



PDG REALTY REACHES RECORD LAUNCHES OF R\$ 704 MILLION IN THE 3Q08.

Rio de Janeiro, November 11th, 2008 – PDG Realty S.A. Empreendimentos e Participações - PDGR3 - announces its results for the third quarter of 2008 (3Q08) and nine months of 2008 (9M08). The company's consolidated financial statements are prepared in accordance with the accounting practices adopted in Brazil pursuant to Brazilian legislation and the regulations of the Brazilian Securities and Exchange Commission (CVM).

OPERATIONAL HIGHLIGHTS 3Q08	<ul style="list-style-type: none"> ✓ LAUNCHED <i>PRO RATA</i> PSV REACHED R\$704 MILLION; ✓ <i>PRO RATA</i> CONTRACTED SALES TOTALED R\$448 MILLION; ✓ 48.3% OF THE UNITS LAUNCHED IN 3Q08 HAVE ALREADY BEEN SOLD; ✓ 76.4% OF THE LAUNCHES WHERE IN THE LOW INCOME SEGMENT.
OPERATIONAL HIGHLIGHTS 9M08	<ul style="list-style-type: none"> ✓ 60.3% OF THE UNITS LAUNCHED IN 9M08 HAVE ALREADY BEEN SOLD; ✓ CONTRACTED SALES TOTALED R\$1.39 BILLION; ✓ LAUNCHED <i>PRO RATA</i> PSV REACHED R\$1.87 BILLION, REPRESENTING 69.4% OF THE MID RANGE OF THE 2008 FULL YEAR GUIDANCE.
FINANCIAL HIGHLIGHTS 3Q08 & 9M08	<ul style="list-style-type: none"> ✓ NET REVENUE REACHED R\$338.6 MILLION IN 3Q08 AND R\$862.8 MILLION IN 9M08, AN INCREASE OF 139% WHEN COMPARED TO 9M07; ✓ EBITDA REACHED R\$94.6 MILLION IN 3Q08 WITH A 27.9% MARGIN. IN 9M08 TOTALED R\$240.8 MILLION WITH A 27.9% MARGIN; ✓ ADJUSTED NET INCOME REACHED R\$69.2 MILLION IN 3Q08 WITH A 20.4% MARGIN. IN 9M08 TOTALED R\$183.8 MILLION WITH A 21.3% MARGIN.
SOLID CASH POSITION AND LOW INVENTORY LEVELS	<ul style="list-style-type: none"> ✓ CONSOLIDATED CASH POSITION OF R\$ 341 MILLION IN 3Q08; ✓ ACCESS TO ADDITIONAL CREDIT LINES OF APPROXIMATELY R\$3 BILLION; ✓ 73.4% OF LAUNCHED AND NOT SOLD UNITS ARE FROM 2008 LAUNCHES.

OPERATIONAL AND FINANCIAL HIGHLIGHTS

	3Q08	3Q07	Var (%)		9M08	9M07	Var (%)
Launched PSV ⁽¹⁾ – R\$ million	992.83	981.00	1%		2,754.46	1,847.41	49%
Launched PSV PDG Realty – R\$ million	703.67	385.03	83%		1,873.83	759.78	147%
Launched Developments	23	21	10%		62	56	11%
Numbers of Units Launched ⁽¹⁾	4,816	4,755	1%		13,343	8,957	49%
Contracted Sales – R\$ million ⁽¹⁾	685.01	922.94	-26%		2,253.79	1,675.15	35%
Contracted Sales PDG Realty – R\$ million	447.89	338.95	32%		1,387.14	641.26	116%
Numbers of Units Sold ⁽¹⁾	3,215	4,354	-26%		11,049	7,820	41%
Market Value of Inventory – R\$ million	1,066.1	533.7	100%		1,066.1	533.7	100%
Delivered Units	1,757	399	340%		3,826	543	605%
Usable Area Launched TOTAL (m ²) ^{(1) (2)}	300,511	126,506	138%		879,434	600,160	47%
Average Area (m ²) ⁽²⁾	71	81			73	80	
Average Price (R\$/m ²) ⁽²⁾	2.863	3.502			2.917	2.891	
Net Revenue – R\$ million	338.56	169.13	100%		862.77	361.30	139%
Gross Income – R\$ million	138.01	60.19	129%		341.35	131.12	160%
Gross Margin – %	40.8%	35.6%			39.6%	36.3%	
EBITDA – R\$ million ⁽³⁾	94.56	44.16	114%		240.84	100.67	139%
EBITDA Margin – %	27.9%	26.1%			27.9%	27.9%	
Adjusted Net Income – R\$ million	69.15	21.27	225%		183.79	78.87	133%
Adjusted Net Margin – %	20.4%	12.6%			21.3%	21.8%	
Adjusted EPS (R\$)	0.474	0.181			1.259	0.670	
Adjusted ROE (Annual)	17.9%	11.5%			15.1%	13.3%	

(1) Including partners' interest in jointly controlled subsidiaries.

(2) Land parceling units were excluded from the calculation of total private area launched, average area and average price in order to avoid distortions.

(3) EBITDA is used by our management as a measure of performance. Our EBITDA has been calculated pursuant to CVM Circular 1/2005, which provides that EBITDA may be defined as profit before net financial income (expenses), income tax and social contributions, depreciation and amortization. EBITDA is not a performance measure included in BR GAAP and does not represent cash flow for the periods presented. EBITDA should not be considered as a substitute for net income as an indicator of operating performance neither as a substitute for cash flow nor as an indicator of liquidity. Given that EBITDA has no standardized meaning, our definition of EBITDA may not be comparable to the EBITDA used by other companies.



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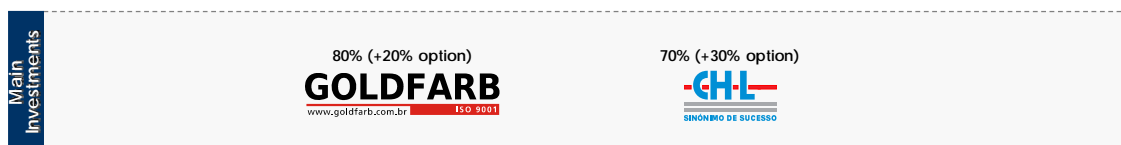
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PDG REALTY – OVERVIEW 9M08

During the 9M08 PDG Realty is taking benefit from the consolidation of its portfolio investments conducted last year. Today we developed a business platform that allows us to indentify and execute good investment opportunities in several regions always combining our expertise with our local partners one.

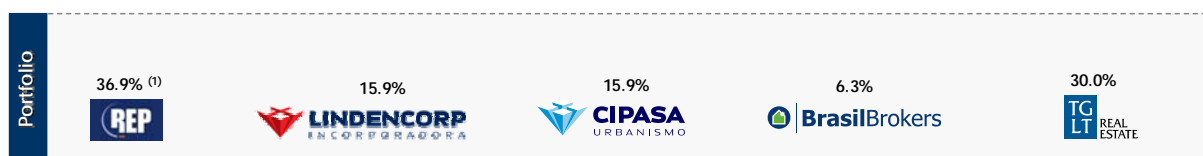
We highlight that currently we held a controlling position in our main investments and that this investments accounts for 79% of our 9M08 launchings and 82% of our 9M08 EBITDA.



Our operational agreements enable PDG Realty to post a national footprint and gain knowledge of the local markets behavior.



We held also important investments in our portfolio, each one counting on a specialized and qualified management team to run the business models.



The table below presents the breakdown of our 9M08 results by segment:

Segment	Landbank pro rata PSV (%)	Launches pro rata PSV (%)	Sales pro rata PSV (%)	Net Revenues (%)	Gross Profit (%)	EBITDA (%)	Net Income (%)
Low Income	71%	72%	70%	64%	62%	61%	61%
Mid	9%	9%	10%	15%	16%	15%	14%
Mid-high & High	14%	7%	8%	14%	15%	16%	17%
Commercial	2%	10%	9%	7%	7%	8%	8%
Land Parcelling	4%	1%	2%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%



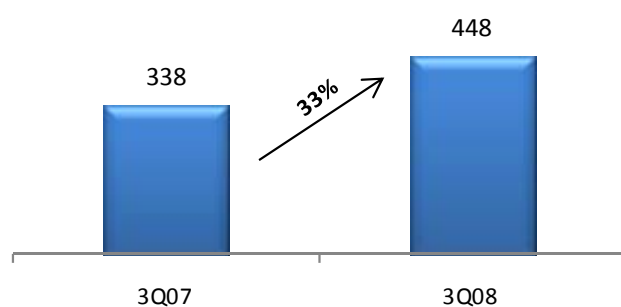
OPERATIONAL PERFORMANCE – SALES AND INVENTORY

Sales

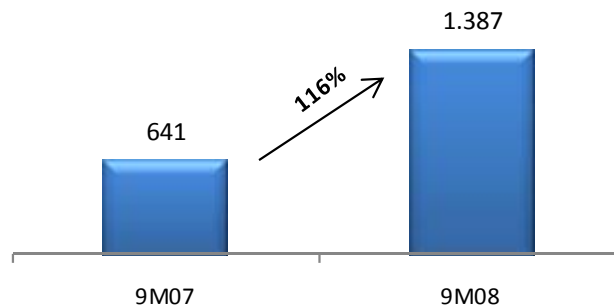
Contracted Sales reached R\$2.25 billion in 9M08 (3Q08: R\$685m). PDG Realty's *pro rata* stake amounted to R\$1.39 billion (3Q08: R\$448m).

From the sales of 3Q08, R\$302.9 million came from 3Q08 launchings and R\$144.9 from inventory.

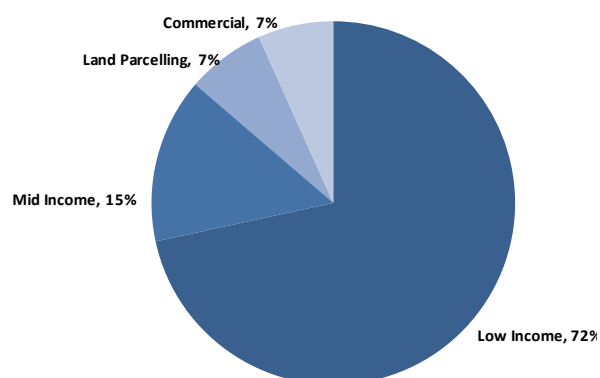
Contracted Sales pro rata (R\$ mln)



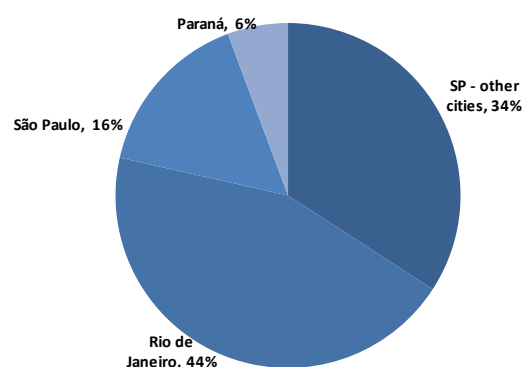
Contracted Sales pro rata (R\$ mln)



Pro rata Contracted Sales 3Q08 - Segments



Pro rata Contracted Sales 3Q08 - Geographic Breakdown

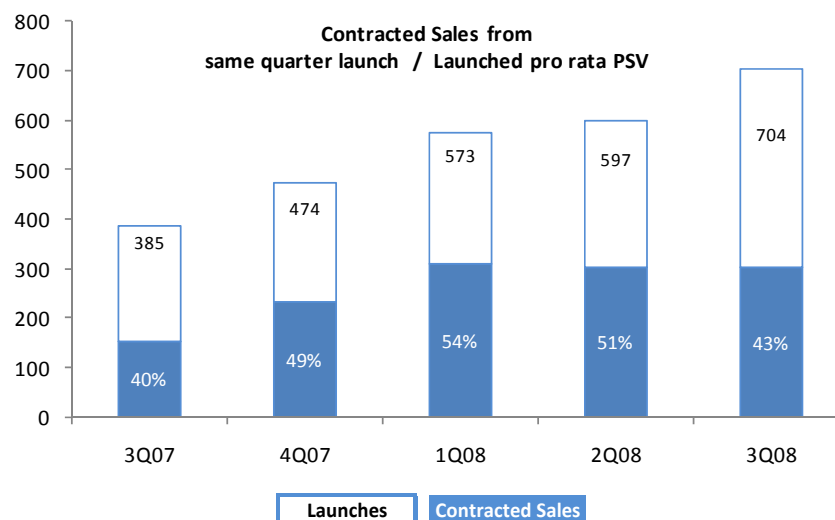




The table below shows the main figures for the projects launched in 3Q08, 48% of the units launched were sold in the quarter of launch:

São Paulo - Capital							
1 Residencial Ravenna	34.0	90.00%	30.6	228	55%	16.9	Low Income
2 Campi dei Fiori	15.6	80.00%	12.5	164	41%	5.2	Low Income
3 Terrazza Marina	33.1	90.00%	29.8	174	34%	10.3	Low Income
4 Residencial Vitória - 1a fase	26.6	90.00%	23.9	243	25%	6.0	Low Income
5 Villa Esperança	9.9	90.00%	8.9	104	13%	1.1	Low Income
6 Refúgio Jaguaré	22.3	90.00%	20.1	97	26%	5.2	Low Income
São Paulo - other cities							
1 Gran Vita Club House	17.2	90.00%	15.5	105	40%	6.2	Low Income
2 Cadiz Residencial	45.0	90.00%	40.5	255	45%	18.4	Low Income
3 Botânico - 1a fase	21.3	90.00%	19.2	116	15%	2.8	Low Income
4 Solaris	25.4	90.00%	22.9	126	10%	2.2	Low Income
5 Ville de Soleil	21.7	90.00%	19.6	117	8%	1.5	Low Income
6 Reserva dos Lagos - 2a fase	34.4	90.00%	31.0	175	28%	8.7	Low Income
7 Pratical Life	56.1	90.00%	50.5	350	33%	16.6	Low Income
8 Bella Città	36.3	90.00%	32.7	184	16%	5.3	Low Income
9 Eco Life Campestre	52.0	77.45%	40.3	228	34%	13.6	Mid
10 Quinta do Golfe	132.6	15.98%	21.2	591	100%	21.2	Land Parcelling
Rio de Janeiro							
1 Arboretto Residencial	31.3	65.00%	20.4	222	21%	4.2	Low Income
2 Avante	26.4	70.00%	18.5	113	57%	10.5	Mid
3 Griffé	29.7	70.00%	20.8	109	78%	16.2	Mid
4 Estrelas	202.0	70.00%	141.4	800	67%	94.5	Low Income
Minas Gerais							
1 Alameda da Serra	70.6	80.00%	56.5	50	36%	20.3	Commercial
Paraná							
1 Reserva das Torres	31.6	58.22%	18.4	223	64%	11.8	Low Income
2 Cenarium	17.7	50.00%	8.9	42	48%	4.2	Mid
23 Total	992.8		703.7	4,816	48%	302.9	

The chart below demonstrates the sales speed reached by the developments within its quarter of launch.





The table below shows PDG Realty's historical track record of launches and its respective sales position and aging of the units in inventory. We can notice that 80% of all the units launched so far have been sold and that 73% of the total inventory value comes from units launched in 2008.

Launch	Units Launched	Units Sold	% Sold	% of Total Inventory
2003	296	296	100%	0%
1Q2003	-	-	-	0%
2Q2003	-	-	-	0%
3Q2003	188	188	100%	0%
4Q2003	108	108	100%	0%
2004	882	863	98%	1%
1Q2004	-	-	-	0%
2Q2004	69	56	81%	0%
3Q2004	176	173	98%	0%
4Q2004	637	634	100%	0%
2005	2,731	2,665	98%	0%
1Q2005	26	26	100%	0%
2Q2005	649	596	92%	0%
3Q2005	54	54	100%	0%
4Q2005	2,002	1,989	99%	0%
2006	4,176	3,996	96%	11%
1Q2006	1,032	1,032	100%	0%
2Q2006	418	418	100%	0%
3Q2006	489	464	95%	10%
4Q2006	2,237	2,082	93%	2%
2007	12,860	11,409	89%	15%
1Q2007	1,632	1,441	88%	2%
2Q2007	2,641	2,406	91%	2%
3Q2007	4,758	4,532	95%	2%
4Q2007	3,829	3,030	79%	9%
2008	13,343	8,048	60%	73%
1Q2008	4,006	2,958	74%	16%
2Q2008	4,521	2,768	61%	24%
3Q2008	4,816	2,322	48%	34%
Total	34,288	27,277	80%	

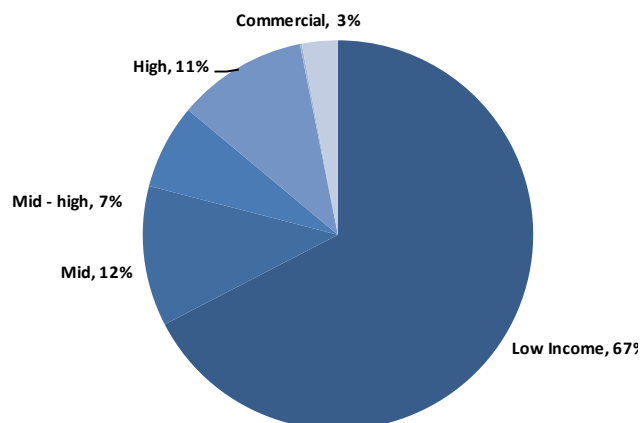
Below we demonstrate our sales speed calculation (Sales Over Supply) and final inventory position:

	1Q08	2Q08	3Q08
Beginning Inventory - R\$ mln (a)	579.42	685.33	810.33
Launched PSV PDG Realty - R\$ mln (b)	573.07	597.09	703.67
Contracted Sales PDG Realty - R\$ mln (c)	467.16	472.09	447.89
Final Inventory - R\$ mln	685.33	810.33	1,066.11
Sales (c) / Total Supply (a+b) - %	41%	37%	30%

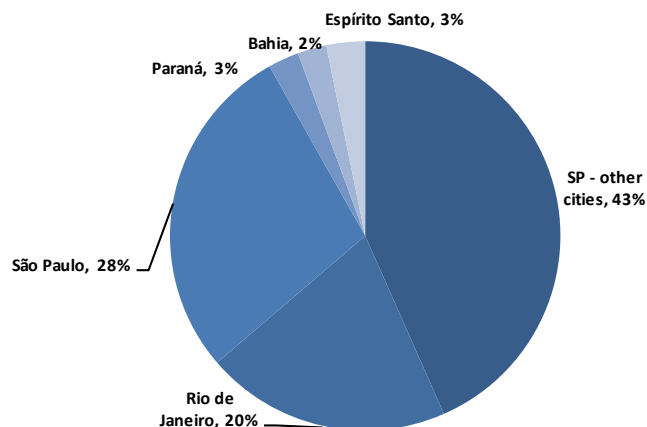


Inventory of units launched and not sold at market value

Inventory Breakdown - Segments



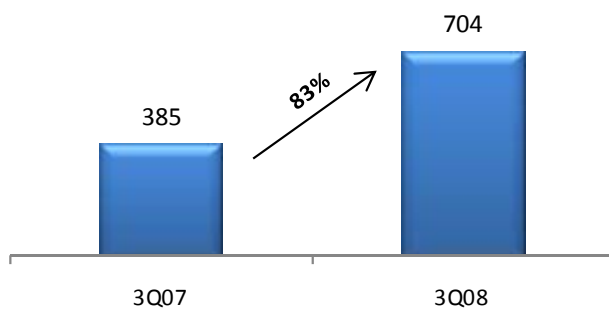
Inventory Breakdown by Geography



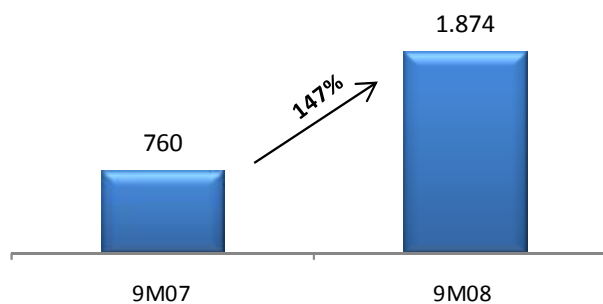
OPERATIONAL PERFORMANCE - LAUNCHES

Total Launched PSV reached R\$2.75 billion in 9M08 (3Q08: R\$993 million). PDG Realty stake totaled R\$1.87 billion (3Q08: R\$704m), spread over 62 projects (3Q08: 23 projects).

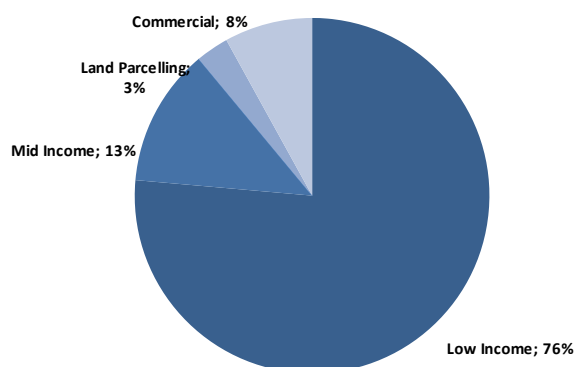
Launched *pro rata* PSV - R\$ mln



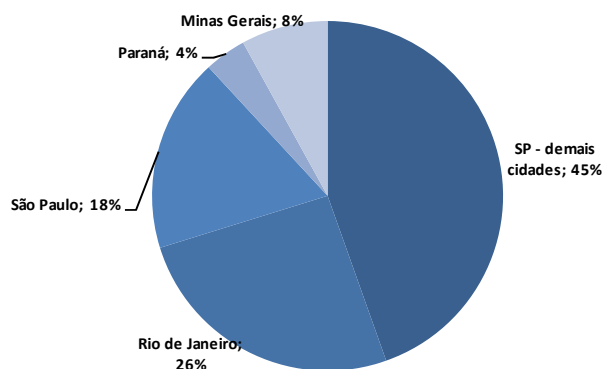
Launched *pro rata* PSV - R\$ mln



PSV *pro rata* Launches 3Q08 - Income Segments



PSV *pro rata* Launches 3Q08 - Geographic Breakdown





Below, we highlight some projects launched with different partners in 3Q08:



ESTRELAS

Partner	CHL
Location	Rio de Janeiro/ RJ
Launch	September/2008
Total PSV	R\$ 202 mln
Units	800
% sales	67%



QUINTA DO GOLF

Partner	Cipasa
Location	São José do Rio Preto/SP
Launch	September/2008
Total PSV	R\$ 132 mln
Units	591
% sales	100%



RESIDENCIAL RAVENNA

Partner	GOLDFARB
Location	São Paulo / SP
Launch	August/2008
Total PSV	R\$ 34 mln
Units	228
% sales	55%



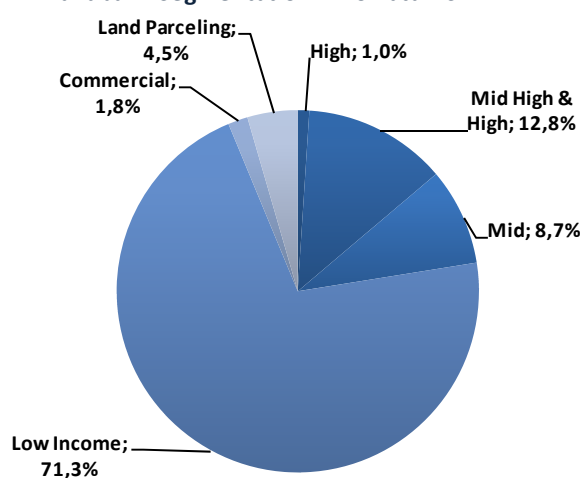
LANDBANK

Our current pro rata landbank reaches R\$7.4 billion (distributed across 303 projects), representing a 54% increase when compared to the 3Q07 and a decrease of 13% when compared to 2Q08. This reduction is a result of a conservative policy of cash exposure, not exercising some options that would have been paid in cash.

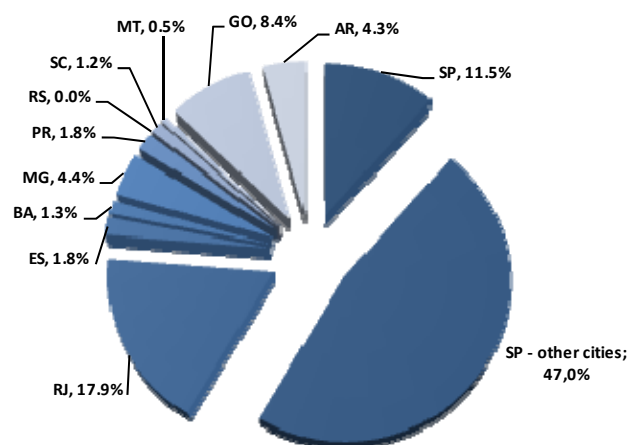
We continue to maintain a comfortable level of landbank, supporting 2 to 3 years of future launches.

The average PSV for a project in our landbank comes to R\$55.7 million (the pro rata PSV averages R\$24.5 million).

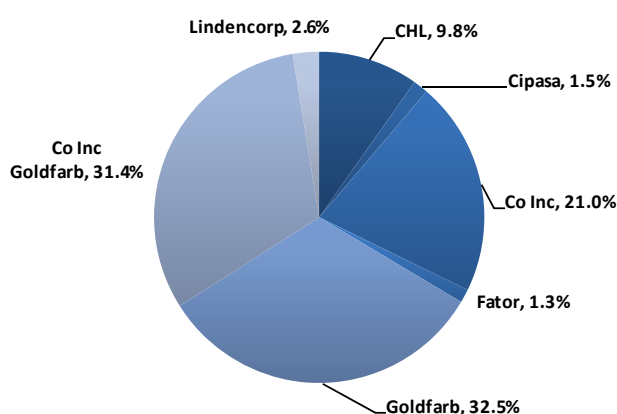
Landbank Segmentation - Pro Rata PSV



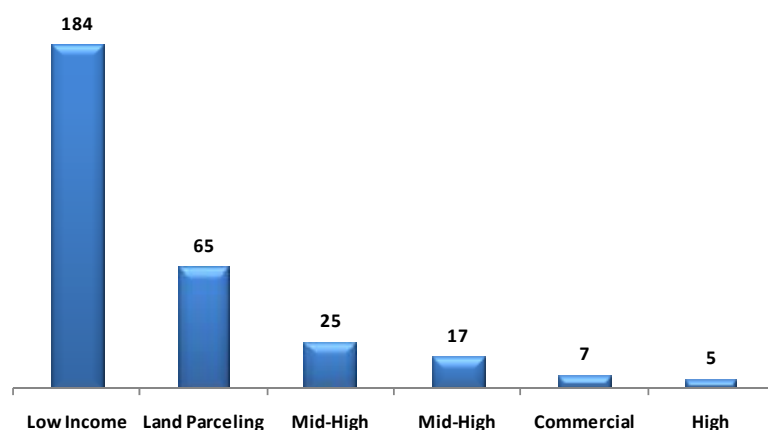
Landbank Geographic Distribution



Landbank Distribution by Partner

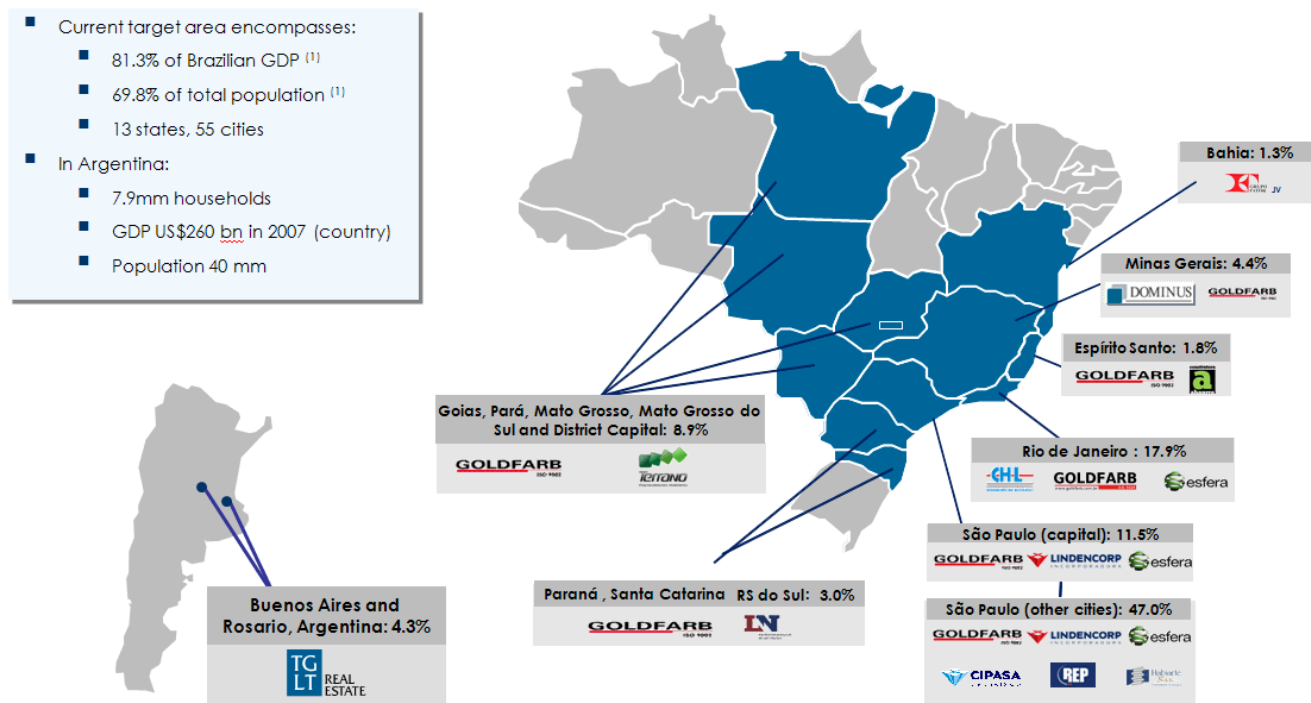


Landbank Projects Segmentation

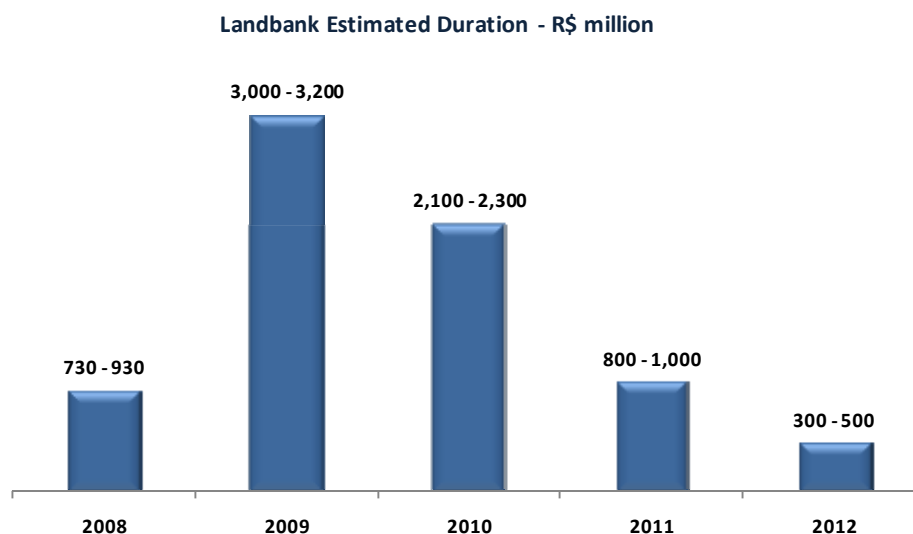




Our current operations reach 55 cities spread in 13 states (and Argentina). The map below presents the breakdown of our landbank by region and partner:



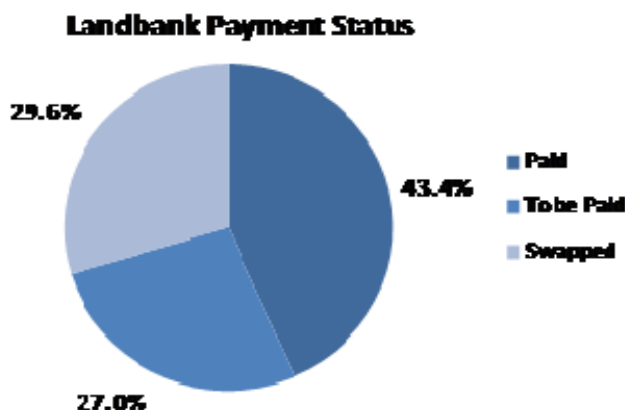
The chart below analyses the projected distribution of PDG Realty's *pro rata* PSV in landbank for the next years:





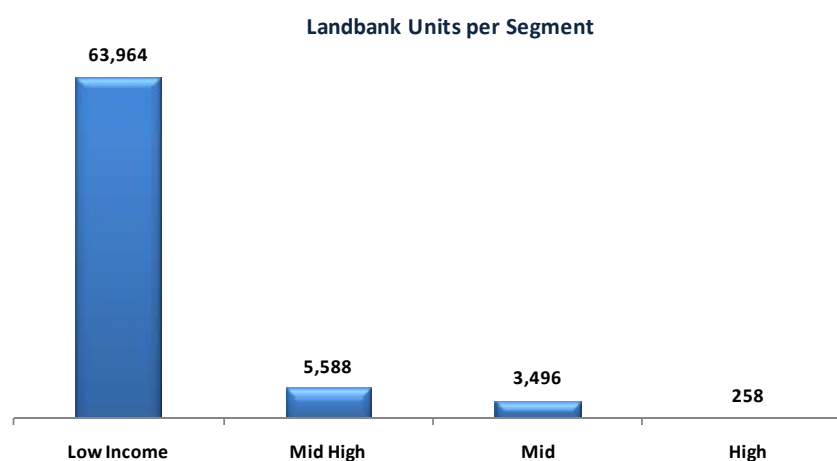
Landbank: Breakdown of payment status

Below we demonstrate the payment status of our landbank at the end of 3Q08.



Landbank: Breakdown by Mortgage source

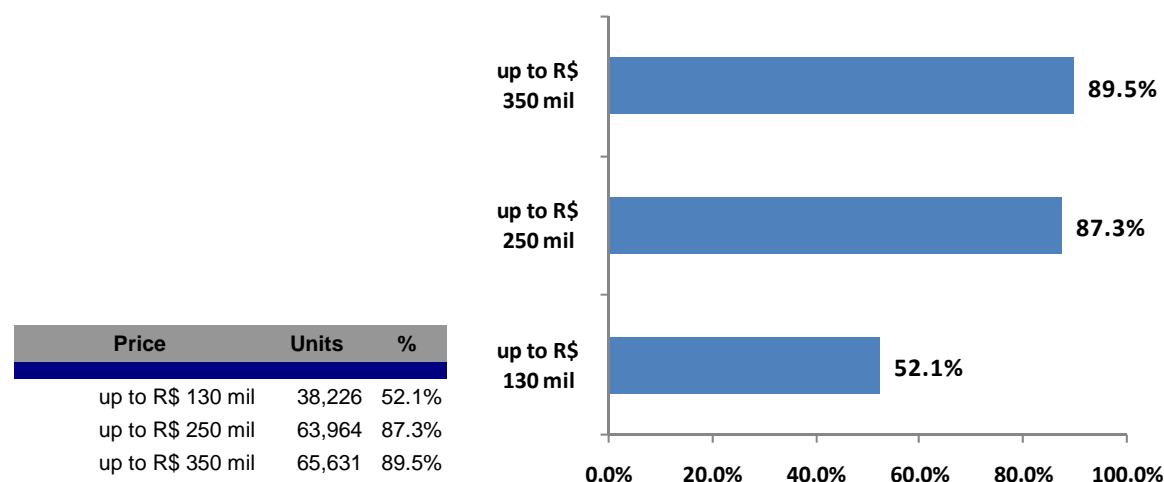
The residential landbank (excluding commercial and land parceling units) totals 73 thousand units, with 64 thousand units in the low income segment.



Approximately 90% of our residential units are eligible to SFH mortgage funding (units under R\$350k), while 52% of the units are eligible to the "Crédito Associativo" program of Caixa Econômica Federal (units under R\$130k in major cities).



In the chart below, we present the breakdown of the residential units in PDG Realty's landbank by price range:



RECENT EVENTS

Shares Buyback Program

On October 21st, we initiated our shares buyback program. The program is valid for 365 days and is limited to 8,142,064 common shares, corresponding to 10% of the free-float shares. The acquisitions will be handled by UBS Pactual Corretora de Títulos e Valores Mobiliários S.A.

JV with Dominus Engenharia – Launching of its first project:



In September, the first project under the JV agreement with Dominus Engenharia was launched. "Alameda da Serra" is a commercial project located in Belo Horizonte and has a total PSV of R\$70.6 million (R\$56.5 million *pro rata* PDG Realty). The project reached 36% of sales in just one week after launching.

Sponsored Depositary Receipts Level 1 Program:

In October we filed before the Brazilian Securities and Exchange Commission (Comissão de Valores Mobiliários – "CVM"), request for the registration of its Sponsored Depositary Receipts Level 1 Program for trading on the U.S. over-the-counter market of securities backed by common shares issued by PDG Realty.

For this purpose, Citibank DTVM S.A. will act as custodian of the Company's common shares in Brazil, which will back the respective depositary shares, and Citibank, N.A. will act as depositary in the U.S., responsible for the issuance of the respective depositary shares, in the ratio of 1 (one) depositary share per 2 (two) common shares.

The Company clarifies that the establishment and the registration of the Depositary Receipts Level 1 Program does not involve the issuance of new shares or a public offering of existing shares.

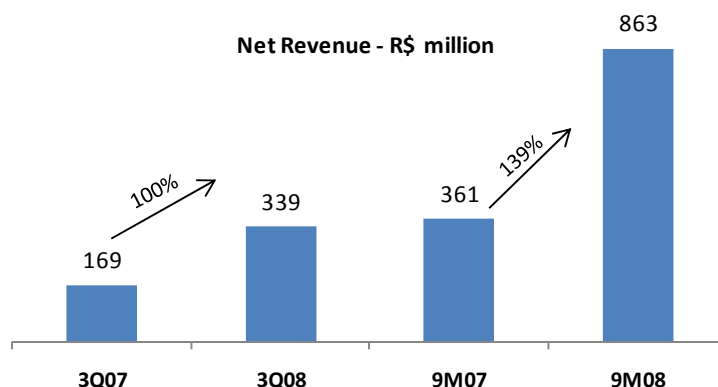


FINANCIAL PERFORMANCE

Net Revenue

Our net revenue for the third quarter of 2008 was R\$338.6 million, an increase of 100% when compared with R\$169.1 million in 3Q07.

In 9M08, net revenue totaled R\$862.8 million, representing an increase of 139% when compared to 9M07.



Below we present the breakdown of our net revenue by the year of launch and income segment of our projects:

Year	Net Revenue	Segment	Net Revenue
2004	1.6%	Low Income	63.8%
2005	9.9%	Mid	15.0%
2006	21.1%	Mid-High	12.7%
2007	39.4%	High	1.2%
2008	28.1%	Commercial	7.4%
Total	100.0%	Total	100.0%

Cost of Good Sold

The cost of good sold grew from R\$108.9 million in 3Q07 to R\$200.6 million in 3Q08, an increase of 84%.

Gross Profit

Gross profit reached R\$138.0 million in 3Q08, an increase of 129% over the same period of 2007. Gross margin also increased in the year-over-year comparison, from 35.6% (3Q07) to 40.8% (3Q08).

In the nine months period, gross profit reached R\$341.3 million (39.6% margin), an increase of 160% over the same period of 2007.



We can explain the increase in the gross profit by mostly of the organic growth of our operations, mainly Goldfarb and CHL and margin expansion.

Sales and G&A expenses:

Below we present the evolution and some metrics of sales and G&A expenses:

	3Q08	2Q08	3Q07	9M08	9M07
Sales Expenses (R\$ mm)	21.8	26.6	4.3	63.2	13.3
G&A Expenses (R\$ mm)	20.9	22.2	14.8	61.4	27.2
G&A + SALES Expenses	42.7	48.8	19.0	124.6	40.4
Sales Expenses / Launches	2.7%	3.9%	1.1%	2.9%	1.7%
G&A Expenses / Launches	2.6%	3.2%	3.8%	2.8%	3.6%
G&A + SALES Expenses / Launches	5.3%	7.1%	4.9%	5.7%	5.3%
Sales Expenses / Contracted Sales	4.2%	4.7%	1.3%	3.9%	2.1%
G&A Expenses / Contracted Sales	4.0%	4.0%	4.4%	3.8%	4.2%
G&A + SALES Expenses / Contracted Sales	8.2%	8.7%	5.6%	7.6%	6.3%
Sales Expenses / Gross Income	6.2%	8.5%	2.4%	7.1%	3.6%
G&A Expenses / Gross Income	6.0%	7.1%	8.4%	6.9%	7.4%
G&A + SALES Expenses / Contracted Sales	12.2%	15.7%	10.9%	14.0%	11.0%

Financial Result

In 3Q08 the financial result was positive in R\$3.7 million. This result was negative in R\$4.8 million in 3Q07. When looking to 9M08, the financial result was positive in R\$8.8 million, for the same period of 2007 we posted a negative result of R\$18.0 million.

Below we present our financial results:

	3Q08	3Q07	9M08	9M07
Financial revenues	56,319	12,205	93,298	27,901
Financial expenses	(52,631)	(17,011)	(84,489)	(45,918)
	3,688	(4,806)	8,809	(18,017)

Net Income

Our net income accounted for R\$19.8 million in 3Q07 and R\$63.1 million in 3Q08, an increase of 219%. Net margin came in 18.6%.

Adjusted net income reached R\$69.2 million, representing a 225% increase when compared to 3Q07. Adjusted net margin came in 20.4%.

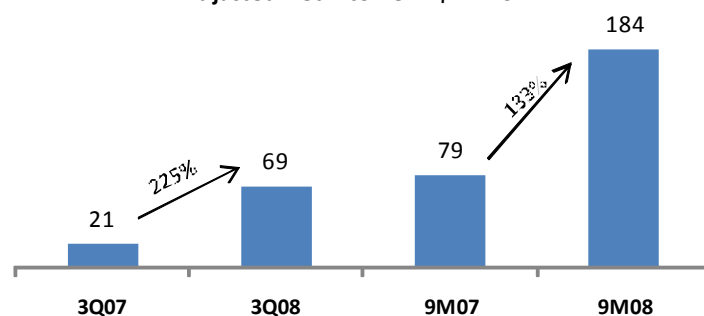


The 9M08 net income reached R\$166.2 million, with 19.3% of net margin.

Adjusted Net Income

	3Q08	3Q07	9M08	9M07
Net income	63,111	19,806	166,181	46,364
(+) Non recurring expenses + amortization & depreciation	6,038	1,466	17,610	32,510
Adjusted Net Income	69,149	21,272	183,791	78,874
<i>Adjusted Net Income Margin</i>	20.4%	12.6%	21.3%	21.8%

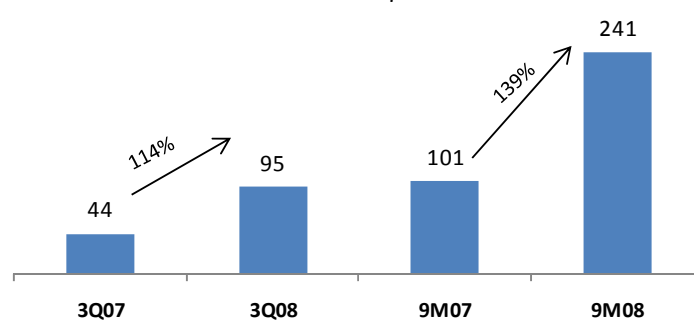
Adjusted Net Income - R\$ Million



EBITDA

Ebitda for the 3Q08 reached R\$94.6 million, with 27.9% margin, representing a 114% increase when compared to 3Q07. In the 9M08, EBITDA accumulated R\$240.8 million with 27.9% margin.

EBITDA - R\$ million



Deferred Income

Deferred Income (R\$ thousand)	3Q08	3Q07	2Q08
Deferred Revenue	1,484.76	599.53	1,207.06
Deferred Costs	(912.41)	(350.69)	(744.25)
Total	572.35	248.84	462.81
<i>Deferred margin</i>	38.5%	41.5%	38.3%



Consolidated Balance Sheet

Cash, cash equivalents and long term investments

In 3Q08 our cash position reached R\$341.4 million, a decrease of 12% when compared to R\$390.6 million in 3Q07.

Land and properties held for sale

Our properties under construction totaled R\$1,103.2 million in 3Q08, representing an increase of 110% when compared to 3Q07.

Breakdown of land and properties held for sale:

	3Q08	3Q07
Properties under construction	260,195	92,105
Concluded properties	36,580	42,476
Land for future developments	806,392	391,547
Total	1,103,167	526,128

Accounts Receivable

Accounts receivable totaled R\$1,099.1 million in 3Q08 and R\$437.6 million in 3Q07, an increase of 149%. This evolution is reflecting the sales increase in our developments.

Breakdown of Receivables:

	3Q08	3Q07
Accounts Receivable	1,099,048	437,632
Deferred Revenue	1,484,762	599,529
Total	2,583,810	1,037,161

Indebtedness

Below we present the Indebtedness in the end of 3Q08 (R\$ thousand):

SFH	
Current Balance:	219,553
Index:	TR
Avg Interest per year:	10.84%
Creditor:	Others
Duration:	14 months
Coupon:	Monthly
Principal in maturity dates	

Debentures	
Current Balance:	258,489
Index:	CDI
Interest:	0.90%
Lead Manager:	Bradesco BBI
Duration:	52 months
Coupon:	Semester(jan/jul)
Principal in four annual instalments since July 2nd, 2011	

Breakdown By Creditor	
Total Debt	741,677
Debentures	34.85%
Unibanco	10.77%
Votorantim	10.23%
Bradesco	9.75%
Others	34.40%
Duration:	33 months

Partnerships in Projects	
Current Balance:	9,033
Index:	IGPM / INCC
Avg Interest per year:	12.00%
Creditor:	Partners
Duration:	34 months

Working Capital	
Current Balance:	254,601
Index:	CDI
Avg Interest per year:	1.85%
Creditor:	Others
Duration:	36 months

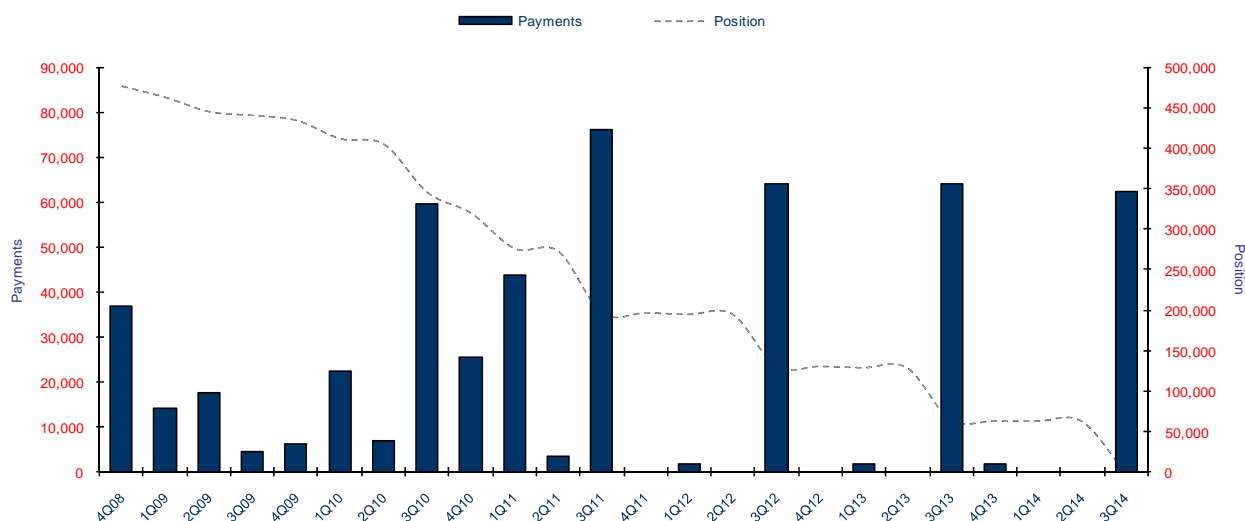
Breakdown by Index	
Total Debt	741,677
% of CDI	69.18%
TR	29.60%
IGPM / INCC	1.22%
Duration:	30 months



Below is shown the payment schedule of our indebtedness, excluding SFH and projects partnerships, already considered in SPC's cash flow.

We emphasize the low volume of payments in the short term, posting thus comfortable position to liquidated current debts and support the operations.

Debt (excludes SFH and partners in projects that has already been considered in SPC's cash flow) - Position after 3Q08



Debt Ratios	
Cash and Cash equivalents	341,421
Indebtness	(741,676)
Net Cash	(400,255)
Equity	1,520,511
Debt to Equity	48.8%
Net debt to Equity	26.3%



Debt Breakdown:

Debtor	Interest Rate	Total Position as of September 30th, 2008	PDG Position	Creditor	Total Guarantee	PDG Position in Guarantee
América Piqueri Incorporadora S.A.	TR + 12.5% p.a.	3,722	1,489	Bradesco	46,000	18,400
Giardino Desenvolvimento Imobiliário S.A.	TR + 12.0% p.a.	27,702	-	Bradesco	33,100	16,550
Bento Lisboa 106-A Empreendimento Imobiliário S.A.	TR + 12.0% p.a.	35,443	35,443	Unibanco	57,200	22,880
Bento Lisboa 106-B Empreendimento Imobiliário S.A.	TR + 12.0% p.a.	18,597	18,597	Bradesco	53,400	21,360
Goldfarb Incorporações e Construções S.A.	TR + 10.5% p.a.	95,046	95,046	Others	129,114	129,114
CHL Desenvolvimento Imobiliário S.A.	TR + 11.4% p.a.	14,012	14,012	Bradesco	14,012	14,012
Nova Agua Rasa Empreendimentos Imobiliários SPE S.A.	TR + 11.0% p.a.	8,678	4,339	HSBC	13,610	9,527
Nova Tatuapé Negócios Imobiliários SPE Ltda.	TR + 11.5% p.a.	9,402	4,701	HSBC	11,260	7,882
Finlândia Empreendimentos Imobiliários SPE Ltda.	TR + 11.0% p.a.	5,442	2,721	Unibanco	7,000	3,500
Gold Madri Empreendimentos Imobiliários SPE Ltda.	TR + 10.5% p.a.	1,990	995	ABN Amro	5,000	2,500
Austria Empreendimentos Imobiliários SPE Ltda.	TR + 10.5% p.a.	7,477	3,739	ABN Amro	20,860	10,430
Gold São Paulo Empreendimentos Imobiliários SPE Ltda.	TR + 9.0% p.a.	6,998	3,499	ABN Amro	14,050	7,025
São João Climaco Empreendimentos Imobiliários Ltda	TR + 8.3% p.a.	4,420	2,210	Caixa	14,782	7,391
Serra Bella Empreendimento Imobiliário S.A.	TR + 8.3% p.a.	2,600	1,820	Caixa	11,472	4,015
Luxemburgo Empreendimentos Imobiliários SPE Ltda	TR + 9.0% p.a.	5,754	2,877	ABN Amro	19,000	9,500
Kirmayr Negócios Imobiliários SPE Ltda	TR + 10.5% p.a.	1,122	561	Bradesco	6,646	3,323
Alves Pedroso Empreendimentos Imobiliários SPE Ltda.	TR + 8.3% p.a.	2,858	1,429	Caixa	5,434	2,717
Prunus Empreendimentos S.A.	TR + 10.0% p.a.	11,203	4,761	ABN Amro	29,715	12,629
Sky Empreendimentos Imobiliários S.A.	TR + 10.5% p.a.	3,946	1,973	Santander	9,320	4,660
Cyrela Milão Empreendimentos Imobiliários S.A.	TR + 10.0% p.a.	21,364	10,682	ABN Amro	30,000	15,000
Eco Life Vila Leopoldina Empreendimentos Imobiliários S.A.	TR + 10.5% p.a.	6,801	5,441	ABN Amro	11,000	8,800
Amazon Empreendimentos Imobiliários S.A.	TR + 10.5% p.a.	2,276	1,138	Santander	13,590	6,795
Eco Life Parque Prado Empreendimentos Imobiliários S.A.	TR + 10.5% p.a.	2,600	2,080	ABN Amro	9,250	7,400
Total - SFH	TR + 10.8% p.a.	299,454	219,553		564,815	345,410
Holanda Empreendimentos Imobiliários SPE Ltda.	CDI + 1.5% p.a.	5,133	2,567	Matone	12,000	6,000
Gold Sidney Empreendimentos Imobiliários SPE Ltda.	CDI + 1.5% p.a.	6,510	3,255	Matone	28,000	14,000
Gold Marília Empreendimentos Imobiliários SPE Ltda.	CDI + 1.5% p.a.	24,158	12,079	Votorantim	75,000	37,500
Gold Minas Gerais Empreendimentos Imobiliários SPE Ltda.	CDI + 1.9% p.a.	3,620	1,810	Votorantim	3,000	1,500
Gold Escócia Empreendimentos Imobiliários SPE Ltda.	CDI + 1.9% p.a.	4,138	2,069	Votorantim	11,610	5,805
Gold Uberaba Empreendimentos Imobiliários SPE Ltda.	CDI + 1.9% p.a.	4,655	2,327	Votorantim	28,880	14,440
Gold Oceania Empreendimentos Imobiliários SPE Ltda.	CDI + 1.9% p.a.	1,036	518	Votorantim	1,000	500
Gold Canada Empreendimentos Imobiliários SPE Ltda.	CDI + 1.9% p.a.	1,034	517	Votorantim	1,000	500
REP DI	CDI + 0.5% p.m.	1,108	277	Banif	3,000	250
Goldfarb Incorporações e Construções S.A.	CDI + 0.9% p.a.	30,185	30,185	Others	-	-
Goldfarb Incorporações e Construções S.A.	CDI + 3.7% p.a.	14,735	14,735	ABC Brasil	-	-
Goldfarb Incorporações e Construções S.A.	CDI + 1.9% p.a.	44,480	44,480	Votorantim	50,000	50,000
Goldfarb Incorporações e Construções S.A.	CDI + 2.0% p.a.	12,362	12,362	Brascan	20,000	20,000
Goldfarb Incorporações e Construções S.A.	CDI + 2.0% p.a.	30,346	30,346	Safra	30,000	30,000
Goldfarb Incorporações e Construções S.A.	INCC + 12.0% p.a.	3,965	3,965	Partners	-	-
Goldfarb Incorporações e Construções S.A.	IGPM + 12.0% p.a.	5,068	5,068	Partners	-	-
Goldfarb Incorporações e Construções S.A.	CDI + 1.4% p.a.	34,343	34,343	Others	33,821	33,821
CHL Desenvolvimento Imobiliário S.A.	CDI + 1.4% p.a.	10,389	10,389	Bradesco	10,000	10,000
CHL Desenvolvimento Imobiliário S.A.	CDI + 2.0% p.a.	13,158	13,158	Safra	15,000	15,000
CHL Desenvolvimento Imobiliário S.A.	CDI + 2.3% p.a.	39,155	39,155	Unibanco	38,000	38,000
PDG Realty S.A. Empreendimentos e Participações	CDI + 0.9% p.a.	258,489	258,489	-	-	-
Others	-	28	28	-	-	-
Total - Debentures / Other Operations		548,098	522,124		360,311	277,316
Total Debt		847,552	741,677		925,126	622,726



Reconciliation of pro rata figures to Accounting Reconciliation:

Below we demonstrate our launches, contracted sales and landbank according to our accounting demonstrations (CHL and Goldfarb fully accounted and investments under 20% stake and TGLT accounted as cost):

✓ Launches:

✓ 3Q08:

- *Pro rata*: R\$703.6 million
- Reconciliation: R\$812.4 million

✓ Contracted Sales

✓ 3Q08:

- *Pro rata*: R\$447.9 million
- Reconciliation: R\$519.8 million

✓ Landbank:

✓ 3Q08:

- *Pro rata*: R\$7.4 billion
- Reconciliation: R\$8.0 billion



Income Statement

Quarters ended in September 30th 2008 & 2007

Financial Statement (R\$ '000)			
	3Q08	3Q07	Chg. %
Operating Gross Revenue			
Real State sales	350,178	175,262	100%
Other Operating Revenues	2,211	532	316%
(-) Taxes Over Sales	(13,825)	(6,665)	107%
Operating Net Revenue	338,563	169,129	100%
Cost of Sold Units	(200,550)	(108,937)	84%
Gross Income	138,013	60,192	129%
Operating Revenues (expenses):			
Equity Income	(1,194)	2,336	-151%
Commercial	(21,819)	(4,280)	410%
General and Administrative	(20,897)	(14,767)	42%
Taxes	(306)	(175)	75%
Financial	3,688	(4,806)	-177%
Depreciation and goodwill amortization	(6,038)	(6,261)	-4%
Other	731	858	-15%
Total operating revenues (expenses)	(45,835)	(27,095)	69%
Operating Result	92,178	33,097	179%
Non operating result	31	-	-
Income before taxes	92,210	33,097	179%
Income Taxes and Social Contribution	(13,310)	(6,655)	100%
Income before minority stake	78,900	26,442	198%
Minority Shareholders ' Stake	(15,789)	(6,636)	138%
Net Income (loss)	63,111	19,806	219%
(+) Non recurring Expenses + amortization and depreciation	6,038	1,466	312%
Adjusted Net Income	69,149	21,272	225%
EBITDA			
	3Q08	3Q07	Var.
Income (loss) before taxes	92,210	33,097	179%
(-/+) Interes Income / Expenses	(3,688)	4,806	-177%
(+) Depreciation and Amortization	6,038	6,261	-4%
EBITDA (1)	94,560	44,164	114%
<i>EBITDA Margin (2)</i>	27.9%	26.1%	

(1) EBITDA consists of income before net financial revenue (expenses), income tax and social contributions, depreciation and amortization. EBITDA is not a measure used under BR GAAP O EBITDA, does not represent cash flows for the periods presented, and should not be considered a substitute for net profit as an indicator of our operational performance or as a substitute for cash flow as an indicator of liquidity. EBITDA has no standard definition, and our method of calculating EBITDA may not be comparable to that used by other companies.

(2) EBITDA divided by net operating revenue.



Income Statement

9 months ended in September 30th 2008 & 2007

Financial Statement (R\$ '000)

	9M08	9M07	Chg. %
Operating Gross Revenue			
Real State sales	889,151	369,026	141%
Other Operating Revenues	7,873	4,657	69%
(-) Taxes Over Sales	(34,253)	(12,385)	177%
Operating Net Revenue	862,770	361,298	139%
Cost of Sold Units	(521,424)	(230,182)	127%
Gross Income	341,346	131,116	160%
Operating Revenues (expenses):			
Equity Income	13,531	1,350	902%
Capital Gains	10,238	(320)	-3303%
Commercial	(63,232)	(13,329)	374%
General and Administrative	(61,357)	(27,195)	126%
Taxes	(1,532)	(314)	388%
Financial	8,809	(18,017)	-149%
Depreciation and goodwill amortization	(17,610)	(10,009)	76%
Other	1,774	3,651	-51%
Total operating revenues (expenses)	(109,379)	(64,182)	70%
Operating Result	231,967	66,934	247%
Non operating result	71	6,005	-99%
Income before taxes	232,038	72,939	218%
Income Taxes and Social Contribution	(32,832)	(13,469)	144%
Income before minority stake	199,206	59,470	235%
Minority Shareholders ' Stake	(33,026)	(13,106)	152%
Net Income (loss)	166,181	46,364	258%
(+) Non recurring Expenses + amortization and depreciation	17,610	32,510	-46%
Adjusted Net Income	183,791	78,874	133%

EBITDA

	9M08	9M07	Var.
Income (loss) before taxes	232,038	72,939	218%
(-/+) Interest Income / Expenses	(8,809)	18,017	-149%
(+) Depreciation and Amortization	17,610	10,009	76%
EBITDA (1)	240,839	100,964	139%
EBITDA Margin (2)	27.9%	27.9%	

(1) EBITDA consists of income before net financial revenue (expenses), income tax and social contributions, depreciation and amortization. EBITDA is not a measure used under BR GAAP. EBITDA, does not represent cash flows for the periods presented, and should not be considered a substitute for net profit as an indicator of our operational performance or as a substitute for cash flow as an indicator of liquidity. EBITDA has no standard definition, and our method of calculating EBITDA may not be comparable to that used by other companies.

(2) EBITDA divided by net operating revenue.



Consolidated Balance Sheet

Quarters ended in September 30th 2008 & 2007

ASSETS (R\$ '000)			
	3Q08	3Q07	Chg.
Current assets			
Cash, cash equivalents and short-term investments	341,421	388,312	-12%
Accounts receivable	512,561	227,945	125%
Properties held for sale	712,353	448,480	59%
Prepaid expenses	77,199	13,689	464%
Advances to suppliers	39,082	12,872	204%
Accounts with related parties	8,593	-	-
Consortiums	-	9,936	-
Taxes to recover	17,281	-	-
Dividends	1,327	-	-
Others	19,337	23,887	-19%
	1,729,154	1,125,121	54%
Noncurrent assets			
Long-Term			
Long-term investments	-	2,291	-
Accounts receivable	586,488	209,687	180%
Debentures	60,326	34,261	76%
Properties held for sale	390,814	77,648	403%
Accounts with related parties	236	-	-
Consortiums	-	9,790	-
Related parties	86,300	17,996	380%
Advances for future capital increase	24,217	-	-
Prepaid expenses	345	350	-1%
Others	12,000	15,702	-24%
	1,160,725	367,725	216%
Permanent assets			
Goodwill	174,996	131,569	33%
Property and equipment	19,953	4,637	330%
Deferred	2,238	4,781	-53%
Other	106,066	16,647	537%
	303,254	157,634	92%
Total Noncurrent	1,463,979	525,359	179%
Total assets	3,193,134	1,650,480	93%
LIABILITIES AND SHAREHOLDERS' EQUITY (R\$ '000)			
	3Q08	3Q07	Chg.
Current			
Loans and financings	155,429	124,915	24%
Suppliers	47,405	20,562	131%
Trade accounts payable	344,510	139,050	148%
Taxes and contributions payable	23,560	14,645	61%
Deferred income and social contribution taxes	19,187	6,839	181%
Related parties	78,995	4,856	1527%
Advances from clients	6,368	5,844	9%
Dividends	3,393	872	289%
Consortiums	-	2,452	-
Others	45,661	17,650	159%
	724,508	337,685	115%
Noncurrent assets			
Long-Term			
Loans and financings	327,758	73,776	344%
Debentures	258,489	257,540	0%
Property acquisition obligations	113,197	103,053	10%
Taxes and contributions payable	2,112	-	-
Taxes payable in installments	9,482	9,549	-1%
Deferred income and social contribution taxes	32,596	23,264	40%
Provision for contingencies	6,141	6,802	-10%
Related parties	4,721	-	-
Accounts with related parties	829	-	-
Advances for future capital increase	8,471	-	-
Other	14,107	39,061	-64%
	777,902	513,045	52%
Minority interest	170,213	59,219	187%
Shareholders' equity			
Subscribed capital	1,296,319	691,765	87%
Legal reserve	4,593	1,035	344%
Capital reserve	1,852	1,852	-
Accumulated gains / losses	217,747	45,879	375%
	1,520,511	740,531	105%
Total liabilities and shareholders' equity	3,193,134	1,650,480	93%



CONFERENCE CALL

November 12th, 2008

English

09:00 am (NY Time)
12:00 pm (Brasília Time)
Phone: +1 (412) 858-4600
Code: PDG Realty
Replay: +1 (412) 317-0088
Replay Code: 424910#

Portuguese

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10:00 am (Brasília Time)
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Replay Code: PDG Realty

Webcast ao vivo pela Internet:

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ABOUT PDG REALTY S/A

PDG Realty concentrates on two fields of activity: joint ventures with several real estate developers and the acquisition of relevant corporate interests via private equity investments. The Company seeks to maximize the value of its investees by ensuring they have sufficient funds for future investments and streamlining their management and implementing the most up-to-date corporate governance practices, all focused on the efficient handling of available assets and resources.