PDG REACHED LAUNCHES OF R$2.01 BILLION AND NET CONTRACTED SALES OF R$3.75 BILLION IN THE FIRST NINE MONTHS OF 2012. NET INCOME OF R$ 27 MILLION IN THE QUARTER.

Rio de Janeiro, November 14th, 2012 – PDG Realty S.A. Empreendimentos e Participações - PDGR3 – discloses its results for the third quarter and first nine months of 2012 (3Q12 and 9M12). The company's consolidated financial statements are prepared according to accounting practices adopted in Brazil pursuant to the Law of Corporations and regulations issued by the Brazilian Securities and Exchange Commission (CVM).

OPERATIONAL HIGHLIGHTS OF 3Q12 & 9M12	✓ LAUNCHES *PRO RATA* PDG REACHED R$ 489 MILLION IN THE 3Q12, A 82% REDUCTION WHEN COMPARED TO THE THIRD QUARTER OF 2011; ✓ LAUNCHES *PRO RATA* PDG REACHED R$ 2.008 BILLION IN THE 9M12, A 69% REDUCTION WHEN COMPARED TO 9M11; ✓ NET SALES *PRO RATA* PDG REACHED R$ 713 MILLION IN THE 3Q12, A 63% REDUCTION WHEN COMPARED TO THE 3Q11; ✓ NET SALES *PRO RATA* PDG REACHED R$ 3.747 BILLION IN THE 9M12, A 31% REDUCTION WHEN COMPARED TO THE 9M11; ✓ SALES OVER SUPPLY "VSO" REACHED 15% IN THE QUARTER; ✓ 19.072 UNITS WERE DELIVERED UNTIL SEPTEMBER, WHICH REPRESENTED 67% OF 2012 ESTIMATE (28 TO 30 THOUSAND UNITS).
FINANCIAL HIGHLIGHTS OF 3Q12 & 9M12	✓ NET REVENUE OF THE 3Q12 REACHED R$ 1.53 BILLION, A REDUCTION OF 17% WHEN COMPARED TO THE THIRD QUARTER OF 2011; ✓ NET INCOME OF THE QUARTER REACHED R$ 27 MILLION, NINE MONTHS NET LOSS OF R$ 391 MILLION IN THE 9M12; ✓ WE CLOSED THE QUARTER WITH CASH POSITION OF R$ 1.85 BILLION.
HIGHLIGHTS AND RECENT EVENTS	✓ FIRST STEPS OF NEW MANAGEMENT • DEFINITION OF STRATEGIC POSITIONING; • ORGANIZATIONAL RESTRUCTURING; • CONTROL OF COSTS AND EXPENSES.

OPERATIONAL AND FINANCIAL INDICATORS

	3Q12	3Q11	Var (%)	9M12	9M11	Var (%)
Launched PSV [1] – R$ million	506.5	3,282.5	-85%	2,129.0	8,200.7	-74%
Launched PSV PDG Realty – R$ million	488.9	2,654.4	-82%	2,008.5	6,466.0	-69%
Launched Developments	7	36	-81%	61	113	-46%
Numbers of Units Launched [1]	1,229	10,082	-88%	5,906	29,444	-80%
Numbers of Residential Units Launched [2]	973	8,109	-88%	5,521	26,642	-79%
Contracted Sales – R$ million [1]	764.0	2,415.1	-68%	4,177.2	6,954.6	-40%
Contracted Sales PDG Realty – R$ million	712.6	1,912.8	-63%	3,747.2	5,440.5	-31%
Numbers of Units Sold [1]	1,956	8,191	-76%	14,769	25,797	-43%
Market Value of Inventory - R$ million	3,912.3	5,149.6	-24%	3,912.3	5,149.6	-24%
Usable Area Launched TOTAL (m^2) [1] [2]	91,518	542,536	-83%	405,759	1,984,190	-80%
Average Area (m^2) [2]	94	67	41%	73	74	-1%
Average Price (R$/$m^2$) [2]	5.348	4.939	8%	3.981	3.716	7%
Net Revenue - R$ million	1,543.8	1,840.1	-16%	4,080.4	5,064.4	-19%
Gross Income (Loss)- R$ million	336.1	442.2	-24%	411.1	1,474.1	-72%
Gross Margin - %	21.8%	28.5%	-671 bps	10.1%	29.1%	-1,903 bps
Adjusted Gross Margin - %	29.3%	35.5%	-622 bps	18.9%	36.0%	-1,712 bps
Adjusted EBITDA - R$ million [3] [5]	226.4	414.8	-45%	189.3	1,283.1	-85%
Adjusted EBITDA Margin - %	14.7%	26.7%	-1,204 bps	4.6%	25.3%	-2,070 bps
Net Income (Loss) - R$ million[5]	27.1	261.6	-90%	-390.6	751.8	-152%
Net Margin - %	1.8%	14.0%	-1,224 bps	-8.7%	14.8%	-2,356 bps
Adjusted Net Margin - % [5]	2.1%	14.4%	-1,233 bps	0.0%	15.8%	-1,580 bps

(1) Including partners' equity interests in jointly-controlled subsidiaries.
(2) Land parceling and commercial units has been excluded from the calculation of total private area launched, average area and average price, to avoid distortions
(3) Adjusted with the exclusion of capitalized interest in COGS and recognition of goodwill.
(4) The ADJUSTED EBITDA consists of earnings before net financial revenues (expenses), income, depreciation, amortization, stock option plan expenses and capitalized interest in the cost of units sold and recognition of goodwill. EBITDA is not a measurement under the BR GAAP, does not represent the cash flow for the periods disclosed and should not be considered as a substitute for net income as an operating performance indicator or a substitute for cash flow as a liquidity indicator. The EBITDA does not have a standard meaning and our definition of EBITDA may not be comparable to those used by other companies.
(5) Adjusted for expenditures connected to the stock option plan and recognition of goodwill.
(6) Total launched units less commercial and land parceling units.

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HIGHLIGHTS AND RECENT EVENTS

- **New Management - First Steps**

With the arrival of the new management team in September, we began to execute an extensive plan designed to accelerate the creation of shareholder value in the long term which includes, among other matters, defining the Company's strategic positioning, organizational structure and management models, as well as the implantation of a strong cost and expense control culture. The plan is already being implemented and we will be disclosing its results to the market as soon as it is concluded. The highlights of each of the ongoing initiatives are presented below:

- **New Strategic Positioning**

The aim of this process is to establish achievable goals for the Company, developing a mature strategy in regard to these goals and adjustments to the operational model in order to reach our purpose. We are therefore analyzing the attractiveness of each geographic and income segments in relation to their growth potential, strength of competition, margins and associated risks, which will allow us to define which regions and income segments will generate the most value for the Company.

Although we have not yet completed this task, as of September we undertook a preliminary review of all executed and planned launches for the last six months. As a result we reduced the number of launches this quarter, concentrated them in the Southeast region and in the mid-high income segment and increased the number of contract rescissions.

As part of this process, we also decided to review some of our partnerships in order to increase control over the operation and minimize possible delays in delivery schedules. For example, we are restructuring our partnerships in Pará with Leal Moreira and in Paraná with *LN Empreendimentos Imobiliários*, where we intend to reduce the number of developments in association with these companies.

- **Organizational Restructuring**

We expect to have a new organizational structure after we have defined our strategic positioning. However, we have already made some adjustments to the current structure in order to generate short-term benefits, including the following:

- ✓ Reduction in the number of executive development areas from four to two, as part of the integration process. These areas will meet periodically to exchange experience and streamline decision-making;

- ✓ Creation of a single mortgage loan area, which will be responsible for all activities related to the contracting of construction financing, as well client credit transfers to banks and registration. We believe this will reduce the average client transfer period and, consequently, the income of cash from the financing banks; and,

- ✓ Changes to the procurement area, which will no longer report to the engineering areas but directly to the CEO. We believe this will grant greater control over its activities and increase potential gains due to economies of scale in the material and service acquisition process.

- **Control of Costs and Expenses**

We decided to review all ongoing works, given their importance to the business, despite the efforts of the previous administration. We established a new payment policy, a new schedule for works visits and new forums for the approval of financial matters related to the projects. This process is still ongoing and we will be presenting its results to the market together with the Company's new business plan.

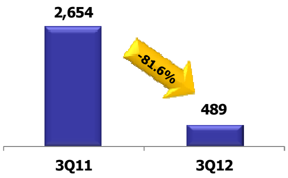
As well as instituting more effective works controls, we began preparing a detailed budget for next year, which will also help control costs and expenses and aid integration between the Company's various areas. This will also allow us to analyze the eventual sale of non-core assets, so we can focus all our time and capital on our strategic activities.

Once the work plan has been concluded, the Company will disclose its results in the form of a new business plan, which will include its new long-term objectives. While this process is still ongoing, the Company decided not to publish its launch guidance for 2012. Shortly, we will be disclosing new metrics we believe are more appropriate for monitoring the Company's financial and operational development, always respecting the particular characteristics of the business.

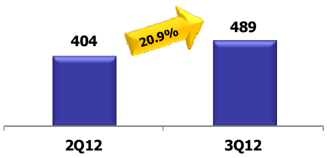
OPERATIONAL PERFORMANCE - LAUNCHES

Launched PSV (PDG's pro rata stake) totaled R$ 489 million (total PSV of R$ 506 million) in 3Q12, distributed across 7 projects. For the nine months of the year, launches totaled R$ 2.01 billion.

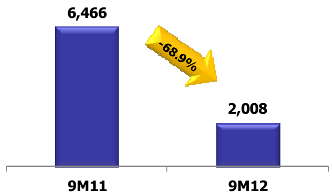
Launched PSV PDG (R$ million)



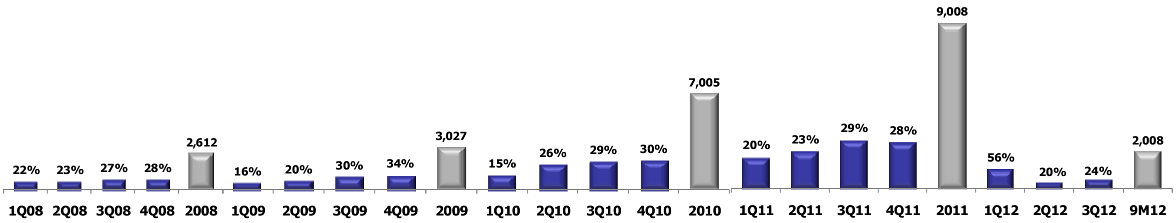
Launched PSV PDG (R$ million)



Launched PSV PDG (R$ million)

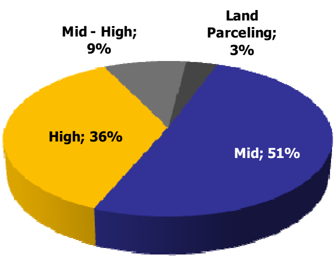


A breakdown of launches by quarter (R$ millions) is presented below, from 2008 onwards (PDG figures excluding AGRE in 2008 and 2009).

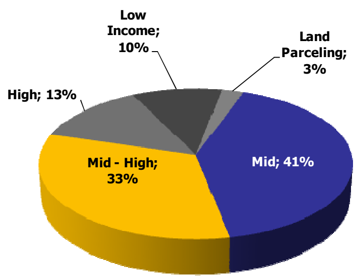


The chart below gives a breakdown of launches by segment in the third quarter and first nine months of 2012. In 3Q12, 51% of launches were in the mid-income segment (units costing between R$250,000 and R$500,000); 36% in the high-income segment (units costing more than R$1 million); 9% in the mid-high segment (units of between R$500,000 and R$1 million); and 3% referred to land parceling. In the first nine months, the mid-income segment accounted for 41% of launches, the mid-high segment for 33%, the high-income segment for 13%, the low-income segment for 10% and land parceling for 3%.

Launches Segmentation 3Q12 (%)

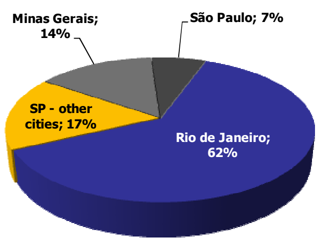


Launches Segmentation 9M12 (%)

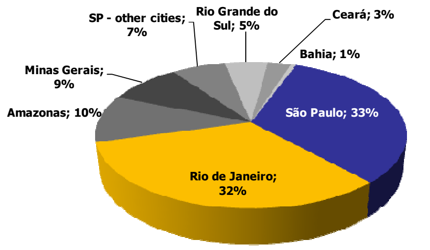


The chart below shows the geographic distribution of the launches of the 3Q12 and 9M12. In the 3Q12, launches were distributed through six cities and three states, with 100% of the total volume being concentrated in the Southeast Region. On the other hand, in the first 9M12 launches were distributed between the Southeast Region (81%), North (10%), South (5%) and Northeast (4%).

Geographic Breakdown of Launches 3Q12 (%)



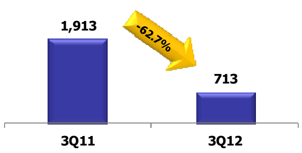
Geographic Breakdown of Launches 9M12 (%)



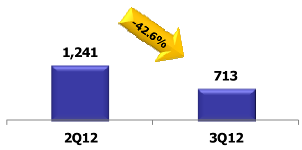
OPERATIONAL PERFORMANCE – SALES

Contracted Sales (PDG´s pro rata stake) reached R$ 713 million in 3Q12 (representing a 62.7% reduction when compared with 3Q11), with total contracted sales reaching R$ 3.747 billion in the third quarter of 2012.

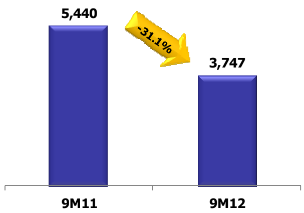
Contracted Sales PDG (R$ mm)



Contracted Sales PDG (R$ mm)

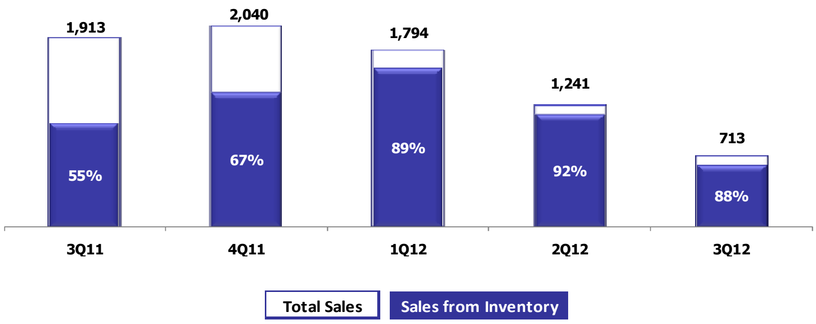


Contracted Sales PDG (R$ mm)

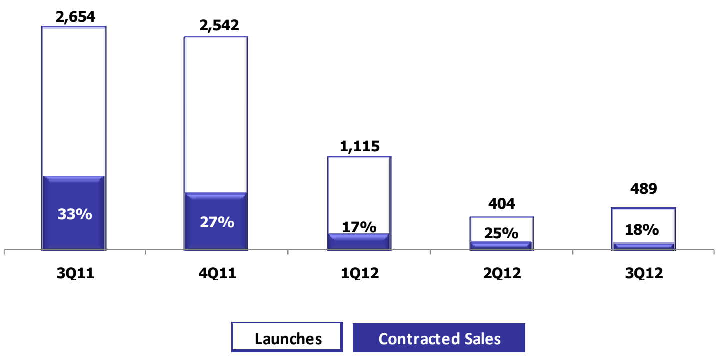


In the Contracted Sales for 3Q12, R$ 86 million reflect sales from launches during this quarter and R$ 627 million reflect sales from launches during previous quarters.

Contracted Sales from Inventory (%) / Total Contracted Sales (R$ mm)

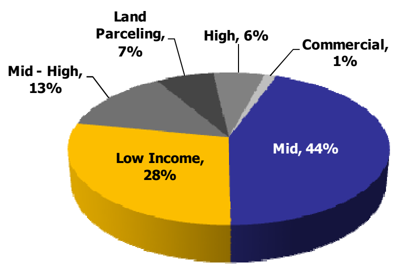


Contracted Sales from same Quarter Launch (%) / Launched pro rata PSV (R$ mm)

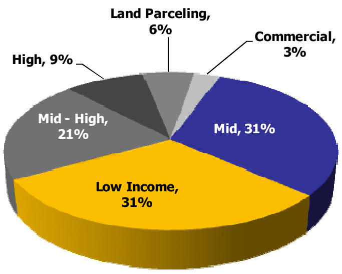


The chart below shows the segmentation breakdown for 3Q12 and 9M12 sales. It is possible to notice that contracted sales, in the 3Q12 and 9M12, were mostly concentrated in the mid-income segment (44% in the 3Q12 and 31% in the 9M12) and in the low income segment (28% in the 3Q12 and 31% in the 9M12).

Sales Segmentation 3Q12 (%)

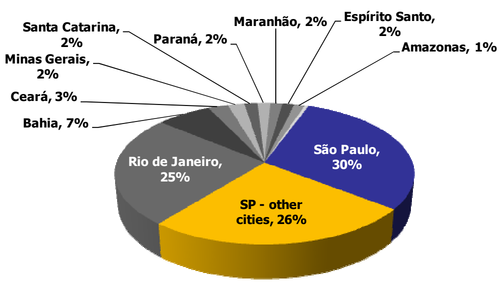


Sales Segmentation 9M12 (%)

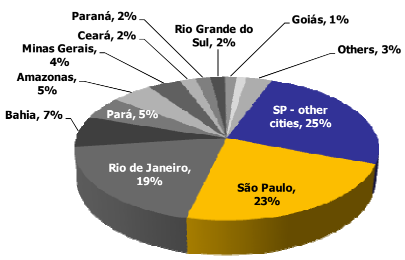


Bellow is the geographic distribution of the contracted sales of the 3Q12 and 9M12. In the 3Q12, it is possible to observe that there was a higher concentration of sales in the Southeast Region (85%) and Northeast Region (13%). In the 9M12, there was a higher concentration of sales in the Southeast Region (71%) and North Region (10%).

Geographic Breakdown of Sales 3Q12 (%)



Geographic Breakdown of Sales 9M12 (%)



OPERATIONAL PERFORMANCE – INVENTORY

The following table shows the calculation of changes in inventory and the VSO (Sales Over Supply) indicator: the "VSO" for the quarter reached 15%;

	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12	3Q12
Beginning Inventory – R$ mln (a)	3,229.2	3,411.3	3,688.9	3,385.5	3,632.7	3,820.5	4,173.7	4,178.2**	4,407.9	5,149.6	5,651.0	4,972.5	4,136.0
Launched PSV PDG Realty – R$ mln (b)	1,511.4	1,548.3	1,051.7	1,803.7	2,039.9	2,109.6	1,757.9	2,053.7	2,654.4	2,541.6	1,115.3	404.3	488.9
Contracted Sales PDG Realty – R$ mln (c)	1,329.4	1,270.7	1,355.1	1,556.5	1,852.1	1,756.5	1,703.7	1,824.0	1,912.8	2,040.1	1,793.9	1,240.7	712.6
Sales from Launches - R$ mln	755.3	639.6	306.8	532.9	949.3	776.1	705.0	745.4	864.9	677.0	188.4	99.3	85.6
Sales from Inventory - R$ mln	573.6	631.1	1,048.2	1,023.6	902.8	980.4	998.7	1,078.6	1,047.9	1,363.1	1,605.5	1,141.5	627.0
(1) Final Inventory - R$ mln	3,411.3	3,688.9	3,385.5	3,632.7	3,820.5	4,173.7	4,227.8	4,407.9	5,149.6	5,651.0	4,972.5	4,136.0	3,912.3
SOS - Sales (c) / Total Supply (a+b) - %	**28%**	**26%**	**29%**	**30%**	**33%**	**30%**	**29%**	**29%**	**27%**	**27%**	**27%**	**23%**	**15%**
Sales from Launches / Total Sales	**57%**	**50%**	**23%**	**34%**	**51%**	**44%**	**41%**	**41%**	**45%**	**33%**	**11%**	**8%**	**12%**
Sales from Inventory / Total Sales	**43%**	**50%**	**77%**	**66%**	**49%**	**56%**	**59%**	**59%**	**55%**	**67%**	**89%**	**92%**	**88%**

(*) Increase in Inventory due to increase in stake in Goldfarb and CHL and the Agre's incorporation

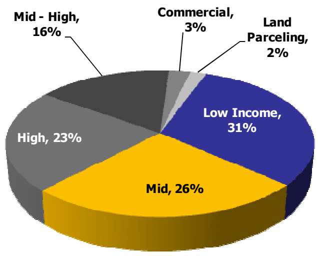
(**) Decrease in inventory due to the divestment of LDI

(1) Inventory at launch date in potential sales value

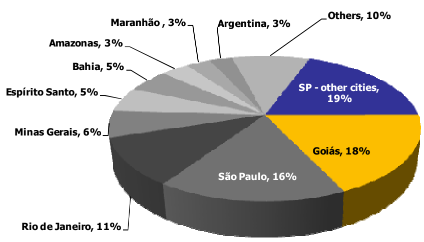
Inventory at Market Value

The inventory at market value totaled R$ 3.912 billion at the close of 3Q12. The chart below, on the left, shows the segmentation division of 3Q12 inventory at market value and the chart on the right shows the geographic distribution of inventory in the 3Q12. It is possible to notice that the highest concentration of inventory is in Economic segment and located in the Southeast Region of Brazil.

Segmentation of Inventory – Pro Rata 3Q12 (%)



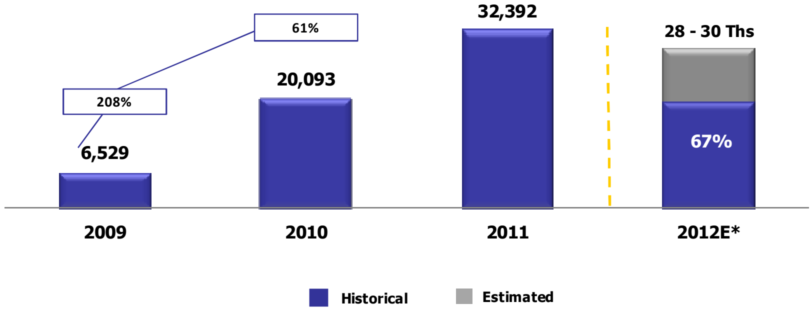
Geographic Breakdown of Inventory – Pro Rata 3Q12 (%)



DELIVERED UNITS

The number of units delivered until September totaled 19.1 thousand, considering 8.9 thousand units delivered in the 3Q12. The total amount is distributed across 92 projects. Below we present the track record of delivered units.

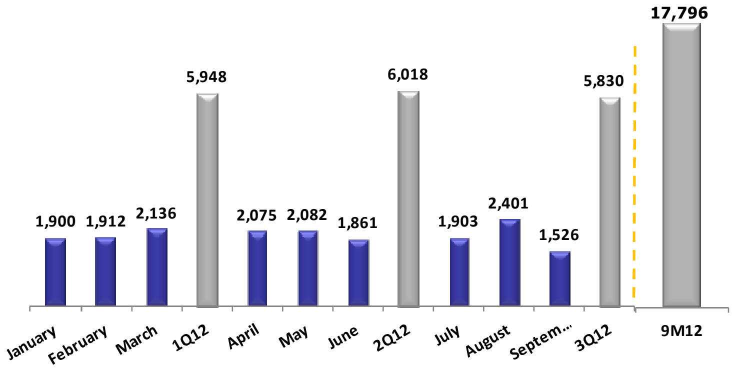
Units Delivered



MONITORING OF CLIENTS CREDIT TRANSFERS

Client transfers* on 17,796 units were made in the first nine months of 2012 and on 5,830 units in the third quarter. The chart below gives a monthly breakdown of credit transfers by units:

Monthly Breakdown of Credit Transfers – 9M12



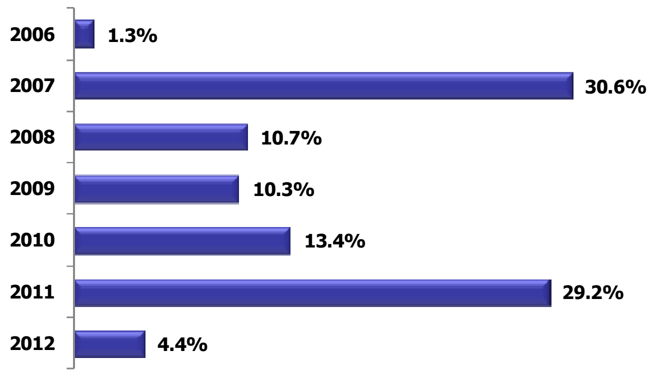
* The clients transferres presented do not consider the units transferred by partners or in the land parceling segment.

LANDBANK

The consolidated landbank of PDG stood at R$ 25.1 billion by the close of 3Q12, distributed among 410 projects and 117 thousand units.

The following chart presents a breakdown by PDG PSV for the year of acquisition by the landbank, showing that 42.6 % of our landbank was purchased before 2009.

Breakdown of the Landbank by the Year of Acquisition (%)



The following table shows the breakdown of PDG's landbank in terms of residential units (excluding commercial units and land parceling). The landbank value is calculated using feasibility studies carried out on the date the land was acquired. Thus, most of the numbers in this section do not include the appreciation of property prices in Brazil in recent years or any product change that may occur in the pre-launch phase.

Income Segment	Residential units	%	VGV PDG (R$ mln)	%	VGV (R$ mln)	%	Average Unit Price (R$)
High	3,147	*3%*	3,104	*12%*	4,334	*13%*	1,377,308
Mid - High	7,238	*6%*	4,113	*16%*	4,706	*14%*	650,195
Mid	26,914	*23%*	6,972	*28%*	11,349	*35%*	421,660
Low Income	58,173	*50%*	7,655	*31%*	8,091	*25%*	139,092
Reseidential	*95,472*	*82%*	*21,843*	*87%*	*28,480*	*87%*	*298,312*
Commercial	4,613	*4%*	1,487	*6%*	2,146	*7%*	465,099
Land Parceling	16,941	*14%*	1,757	*7%*	1,992	*6%*	117,582
Total	**117,026**		**25,088**		**32,618**		

The PDG's landbank is spread across 13 States and 64 cities, in addition to the Federal District and Argentina. A breakdown of the landbank by region is presented below, at the close of the third quarter of 2012:

Breakdown evolution	2007	2008	2009	2010	2011	3Q12
Southeast	95%	83%	66%	49%	52%	47%
Northeast	2%	1%	1%	28%	28%	39%
South	3%	3%	9%	12%	7%	4%
Middle West Region	0%	9%	21%	7%	7%	2%
North	0%	0%	0%	4%	5%	6%
Argentina	0%	4%	3%	1%	1%	1%
Total (R$ billion)	**5.7**	**6.2**	**10.3**	**29.6**	**26.9**	**25.1**

FINANCIAL PERFORMANCE

Gross Margin

	3Q12	3Q11
Operating Net Revenue	1,543,802	1,840,123
Cost of Sold Units	(1,207,701)	(1,280,510)
Gross Income	336,100	559,612
(+) Interest Expense - Cost of Sold Units	108,484	122,952
(+) Goodwill booked in assets due to bussiness combination - Cost of Sold Units	7,938	-
Adjusted Gross Income	452,522	682,564
Gross Margin	*21.8%*	*30.4%*
Adjusted Gross Margin	*29.3%*	*37.1%*

Sales, Overhead and Administrative Expenses

The following table presents the sales, general and administrative expenses, with some operating efficiency metrics:

R$ mln	3Q12	3Q11	Chg.
Sales Expenses (R$ mln)	62.3	103.8	-8.2
G&A Expenses (R$ mln) *(1)*	142.0	95.1	35.1
G&A + Sales Expenses	**204.2**	**199.0**	**26.9**
Sales Expenses / Gross Revenue	3.9%	5.4%	-64.5 bps
G&A Expenses / Gross Revenue	9.0%	5.0%	202.4 bps
G&A + Sales Expenses / Gross Revenue	**12.9%**	**10.4%**	**138.0 bps**

***(1)* adjusted by stock options plan provision**

Financial Results

A breakdown of the financial results is presented below (R$ thousands):

Financial Result	3Q12	3Q11	Chg.
Financial revenues	106,535	58,334	83%
Financial expenses	(126,185)	(96,762)	30%
Total	(19,650)	(38,428)	-49%

Deferred Income (Backlog)*

Deferred Income (R$ mln)	3Q12	3Q11	2Q12
Deferred Revenue	5,820	6,313	6,173
(-) Deferred Sales Taxes	(212)	(230)	(225)
Deferred Net Revenue	5,608	6,083	5,948
(-) Deferred Costs	(3,555)	(3,628)	(3,794)
Deferred Gross Income	2,053	2,455	2,154
Deferred Gross Income Margin	***36.6%***	***40.4%***	***36.2%***

Schedule of Deferred Income	2012	2013	2014	2015
	20%	**50%**	**21%**	**9%**

* The calculus of the "Backlog" margin differs from the reported gross margin calculus because it does not consider the following effects: the present value adjust, the capitalized interest in cogs and the goodwill from Agre acquisition in 2010.

Balance Sheet

Inventory of Properties for Sale

Inventory breakdown (R$ thousands):

	3Q12	3Q11	Chg.
Properties under construction	1,657,515	1,932,098	-14%
Concluded properties	618,419	219,779	181%
Land for future developments	2,362,670	2,303,332	3%
Total	4,638,604	4,455,209	4%

Accounts Receivable

The following table presents the breakdown of accounts receivable on and off balance sheet (R$ thousand). By the end of the third quarter of 2012 we reached a total of R$ 15.1 billion in receivables. From the total amount, 80% comes from non delivered units and 20% from delivered units.

	3Q12	3Q11	Chg.
Accounts Receivable	9,327,857	8,079,269	15%
Deferred Revenue	5,820,120	6,313,290	-8%
Total	15,147,977	14,392,559	5%

Indebtedness

The Company's debt profile is presented below at the close of 3Q12 (R$ thousand).

Debentures - 1st Issuance	
Position:	**252,616**
Index:	**CDI**
Interest per year:	**1.80%**
Coordinator:	**Bradesco BBI**
Duration:	52 months
Coupon:	Semiannual (Jan/Jul)
4 semiannual installments starting Jul/15	

Debentures - 4th Issuance	
Position:	**281,719**
Index:	**CDI**
Interest per year:	**2.40%**
Coordinator:	**Bradesco BBI**
Duration:	25 months
Coupon:	Quarterly (Aug/Feb/Nov/May)
16 quarterly installments starting Nov/12	

Debentures - 6th Issuance	
Position:	**113,416**
Index:	**-**
Interest per year:	**11.31%**
Coordinator:	**Votorantim**
Duration:	48 months
Coupon:	Bullet (Sep/16)
Single installment on Sep/16	

SFH	
Position:	**3,834,458**
Index:	**TR**
Interest per year:	**9.90%**
Creditor:	**Various**
Duration:	16 months

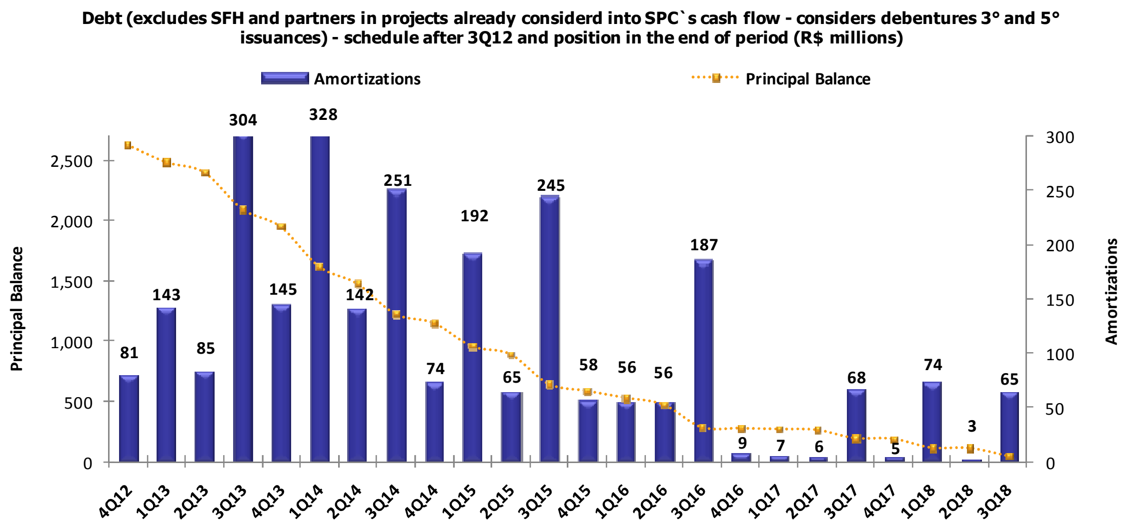
Corporate Debts	
Position:	**1,115,515**
Index:	**CDI and Others**
Interest per year:	**1.91%**
Creditor:	**Diversos**
Duration:	23 months

Debentures - 7th Issuance	
Position:	**145,267**
Index:	**IPCA**
Interest per year:	**6.56%**
Coordinator:	**Votorantim**
Duration:	71 months
Coupon:	Annual (Mar)
2 installments starting Mar/18 and Dec/18	

Consolidated per Creditor	
Total:	**5,742,991**
CEF	26.83%
Itaú	13.37%
Bradesco	21.22%
Santander	11.85%
BB	7.16%
Others	19.57%

Consolidated per Index	
Total:	**5,742,991**
CDI	22.46%
TR	66.48%
Others	11.06%
Duration:	22 months

The debt payment schedule is presented below, excluding SFH debts.



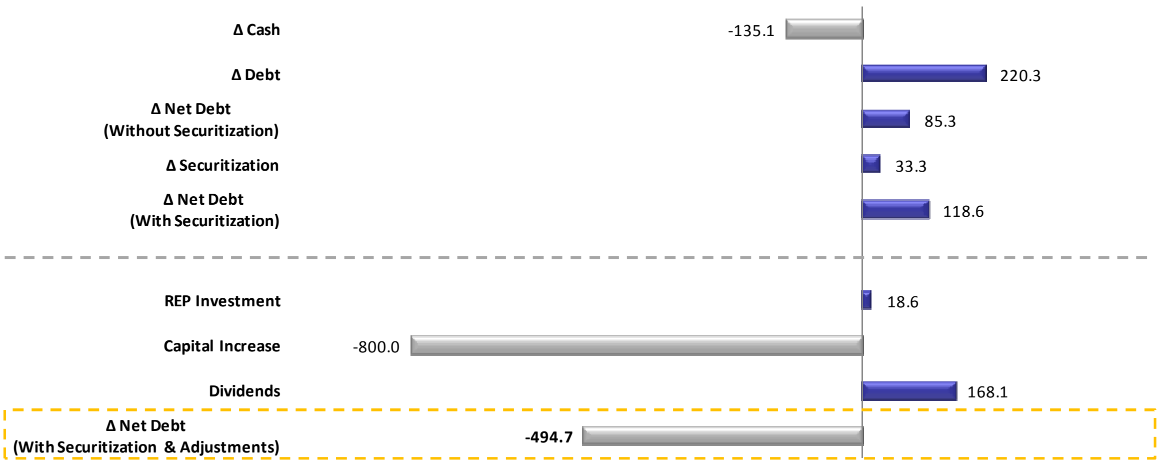
The following table presents the Company debt ratios at the close of 3Q12:

	3Q12	2Q12
Cash	**1,846,624**	**1,981,712**
Debt	**5,742,991**	**5,963,330**
SFH Debt	*3,834,458*	*3,952,648*
Corporate Debt	*1,908,533*	*2,010,682*
Securitization (obligation)	**1,523,925**	**1,557,247**
Net debt without securitization	**3,896,367**	**3,981,618**
Net debt with securitization	**5,420,292**	**5,538,865**
Equity	**6,889,778**	**6,065,724**
Net debt to Equity	**56.6%**	**65.6%**
Debt to Equity (ex securitization)	**78.7%**	**91.3%**

Cash Flow

Our 3Q12 cash burn amounted to R$495 million. The Company's net debt variation (cash burn) in 3Q12 is presented below:

Net Debt Variation (Cash Burn) – R$ million



INCOME STATEMENTS

Quarters ended on September 30, 2012 and 2011

INCOME STATEMENT (R$ '000)	3Q12	3Q11	Chg. %
Operating Gross Revenue			
Real State sales	1,548,161	1,879,507	-18%
Other Operating Revenues	36,644	26,287	39%
(-) Taxes Over Sales	(41,003)	(65,671)	-38%
Operating Net Revenue	**1,543,802**	**1,840,123**	**-16%**
	-		
Interest Expenses	(108,484)	(122,952)	-12%
Recognition of goodwill of identifiable assets in the acquisition of Agre	(7,938)	-	
Cost of Sold Units	(1,091,279)	(1,157,558)	-6%
Gross Income	**336,100**	**559,612**	**-40%**
Gross margin	***21.8%***	***30.4%***	**-864.1 bps**
Adjusted gross margin (1)	***29.3%***	***37.1%***	**-778.1 bps**
Operating Revenues (expenses):			
Commercial	(62,268)	(103,825)	-40%
General and Administrative	(139,046)	(102,823)	35%
Taxes	(23,541)	(5,861)	302%
Financial	(19,650)	(38,428)	-49%
Depreciation & Amortization	(34,580)	(10,792)	220%
Other	1,680	3,407	-51%
Total operating revenues (expenses)	**(277,405)**	**(258,323)**	**7%**
Operating Result	**58,696**	**301,290**	**-81%**
Non operating result			
Income before taxes	**58,696**	**301,290**	**-81%**
Income Taxes and Social Contribution	(32,802)	(39,558)	-17%
Income before minority stake	**25,894**	**261,731**	**-90%**
Employees' Stake			
Minority interest	1,159	(4,237)	-127%
Net Income (loss)	**27,053**	**257,494**	**-89%**
Net margin	***1.8%***	***14.0%***	**-1,224.1 bps**
Adjusted Net Income *(2)*	**32,066**	**265,185**	**-88%**
Ajusted Net margin	***2.1%***	***14.4%***	**-1,233 bps**

***(1)* adjusted by interest expenses in cost of sold units and recognition of goodwill**
***(2)* adjusted by stock options plan provision and recognition of goodwill**

ADJUSTED EBITDA	3Q12	3Q11	Chg. %
Income (loss) before taxes	58,696	301,290	
(-/+) Financial Result	19,650	38,428	
(+) Depreciation and Amortization	34,580	10,792	
(+) Stock Option Plan	(2,925)	7,691	
(+) Interest Expenses - Cost of Sold Units	108,484	122,952	
(+) Recognition of goodwill of identifiable assets in the acquisition of Agre	7,938	-	
EBITDA	**226,422**	**481,153**	**-53%**
AJUSTED EBITDA Margin	***14.7%***	***26.1%***	**-1,148.1 bps**

INCOME STATEMENTS

Nine months ended on September 30, 2012 and 2011

INCOME STATEMENT (R$ '000)	**9M12**	**9M11**	**Chg. %**
Operating Gross Revenue			
Real State sales	4,142,396	5,144,883	-19%
Other Operating Revenues	92,129	84,149	9%
(-) Taxes Over Sales	(154,145)	(164,606)	-6%
Operating Net Revenue	**4,080,379**	**5,064,426**	**-19%**
Interest Expenses	(336,458)	(349,049)	-4%
Recognition of goodwill of identifiable assets in the acquisition of Agre	(22,920)	-	
Cost of Sold Units	(3,309,912)	(3,241,259)	2%
Gross Income	**411,089**	**1,474,118**	**-72%**
Gross margin	***10.1%***	***29.1%***	**-1,903.3 bps**
Adjusted gross margin (2)	***18.9%***	***36.0%***	**-1,711.7 bps**
Operating Revenues (expenses):			
Commercial	(208,060)	(288,358)	-28%
General and Administrative	(351,760)	(278,676)	26%
Taxes	(35,995)	(9,352)	285%
Financial	(56,470)	(58,137)	-3%
Depreciation & Amortization	(61,118)	(18,136)	237%
Other	2,635	12,335	-79%
Total operating revenues (expenses)	**(710,768)**	**(640,325)**	**11%**
Operating Result	**(299,679)**	**833,793**	**-136%**
Non operating result			
Income before taxes	**(299,679)**	**833,793**	**-136%**
Income Taxes and Social Contribution	(99,714)	(93,363)	7%
Income before minority stake	**(399,393)**	**740,429**	**-154%**
Employees' Stake			
Minority interest	8,787	(12,613)	-170%
Net Income (loss)	**(390,606)**	**727,816**	**-154%**
Net margin	***-9.6%***	***14.4%***	**-2,394.4 bps**
Adjusted Net Income *(2)*	**(355,683)**	**751,784**	**-147%**
Ajusted Net margin	***-8.7%***	***14.8%***	**-2,356 bps**

***(1)* adjusted by interest expenses in cost of sold units and recognition of goodwill**
***(2)* adjusted by stock options plan provision and recognition of goodwill**

ADJUSTED EBITDA	**9M12**	**9M11**	**Chg. %**
Income (loss) before taxes	(299,679)	833,793	
(-/+) Financial Result	56,470	58,137	
(+) Depreciation and Amortization	61,118	18,136	
(+) Stock Option Plan	12,003	23,968	
(+) Interest Expenses - Cost of Sold Units	336,458	349,049	
(+) Recognition of goodwill of identifiable assets in the acquisition of Agre			
EBITDA	**189,290**	**1,283,083**	**-85%**
AJUSTED EBITDA Margin	***4.6%***	***25.3%***	**-2,069.6 bps**

CONSOLIDATED BALANCE SHEET

Quarters ended on September 30, 2012 and 2011

ASSETS (R$ '000)	3Q12	3Q11	Chg.
Current assets			
Cash, cash equivalents and short-term investments	1,786,928	1,407,646	27%
Accounts receivable	7,756,687	6,358,459	22%
Properties held for sale	3,477,475	3,733,960	-7%
Prepaid expenses	71,918	79,994	-10%
Advances to suppliers	108,871	278,048	-61%
Accounts with related parties	116,456	-	-
Taxes to recover	116,560	95,343	22%
Advances for future capital increase	-	10,648	-100%
Related Parties	-	41,395	-100%
Receivables Acquired	-	5,354	-100%
Others	262,895	232,882	13%
	13,697,790	**12,243,729**	**12%**
Noncurrent assets			
Long-Term			
Long-term investments	59,696	54,656	9%
Accounts receivable	1,571,170	1,720,810	-9%
Debentures	67	23,133	-100%
Properties held for sale	1,161,129	721,249	61%
Accounts with related parties	-	127,590	-100%
Receivables Acquired	-	-	-
Related parties	-	75,673	-100%
Advances for future capital increase	-	172,868	-100%
Deferred income and social contribuition taxes	101,499	102,821	-1%
Others	114,831	218,986	-48%
	3,008,392	**3,217,786**	**-7%**
Permanent assets			
Intangible	626,780	878,245	-29%
Property and equipment	296,020	191,117	55%
Investments	121,084	115,468	5%
	1,043,884	**1,184,830**	**-12%**
Total Noncurrent	**4,052,276**	**4,402,616**	**-8%**
Total assets	**17,750,066**	**16,646,345**	**7%**

LIABILITIES AND SHAREHOLDERS' EQUITY (R$ '000)	3Q12	3Q11	Chg.
Current			
Loans and financings	2,052,937	2,099,303	-2%
Suppliers	266,847	404,824	-34%
Property acquisition obligations	700,246	759,006	-8%
Debentures	62,422	-	-
Taxes and contributions payable	143,721	146,300	-2%
Co-obligation for the issuance of CRI	33,669	-	-
Obligation for the issuance of CCB & CCI	-	-	-
Income and social contribution taxes	26,607	29,337	-9%
Deferred taxes	452,870	327,620	38%
Related parties	-	86,322	-100%
Accounts with related parties	81,485	479	16911%
Advances from clients	793,186	492,323	61%
Dividends	-	-	-
Obligations from acquisition of ownership	85,923	-	-
Others	536,219	559,385	-4%
	5,236,132	**4,904,899**	**7%**
Long-Term			
Loans and financings	2,053,761	1,390,040	48%
Suppliers	401	355	13%
Debentures	1,573,871	1,545,915	2%
Obligation for the issuance of CCB & CCI	1,523,925	1,214,732	25%
Property acquisition obligations	139,321	298,195	-53%
Taxes and contributions payable	1,023	525	95%
Taxes payable in installments	-	2,655	-100%
Deferred taxes	55,353	175,364	-68%
Co-obligation for the issuance of CRI	71,816	-	-
Provision for contingencies	82,527	19,627	320%
Related parties	-	49,291	-100%
Accounts with related parties	-	35,933	-100%
Advances from clients	79,641	194,905	-59%
Advances for future capital increase	-	-	-
Other	79,171	66,697	19%
	5,660,810	**4,994,234**	**13%**
Minority interest	**(36,654)**	**86,750**	**-142%**
Shareholders' equity			
Subscribed capital	4,907,843	4,822,038	2%
Capital reserve	878,283	129,821	577%
Equity valuation adjustments	(58,107)	(8,091)	618%
Accumulated gains	1,161,759	1,716,694	-32%
	6,889,778	**6,660,462**	**3%**
Total liabilities and shareholders' equity	**17,750,066**	**16,646,345**	**7%**

CONFERENCE CALL

November 16th, 2012
(in **English** with simultaneous translation into **Portuguese**)

Time: 6:30am (NY Time) / 9:30am (Brasilia Time)

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ABOUT PDG

Established in 2003 as the real estate area of an investment bank, by 2006 PDG had become an independent business unit. Having gone public in January 2007 and spurred by Brazil's booming property market, has acquired three major enterprises: Goldfarb, which is one of the largest property developers and construction companies in Brazil, targeting the low income segment; CHL, rated as one of the most highly respected construction companies and property developers in Rio de Janeiro; and AGRE in 2010, with ample capillarity and a strong presence in São Paulo as well as North and Northeast of Brazil.

As a result, PDG has become the market leader and operates in 17 states in addition to the Federal District and over 100 cities; it is also one of the largest groups in the real estate sector in the Americas in terms of market value. Today, it is the only real estate conglomerate with fully fragmented capital, with the largest share of this sector on the São Paulo Stock Exchange Index (IBOVESPA). Over these years it has delivered nearly 100,000 high quality standard units in over 400 developments.PDG has undertaken projects for a number of segments and diverse publics and engaged throughout the entire process: development, construction and sales of residential, commercial and real estate division developments. However, its most important goal is to build a relationship of trust with its clients.