PDG REACHES, ON THE FIRST HALF, ADJUSTED NET INCOME OF R$ 487 MILLION, 21% HIGHER THAN IN THE FIRST HALF OF 2010.
LAUNCHES REACHED R$ 3.8 BILLION IN THE FIRST HALF, 40% OF THE MID-RANGE OF THE GUIDANCE, WITH SALES OF R$ 3.5 BILLION IN THE PERIOD.

Rio de Janeiro, August 14th, 2011 – PDG Realty S.A. Empreendimentos e Participações - PDGR3 – discloses its results for the second quarter of 2011 (2Q11). 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).

OPERATING HIGHLIGHTS OF 2Q11 & 1H11	**2Q11** ✓LAUNCHES (PRO RATA PDG) TOTALED R$2.05 BILLION ON THE 2Q11, REPRESENTING A 14% GROWTH WHEN COMPARED TO THE 2Q10; ✓CONTRACTED SALES (PRO RATA PDG) REACHED R$1.82 BILLION ON THE 2Q11, REPRESENTING A 17% GROWTH WHEN COMPARED TO THE 2Q10; ✓CONTRACTED SALES OVER TOTAL SUPPLY ("SOS") REACHED 29%. **1H11** ✓LAUNCHES (*PRO RATA* PDG) IN 1H11 TOTALED R$3.81 BILLION, REPRESENTING A 34% GROWTH WHEN COMPARED TO THE 1H10; ✓NET CONTRACTED SALES (*PRO RATA* PDG) OF R$3.53 BILLION IN 1H11, REPRESENTING A 21% GROWTH WHEN COMPARED TO THE 1H10; ✓40% OF THE TOTAL GUIDANCE OF 2011 HAS BEEN LAUNCHED IN THE FIRST HALF OF THE YEAR; ✓45% OF LAUNCHES IN 1H11 WERE CONCENTRATED IN THE MIDDLE INCOME SEGMENT AND 42% IN THE LOW SEGMENT; ✓UNTIL JULY, WE DELIVERED 15.64 THOUSAND UNITS, 44% OF THE ANNUAL GUIDANCE.
FINANCIAL HIGHLIGHTS OF 2Q11 & 1H11	**2Q11** ✓NET REVENUE OF R$1.71 BILLION IN 2Q11, REPRESENTING A 30% GROWTH WHEN COMPARED TO THE 2Q10; ✓ADJUSTED EBITDA OF R$442.16 MILLION IN 2Q11, REPRESENTING A 19% GROWTH WHEN COMPARED TO THE 2Q10, WITH EBITDA MARGIN OF 26%; ✓ADJUSTED NET INCOME OF R$247.51 MILLION IN 2Q11, REPRESENTING A 12% GROWTH WHEN COMPARED TO THE 2Q10, WITH NET MARGIN OF 15%; ✓ROE IN THE QUARTER REACHED 16%. **1H11** ✓NET REVENUE OF R$3.22 BILLION IN 1H11, REPRESENTING A 32% GROWTH WHEN COMPARED TO THE 1H10; ✓ADJUSTED EBITDA OF R$801.93 MILLION IN 1H11, REPRESENTING A 21% GROWTH WHEN COMPARED TO THE 1H10; ✓ADJUSTED NET INCOME OF R$486.59 MILLION IN 1H11, UP 21% FROM 1H10.

HIGHLIGHTS AND RECENT EVENTS	✓ACQUISITION OF CONTROL OF REP (REAL ESTATE PARTNERS DESENVOLVIMENTO IMOBILIÁRIO);
	✓DIVIDENDS: RELEASE OF R$ 187.5 MILLION ON JUNE 30 FOR THE PAYMENT OF DIVIDENDS;
	✓RENEWAL OF CHL CEO'S EMPLOYMENT CONTRACT;
	✓PDG SECURITIZADORA:
	  ✓PDG SECURITIZADORA HAS NEW CEO;
	  ✓NEW RECEIVABLES SECURITIZATION OPERATIONS.
	✓PDG WINS 'LARGEST COMPANY IN THE SECTOR' AWARD
	✓PROGRESS IN ALLIANCE WITH MARRIOTT.

(*) The operating and financial data herein disclosed for the preceding quarters relating to 2009 and the first quarter of 2010 were calculated on a pro forma basis, including 100% of AGRE's operating and financial results, as if the company's merger into PDG had already been carried out on the related dates. We also note that these data are not audited.

OPERATIONAL AND FINANCIAL INDICATORS

	2Q11	2Q10	Var (%)	1H11	1H10*	Var (%)
Launched PSV [1] – R$ million	2.530,2	1.868,5	35%	4.918,2	3.055,1	61%
Launched PSV PDG Realty – R$ million	2.053,7	1.803,7	14%	3.811,6	2.855,5	33%
Launched Developments	39	55		77	93	-17%
Numbers of Units Launched [1]	9.667	9.893	-2%	19.362	17.002	14%
Contracted Sales – R$ million [1]	2.341,2	1.625,4	44%	4.539,5	3.200,0	42%
Contracted Sales PDG Realty – R$ million	1.824,0	1.556,5	17%	3.527,7	2.911,5	21%
Numbers of Units Sold [1]	8.812	8.325	6%	17.606	17.218	2%
Market Value of Inventory - R$ million	4.407,9	3.632,3	21%	4.407,9	3.632,3	21%
Usable Area Launched TOTAL (m²) [1] [2]	670.222	600.136		1.441.653	1.058.049	
Average Area (m²) [2]	74	61		78	62	
Average Price (R$/m²) [2]	3,709	3,113		3,256	2,887	
Net Revenue - R$ million	1.711,1	1.319,8	30%	3.224,3	2.441,6	32%
Gross Income - R$ million	476,4	438,3	9%	914,5	807,9	13%
Gross Margin - %	27,8%	33,2%	-537 bps	28,4%	33,1%	-472 bps
Adjusted Gross Margin - %	35,5%	39,6%	-403 bps	35,4%	39,2%	-381 bps
Adjusted EBITDA - R$ million [3] [5]	442,2	371,5	19%	801,9	662,6	21%
Adjusted EBITDA Margin - %	25,8%	28,1%	-230 bps	24,9%	27,1%	-227 bps
Adjusted Net Income - R$ million [4] [5]	247,5	220,3	12%	486,6	400,5	21%
Net Margin - %	14,5%	16,7%	-223 bps	15,1%	16,4%	-131 bps
ROE (Annualized)	15,8%	16,0%	-22 bps	15,9%	14,8%	109 bps

(1) Including partners' equity interests in jointly-controlled subsidiaries.
(2) Land parceling 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
(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. 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.

(*) The operating and financial data herein disclosed for the preceding quarters relating to 2009 and the first quarter of 2010 were calculated on a pro forma basis, including 100% of AGRE's operating and financial results, as if the company's merger into PDG had already been carried out on the related dates. We also note that these data are not audited.

INDEX

RECENT EVENTS & HIGHLIGHTS

- **Acquisition of control of REP (Real Estate Partners Desenvolvimento Imobiliário)**

REP is engaged in the development, planning, implementation and management of convenience and service centers (CCS), built-to-suit enterprises, small and medium shopping centers and power centers.

The acquisition of control was carried out through several corporate transactions and business agreements, and consequently:

(i) PDG ceases to hold interest in LDI Desenvolvimento Imobiliário S/A ("LDI"), through capital reduction;

(ii) PDG acquires from LDI common shares issued by REP, corresponding to 33.54% of its total and voting capital, to be paid exclusively with credits received for the capital reduction; and

(iii) it was decided to increase REP's capital by R$200 million, with LDI injecting R$100 million and PDG R$100 million, of which R$30 million will be invested this year and R$70 million as of 2012, including the transfer of assets. The capital increase will provide REP with enough funds to implement its current business plan.

As a result of the above-mentioned operations, PDG, which directly held 25% of REP's capital, now becomes its parent company, holding 54.27% interest.

This is a strategic acquisition for PDG as it expands its presence in Brazil's small and medium shopping center sector and optimizes the synergy between the Company's land bank and its retail and multiuse real estate project operations.

- **Renewal of CHL CEO's employment contract**

We started extending the employment contracts of key executives at the subsidiaries by renegotiating the contract of Mr. Rogério Chor, CEO of CHL.

Mr. Chor will continue at CHL from January 2011 to December 2014, and the contract includes an exclusivity clause for the development of residential projects until December 2015. Moreover, Mr. Chor undertakes not to hold any executive position in listed companies that are PDG's main competitors, until December 2020.

With this initiative, PDG aims to strengthen its relations with its subsidiaries, maintaining its decentralized management model and aligning the Company's and its executives' goals. This measure also underlines the importance of having a succession plan in its subsidiaries.

PDG Securitizadora

PDG Securitizadora has a new CEO

PDG Companhia Securitizadora announces the hiring of Mr. Luis Largman as the CEO. He will take office on August 16, 2011.

Mr. Largman's challenge is to expand the Company's business plan and implement such strategic guidelines as development of new business, search for partnerships and studies related to issuances for third parties.

Considered one of the stalwart executives in Brazil's real estate sector, Mr. Largman was the Chief Financial and Investor Relations Officer of Cyrela for eight years. Prior to that, he was the Chief Operating Officer at Coimbra S.A. (2001-2003), Director at BMG Asset Management (1999-2001), Chief Financial and Investor Relations Officer at Grupo Vicunha/Vicunha Nordeste (1994-1999), Director of Asset Management at Banco de Boston (1989-1993), where he created the D.I. funds, and Asset Manager at Banco Crefisul (1985-1989). He has bachelor's degrees, in Industrial Chemical Engineering from Faculdades Osvaldo Cruz and in Chemical Engineering from Escola de Engenharia Mauá, and an MBA from Universidade do Estado de São Paulo.

New receivables securitization operations

PDG Securitizadora, a PDG subsidiary, held two more issuances of Real Estate Receivables Certificates (CRI), whose details are given below.

✓ **Settlement of the 7th Series, 3rd issue of the public offering of CRI**

PDG SECURITIZADORA	7th Series – 3rd Issue
COORDINATOR	BTG Pactual
VOLUME	R$ 200,200,000
ISSUE DATE	5/31/2011
TENOR	147 MONTHS
REPRICING	36 MONTHS
YIELD	107%
BENCHMARK	CDI
RECEIVABLES	Non delivered - Residential
CETIP CODE:	11E0030386
ISIN CODE:	BRPDGSCRI0A6
BOVESPA CODE:	PDGSC37

✓ **Settlement of the 8th Series, 3rd issue of the public offering of CRIs**

PDG SECURITIZADORA	8th Series – 3rd Issue
COORDINATOR	BTG Pactual
VOLUME	R$ 23,187,506.81
ISSUE DATE	6/1/2011
TENOR	115 MONTHS
REPRICING	N/A
YIELD	9,5% a.a.
BENCHMARK	IGP-M
RECEIVABLES	Non delivered and Delivered
CETIP CODE:	11F0025541
ISIN CODE:	N/A
BOVESPA CODE:	N/A

- **PDG wins 'largest company in the sector' award**

On August 11, 2011, *Isto É Dinheiro* magazine announced the *As melhores da Dinheiro 2011* (The Best of Dinheiro 2011) awards, and PDG was the winner in the Light Construction category. The survey, which covered over 500 of the largest companies in Brazil, is the only list of its kind that analyzes companies not just by their performance but also takes into consideration financial sustainability, human resources, innovation, quality, social and environmental responsibility and corporate governance indicators.

- **Progress in alliance with Marriott**

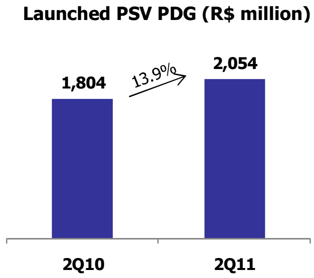
In July, we have received a positive response from senior management at Marriott and the parties are proceeding with negotiating the purchase and sale agreements on the first four hotel projects.

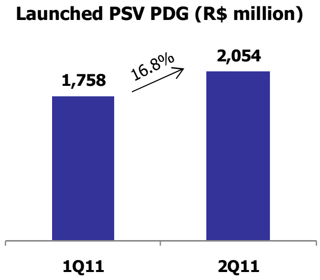
We have also received the notice that Marriott is committing capital on pre-development costs, prior to the execution of the purchase and sale agreement, necessary to guarantee that the development process keeps its pace while in parallel we negotiate the terms of the binding agreements. According to this decision, we maintain with the schedule proposed which predicts the opening of these hotels in the first semester of 2014.

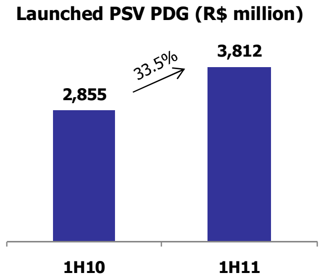
PDG believes that the decision to move forward with these four projects reflects the opportunity to fully commit to the Marriott/PDG strategic alliance.

OPERATIONAL PERFORMANCE - LAUNCHES

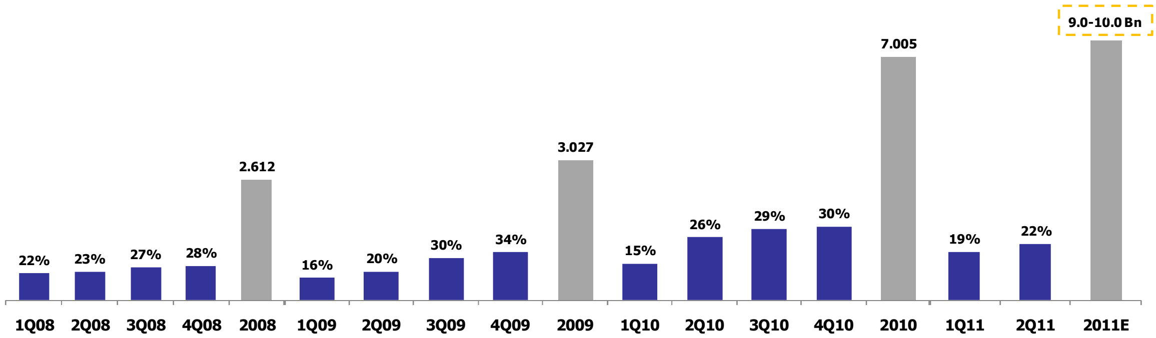
The launches (PSV PDG´s pro rata stake) reached R$2.054 billion in 2Q11, with total launches of R$2.530 billion distributed across 39 projects. For the first half of the year, launches totaled R$ 3.812 million, which surpassed by 33.5% the volume launched in the same period of last year. We launched 40% of the total guidance of 2011 (R$ 9.0 – R$10.0 billion) in the first half of the year.



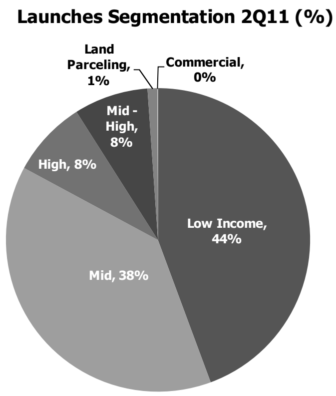


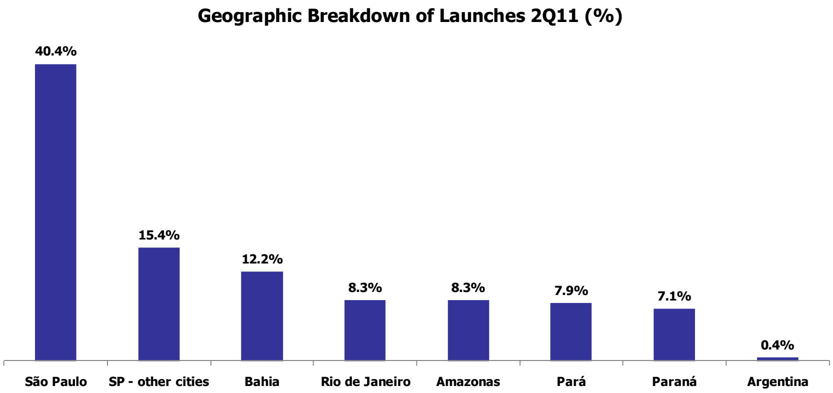


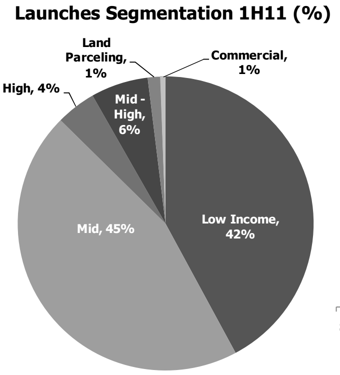
A breakdown of launches by quarter (R$ million) is presented below, from 2008 onwards (PDG figures excluding AGRE up to 2009 and including AGRE in 2010). This confirms the consistency of launches during these quarters, thus ensuring a better distribution throughout the year.

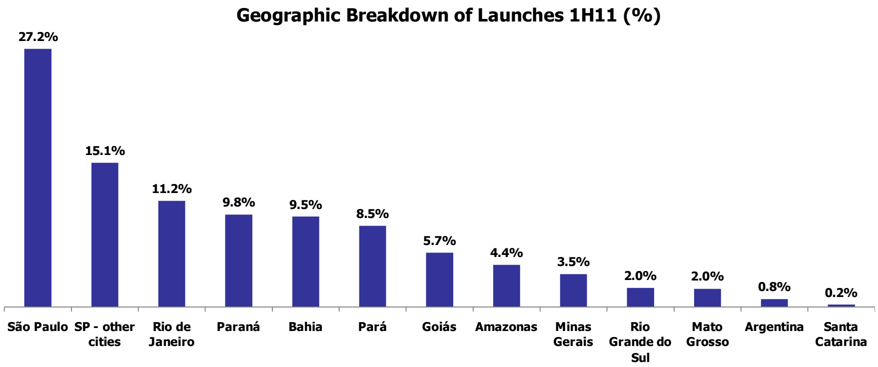


The chart below shows the segmentation and geographic breakdown for 2Q11 and 1H11 launches:

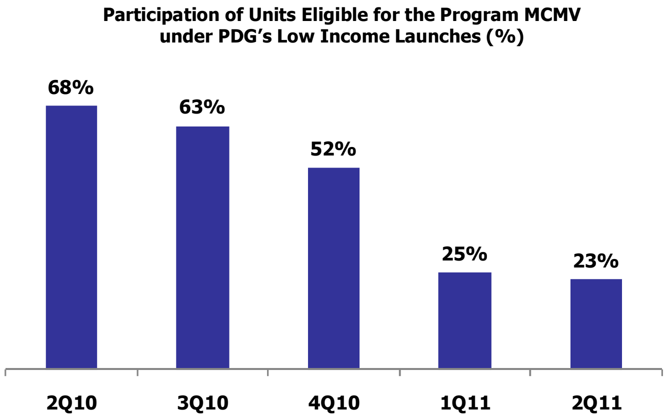




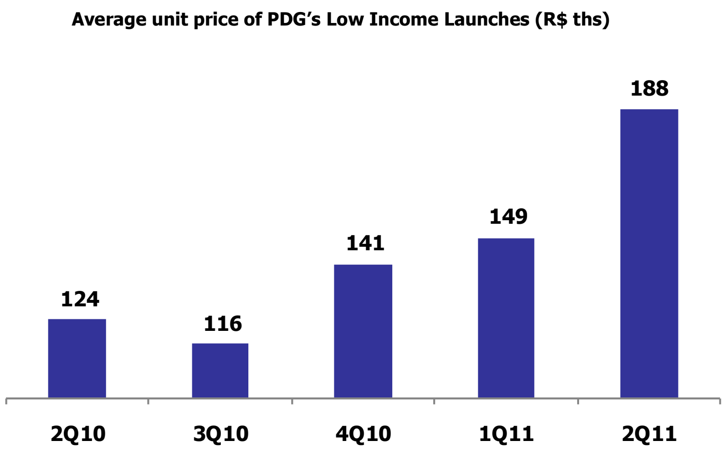




The chart below shows the share of units that are eligible for the "Minha Casa, Minha Vida" program within the low income launches of PDG:



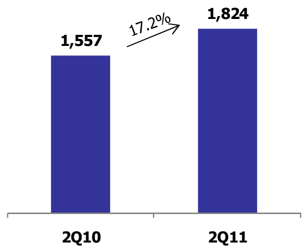
The chart below shows the average price history of low income units:



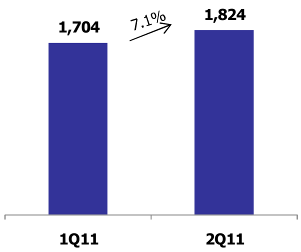
OPERATIONAL PERFORMANCE – SALES

The contracted Sales (PSV PDG´s pro rata stake) reached R$ 1.824 billion in 2Q11 (representing a 17.2% growth when compared to the 2Q10), with total contracted sales reaching R$ 2.341 billion.

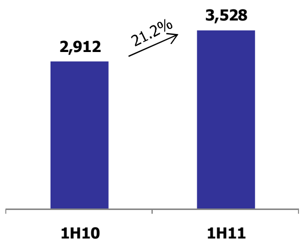
Contracted Sales PSV PDG (R$ million)



Contracted Sales PSV PDG (R$ million)

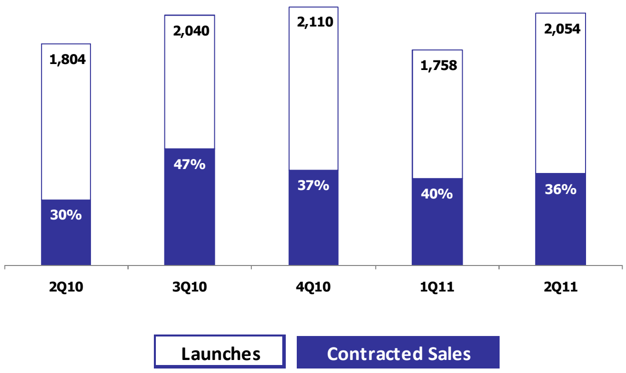


Contracted Sales PSV PDG (R$ million)

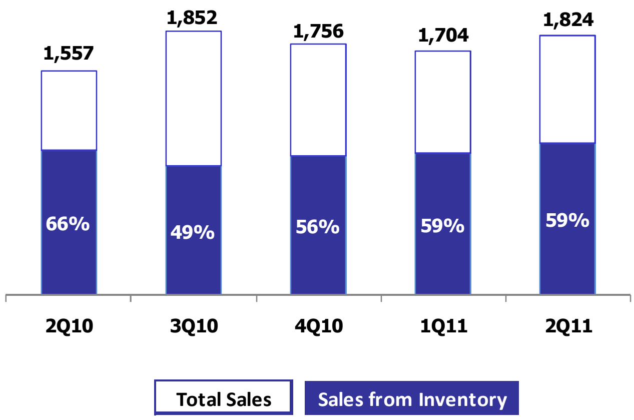


In the Contracted Sales for 2Q11, R$ 745 million reflect sales from launches during this quarter and R$1,079 million reflect sales from launches during previous quarters.

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

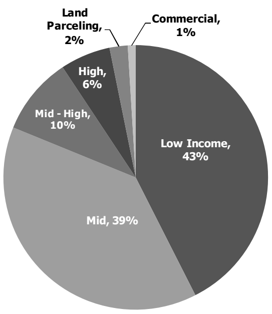


Contracted Sales from Inventory (%) / Total Contracted Sales (R$ mln)

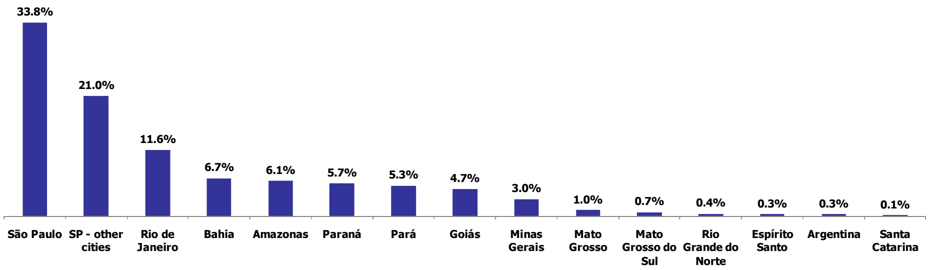


The chart below shows the segmentation and geographic breakdown for 2Q11 and 1H11 Sales:

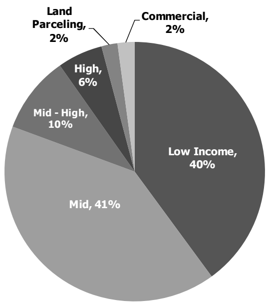
Sales Segmentation 2Q11 (%)



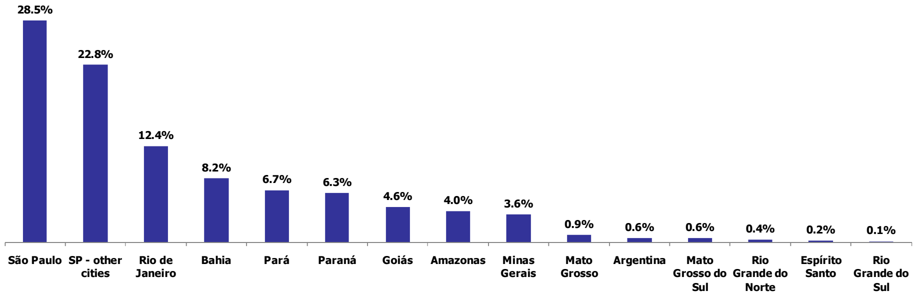
Geographic Breakdown of Sales 2Q11 (%)



Sales Segmentation 1H11 (%)



Geographic Breakdown of Sales 1H11 (%)



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 29%;

	1Q09	2Q09	3Q09	4Q09	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11
Beginning Inventory – R$ mln (a)	3,679.2 *	3,507.0	3,229.2	3,411.3	3,688.9	3,385.5	3,632.7	3,820.5	4,173.7	4,178.2**
Launched PSV PDG Realty – R$ mln (b)	472.4	737.8	1,511.4	1,548.3	1,051.7	1,803.7	2,039.9	2,109.6	1,757.9	2,053.7
Contracted Sales PDG Realty – R$ mln (c)	644.6	1,015.6	1,329.4	1,270.7	1,355.1	1,556.5	1,852.1	1,756.5	1,703.7	1,824.0
Sales from Launches - R$ mln	206.8	306.1	755.3	639.6	306.8	532.9	949.3	776.1	705.0	745.4
Sales from Inventory - R$ mln	437.7	709.4	573.6	631.1	1,048.2	1,023.6	902.8	980.4	998.7	1,078.6
Final Inventory - R$ mln	3,507.0	3,229.2	3,411.3	3,688.9	3,385.5	3,632.7	3,820.5	4,173.7	4,227.8	4,407.9
SOS - Sales (c) / Total Supply (a+b) - %	16%	24%	28%	26%	29%	30%	33%	30%	29%	29%
Sales from Launches / Total Sales	32%	30%	57%	50%	23%	34%	51%	44%	41%	41%
Sales from Inventory / Total Sales	68%	70%	43%	50%	77%	66%	49%	56%	59%	59%

(*) 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

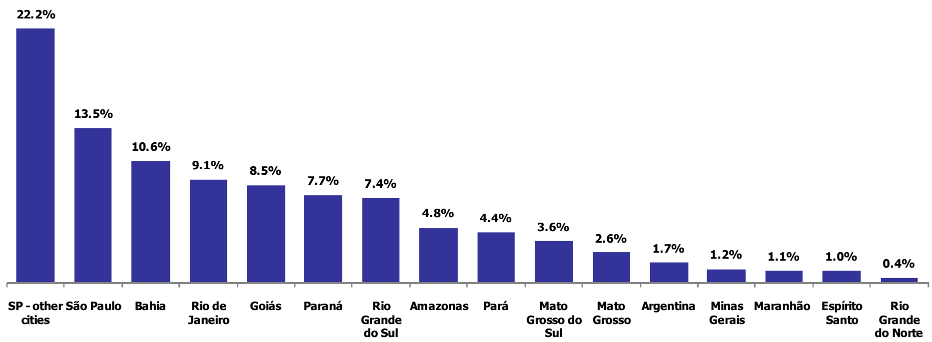
The following table shows the evolution of PDG launches with their respective sales positions and the aging of units in the inventory.

Launch	Units Launched	Units Sold	% Sold	% of Total Inventory
2003 - 2006	**13,948**	**13,809**	**99%**	**1%**
	-			
2007	**23,803**	**21,899**	**92%**	**8%**
1Q2007	1,591	1,584	100%	0%
2Q2007	3,947	3,516	89%	3%
3Q2007	6,590	6,452	98%	0%
4Q2007	11,675	10,347	89%	5%
2008	**26,566**	**25,543**	**96%**	**6%**
1Q2008	8,170	7,484	92%	3%
2Q2008	6,685	6,632	99%	0%
3Q2008	6,504	6,430	99%	1%
4Q2008	5,207	4,997	96%	2%
2009	**34,844**	**31,512**	**90%**	**7%**
1Q2009	4,271	4,205	98%	0%
2Q2009	6,839	6,698	98%	0%
3Q2009	10,121	9,286	92%	3%
4Q2009	13,613	11,322	83%	4%
2010	**42,612**	**30,704**	**72%**	**33%**
1Q2010	7,105	6,026	85%	4%
2Q2010	9,893	7,239	73%	8%
3Q2010	14,509	11,045	76%	7%
4Q2010	11,105	6,394	58%	15%
2011	**19,362**	**8,773**	**45%**	**45%**
1Q2011	9,695	5,337	55%	15%
2Q2011	9,667	3,436	36%	30%
Total	**161,135**	**132,239**	**82%**	**100%**

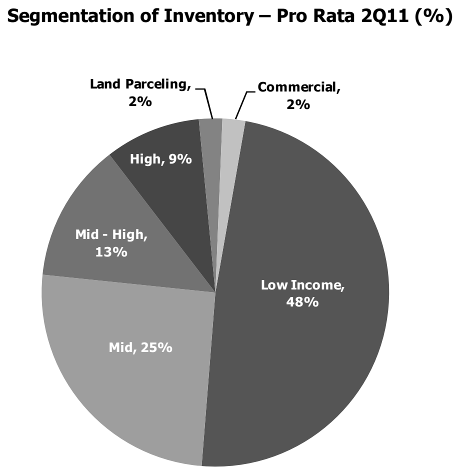
Inventory at Market Value

A breakdown of our inventory at market value is presented below, totaling R$ 4.4 billion at the close of 2Q11, the chart below shows the geographic breakdown for the quarter:

Geographic Breakdown of Inventory – Pro Rata 2Q11 (%)



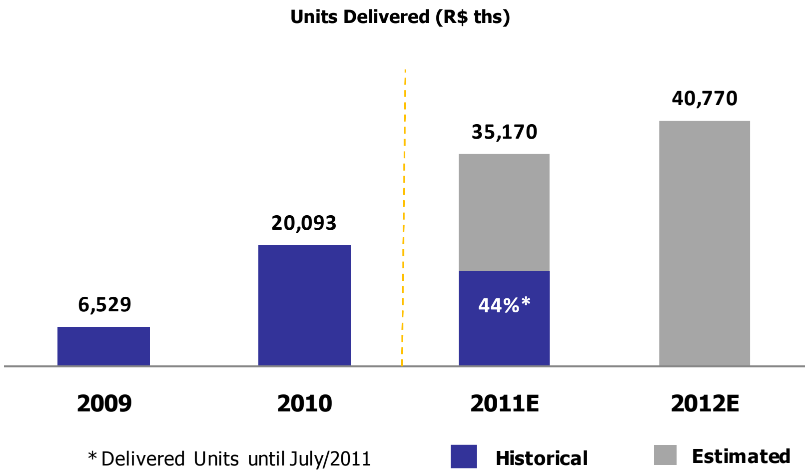
The chart below shows the segmentation division of 2Q11 inventory at market value:



DELIVERED UNITS

Until July, a total of 15.64 thousand units have been handed over already, reaching 44% of the estimated number of units to be delivered during the year of 2011, from a total of 73 projects delivered.

Below we present the track record of delivered units and expected timetable of future deliveries through to year-end 2012:

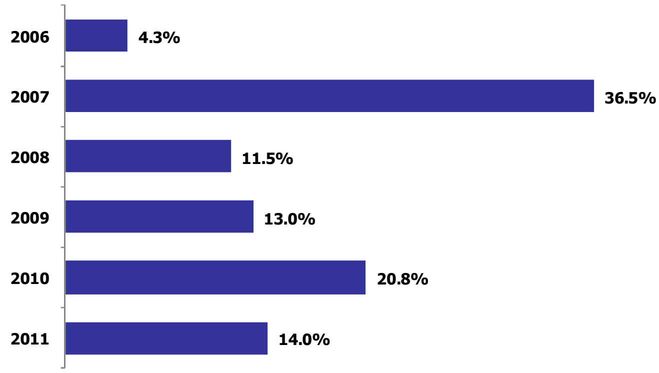


LANDBANK

The consolidated landbank of PDG stood at R$ 28.4 billion by the close of 2Q11, distributed among 565 projects and 176.5 thousand units.

The following chart presents a breakdown by PDG PSV for the year of acquisition by the landbank, showing that 52% of our landbank was purchased before 2009, with much of it having appreciated significantly in value.

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



The table below shows a breakdown of the PDG landbank by residential units (excluding commercial units and land parceling).

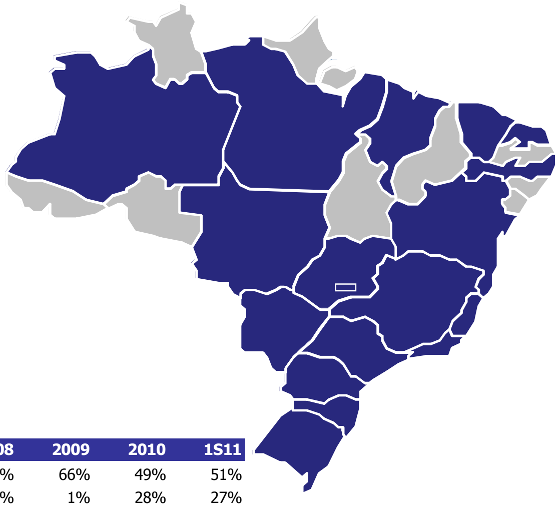
We highlight the large concentration of units under R$500 thousand, which account for some 91% of the total landbank.

Unit Price	Residential units	%	VGV PDG (R$ mln)	%	VGV (R$ mln)	%	Average Unit Price (R$)	Main Source of Funding
up to R$ 130 th	72,623	*50%*	6,730	*26%*	7,636	*24%*	105,146	Minha Casa Minha Vida
from R$ 130 th to R$ 170 th	14,297	*10%*	2,067	*8%*	2,158	*7%*	150,911	
from R$ 170 th to R$ 250 th	22,036	*15%*	3,998	*15%*	4,441	*14%*	201,543	SFH
from R$ 250 th to R$ 500th	25,006	*17%*	6,910	*27%*	8,856	*28%*	354,168	SFH
over R$ 500 th	12,687	*9%*	6,306	*24%*	9,097	*28%*	717,013	Market Rates
Total	**146,649**		**26,010**		**32,188**			

The PDG's landbank is spread across 17 States and 105 cities, in addition to the Federal District and Argentina.

A breakdown of the landbank by segmentation and region is presented below, at the close of the second quarter of 2011:

Geographic Distribution	
State	**(%)**
SP - Other Cities	26.6%
BA	21,0%
SP	10.4%
RS	8.3%
RJ	8.3%
MG	5.4%
PE	3.2%
PR	3.2%
GO	2.4%
MT	2,0%
AM	2,0%
PA	1.4%
RN	1.3%
Brasília - DF	1.2%
MS	1,0%
CE	0.9%
AR	0.5%
MA	0.4%
ES	0.3%
SC	0.2%
TOTAL (R$)	**28.4 Bn**

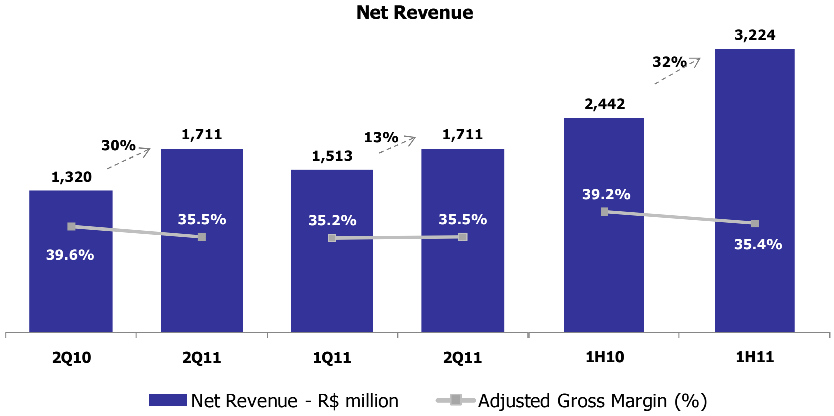


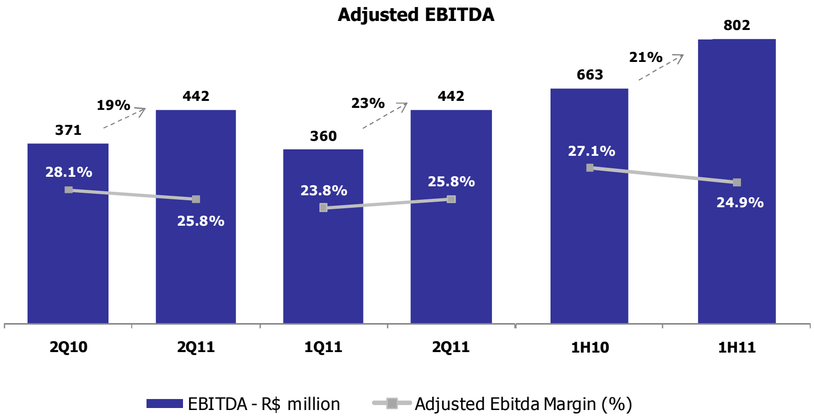
Breakdown evolution	2007	2008	2009	2010	1S11
Southeast	95%	83%	66%	49%	51%
Northeast	2%	1%	1%	28%	27%
South	3%	3%	9%	12%	12%
Middle West Region	0%	9%	21%	7%	7%
North	0%	0%	0%	4%	3%
Argentina	0%	4%	3%	1%	1%
Total (R$ billion)	**5.7**	**6.2**	**10.3**	**29.6**	**28.4**

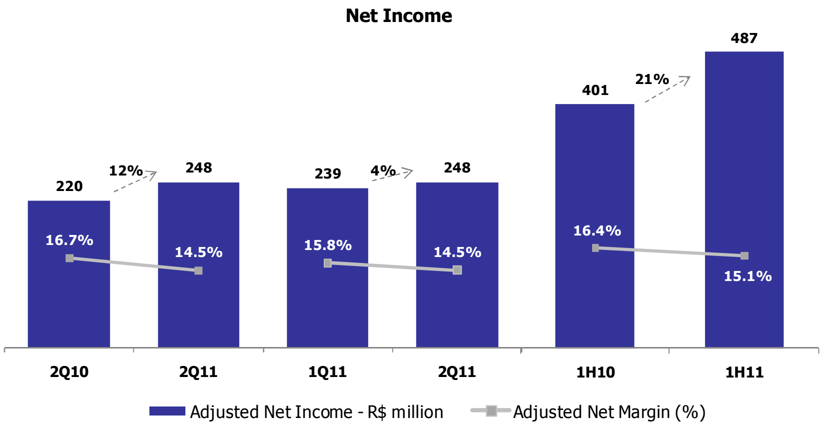
FINANCIAL PERFORMANCE

Key Financial Indicators

The key financial indicators for 2Q11 and 1H11 are presented below:







(*)1H10: pro-forma figures, including Agre.

Gross Margin

The following table presents the reconciliation of the gross margin with interest on corporate debts and real estate financing capitalized in the Cost of Goods Sold:

	2Q11	2Q10	1Q11	1H11	1H10
Operating Net Revenue	1,711,080	1,319,824	1,513,224	3,224,303	2,441,561
Cost of Sold Units	(1,234,638)	(881,505)	(1,075,160)	(2,309,798)	(1,633,707)
Gross Income	476,442	438,319	438,064	914,506	807,853
(+) Interest Expense - Cost of Sold Units	131,626	83,879	94,471	226,097	148,933
Adjusted Gross Income	608,068	522,198	532,535	1,140,603	956,787
Gross Margin	*27.8%*	*33.2%*	*28.9%*	*28.4%*	*33.1%*
Adjusted Gross Margin	*35.5%*	*39.6%*	*35.2%*	*35.4%*	*39.2%*

Sales, Overhead and Administrative Expenses

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

R$ mln	2Q11	2Q10	1H11	1H10
Sales Expenses (R$ mln)	102.4	72.3	184.5	131.5
G&A Expenses (R$ mln) *(1)*	74.3	84.2	159.6	144.2
G&A + Sales Expenses	**176.6**	**156.4**	**344.1**	**275.8**
Sales Expenses / Launches	5.0%	4.0%	4.8%	4.6%
G&A Expenses / Launches	3.6%	4.7%	4.2%	5.1%
G&A + Sales Expenses / Launches	**8.6%**	**8.7%**	**9.0%**	**9.7%**
Sales Expenses / Contracted Sales	5.6%	4.6%	5.2%	4.5%
G&A Expenses / Contracted Sales	4.1%	5.4%	4.5%	5.0%
G&A + Sales Expenses / Contracted Sales	**9.7%**	**10.0%**	**9.8%**	**9.5%**
Sales Expenses / Gross Revenue	5.8%	5.3%	5.6%	5.2%
G&A Expenses / Gross Revenue	4.2%	6.2%	4.8%	5.7%
G&A + Sales Expenses / Gross Revenue	**10.0%**	**11.4%**	**10.4%**	**10.9%**

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

Financial Results

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

Financial Result	2Q11	2Q10
Financial revenues	48.094	79.057
Financial expenses	(80.750)	(87.055)
	(32.656)	(7.998)

Deferred Income (Backlog)

Deferred Income (R$ mln)	1Q11	1Q10	4Q10
Deferred Revenue	5,970	5,059	5,524
(-) Deferred Sales Taxes	(218)	(185)	(202)
Deferred Net Revenue	5,752	4,875	5,322
(-) Deferred Costs	(3,462)	(3,009)	(3,316)
Deferred Gross Income	2,290	1,865	2,006
Deferred Gross Income Margin	***39.8%***	***38.3%***	***37.7%***

Schedule of Deferred Income	2011	2012	2013	2014
	34%	**52%**	**10%**	**4%**

Balance Sheet

Inventory of Properties for Sale

Inventory breakdown (R$ thousands):

	2Q11	2Q10
Properties under construction	1,712,393	1,366,653
Concluded properties	213,378	140,924
Land for future developments	2,308,467	2,038,298
Total	4,234,238	3,545,875

Accounts Receivable

Breakdown of accounts receivable on and off-balance sheet (R$ thousand):

	2Q11	2Q10
Accounts Receivable	7,928,963	5,403,506
Deferred Revenue	5,970,078	5,059,200
Total	13,899,041	10,462,706

Indebtedness

The Company's debt profile is presented below at the close of 2Q11 (R$ thousand).

Debentures - 1st Issuance	
Position:	**260,944**
Index:	**CDI**
Interest per year:	**1.80%**
Coordinator:	**Bradesco BBI**
Duration:	67 months
Coupon:	Semiannual (Jan/Jul)
4 semiannual installments starting Jul/15	

Debentures - 4th Issuance	
Position:	**282,314**
Index:	**CDI**
Interest per year:	**2.40%**
Coordinator:	**Bradesco BBI**
Duration:	40 months
Coupon:	Quarterly (Aug/Feb/Nov/May)
16 quarterly installments starting Nov/12	

Debentures - 6th Issuance	
Position:	**100,219**
Index:	**-**
Interest per year:	**11.31%**
Coordinator:	**Votorantim**
Duration:	63 months
Coupon:	Bullet (Sep/16)
Single installment on Sep/16	

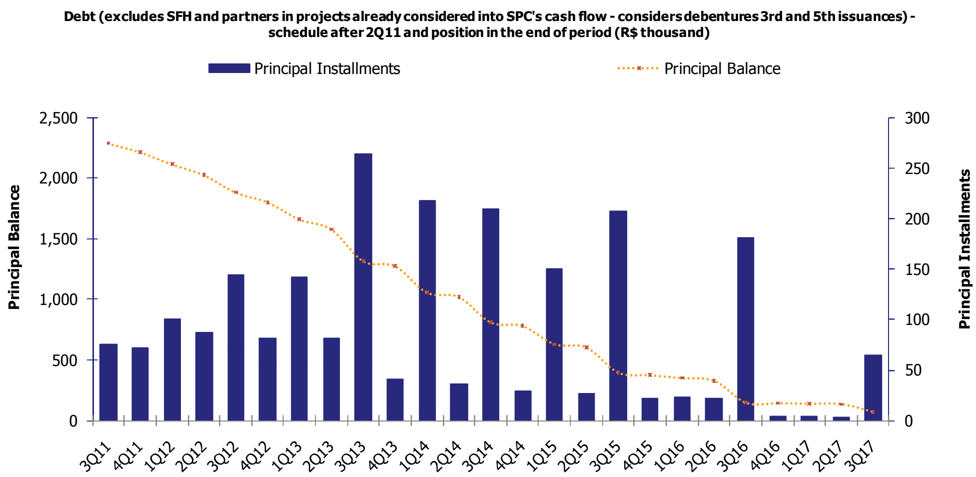
SFH	
Position:	**3,614,674**
Index:	**TR**
Interest per year:	**10.12%**
Creditor:	**Various**
Duration:	17 months

Corporate Debts	
Position:	**868,182**
Index:	**CDI and Others**
Interest per year:	**2.03%**
Creditor:	**Various**
Duration:	19 months

Consolidated per Creditor	
Total:	**5,126,334**
CEF	20.72%
Itaú	20.78%
Bradesco	17.99%
Santander	16.13%
BB	7.60%
Others	16.78%

Consolidated per Index	
Total:	**5,126,334**
CDI	25.56%
TR	69.06%
Others	5.38%
Duration:	22 meses

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



The following table presents the Company debt ratios at the close of 2Q11:

Debt Ratios (R$ thousand)	**2Q11**
Cash and Cash equivalents	1,473,849
Indebtness	(5,126,334)
Net Debt	3,652,485
Equity	6,390,431
Debt to Equity	**80.2%**
Net debt to Equity	**57.2%**

INCOME STATEMENTS
Quarter ended on June 30, 2011 and 2010*

INCOME STATEMENT (R$ '000)	2Q11	2Q10	Chg. %
Operating Gross Revenue			
Real State sales	1,742,638	1,354,541	29%
Other Operating Revenues	27,304	12,793	113%
(-) Taxes Over Sales	(58,863)	(47,511)	24%
Operating Net Revenue	**1,711,080**	**1,319,824**	**30%**
Interest Expenses	(131,626)	(83,879)	57%
Cost of Sold Units	(1,103,012)	(797,626)	38%
Gross Income	**476,442**	**438,319**	**9%**
Gross margin	***27.8%***	***33.2%***	**-536.6 bps**
Adjusted gross margin (1)	***35.5%***	***39.6%***	**-402.9 bps**
Operating Revenues (expenses):			
Commercial	(102,378)	(72,254)	42%
General and Administrative	(80,279)	(94,722)	-15%
Taxes	(359)	(386)	-7%
Financial	(32,656)	5,230	-724%
Depreciation & Amortization	(11,296)	(11,654)	-3%
Other	11,101	6,071	83%
Total operating revenues (expenses)	**(215,868)**	**(167,715)**	**29%**
Operating Result	**260,574**	**270,603**	**-4%**
Non operating result			
Income before taxes	**260,574**	**270,603**	**-4%**
Income Taxes and Social Contribution	(14,863)	(56,882)	-74%
Income before minority stake	**245,711**	**213,722**	**15%**
Employees' Stake			
Minority interest	(4,211)	(3,955)	6%
Net Income (loss)	**241,499**	**209,767**	**15%**
Net margin	***14.1%***	***15.9%***	**-178.0 bps**
Adjusted Net Income *(2)*	**247,516**	**220,326**	**12%**
Ajusted Net margin	***14.5%***	***16.7%***	**-222.8 bps**

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

ADJUSTED EBITDA	2Q11	2Q10	Chg. %
Income (loss) before taxes	260,574	270,603	
(-/+) Financial Result	32,656	(5,230)	
(+) Depreciation and Amortization	11,296	11,654	
(+) Stock Option Plan	6,017	10,559	
(+) Interest Expenses - Cost of Sold Units	131,626	83,879	
EBITDA	**442,169**	**371,466**	**19%**
AJUSTED EBITDA Margin	***25.8%***	***28.1%***	**-230.4 bps**

(*) Pro-forma figures, including Agre.

INCOME STATEMENTS
Semester ended on June 30, 2011 and 2010*

INCOME STATEMENT (R$ '000)	1H11	1H10	Chg. %
Operating Gross Revenue			
Real State sales	3,265,376	2,523,821	29%
Other Operating Revenues	57,862	17,438	232%
(-) Taxes Over Sales	(98,935)	(99,699)	-1%
Operating Net Revenue	**3,224,303**	**2,441,561**	**32%**
Interest Expenses	(226,097)	(148,933)	52%
Cost of Sold Units	(2,083,701)	(1,484,774)	40%
Gross Income	**914,506**	**807,853**	**13%**
Gross margin	***28.4%***	***33.1%***	**-472.5 bps**
Adjusted gross margin (1)	***35.4%***	***39.2%***	**-381.2 bps**
Operating Revenues (expenses):			
Commercial	(184,533)	(131,536)	40%
General and Administrative	(175,853)	(165,662)	6%
Taxes	(3,491)	(5,254)	-34%
Financial	(19,709)	9,479	-308%
Depreciation & Amortization	(7,344)	(20,113)	-63%
Other	8,927	(13,175)	-168%
Total operating revenues (expenses)	**(382,003)**	**(326,262)**	**17%**
Operating Result	**532,503**	**481,591**	**11%**
Non operating result			
Income before taxes	**532,503**	**481,591**	**11%**
Income Taxes and Social Contribution	(53,805)	(91,069)	-41%
Income before minority stake	**478,698**	**390,523**	**23%**
Employees' Stake			
Minority interest	(8,376)	(11,414)	-27%
Net Income (loss)	**470,322**	**379,109**	**24%**
Net margin	***14.6%***	***15.5%***	**-94.1 bps**
Adjusted Net Income *(2)*	**486,599**	**400,522**	**21%**
Ajusted Net margin	***15.1%***	***16.4%***	**-131.3 bps**

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

ADJUSTED EBITDA	1H11	1H10	Chg. %
Income (loss) before taxes	532,503	481,591	
(-/+) Financial Result	19,709	(9,479)	
(+) Depreciation and Amortization	7,344	20,113	
(+) Stock Option Plan	16,277	21,414	
(+) Interest Expenses - Cost of Sold Units	226,097	148,933	
EBITDA	**801,930**	**662,573**	**21%**
AJUSTED EBITDA Margin	***24.9%***	***27.1%***	**-226.6 bps**

(*) Pro-forma figures, including Agre

CONSOLIDATED BALANCE SHEET
Quarter ended on June 30, 2011 and 2010*

ASSETS (R$ '000)	2Q11	1Q10	Chg.
Current assets			
Cash, cash equivalents and short-term investments	1.409.731	1.116.938	26%
Accounts receivable	6.118.309	4.413.981	39%
Properties held for sale	3.402.678	2.739.020	24%
Prepaid expenses	78.239	51.339	52%
Advances to suppliers	316.237	169.237	87%
Accounts with related parties	169.525	129.844	31%
Taxes to recover	89.956	64.563	39%
Advances for future capital increase	-	211	-100%
Related Parties	16.440	61.385	-73%
Receivables Acquired	143.288	46.794	206%
Others	126.672	94.043	35%
	11.871.075	**8.887.355**	**34%**
Noncurrent assets			
Long-Term			
Long-term investments	64.118	3.275	1858%
Accounts receivable	1.810.654	989.525	83%
Debentures	22.319	32.673	-32%
Properties held for sale	831.560	806.854	3%
Accounts with related parties	413.952	374.941	10%
Receivables Acquired	83.220	215.671	-61%
Related parties	55.060	49.766	11%
Advances for future capital increase	36.177	82.482	-56%
Deferred income and social contribuition taxes	98.886	22.968	331%
Others	64.525	77.814	-17%
	3.480.471	**2.655.970**	**31%**
Permanent assets			
Intangible	858.022	778.512	10%
Property and equipment	210.618	167.315	26%
Investments	62.562	144.435	-57%
	1.131.202	**1.090.262**	**4%**
Total Noncurrent	**4.611.673**	**3.746.231**	**23%**
Total assets	**16.482.748**	**12.633.586**	**30%**

LIABILITIES AND SHAREHOLDERS' EQUITY (R$ '000)	2Q11	1Q10	Chg.
Current			
Loans and financings	2.186.099	1.260.004	73%
Suppliers	408.918	248.910	64%
Property acquisition obligations	791.917	642.525	23%
Debentures	-	526.584	-100%
Taxes and contributions payable	127.471	94.464	35%
Co-obligation for the issuance of CRI	-	13.371	-100%
Obligation for the issuance of CRI	75.880	54.896	38%
Income and social contribution taxes	25.420	17.217	48%
Deferred taxes	331.263	312.708	6%
Related parties	38.737	23.111	68%
Accounts with related parties	59.688	187.988	-68%
Advances from clients	249.081	361.693	-31%
Dividends	-	6.545	-100%
Others	561.715	106.272	429%
	4.856.189	**3.856.288**	**26%**
Long-Term			
Loans and financings	1.371.662	1.354.765	1%
Suppliers	3.237	10.151	-68%
Debentures	1.568.573	568.905	176%
Obligation for the issuance of CRI	1.223.772	226.747	440%
Property acquisition obligations	327.366	285.624	15%
Taxes and contributions payable	317	731	-57%
Taxes payable in installments	3.001	3.610	-17%
Deferred taxes	159.608	47.230	238%
Co-obligation for the issuance of CRI	50.958	4.890	942%
Provision for contingencies	19.868	24.269	-18%
Related parties	60.518	162.141	-63%
Accounts with related parties	22.068	45.078	-51%
Advances from clients	256.977	165.278	55%
Advances for future capital increase	52.808	29.104	81%
Other	32.386	143.425	-77%
	5.153.119	**3.071.952**	**68%**
Minority interest	**83.009**	**92.182**	**-10%**
Shareholders' equity			
Subscribed capital	4.821.258	4.755.382	1%
Capital reserve	122.132	118.050	3%
Equity valuation adjustments	(8.092)	(5.775)	40%
Accumulated gains	1.455.133	745.507	95%
	6.390.431	**5.613.164**	**14%**
Total liabilities and shareholders' equity	**16.482.748**	**12.633.586**	**30%**

(*) Pro-forma figures, including Agre.

CONFERENCE CALL

August 15th, 2011

ENGLISH
Time: 10h30 (NY Time) /
11h30 (Brasilia Time)
Other Countries.: +1 (412) 317-6776
US.: +1 (877) 317-6776
Code: PDG
Replay: +1 (412) 317-0088
Code: 10002731

PORTUGUESE
Time: 08h30 (NY Time) /
09h30 (Brasilia Time)
Brazil.: +55 (11) 4688-6361
Code: PDG
Replay (Brazil): +55 (11) 4688-6312
Code: 8857382

Live Webcast:
www.pdg.com.br/ri

INVESTOR RELATIONS CONTACTS

Michel Wurman
Vice President and Investor Relations Officer

Julia Martins
Investor Relations and Financial Manager

Pedro Thompson
Planning Manager

Luiz Piani
Investor Relations and Financial Analyst

ri@pdg.com.br
Phone: +5521 3504-3800
Fax: +5521 3504-3849

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 65,000 high quality standard units in over 360 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.