35.3	34.7	0.6	
Net financial indebtedness/(Cash)	6.7	5.8	0.9	

Compañia de Tierras Sud Argentino S.A.

(controlling interest as at December 31, 2021: 100% through the subholding Edizione Agricola)

Key figures of the company for the year ended December 31, 2021 and those of the previous year are shown below:

(Millions of Euro)	Separate financial statements		Change	
	2021	2020	Absolute	%
Revenues	16.1	6.0	10.1	n.s.
Income/(Loss) for the year	6.8	2.9	3.9	n.s.
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	44.0	27.7	16.3	
Net financial indebtedness/(Cash)	1.4	3.8	(2.4)	

Ganadera Condor S.A.

(controlling interest as at December 31, 2021: 100% through the subholding Edizione Agricola)

Key figures of the company for the year ended December 31, 2021 and those of the previous year are shown below:

(Millions of Euro)	Consolidated financial statements		Change	
	2021	2020	Absolute	%
Revenues	12.3	7.6	4.7	62
Income/(Loss) for the year, group	(0.5)	0.3	(0.8)	n.s.
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	14.0	10.8	3.2	
Net financial indebtedness/(Cash)	(1.4)	(0.2)	(1.2)	

Key figures of the company for the year ended December 31, 2021 and those of the previous year are shown below:

(Millions of Euro)	Separate financial statements		Change	
	2021	2020	Absolute	%
Dividends and other income from equity investments	104.6	31.4	73.2	n.s.
Operating costs	(0.1)	(0.1)	-	-
Net financial income/(charges)	0.4	0.4	-	-
Income taxes	(0.6)	(0.1)	(0.5)	n.s.
Income for the year	104.3	31.6	72.7	n.s.
	12.31.2021	12.31.2020	Change	
Shareholders' Equity	1,346.8	955.5	391.3	
Net financial indebtedness/(Cash)	(0.1)	83.6	(83.7)	

As at December 31, 2021, the company held 62,800,000 Assicurazioni Generali shares, equal to 3.97% of the share capital, and 18,625,029 Mediobanca shares, equal to 2.15% of the share capital.

On September 28, 2021, Schematrentatre sent notice of termination of the Consultation agreement between Mediobanca shareholders, signed on December 28, 2018 and expiring on December 31, 2021.

The item Dividends from equity investments includes the dividends collected in 2021 from Assicurazioni Generali (Euro 92.3 million) and Mediobanca (Euro 12.3 million).

With reference to Assicurazioni Generali, a dividend of Euro 1.46 per share was distributed in 2021, whose the payment was made in two tranches: the first tranche, Euro 1.01 per share (which represents the ordinary pay-out from the 2020 profit) was paid in May 2021; the second tranche, Euro 0.46 per share (relating to the undistributed portion of the 2019 dividend) was paid in October 2021.

In November 2021, the investee Mediobanca distributed a dividend of Euro 0.66 per share.

In the comparison year, the dividends collected by Assicurazioni Generali in May 2020 amounted to Euro 0.50 per share, while Mediobanca had not distributed dividends during the year, in compliance with the recommendations of the European Central Bank.

Operating costs include the emoluments to the management body, the Board of Statutory Auditors and the Independent Auditors.

Financial income/(charges) refer to the remuneration for making available to Edizione, as part of a guaranteed loan contract entered into by the holding company, 37,680,000 shares of Assicurazioni Generali. This agreement was terminated in July 2021 following the early cancellation of the loan by Edizione.

Income taxes for the year refer to the remuneration for the use by Schematrentatre of tax losses of other group companies, as part of the tax consolidation of the parent company Edizione and the IRAP (regional business tax n.d.t.) pertaining to the year. In 2021, the item also included the "super ACE" tax rebate (art. 19 of Legislative Decree 73/2021) of Euro 0.1 million.

Cash as at December 31, 2021 is essentially represented by the balance of bank current accounts. The change compared to the balance as at December 31, 2020 is due to the repayment of the intercompany current account held with Edizione following the collection of dividends from Assicurazioni Generali and Mediobanca.

Shareholders' equity as at December 31, 2021 increased compared to the previous year as a result of the fair value measurement of the investments of Assicurazioni Generali and Mediobanca for a total of Euro 308.8 million and as a result of the profit for the year 2021. The Shareholders' Meeting of December 13, 2021 approved the distribution of a dividend of Euro 21.8 million, fully paid by the end of the year.

SIGNIFICANT EVENTS FOLLOWING THE END OF THE FINANCIAL YEAR

Governance of Edizione

On January 13, 2022, the Extraordinary Shareholders' Meeting of Edizione S.r.l. has approved the transformation of the company into a joint stock company (S.p.A.) and the adoption of new articles of association. The capital is made up of four categories of shares (A, B, C and D), each attributed to one of the four family branches, having the same rights and the same restrictions.

In addition, in ordinary session, the Shareholders' Meeting: (i) set the number of directors at nine, (ii) identified the members of the family who will be part of the Board representing the four family branches in the persons of Alessandro Benetton, Carlo Bertagnin Benetton, Christian Benetton and Ermanno Boffa, (iii) appointed Alessandro Benetton as Chairman of Edizione, and (iv) appointed Enrico Laghi as Chief Executive Officer. The selection process for the other four independent directors was concluded on February 7, 2022, when the Ordinary Shareholders' Meeting appointed two new independent directors, Irene Boni and Francesca Cornelli, and confirmed in office, in continuity with the previous Board, Claudio De Conto and Vittorio Pignatti-Morano Campori.

The contribution of the independent Directors, in compliance with gender equality, expands the Group's international relational network and the range of distinctive and high-profile competences that encompasses the sectors of management, finance and M&A, as well as issues of governance, education, innovation and technology, also allowing Edizione to strengthen its alignment process with ESG (Environmental, Social and Corporate Governance) best practices.

The new governance rules provide for a lock-up period of five years, followed by procedures and mechanisms, including pre-emption, in line with the best practice of family holding companies, which make it possible to preserve the unity of Edizione's control in the hands of the Benetton family during generational transitions. To this end, at the same time as the aforementioned transformation of the Company into a joint stock company, agreements were executed between the Company and all the shareholders which also provide the latter with the option to exchange all or part of their shareholding in Edizione for a similar percentage of its assets and liabilities. All the above in compliance with the legal limits established with reference to the purchase of treasury shares by joint-stock companies, authorised by Edizione's Shareholders' Meeting on the basis of the Company's agreement with its shareholders and some other conditions.

Purchases of Assicurazioni Generali shares

In March and April 2022, Schematrentatre purchased 12,500,010 Assicurazioni Generali shares on the market, equal to 0.79% of the share capital for a value of Euro 245.7 million.

Sale of Autostrade per l'Italia

On March 30, 2022, Atlantia announced that the Ministry of Sustainable Infrastructures and Mobility ("MIMS") had informed the subsidiary Autostrade per l'Italia that the Court

of Auditors had registered the MIMS-MEF Interministerial Decree approving the Additional Act and the Economic and Financial Plan, already approved with the CIPESS Resolution of December 22, 2021. Consequently, all the conditions precedent set forth in the contract for the sale of the equity investment held by Atlantia in Autostrade per l'Italia in favour of the Consortium formed by CDP Equity, The Blackstone Infrastructure Partners and Macquarie Asset Management were fulfilled by the Long Stop Date of March 31, 2022. Therefore, the obligation of the parties to sell and purchase the equity investment held by Atlantia in ASPI became binding and final. The closing of the transaction was finalized on May 5, 2022.

Tender Offer for Atlantia

On April 14, 2022, pursuant to Article 102, paragraph 1, of the Consolidated Law on Finance and Article 37 of the Issuers' Regulation, Schema Alfa S.p.A. ("BidCo"), an indirect subsidiary of Edizione through Sintonia, announced the decision to launch a voluntary tender offer pursuant to and for the purposes of Article 102, paragraph 1, and 106, paragraph 4, of the Consolidated Law on Finance, aimed at: (i) acquiring all of the outstanding ordinary shares of Atlantia, including all treasury shares held by the Issuer from time to time, other than the 273,341,000 shares held by Sintonia and (ii) to withdraw the listing of the Shares from Milan Euronext market (the "Delisting"). BidCo will pay a consideration of Euro 23.00 for each share accepting the offer, and this consideration will not be reduced by the amount of the dividend of Euro 0.74 per share whose distribution was approved by the Atlantia's shareholders' meeting on April 29, 2022.

As at April 14, 2022, the share capital of BidCo is wholly owned by Schemaquarantadue S.p.A. ("HoldCo"), an Italian joint-stock company whose share capital is in turn 65% owned by Sintonia and by two companies owned by the Blackstone group, which hold a total interest of 35% in HoldCo.

BidCo will promote the Offer in accordance with the procedures and within the terms provided for by the applicable law and regulations, submitting the Offer Document to Consob. The document will be published at the end of the Consob authorization procedure pursuant to Article 102, paragraph 4, of the Consolidated Law on Finance, and after obtaining the other necessary authorizations.

This transaction confirms the strategic nature of the group's investment in Atlantia and confirms its willingness to continue to contribute to its sustainable development, maintaining its roots in Italy and enhancing its current industrial design.

Russia-Ukraine conflict

The explosion of the Russian-Ukrainian conflict in February 2022 led to a situation of geopolitical crisis and a sharp rise in the prices of raw materials, and in particular energy, which further fuelled inflation. The macroeconomic scenario is therefore characterized by high uncertainty and volatility.

OTHER INFORMATION

No research and development costs were incurred during the year given Edizione's activities as a holding company. As at December 31, 2021 Edizione owned no treasury shares, either directly or through trust companies or other intermediaries, and did not buy or sell any such shares during the course of the year. The Directors have opted for the extended deadline of 180 days from the end of the year to hold the annual shareholders' meeting, as permitted by Art. 7 of the Company by-laws and by Art. 2364 of the Italian Civil Code. Extending the deadline was necessary to obtain all information for the preparation of the Group's consolidated financial statements.

For the following aspects, refer to the Notes to the separate financial statements:

- in Note 36 – Financial risk management, the financial risks of the Company are described;
- in Note 37 – Related party transactions, the Company's transactions with related parties are detailed.

OUTLOOK

In the initial months of 2022 the domestic and international scenario continues to be harshly impacted by the spread of the Covid 19 and, recently, the Russian-Ukrainian conflict.

Based on the information available to date relating to the dividend policy of Atlantia S.p.A., the subsidiary Sintonia S.p.A. is expected to resume distribution of dividends in 2022.

FINANCIAL STATEMENTS AS AT DECEMBER 31, 2021

STATEMENT OF FINANCIAL POSITION

(in Euro)	12.31.2021	12.31.2020	Note
ASSETS			
Non-current assets			
Property, plant and equipment			1
Land and buildings	-	-	
Investment property	-	-	
Plant, machinery and equipment	5,656	20,040	
Furniture, furnishings and electronic equipment	132,334	139,870	
Other property, plant and equipment	-	12,608	
Assets under construction and advances	-	-	
Total property, plant and equipment	137,990	172,518	
Intangible assets			2
Goodwill and other intangible assets of indefinite useful life	-	-	
Intangible assets of finite useful life	-	1,867	
Total intangible assets	-	1,867	
Rights of use			3
Land and buildings	6,837,438	7,768,155	
Other assets	110,062	63,138	
Total rights of use	6,947,500	7,831,293	
Other non-current assets			
Equity investments in subsidiaries	4,033,312,153	3,651,502,153	4
Equity investments in associates	5,229,976	5,229,976	5
Equity investments in other companies	-	-	
Investment securities	35,962,551	27,617,235	6
Other non-current financial assets	775,133	833,006	7
Other non-current receivables	1,443	6,294	8
Deferred tax assets	-	-	
Total other non-current assets	4,075,281,256	3,685,188,664	
Total non-current assets	4,082,366,746	3,693,194,342	
Current assets			
Inventories	-	-	
Trade receivables	242,777	183,312	9
Tax receivables	77,116	118,784	10
Other current receivables, accrued income and prepaid expenses	4,422,604	7,440,867	11
Other current financial assets	457,825	84,122,078	12
Other investments	-	-	
Cash and cash equivalents	41,923,729	388,428,953	13
Total current assets	47,124,051	480,293,994	
Assets held for sale	-	-	
TOTAL ASSETS	4,129,490,797	4,173,488,336	

(in Euro)	12.31.2021	12.31.2020	Note
SHAREHOLDERS' EQUITY			
Share capital	1,500,000,000	1,500,000,000	14
Legal reserve	127,477,587	127,477,587	15
Fair value reserve	(222,759)	(222,759)	16
Other reserves	2,342,307,512	2,363,164,370	17
Income/(loss) for the year	17,285,970	(20,856,857)	
Total Shareholders' equity	3,986,848,310	3,969,562,341	
LIABILITIES			
Non-current liabilities			
Bonds	-	-	
Medium and long-term loans	-	-	
Other non-current liabilities	-	-	
Financial lease liabilities	6,259,334	7,116,906	18
Other non-current financial liabilities	-	-	
Provisions for employee benefits	614,699	569,178	19
Deferred tax liabilities	-	-	
Other non-current provisions and liabilities	-	-	
Total non-current liabilities	6,874,033	7,686,084	
Current liabilities			
Trade payables	2,164,448	523,245	20
Other payables, accrued expenses and deferred income	1,393,360	1,663,865	21
Current income tax liabilities	-	-	
Other current provisions and liabilities	-	-	
Current portion of bonds	-	-	
Current portion of medium and long-term loans	-	-	
Current portion of financial lease liabilities	932,238	894,829	18
Other current financial liabilities	131,278,408	193,157,972	22
Bank loans and overdraft	-	-	
Total current liabilities	135,768,454	196,239,911	
Liabilities held for sale	-	-	
Total liabilities	142,642,487	203,925,995	
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES	4,129,490,797	4,173,488,336	

INCOME STATEMENT

(in Euro)	2021	2020	Note
Revenues	681,345	780,714	23
Other revenues and operating income	48,704	10,636	24
Payroll costs	(4,116,058)	(10,203,781)	25
Costs of services	(3,985,106)	(2,675,535)	26
Leases and rentals	(542,587)	(636,376)	27
Other operating expenses	(2,526,466)	(5,692,104)	28
Depreciation of property, plant and equipment and amortisation of intangible assets and rights of use	(1,024,601)	(1,048,823)	29
Impairment of property, plant and equipment, intangible assets and rights of use	-	-	
Impairment of doubtful accounts	(57,892)	(54,554)	30
Provisions for risks	-	-	
EBIT	(11,522,661)	(19,519,823)	
Financial income	22,148,990	472,429	31
Impairment of equity investments and investment funds	7,293,439	173,702	32
Financial charges	(1,332,240)	(2,175,903)	33
Net foreign currency hedging gains/(losses) and exchange differences	(978)	(944)	34
Income before taxes	16,586,550	(21,050,539)	
Taxes	699,420	193,682	35
Profit/(loss) from assets held for sale and discontinued operations	-	-	
Income/(loss) for the year	17,285,970	(20,856,857)	

STATEMENT OF COMPREHENSIVE INCOME

(in Euro)	2021	2020
Income/(loss) for the year	17,285,970	(20,856,857)
- Income/(losses) from fair value measurement of equity investments	-	-
- Net capital gains/(losses) from disposal of equity investments valued at fair value	-	13,538
Total other comprehensive income for the year	-	13,538
Comprehensive income/(loss) for the year	17,285,970	(20,843,319)

STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY

(in Euro)	Share capital	Legal reserve	Fair value reserve	Other reserves	Income/ (Loss) for the year	Total
Balance as at 12.31.2019	1,500,000,000	117,078,804	7,287,548	2,158,063,648	207,975,660	3,990,405,660
Allocation of income for 2019	-	10,398,783	-	197,576,877	(207,975,660)	-
Dividends distributed	-	-	-	-	-	-
Capital increases/ (reimbursements)	-	-	-	-	-	-
Other movements	-	-	(7,510,306)	7,510,306	-	-
Comprehensive income/ (loss) for the year	-	-	-	13,538	(20,856,857)	(20,843,319)
Balance as at 12.31.2020	1,500,000,000	127,477,587	(222,759)	2,363,164,369	(20,856,857)	3,969,562,341
Allocation of the 2020 loss	-	-	-	(20,856,857)	20,856,857	-
Dividends distributed	-	-	-	-	-	-
Capital increases/ (reimbursements)	-	-	-	-	-	-
Other movements	-	-	-	-	-	-
Comprehensive income/ (loss) for the year	-	-	-	-	17,285,970	17,285,970
Balance as at 12.31.2021	1,500,000,000	127,477,587	(222,759)	2,342,307,512	17,285,970	3,986,848,310
Note	14	15	16	17		

CASH FLOW STATEMENT

(in Euro)	2021	2020
Operating activities		
Income/(Loss) for the year	17,285,970	(20,856,857)
Taxes	(699,420)	(193,682)
Income before taxes	16,586,550	(21,050,539)
Adjustments:		
- depreciation and amortisation	1,024,601	1,048,823
- impairment of doubtful accounts	57,892	54,554
- provisions for employee termination indemnities	185,459	185,230
- income from investment funds	-	-
- dividends from subsidiaries	(21,800,000)	-
- dividends from other companies	-	-
- impairment of equity investments and investment funds	2,640,000	2,600,000
- (capital gains)/losses from sale of investment funds	(157,377)	-
- fair value adjustments	(9,933,439)	(2,773,703)
- net financial (income)/charges	1,140,627	1,703,474
Cash flow from operating activities before changes in working capital	(10,255,687)	(18,232,161)
Cash flow provided/(used) by changes in working capital	3,859,659	(6,006,977)
Cash flow provided/(used) by changes in non-current assets and liabilities	4,832	41,999
Payment of taxes	(149,503)	-
Payment of employee termination indemnities	(139,938)	(187,844)
Net interest received/(paid)	(533,638)	(1,239,718)
Cash flow provided/(used) by operating activities	(7,214,275)	(25,624,701)
Investing activities		
Operating investments	(104,412)	(89,785)
Operating divestments	-	-
(Purchase)/disposals of equity investments	-	52,220,266
(Investments)/divestments in investment funds	1,745,500	(3,514,345)
Capital payments	(382,000,000)	(202,750,000)
Liquidation of investment funds	-	-
Dividends from subsidiaries, from other companies and from investment funds	-	-
Cash flow provided/(used) by investing activities	(380,358,912)	(154,133,864)
Financing activities		
Change in shareholders' equity	-	-
New medium and long-term loans	-	-
Repayment of medium and long-term loans	-	-
Net changes in other sources of financing	41,067,963	367,257,612
Dividend payments and distribution of capital reserves	-	-
Cash flow provided/(used) by financing activities	41,067,963	367,257,612
Net increase/(decrease) in cash and cash equivalents	(346,505,224)	187,499,047
Cash and cash equivalents at the beginning of the period	388,428,953	200,929,906
Cash and cash equivalents at the end of the period	41,923,729	388,428,953

NOTES TO THE FINANCIAL STATEMENTS

Company profile

Set up in 1981, Edizione S.p.A., wholly-owned by the Benetton family, as at December 31, 2021 held controlling and non-controlling interests in companies operating in the following business segments:

- Transport Infrastructure;
- Food and Beverage;
- Clothing and Textiles;
- Digital Infrastructure;
- Real Estate and Agriculture, and
- Financial Institutions.

The Company's registered office is in Piazza del Duomo 19, Treviso, Italy and it has a branch in Corso di Porta Vittoria 16, Milan, Italy. The Company's duration is currently set to December 31, 2050.

These financial statements for the year ended as at December 31, 2021 were approved by the Company's Board of Directors at the meeting of May 24, 2022.

As the Company holds controlling interests in other companies, it also prepares the consolidated financial statements of the Group, published along with these separate financial statements.

Form and content of the financial statements

The financial statements as at December 31, 2021 have been prepared in compliance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board and approved by the European Commission in force at the reporting date, which include the interpretations issued by the International Financial Reporting Interpretations Committee (IFRIC), as well as the previous International Accounting Standards (IAS) and the interpretations of the Standard Interpretations Committee (SIC) still in force at that date.

These financial statements are composed of the accounting statements (statement of financial position, income statement, statement of comprehensive income, statement of changes in shareholders' equity and cash flow statement) and these Notes, applying that set out in IAS 1 "Presentation of Financial Statements" and the general principle of historical cost, with the exception of financial statement items which, in accordance with IFRS, are measured at fair value, as specified in the individual accounting policies. The statement of financial position follows the format whereby assets and liabilities are split into current and non-current, while in the income statement, costs are grouped by nature. The cash flow statement has been prepared using the indirect method. The IFRSs were applied in line with the indications provided in the Framework for the Preparation and Presentation of Financial Statements, and no critical issues arose which required the use of exceptions pursuant to IAS 1.

The statement of financial position, income statement, statement of comprehensive income, the statement of changes in shareholders' equity and the cash flow statement are presented in Euros. The Notes are presented in thousands of Euros, save for where otherwise indicated. The Euro is both Edizione's functional currency and the currency of presentation of the financial statements.

Each item in the accounting statements is compared to the corresponding value for the previous year.

In addition to that illustrated in the Directors' Report on Operations, in 2021, as in 2020, no atypical or unusual transactions were implemented, either with third parties or with related parties, with significant effects on the economic and financial data of the Company.

Accounting standards and policies

International Accounting Standards

For preparation of its annual financial statements, the Company has used the International Accounting Standards and the International Financial Reporting Standards (IAS/IFRS) published by the International Accounting Standards Board (IASB) and approved by the European Union and the interpretations issued thereby (IFRIC and SIC). IFRS means International Financial Reporting Standards including International Accounting Standards (IAS), supplemented by the interpretations issued by the International Financial Reporting Interpretation Committee (IFRIC), previously called the Standard Interpretations Committee (SIC).

The financial statements of the Company for 2021 and of the years set as comparisons were prepared in accordance with the aforesaid standards and interpretations.

Application of IFRS

Below are the accounting standards, amendments and interpretations issued by the IASB and endorsed by the European Union for mandatory adoption in financial statements for years beginning on January 1, 2021:

Details	IASB adoption	EU adoption
Interest Rate Benchmark Reform – Phase 2 (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16)	January 1, 2021	January 13, 2021
Covid 19-Related Rent Concessions after June 30, 2021 (Amendment to IFRS 16)	April 1, 2021	August 30, 2021
Extension of the Temporary Exemption from application of IFRS 9 (Amendments to IFRS 4)	January 1, 2021	December 15, 2020

Below are the accounting standards, amendments and interpretations issued by the IASB and endorsed by the European Union for mandatory adoption in financial statements for years beginning on January 1, 2021:

Details	Date of adoption	EU Regulation and publication date
Improvements to IFRS (2018–2020 cycle) [Amendments to IFRS 1, IFRS 9, IFRS 16 and IAS 41]	June 28, 2021	(EU) 2021/1080 July 2, 2021
Property, plant and equipment – Income before intended use (Amendments to IAS 16)	June 28, 2021	(EU) 2021/1080 July 2, 2021
Onerous contracts – Costs necessary to fulfil a contract (Amendments to IAS 37)	June 28, 2021	(EU) 2021/1080 July 2, 2021
Reference to Conceptual Framework (Amendments to IFRS 3)	June 28, 2021	(EU) 2021/1080 July 2, 2021
IFRS 17 – Insurance Contracts (including amendments published in June 2020)	November 19, 2021	(EU) 2021/2036 November 23, 2021

Below are the new accounting standards and the respective applications, not yet endorsed by the European Union, which may in the future be applied:

Details	IASB adoption	IASB issue date
<i>Standard</i>		
IFRS 14 – Regulatory Deferral Accounts	January 1, 2016	January 2014
<i>Amendments</i>		
Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (Amendments to IFRS 10 and IAS 28)	Deferred until completion of the IASB project on the equity method	September 2014
Classification of Liabilities as Current or Non-current (Amendments to IAS 1), including subsequent amendment issued in July 2020	January 1, 2023	January 2020 July 2020
Disclosure of Accounting policies (Amendments to IAS 1 and IFRS Practice Statement 2)	January 1, 2023	February 2021
Definition of Accounting Estimates (Amendments to IAS 8)	January 1, 2023	February 2021
Deferred tax related to assets and liabilities arising from a single transaction (Amendments to IAS 12)	January 1, 2023	May 2021
Initial Application of IFRS 17 and IFRS 9 — Comparative Information (Amendment to IFRS 17)	January 1, 2023	December 2021

Accounting policies

The most important accounting standards and policies applied in preparing the separate financial statements as at December 31, 2021 are described below.

These financial statements have been prepared on a going concern basis, matching costs and revenues to the accounting periods to which they pertain and applying the historical cost principle to all items except those that in accordance with IFRS are measured at fair value, as specified in the individual accounting policies. The statement of financial position follows the format whereby assets and liabilities are split into current and non-current, while in the income statement, costs are grouped by nature. The cash flow statement has been prepared using the indirect method.

Property, plant and equipment

These are recognised at purchase cost, including directly attributable ancillary expenses. The value of property, plant and equipment, determined as indicated above, whose use is limited in time, is depreciated on a straight-line basis each year, over its useful life. The residual value and useful life of an asset is reviewed at least at every financial year-end; if, regardless of depreciation already recorded, an impairment loss occurs according to the rules of IAS 36, the asset is correspondingly written down in value. If, in subsequent years, the reasons for the impairment no longer exist, the asset's value is written back. Property, plant and equipment is derecognised on sale or if the facts and circumstances giving rise to the future expected benefits cease to exist. Any gains or losses (determined as the difference between the disposal proceeds, less costs to sell, and/or the carrying amount of the asset) are recognised in the income statement for the year in which the asset is sold.

Intangible assets

Intangible assets are measured initially at cost, normally defined as their purchase price, inclusive of any ancillary charges. After initial recognition, intangible assets are carried at cost, less accumulated amortisation and any accumulated impairment losses calculated in accordance with IAS 36.

Intangible assets are amortised unless they have indefinite useful lives. Amortisation, which starts from the time the intangible asset starts producing the related economic benefits, is applied systematically over the intangible asset's useful life according to the estimated future economic use.

Right of use for leased assets

The right of use is recognised in assets on the commencement date of the lease agreement, i.e. the date on which a lessor makes the underlying asset available to the lessee. This item is initially measured at cost, and includes the initial valuation of the Financial lease liabilities, the lease payments made prior to or at the commencement date of the contract and any other initial direct cost. The item may be subsequently adjusted further in order to reflect any recalculations of the lease assets/liabilities. The right of use is amortised on a straight-line basis each year at the lower of the contractual duration and the residual useful life of the underlying asset. Amortisation is begun at the start date of the lease. In the event that, irrespective of the amortisation previously recorded, impairment arises, determined in accordance with the criteria described in the principle of burdensome contracts, the asset is proportionately written down.

Equity investments

Equity investments in subsidiaries, associates and joint ventures are carried at cost, including directly attributable ancillary expenses. The cost is adjusted for any impairment, in accordance with the criteria set out in IAS 36. The value is subsequently restored if the reasons for the adjustments no longer apply, without exceeding the original cost of the equity investment. The equity investment in Benetton Group S.p.A. (currently Edizione Property S.p.A.) was revalued in 1983 in compliance with Law 72 of March 19, 1983, using the indirect method. The remaining revaluation amounts to Euro 431,218 and is included in the cost of the following investments:

- Edizione Property S.p.A. Euro 51,965
- Benetton S.r.l. Euro 379,253

Equity investments in other companies, classified in the residual category envisaged by IFRS 9, are measured at fair value through profit or loss. In the event of investments in equity instruments not held for trading, on initial recognition, the entity may irrevocably choose to measure these at fair value, recognising the subsequent changes in the statement of comprehensive income. If the fair value cannot be reliably measured, equity investments are valued at cost, net of impairment losses. Held for sale investments or those acquired as a temporary investment are recognised at the lower of their carrying value and fair value, less any costs to sell.

Financial assets

Classification and related measurement of financial assets is carried out considering both the management model and the contractual characteristics of the cash flows obtainable from those assets. Financial assets are measured at amortised cost, where the objective is to hold them for the purpose of collecting the cash flows generated at pre-set dates. Financial assets are measured at fair value, with recognition of the effects in the statement of comprehensive income, if the objectives of the management model are to hold the financial asset to obtain its related contractual cash flows or to sell it. Lastly, there is the residual category of financial assets measured at fair value through profit or loss, which includes assets held for trading.

Trade receivables

Receivables are initially recognised at fair value and are subsequently stated at amortised cost, using the effective interest rate method, net of impairment losses recorded in specific provisions for doubtful accounts. The amount of the provisions is based on the present value of expected future cash flows. Impairment losses are reversed in future periods if the circumstances that resulted in the loss no longer exist. In this case, the reversal is accounted for in the income statement and may not in any event exceed the amortised cost of the receivable had no previous impairment losses been recognised.

Cash and cash equivalents

These include cash, current accounts at banks and post offices, demand deposits, and other short-term financial investments that are highly liquid, easily convertible to cash, and subject to insignificant risk of change in value. They are stated at nominal value.

Trade payables

Payables are initially recorded at cost, which corresponds to fair value, net of directly attributable transaction costs. They are subsequently recognised at amortised cost, using the original effective interest rate method. The implicit interest component included in medium/long-term payables is recorded separately using an appropriate market rate.

Financial liabilities

Financial liabilities are divided into three categories:

- liabilities acquired with the intention of making a profit from short-term price fluctuations or that are part of a portfolio held for short-term profit. These are recorded at fair value, with the related gains and losses recognised in the income statement;
- other liabilities (bank overdrafts, loans, bonds, bank mortgages), which are initially recorded at fair value, on the basis of the amounts received net of transaction costs, and are subsequently stated at amortised cost using the effective interest rate method;
- convertible bonds, which are financial instruments comprised of a liability component and an equity component. The fair value of the liability component is estimated as of the issue date using the going market interest rate for similar, non-convertible bonds. The difference between the net amount raised by the issue and the fair value assigned to the liability component, which represents the implicit option to convert the bonds into shares of the Company, is posted to shareholders' equity under other reserves.

Employee benefits

All employee benefits are recognised and disclosed on an accruals basis.

Due to changes in the system of employee termination indemnities (Trattamento di fine rapporto or TFR) for Italian companies brought about by

Law no. 296 of December 27, 2006 and by the decrees and regulations issued in early 2007 (the “Social Security Reform”), the Company has adopted the following accounting rules:

- TFR accrued as at December 31, 2006 is treated as a defined-benefit plan in accordance with IAS 19. The benefits promised to employees in the form of TFR, which are paid upon termination of service, are recognised in the period when the right matures;
- TFR accrued from January 1, 2007 is treated as a defined-contribution plan, so contributions accrued during the period are fully recognised as costs and shown as a liability under employee termination indemnities and other employee benefit provisions.

Financial income and charges

Interest income and charges are recorded on a time-proportion basis, using the effective interest method.

Dividends

Dividends are recorded when the shareholders' right to receive payment is established, following a resolution by the shareholders of the investee company.

Expense recognition

Costs and expenses have been recognised according to the accrual principle. Recoveries of costs borne on behalf of others are recognised as a deduction from the related cost.

Taxes

Taxes recognised in the income statement represent the amount of current income taxes and deferred taxes. The charge for income taxes pertaining to the year is determined based on current regulations, and is recorded in the income statement, with the exception of that relating to items directly debited from or credited to shareholders' equity (in those cases, the taxes are directly recognised in shareholders' equity). Deferred taxes are recorded on temporary differences between statement of financial position values and the corresponding values recognised for tax purposes and in relation to the fiscal deferral or deductibility of revenues and costs. Deferred tax assets are recorded for all temporary differences to the extent it is probable that taxable income will be available against which the deductible temporary difference can be recovered. The same principle is applied to the recognition of deferred tax assets on the carry forward of unused tax losses. The carrying value of deferred tax assets is reviewed at every reporting date and, if necessary, reduced to the extent that it is no longer probable that sufficient taxable income will be available to recover all or part of the asset. Deferred tax liabilities, save for specific exceptions, are always recognised. Deferred tax assets and liabilities are calculated using tax rates which are expected to apply in the period when the asset is realised or the liability settled, using the tax rates and tax regulations which are in force at the reporting date. Tax assets and liabilities for current taxes are only offset if there is a legally enforceable right to set off the recognised amounts and if it is intended to settle or pay on a net basis or to realise the asset and settle the liability simultaneously. It is possible to offset deferred tax assets and liabilities only if it is possible to offset the current tax balances and if the deferred balances refer to taxes levied by the same tax authorities. Since 2007 the Company has adopted, as the Consolidating Company, the National Consolidated Taxation System (pursuant to Art. 114 et seq. of the Consolidated Income Tax Act – TUIR). The Group taxation option is currently binding for the three-year period from 2019 to 2021. Participation in the National Consolidated Taxation System entails the recognition in the financial statements of receivables and payables from and to the fiscally consolidated companies in view of the respective positive and negative taxable amounts transferred by them. Equally transferred are the amounts referred to tax credits, to withholding taxes and advances autonomously paid by the subsidiaries. Transactions among the companies participating in the Tax Consolidation are governed by a set of “Regulations” signed by all participants.

As at December 31, 2021, the following companies participated in the National Consolidated Taxation System:

1	Benetton S.r.l.	13	Autogrill Europe S.p.A.
2	Benetton Group S.r.l.	14	Autogrill Italia S.p.A.
3	Retail Italia Network S.r.l.	15	Nuova Sidap S.r.l.
4	Villa Minelli società agricola a r.l.	16	Schematrentatre S.p.A.
5	Fabrica S.r.l.	17	Sintonia S.p.A.
6	Ponzano Children S.r.l.	18	Schematrentaquattro S.p.A.
7	Verde Sport S.r.l.	19	Edizione Property S.p.A.
8	Olimpias Group S.r.l.	20	Property Due S.r.l.
9	Maccarese S.p.A. società agricola benefit	21	Edizione Alberghi S.r.l.
10	San Giorgio S.r.l.	22	Edizione Agricola S.r.l.
11	Autogrill S.p.A.	23	ConnecT Due S.r.l.
12	Autogrill Advanced Business Services S.p.A.		

Estimates and measurements

As envisaged by the IFRS, the preparation of the financial statements requires the creation of estimates and measurements that are reflected in the determination of the carrying values of assets and liabilities, as well as in the related information provided in the notes, also with regard to potential assets and liabilities existing at the end of the year. Those estimates are mainly used for determining depreciation and amortisation, the fair value of financial assets and liabilities and current taxes and deferred tax assets and liabilities.

The actual results subsequently recognised could thus differ from those estimates. Therefore, the estimates and measurements are revised and updated periodically and the effects of all of their changes are immediately reflected in the financial statements.

Cash flow statement

In compliance with IAS 7, the cash flow statement, prepared using the indirect method, reports the Company's ability to generate "cash and cash equivalents". Other cash equivalents comprise short-term highly liquid financial investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. Therefore, an investment normally qualifies as a cash equivalent only when it has a short maturity, that is when the original maturity is shorter than three months. Bank overdrafts qualify as borrowings, unless they are payable on demand and form an integral part of an enterprise's cash and cash equivalents management, in which case they are classified as a component of cash and cash equivalents. Cash and cash equivalents included in the cash flow statement comprise the statement of financial position amounts for this item at the reporting date. Cash flows in foreign currencies are translated at the average exchange rate for the period. Income and expenses relating to interest, dividends received and income taxes are included in cash flow from operating activities. In the Company's layout, the following are reported separately:

- operating cash flow: cash flow from operating activities is presented using the indirect method; this method adjusts income for the year for the effects of items which did not result in cash outflows or generate liquidity (i.e. non-cash transactions);
- investing cash flow: investing activities are reported separately, in part because they are indicative of investments/divestments aimed at the future generation of revenues and positive cash flows;
- financing cash flow: financing activities consist of the cash flows which determine a change in the size and composition of shareholders' equity and loans granted.

COMMENTS ON ASSET ITEMS

(All figures in thousands of Euro)

NON-CURRENT ASSETS

1 – Property, plant and equipment

The gross value, accumulated depreciation and impairment, and net value of the property, plant and equipment are detailed below:

(Thousands of Euro)	12.31.2021			12.31.2020		
	Gross value	Accumulated depreciation and impairment	Net value	Gross value	Accumulated depreciation and impairment	Net value
Land and buildings	-	-	-	-	-	-
Investment property	-	-	-	-	-	-
Plant, machinery and equipment	352	(346)	6	352	(332)	20
Furniture, furnishings and electronic equipment	1,427	(1,295)	132	1,401	(1,261)	140
Other property, plant and equipment	-	-	-	15	(2)	13
Assets under construction and advances	-	-	-	-	-	-
Total	1,779	(1,641)	138	1,768	(1,595)	173

The following table reports changes in 2021 and in 2020 in property, plant and equipment, stated net of accumulated depreciation.

(Thousands of Euro)	Land and buildings	Investment property	Plant, machinery and equipment	Furniture, furnishings and electronic equipment	Other property, plant and equipment	Assets under construction and advances	Total
Balance as at 12.31.2019	-	-	48	158	-	-	206
Additions	-	-	-	33	15	-	48
Disposals	-	-	-	-	-	-	-
Amortisation	-	-	(28)	(51)	(2)	-	(81)
Impairment	-	-	-	-	-	-	-
Other movements	-	-	-	-	-	-	-
Balance as at 12.31.2020	-	-	20	140	13	-	173
Additions	-	-	-	28	-	-	28
Disposals	-	-	-	-	(12)	-	(12)
Amortisation	-	-	(14)	(36)	(1)	-	(51)
Impairment	-	-	-	-	-	-	-
Other movements	-	-	-	-	-	-	-
Balance as at 12.31.2021	-	-	6	132	-	-	138

2 – Intangible assets

The balance of this item as at December 31, 2021 decreased compared to the previous year due to the annual amortisation charges. Intangible assets were fully amortised at the end of the year.

3 – Right of use

This item refers to the representation based on the accounting standard IFRS 16 of the rights of use of assets due to the lease agreements signed by the Company.

The Company has three lease agreements in force relating to properties where its offices are located. In particular:

- the lease agreement for the Treviso offices has a duration of six years, up to December 31, 2022, which can be renewed for a further six years, and a fixed annual rental in addition to the variable expenses;
- the lease agreement for the Milan offices has a duration of six years, up to October 31, 2022, which can be renewed for a further six years, and a fixed annual rental in addition to the variable expenses;
- the agreement for the Rome offices started on July 1, 2019 and ends on June 30, 2025, can be tacitly renewed for a further six years, and has a fixed annual rental, in addition to the variable expenses.

The Company also has six long-term car rental agreements for vehicles used by employees. These agreements have a duration of four years and entail the payment of a fixed monthly rental.

The movements during the year in rights of use are shown below:

(Thousands of Euro)	Land and buildings	Other assets	Total
Balance as at 01.01.2020	8,699	56	8,755
Additions	-	50	50
Disposals	-	(7)	(7)
Amortisation	(913)	(36)	(967)
Other movements	-	-	-
Balance as at 12.31.2020	7,768	63	7,831
Additions	-	88	88
Disposals	-	-	-
Amortisation	(931)	(41)	(972)
Other movements	-	-	-
Balance as at 12.31.2021	6,837	110	6,947

The Increases recognized in 2021 refer to the value of the Right of use relating to three new long-term car rental agreements.

4 – Equity investments in subsidiaries

The movements during the year in equity investments in subsidiaries are shown below:

(Thousands of Euro)	Carrying value as at January 1, 2021			Additions	Reclassifications	Disposals	Carrying value as at December 31, 2021	
	Cost	Revaluations/ (Impairments)	Value as at January 1, 2021				% held % directly held	Carrying value
Edizione Property S.p.A.	82,438	52	82,490	-	-	-	100	82,490
Edizione Agricola S.r.l.	10,523	-	10,523	-	-	-	100	10,523
San Giorgio S.r.l.	10,544	(5,300)	5,244	-	-	-	100	5,244
Schematrentatre S.p.A.	926,181	-	926,181	-	-	-	100	926,181
Schematrentaquattro S.p.A.	1,806,374	(850,847)	955,527	282,000	-	-	100	1,237,527
Benetton S.r.l.	551,670	363	552,033	100,000	-	-	100	652,033
Sintonia S.p.A.	1,108,747	-	1,108,747	-	-	-	100	1,108,747
Verde Sport S.r.l.	28,821	(18,118)	10,703	2,450	-	(2,640)	100	10,513
Bensec società consortile a r.l.	54	-	54	-	-	-	45	54
Total	4,525,352	(873,850)	3,651,502	384,450	-	(2,640)		4,033,312

On June 28, 2021, in implementation of the resolution of the Board of Directors of March 23, 2021, the Company made a capital payment in favour of the subsidiary Schematrentaquattro S.p.A. for Euro 282 million in order to provide it with financial support for subscribe the share capital increase resolved by the subsidiary Autogrill S.p.A.

As part of the recapitalization of the investee Benetton S.r.l., approved by the Company's Board of Directors on June 23, 2020, to be carried out by December 31, 2022 for a total of Euro 300 million, at the request of the subsidiary, during the year the Company made a payment for capital contributions and/or to cover losses totalling Euro 100 million. In previous years, the Company had paid a total of Euro 200 million.

In December 2021, the Company made a payment for a future capital increases and/or to cover losses in favour of the subsidiary Verde Sport S.r.l. (Euro 2.4 million) to support the sport promotion activities carried out by the same. The carrying amount was adjusted to the company's equity at the end of the year, recording a write-down of Euro 2.6 million.

The table below contains the information pursuant to Art. 2427, point 5 of the Italian Civil Code:

(in Euro)							
Company name	Registered office	Share capital	Shareholders' Equity	Income/(Loss) last financial year	Stake held		Carrying value (thousands of Euro)
					No. of shares	% held	
Edizione Property S.p.A.	Treviso – Piazza del Duomo, 19	4,000,000	597,948,919	880,655	4,000	100	82,490
Edizione Agricola S.r.l.	Treviso – Piazza del Duomo, 19	1,000,000	93,519,111	(51,245)	1,000,000	100	10,523
San Giorgio S.r.l.	Fiumicino (Roma) – Viale Maria, 20	100,000	4,878,504	(158,311)	-	100	5,244
Schematrentatre S.p.A.	Treviso – Piazza del Duomo, 19	1,000,000	1,346,750,191	104,303,766	1,000,000	100	926,181
Schematrentaquattro S.p.A.	Treviso – Piazza del Duomo, 19	100,000,000	1,259,002,385	(79,518)	100,000,000	100	1,237,527
Benetton S.r.l.	Ponzano Veneto – Villa Minelli, 1	225,708,580	755,648,571	(1,113,678)	-	100	652,033
Sintonia S.p.A.	Treviso – Piazza del Duomo, 19	1,000,000	3,840,256,872	342,953,630	1,000,000	100	1,108,747
Verde Sport S.r.l.	Treviso – Strada di Nascimben, 1/b	8,000,000	10,513,430	(2,548,510)	1	100	10,513
Bensec società consortile a r.l.	Ponzano Veneto – Villa Minelli, 1	110,000	253,631	(11,648)	-	45	54

¹ An additional 16.5% is held by the subsidiary Edizione Property S.p.A.

5 – Equity investments in associates

The balance of the item as at December 31, 2021, amounting to Euro 5,230, refers to the value of the equity investment in Eurostazioni S.p.A., unchanged on the previous year.

The table below contains the information pursuant to Art. 2427, point 5 of the Italian Civil Code.

(in Euro)								
Company name	Registered office	Share capital	Shareholders' Equity	Income/(Loss) for the year	Stake held		Balance as at 12.31.2020 (thousands of Euro)	Balance as at 12.31.2019 (thousands of Euro)
					No. of shares	% held		
Eurostazioni S.p.A. ¹	Rome – Via Montello, 10	16,000,000	20,102,685	284,520	52,333,333	32.71	5,230	5,230

¹Financial statements as at July 31, 2021.

6 – Investment securities

Based on the provisions of IFRS 9, investment funds are classified as financial assets at fair value through profit or loss. The fair value of investment funds at the balance sheet date is equal to the Net Asset Value at the same date.

As at December 31, 2021 and 2020, the fair value of investment funds was made up as follows:

(Thousands of Euro)	12.31.2021	12.31.2020
21 Centrale Partners III fund units	-	238
21 Investimenti II fund units	2,513	1,961
21 Investimenti III fund units	14,216	11,417
21 Centrale Partners V fund units	18,194	13,670
Builders I Fund units	742	331
Builders II Fund units	135	-
Units in the 21 Invest Italy IV fund	163	-
Total	35,963	27,617

The movements during the year are shown in the table below:

(Thousands of Euro)	Fair value as at 12.31.2020	Contributions	Redemption	Changes in Income statement		Fair value as at 31.12.2021
				Capital gains/ (losses)	Fair value adjustments	
21 Centrale Partners III fund units	238	-	(395)	157	-	-
21 Investimenti II fund units	1,961	-	-	-	552	2,513
21 Investimenti III fund units	11,417	1,590	-	-	1,209	14,216
21 Centrale Partners V fund units	13,670	3,324	(6,730)	-	7,930	18,194
Builders I Fund units	331	62	-	-	349	742
Builders II Fund units	-	124	-	-	11	135
Units in the 21 Invest Italy IV fund	-	281	-	-	(118)	163
Total	27,617	5,381	(7,125)	157	9,933	35,963

In the year 2021, the Company subscribed two new funds, the Builders II fund and the 21 Invest Italy IV fund.

On December 6, 2021, the 21 Centrale Partners III fund was liquidated, having terminated the investment period, and carried out the final distribution. The Company collected Euro 0.4 million, realizing a capital gain of Euro 0.2 million.

7 — Other non-current financial assets

The item refers to an amount committed as guarantee to the purchaser of Banca Leonardo S.p.A., as envisaged by the sale agreements signed by the Company in April 2019. On the basis of the agreements, the sum was restricted until 2021, however at the end of the year the purchaser had not yet released the residual amounts due to the numerous disputes still pending. Based on the information received from the sellers' representative, negotiations are underway with the purchaser for the definition of the pending positions and the release of the amounts due.

As at December 31, 2021, that receivable was adjusted to its recoverable amount.

8 — Other non-current receivables

The item includes guarantee deposits and other non-current receivables.

CURRENT ASSETS

9 — Trade receivables

The balance of this item as at December 31, 2021 mainly refers to receivables due from subsidiaries, the details of which are reported in Note 37 – Related party transactions.

10 — Tax receivables

This item includes:

(Thousands of Euro)	12.31.2021	12.31.2020
IRES (corporate income tax) credit	61	103
Others	16	16
Total	77	119

IRES receivable refer to the receivable from Tax Authorities for withholding taxes transferred by the companies participating in the Tax Consolidation in the current year and in previous years, as prescribed by the Regulation stipulated by the participating companies. The change compared to the previous year is due, in particular, to the use of the receivable to offset the payment of withholdings.

11 — Other current receivables, accrued income and prepaid expenses

Other current receivables are detailed in the table below:

(Thousands of Euro)	12.31.2021	12.31.2020
Receivables from Tax Consolidation	2,633	3,777
Receivables for transfer of IRES	-	2,620
VAT receivables	1,501	804
Withholding tax in foreign countries	189	160
Other receivables, accrued income and prepaid expenses	100	80
Total	4,423	7,441

The item Receivables from Tax Consolidation comprises the estimated receivable due from the tax consolidated companies in view of the positive taxable amounts transferred by them.

The item Receivables from transfer of IRES refers to the transfer of the receivable arising from the Tax Consolidation tax return relating to 2019, transferred to several tax consolidated companies. Those receivables were collected during the year.

The increase in VAT receivables compared to December 31, 2020 derives from the decrease in the percentage of the pro-rata non-deductibility of VAT on purchases.

The item Withholding tax in foreign countries refers to the withholdings for the emoluments for the position of director covered by employees of the Company in subsidiaries resident abroad, and reversed to the same.

Other receivables, accrued income and prepaid expenses mainly include the costs for insurance and rental payments pertaining to the subsequent year but already recorded at the reporting date.

12 – Other current financial assets

The balance of this item is made up as follows:

(Thousands of Euro)	12.31.2021	12.31.2020
Receivables from intercompany current accounts	210	83,979
Receivable from the liquidation of Schemaquattordici S.p.A.	33	33
Accrued income and prepaid expenses	215	110
Total	458	84,122

The details of Receivables from intercompany current accounts are shown in Note 37 – Related party transactions. These transactions are settled at market conditions. The change with respect to the balance of the previous year derives from the repayment of the balance of the intercompany current account by the subsidiary Schematrentatre.

The Receivable from the liquidation of Schemaquattordici S.p.A arose as part of the liquidation procedure of the investee, which concluded in December 2019.

Accrued income and prepaid expenses refer mainly to interest accrued on savings bonds maturing in 2022.

13 – Cash and cash equivalents

Cash and cash equivalents are represented by the positive balance of the current accounts and of the bank deposits of the Company with some credit institutions.

(Thousands of Euro)	12.31.2021	12.31.2020
Bank current accounts	41,919	388,425
Cash in hand	5	4
Total	41,924	388,429

The reduction in the balance of bank current accounts derives mainly from the use of financial resources for capital payments of the subsidiaries Schematrentaquattro S.p.A. (Euro 282 million) and Benetton S.r.l. (Euro 100 million).

COMMENTS ON SHAREHOLDERS' EQUITY ITEMS

(All figures in thousands of Euro)

14 — Share capital

As at December 31, 2021 the share capital of Edizione amounted to Euro 1.5 billion, fully subscribed and paid in and divided into quotas. The Shareholders' Meeting of January 13, 2022 resolved to transform the Company into a joint-stock company (S.p.A.) and to divide the share capital into 15,000,000 shares with no nominal value.

15 — Legal Reserve

The Legal Reserve remained unchanged with respect to the previous year.

16 — Fair value reserve

This item includes the change in fair value of equity investments for which the option to designate the changes in fair value through other comprehensive income, as permitted by IFRS 9, was irrevocably exercised.

The reserve includes the fair value of investment funds measured at the date of transition to the IFRSs.

17 — Other reserves

Other reserves are made up as follows:

(Thousands of Euro)	12.31.2021	12.31.2020
Monetary revaluation reserve under Law 72/83	1,148	1,148
Revaluation reserve under Law 576/75	14	14
Reserve under Article 1 of Law 169/83	75,538	75,538
Reserve under Law 904/77	1,294	1,294
Extraordinary reserve	5,179	5,179
Merger surplus reserve	659,343	659,343
Retained earnings and other reserves	1,599,791	1,620,648
Total	2,342,307	2,363,164

The reserve for retained earnings decreased by Euro 20.9 million to cover the loss for the year 2020, as resolved by the Shareholders' Meeting of June 22, 2021.

The table pursuant to art. 2427 no. 7 bis of the Italian Civil Code is shown below:

(in Euro)

Type	Amount	Possibility of utilisation	Amount available	Summary of utilizations in the past three years	
				Loss coverage	Other purposes ¹
Share capital	1,500,000,000				
Income-related reserves					
Legal reserve	127,477,587	B	127,477,587	-	-
Reserve from transition to IFRS	(222,759)		-	-	-
Revaluation reserve ²	1,162,692	A B C	1,162,692	-	-
Reserve under Art. 1 of Law 169/83 ²	75,538,102	A B C	75,538,102	-	-
Reserve under Law 904/77 ²	1,293,544	A B C	1,293,544	-	-
Extraordinary reserve	5,179,444	A B C	5,179,444	-	-
Merger surplus reserve	659,342,583	A B C	659,342,583	-	-
Retained earnings and other reserves	1,597,631,834	A B C	1,597,631,834	-	35,460,297
Non-distributable retained earnings	2,159,312	B	2,159,312		
Total	2,469,562,339		2,467,625,786	-	35,460,297
Non-distributable amount			129,636,899		
Residual distributable amount			2,337,988,887		

Key:

A = capital increase

B = loss coverage

C = dividend pay-out

¹ = the item does not include the reclassifications between the reserves in shareholders' equity

² = Reserves that, if distributed to shareholders would form part of the taxable income of the tax period in which they were distributed, in the amount equal to the fiscal value

COMMENTS ON LIABILITY ITEMS

(All figures in thousands of Euro)

NON-CURRENT LIABILITIES

18 — Financial lease liabilities

This item comprises the present value of payments for future minimum guaranteed rentals outstanding as at December 31, 2021 recognised based on the accounting standard IFRS 16.

The breakdown of the item between the non-current and current portions is as follows:

(Thousands of Euro)	12.31.2021	12.31.2020
Current	6,259	7,117
Non-current	932	895
Total	7,191	8,012

19 — Provisions for employee benefits

The movements in employee termination indemnities are as follows:

(Thousands of Euro)	12.31.2021	12.31.2020
Opening balance	569	572
Uses	(140)	(188)
Provisions	186	185
Closing balance	615	569

Uses mainly concern payments to employee pension funds.

CURRENT LIABILITIES

20 — Trade payables

The item includes payables for services received from suppliers and companies of the Group, which are illustrated in Note 37 – Related party transactions.

21 — Other payables, accrued expenses and deferred income

This item is summarised as follows:

(Thousands of Euro)	12.31.2021	12.31.2020
Payables from Tax Consolidation	693	32
Payables to social security institutions	220	188
Payables to employees and consultants	228	1,229
Payables to Tax Authorities	251	206
Other payables, accrued expenses and deferred income	1	9
Total	1,393	1,664

The details of Payables from Tax Consolidation are shown in the table of Note 37 – Related party transactions.

The reduction in Payables to employees and collaborators as at December 31, 2021, compared to the balance as at December 31, 2020, is attributable to the payment in 2021 of a one-off fee to of a director who resigned in 2020.

Tax payables refer to payables for withholding taxes to be paid on employee and self-employed workers' remuneration.

22 — Other current financial liabilities

Details are as follows:

(Thousands of Euro)	12.31.2021	12.31.2020
Payables for intercompany current accounts	131,278	192,476
Payables to Schematrentatre S.p.A.	-	578
Accrued expenses for non-use fee on the bank loan	-	104
Total	131,278	193,158

The details of Payables for intercompany current accounts are shown in Note 37 – Related party transactions. These transactions are settled at market conditions.

Payables to Schematrentatre S.p.A. as at December 31, 2020 referred to the remuneration, as contractually specified, of the subsidiary's willingness to grant 37,680,000 shares of Assicurazioni Generali S.p.A. to guarantee the bank loan contracted by the Company. This payable was extinguished during the year.

COMMENTS ON INCOME STATEMENT ITEMS

(All figures in thousands of Euro)

23 – Revenues

The item refers to compensation paid to employees of the Company that serve as directors in subsidiaries and that are reversed to Edizione and revenues from administrative services provided to Group companies.

The details of Revenues are shown in the detailed table of Note 37 – Related party transactions.

24 – Other revenues and operating income

In 2021, the item mainly included an insurance reimbursement regarding some positions referring to the Escrow Account established following the sale of Banca Leonardo shares.

25 – Payroll costs

Details are as follows:

(Thousands of Euro)	2021	2020
Wages and salaries	2,341	5,574
Social security charges	681	1,495
Directors' emoluments	862	2,918
Provision for employee termination indemnities and similar	185	185
Other payroll costs	47	32
Total	4,116	10,204

The change in the item compared to 2020 is mainly attributable to a one-off payment in the previous financial year to a director and an employee who resigned during the year.

As at December 31, 2021, the workforce numbered 19; the breakdown by category is as follows:

(no. of employees at year end)	2021	2020
Executives	6	6
White-collar workers	13	13
Total	19	19

26 — Costs of services

Costs of services are made up as follows:

(Thousands of Euro)	2021	2020
IT system maintenance costs	250	340
Consultants' fees (Accounting, Tax & Legal)	2,688	1,163
Utilities	13	12
Cleaning	40	39
Advertising and promotion	-	6
Insurance	130	177
Travel expenses and accommodation	91	58
Surveillance	532	590
Telephone expenses and internet connection	74	104
Bank costs and commissions	7	7
Statutory auditors' emoluments	75	87
Supervisory Board members' emoluments	51	55
Other services	34	38
Total	3,985	2,676

Costs of services include the VAT that the Company records as an increase in the related costs, pro-quota for the year pursuant to Art. 19-bis of Italian Presidential Decree 633/1972.

Administrative, legal and tax consultancy increased compared to the previous year mainly due to legal expenses incurred for the redefinition of governance and the new articles of association initiated by the Company during the year.

27 — Leases and rentals

Office leases include the lease payments of the offices in Treviso, Milan and Rome. In particular, this item includes the variable expenses and other ancillary expenses that are excluded from the IFRS 16 accounting representation and, therefore, are still recorded in this item.

(Thousands of Euro)	2021	2020
Office leases	437	547
Rental payments	84	74
Other rentals	22	15
Total	543	636

The change on the previous year is mainly attributable to the decrease the pro-rata percentage of non-deductible VAT.

28 — Other operating expenses

In detail:

(Thousands of Euro)	2021	2020
Donations	2,300	5,335
Membership fees	44	41
Indirect taxes and duties	112	262
Other expenses	70	54
Total	2,526	5,692

Donations refer to a contribution made by the Company to the Fondazione Benetton Studi Ricerche. In the previous year the Company had also made some donations to four hospitals as a contribution to the emergency deriving from the epidemiological spread of Covid 19.

The item Indirect taxes and duties is attributable to real estate tax (IMU) for 2016, following an assessment by the Municipality of Venice.

29 — Depreciation of property, plant and equipment and amortisation of intangible assets and rights of use

In detail:

(Thousands of Euro)	2021	2020
Depreciation of property, plant and equipment	51	81
Amortisation of intangible assets	2	2
Depreciation of rights of use	972	966
Total	1,025	1,049

The Amortisation of rights of use, recorded following the application of IFRS 16, are calculated based on the duration of the lease agreements to which they refer.

30 — Impairment of doubtful accounts

The amount refers to the write-down of a portion of the Banca Leonardo S.p.A. escrow account to align it with the recoverable value.

31 – Financial income

The item is made up as follows:

(Thousands of Euro)	2021	2020
Dividends from Schematrentatre S.p.A.	21,800	-
Interest income from subsidiaries	22	291
Interest income from banks	-	40
Interest on savings bonds	170	141
Income from investment funds	157	-
Total	22,149	472

Interest income from subsidiaries is detailed in Note 37 – Related party transactions.

Income from investment funds refers to the capital gain from the liquidation of the 21 Centrale Partners III fund in December 2021.

32 – Impairment of equity investments and investment funds

Impairment of equity investments and investment funds includes the adjustment to the fair value as at December 31 of investment funds based on their Net Asset Values at the same date, and the impairment of equity investments in subsidiaries and associates.

(Thousands of Euro)	2021	2020
Adjustment to fair value of 21 Centrale Partners III Fund	-	111
Adjustment to fair value of 21 Investimenti II Fund	552	(9)
Adjustment to fair value of 21 Investimenti III Fund	1,209	708
Adjustment to fair value of 21 Centrale Partners V Fund	7,930	1,919
Adjustment to the fair value of Builders I	349	45
Adjustment to fair value of the Builders II fund	11	-
Adjustment to fair value of 21 Investment Italy IV fund	(118)	-
Verde Sport S.r.l.	(2,640)	(2,600)
Total	7,293	174

In 2021, the equity investment in Verde Sport S.r.l. was written down to align the carrying value with the shareholders' equity of the company.

33 — Financial charges

In detail:

(Thousands of Euro)	2021	2020
Interest charges from subsidiaries	585	72
Interest charges on lease liabilities	193	214
Fees on bank loan	554	1,384
Charges for remuneration of the guarantee to Schematrentatre S.p.A.	-	506
Total	1,332	2,176

Interest expense to subsidiaries consists of interest accrued on intercompany current accounts and settled at market conditions. The details are shown in the table of Note 37 – Related party transactions.

In the current year, interest charges on lease liabilities accrued on the related financial payable recorded based on the IFRS 16.

Fees on bank loans refer to fees for non-use on the Revolving Facility loan extinguished by the Company on July 9, 2021.

Charges for the remuneration of the guarantee to Schematrentatre S.p.A. in the previous year referred to the remuneration paid by contract to the subsidiary for the availability of 37,680,000 shares of Assicurazioni Generali S.p.A. to guarantee the bank loan contract entered into by the Company. The contract was terminated early in July 2021.

34 — Foreign currency hedging gains/(losses) and exchange differences

The amount of this item refers to exchange differences on transactions in foreign currency.

35 — Income taxes

This item comprises:

(Thousands of Euro)	2021	2020
Current taxes	795	130
Previous years' taxes	(96)	64
Total	699	194

The Company participates, as the consolidating company, in the National Consolidated Taxation System in accordance with Article 114 et seq. of the Income Tax Act (TUIR). This system allows to offset the taxable amounts and the tax losses of the companies that participate in the consolidated taxation system.

Current taxes refer to the tax losses of the Company offsetting with the positive taxable amounts transferred from the consolidated companies within the Tax Consolidation.

OTHER INFORMATION

(All figures in thousands of Euro)

36 — Financial risk management

Edizione has always paid close attention to the identification, assessment and coverage of financial risks, which can be divided into three categories:

- financial market risks, mainly related to interest rate risk, currency risk, commodity risk and financial asset risk;
- liquidity risk, with a special focus on the availability of funds and access to the credit market and financial instruments;
- credit risk, in relation to both commercial and financial transactions.

Market financial risk

Interest rate risk and currency risk

Exposure to interest rate risk derives from the need to finance financial operating activities and to invest liquid funds.

A change in market interest rates may have an adverse or a positive impact on Edizione's performance, by indirectly influencing the cost of borrowing and the return on investments.

At the reporting date, Edizione is not exposed to currency risk as the items in the income statement and the statement of financial position are almost all originated in Euro.

Price risk

Edizione is potentially exposed to the risk of changes in the market price of its financial assets, with reference to its medium and long-term investments, both in listed companies that are classified as equity investments and in investment funds. On the basis of IFRS 9, these financial assets are measured at fair value with a balancing entry in the income statement or comprehensive income statement.

Regarding the fair value hierarchy for the classification of assets measured at fair value or for which fair value is disclosed herein, the level is 1 for securities listed in regulated markets and 2 for investment funds.

Liquidity risk

Liquidity risk can arise through the inability to access the financial resources needed to guarantee the Company's ability to operate and to honour its liabilities.

The two main factors that determine the Company's liquidity situation are the resources generated or used by operating and investment activities; and the terms of maturity and renewal of debt or financial investments in conjunction with market conditions.

Edizione finances the outflows of ordinary operations mainly through the dividends received from subsidiaries and through its cash holdings.

Liquidity risk may arise only when the amounts related to investment decisions are not covered by cash availability and suitable and readily available funding sources.

Edizione believes that it has cash and cash equivalents in line with its investment plans.

The table below shows financial liabilities outstanding as at December 31, 2021 by maturity.

(Thousands of Euro)	Total contractual amount	Within 1 year	1-5 years	Beyond 5 years
Bank and intercompany current accounts	131,233	131,233	-	-
Other financial liabilities	-	-	-	-
Financial lease liabilities	7,191	932	3,857	2,402
Total	138,424	132,165	3,857	2,402

Credit risk

Credit risk is the risk of incurring losses due to the failure to collect receivables due for both normal commercial transactions and financial investments. It includes the direct risk of the counterparty's insolvency or decrease in creditworthiness, as well as credit concentration risk.

The carrying amount of the financial assets is the Company's maximum exposure to credit risk, in addition to the nominal value of guarantees given for the borrowings or commitments of third parties.

37 — Related party transactions

Statement of financial position figures as at December 31, 2021 and income statement figures for 2021 regarding related party transactions are summarised below. Related party transactions are conducted at arm's length and with the utmost transparency.

(Thousands of Euro)	Other non-current financial assets	Other current financial assets	Other non-current financial liabilities	Other current financial liabilities	Interest income	Interest charges
Benetton S.r.l.	-	-	-	-	-	-
Edizione Agricola S.r.l.	-	176	-	-	-	-
Edizione Property S.p.A.	-	-	-	-	-	-
Schematrentaquattro S.p.A.	-	-	-	235	-	6
Schematrentatre S.p.A.	-	33	-	2	21	439
Sintonia S.p.A.	-	-	-	131,010	-	140
Verde Sport S.r.l.	-	1	-	31	1	-
Total	-	210	-	131,278	22	585

(Thousands of Euro)	Trade receivables	Other current receivables, accrued income and prepaid expenses	Trade payables	Other payables, accrued expenses and deferred income	Revenues	Costs
Abertis Infraestructuras S.A.	2	-	-	-	-	-
Atlantia S.p.A.	80	-	-	-	80	-
Autogrill S.p.A.	107	-	-	-	106	-
Autogrill Italia S.r.l.	18	-	-	-	18	-
Autogrill Europe S.p.A.	18	-	-	-	18	-
Autostrade per l'Italia S.p.A.	-	-	1	-	-	-
Benetton S.r.l.	-	-	-	-	55	-
Benetton Group S.r.l.	-	-	126	1	-	107
Bensec società consortile a r.l.	-	-	118	-	-	520
Cellnex Telecom S.A.	-	-	-	-	150	-
ConnecT Due S.r.l.	-	-	-	-	56	-
Edizione Agricola S.r.l.	-	-	-	4	40	-
Edizione Alberghi S.r.l.	-	-	-	172	-	9
Edizione Property S.p.A.	-	1,841	1	-	-	468
Maccarese S.p.A. Società Agricola Benefit	14	-	-	55	14	-
Olimpias Group S.r.l.	-	-	-	13	-	-
Ponzano Children S.r.l.	-	-	-	2	-	-
Retail Italia Network S.r.l.	-	-	-	1	-	-
San Giorgio S.r.l.	5	-	-	7	5	-
Schematrentaquattro S.p.A.	-	-	-	6	40	-
Schematrentatre S.p.A.	-	792	-	-	40	-
Sintonia S.p.A.	-	-	-	394	60	-
Verde Sport S.r.l.	-	-	-	38	-	-
Total	244	2,633	246	693	682	1,104

38 — Significant events following the end of the financial year

Governance of Edizione

On January 13, 2022, the Extraordinary Shareholders' Meeting of Edizione S.r.l. has approved the transformation of the company into a joint stock company (S.p.A.) and the adoption of new articles of association. The capital is made up of four categories of shares (A, B, C and D), each attributed to one of the four family branches, having the same rights and the same restrictions.

In addition, in ordinary session, the Shareholders' Meeting: (i) set the number of directors at nine, (ii) identified the members of the family who will be part of the Board representing the four family branches in the persons of Alessandro Benetton, Carlo Bertagnin Benetton, Christian Benetton and Ermanno Boffa, (iii) appointed Alessandro Benetton as Chairman of Edizione, and (iv) appointed Enrico Laghi as Chief Executive Officer. The selection process for the other four independent directors was concluded on February 7, 2022, when the Ordinary Shareholders' Meeting appointed two new independent directors, Irene Boni and Francesca Cornelli, and confirmed in office, in continuity with the previous Board, Claudio De Conto and Vittorio Pignatti-Morano Campori.

The contribution of the independent Directors, in compliance with gender equality, expands the Group's international relational network and the range of distinctive and high-profile competences that encompasses the sectors of management, finance and M&A, as well as issues of governance, education, innovation and technology, also allowing Edizione to strengthen its alignment process with ESG (Environmental, Social and Corporate Governance) best practices.

The new governance rules provide for a lock-up period of five years, followed by procedures and mechanisms, including pre-emption, in line with the best practice of family holding companies, which make it possible to preserve the unity of Edizione's control in the hands of the Benetton family during generational transitions. To this end, at the same time as the aforementioned transformation of the Company into a joint stock company, agreements were executed between the Company and all the shareholders which also provide the latter with the option to exchange all or part of their shareholding in Edizione for a similar percentage of its assets and liabilities. All the above in compliance with the legal limits established with reference to the purchase of treasury shares by joint-stock companies, authorised by Edizione's Shareholders' Meeting on the basis of the Company's agreement with its shareholders and some other conditions.

Purchases of Assicurazioni Generali shares

In March and April 2022, Schematrentatre purchased 12,500,010 Assicurazioni Generali shares on the market, equal to 0.79% of the share capital for a value of Euro 245.7 million.

Sale of Autostrade per l'Italia

On March 30, 2022, Atlantia announced that the Ministry of Sustainable Infrastructures and Mobility ("MIMS") had informed the subsidiary Autostrade per l'Italia that the Court of Auditors had registered the MIMS-MEF Interministerial Decree approving the Additional Act and the Economic and Financial Plan, already approved with the CIPESS Resolution of December 22, 2021. Consequently, all the conditions precedent set forth in the contract for the sale of the equity investment held by Atlantia in Autostrade per l'Italia in favour of the Consortium formed by CDP Equity, The Blackstone Infrastructure Partners and Macquarie Asset Management were fulfilled by the Long Stop Date of March 31, 2022. Therefore, the obligation of the parties to sell and purchase the equity investment held by Atlantia in ASPI became binding and final. The closing of the transaction was finalized on May 5, 2022.

Tender Offer for Atlantia

On April 14, 2022, pursuant to Article 102, paragraph 1, of the Consolidated Law on Finance and Article 37 of the Issuers' Regulation, Schema Alfa S.p.A. ("BidCo"), an indirect subsidiary of Edizione through Sintonia, announced the decision to launch a voluntary tender offer pursuant to and for the purposes of Article 102, paragraph 1, and 106, paragraph 4, of the Consolidated Law on Finance, aimed at: (i) acquiring all of the outstanding ordinary shares of Atlantia, including all treasury shares held by the Issuer from time to time, other than the 273,341,000 shares held by Sintonia and (ii) to withdraw the listing of the Shares from Milan Euronext market (the "Delisting"). BidCo will pay a consideration of Euro 23.00 for each share accepting the offer, and this consideration will not be reduced by the amount of the dividend of Euro 0.74 per share whose distribution was approved by the Atlantia's shareholders' meeting on April 29, 2022.

As at April 14, 2022, the share capital of BidCo is wholly owned by Schemaquarantadue S.p.A. ("HoldCo"), an Italian joint-stock company whose share capital is in turn 65% owned by Sintonia and by two companies owned by the Blackstone group, which hold a total interest of 35% in HoldCo.

BidCo will promote the Offer in accordance with the procedures and within the terms provided for by the applicable law and regulations, submitting the Offer Document to Consob. The document will be published at the end of the Consob authorization procedure pursuant to Article 102, paragraph 4, of the Consolidated Law on Finance, and after obtaining the other necessary authorizations.

This transaction confirms the strategic nature of the group's investment in Atlantia and confirms its willingness to continue to contribute to its sustainable development, maintaining its roots in Italy and enhancing its current industrial design.

Russia-Ukraine conflict

The explosion of the Russian-Ukrainian conflict in February 2022 led to a situation of geopolitical crisis and a sharp rise in the prices of raw materials, and in particular energy, which further fuelled inflation. The macroeconomic scenario is therefore characterized by high uncertainty and volatility.

39 — Guarantees given, commitments and other contingent liabilities

(Thousands of Euro)	12.31.2021	12.31.2020
Guarantees given		
Sureties and guarantees	-	-
Commitments		
Other purchase commitments	22,283	11,779
Total	22,283	11,779

Other commitments relate to units subscribed but not yet paid at the end of the year to investment funds held by the Company.

40 — Other commitments and rights of the Company

No Other commitments and rights are reported other than those already mentioned in other notes of these financial statements.

41 — Contingent liabilities

There are no contingent liabilities of a significant amount with respect to what is already commented in the Notes to the Financial Statements.

42 — Fees paid to the independent auditors

The fees contractually due to the independent auditors refer entirely to auditing services and amount to Euro 80,000.

PROPOSED RESOLUTION

Dear Shareholders,

We propose that you:

- approve the separate financial statements at and for the year ended December 31, 2021 and the Directors' Report submitted to you;
- to propose to the Shareholders' Meeting to allocate the profit for the year, in the amount of Euro 17,285,970.00 as follows:
 - Euro 864,298.50 to the legal reserve;
 - Euro 9,933,438.65 to “Non-distributable profits carried forward”
 - a dividend of Euro 6,488,232.85 to the Shareholders;
- to propose to the Shareholders' Meeting to make a dividend distribution of Euro 93,511,817.15 by withdrawing the entire amount from the reserve "Distributable profit carried forward".

Treviso, May 24, 2022

Chairman of Board of Directors

Alessandro Benetton

ANNEXES

REPORT OF THE INDEPENDENT AUDITORS

INDEPENDENT AUDITOR'S REPORT PURSUANT TO ARTICLE 14 OF LEGISLATIVE DECREE No. 39 OF JANUARY 27, 2010

To the Shareholders of
Edizione S.p.A.

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Opinion

We have audited the financial statements of Edizione S.p.A. (the Company), which comprise the statement of financial position as at December 31, 2021, and the income statement, the statement of comprehensive income, the statement of changes in shareholders' equity and cash flow statement for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements give a true and fair view of the financial position of the Company as at December 31, 2021, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards as adopted by the European Union.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA Italia). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with the ethical requirements applicable under Italian law to the audit of the financial statements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of the Directors and the Board of Statutory Auditors for the Financial Statements

The Directors are responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the European Union and, within the terms established by law, for such internal control as the Directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Ancona Bari Bergamo Bologna Brescia Cagliari Firenze Genova Milano Napoli Padova Parma Roma Torino Treviso Udine Verona

Sede Legale: Via Tortona, 25 - 20144 Milano | Capitale Sociale: Euro 10.328.220,00 I.v.

Codice Fiscale/Registro delle Imprese di Milano Monza Brianza Lodi n. 03049560166 - R.E.A. n. MI-1720239 | Partita IVA: IT 03049560166

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In preparing the financial statements, the Directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless they have identified the existence of the conditions for the liquidation of the Company or for the termination of the operations or have no realistic alternative to such choices.

The Board of Statutory Auditors is responsible for overseeing, within the terms established by law, the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with International Standards on Auditing (ISA Italia) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with International Standards on Auditing (ISA Italia), we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control;
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control;
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Directors;
- conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance, identified at an appropriate level as required by ISA Italia, regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

REPORT ON OTHER LEGAL AND REGULATORY REQUIREMENTS

Opinion pursuant to art. 14, paragraph 2 (e), of Legislative Decree 39/10

The Company's Directors are responsible for the preparation of the Directors' report of Edizione S.p.A. as at December 31, 2021, including its consistency with the related financial statements and its compliance with the law.

We have carried out the procedures set forth in the Auditing Standard (SA Italia) n. 720B in order to express an opinion on the consistency of the Directors' report with the financial statements of Edizione S.p.A. as at December 31, 2021 and on its compliance with the law, as well as to make a statement about any material misstatement.

In our opinion, the above-mentioned Directors' report is consistent with the financial statements of Edizione S.p.A. as at December 31, 2021 and is prepared in accordance with the law.

With reference to the statement referred to in art. 14, paragraph 2 (e), of Legislative Decree 39/10, made on the basis of the knowledge and understanding of the entity and of the related context acquired during the audit, we have nothing to report.

DELOITTE & TOUCHE S.p.A.

Signed by
Barbara Moscardi
Partner

Treviso, Italy
June 10, 2022

*This report has been translated into the English language
solely for the convenience of international readers.*

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