

Quarterly information - ITR

PDG Realty S.A. Empreendimentos e Participações

September 30, 2012
with Report on the review of quarterly information

Individual Financial Statements / Balance Sheet - Assets

(In thousand od Reais)

Account	Description	09/30/2012	12/31/2011
1	Total assets	11,600,910	9,895,354
1.01	Current assets	1,027,210	1,136,242
1.01.01	Cash and cash equivalents	731,474	765,516
1.01.03	Accounts receivable	120,106	163,431
1.01.03.01	Trade accounts receivable	120,106	163,431
1.01.04	Inventories	21,111	54,698
1.01.04.01	Real estate inventories for sale	21,111	54,698
1.01.06	Recoverable taxes	52,716	54,260
1.01.06.01	Current taxes recoverable	52,716	54,260
1.01.07	Prepaid expenses	8,464	8,622
1.01.07.01	Unrecognized expenses	8,464	8,622
1.01.08	Other current assets	93,339	89,715
1.01.08.03	Other	93,339	89,715
1.01.08.03.02	Current accounts with partners of the ventures	93,254	65,457
1.01.08.03.04	Credit receivables purchased	0	18,888
1.01.08.03.05	Advances to suppliers	85	589
1.01.08.03.07	Other credits	0	4,781
1.02	Non-current assets	10,573,700	8,759,112
1.02.01	Long term assets	3,059,691	1,326,346
1.02.01.03	Accounts receivable	23,989	85,089
1.02.01.03.01	Trade accounts receivable	23,989	85,089
1.02.01.04	Inventories	34,824	13,446
1.02.01.04.01	Real estate inventories for sale	34,824	13,446
1.02.01.08	Related party credits	18,547	182,628
1.02.01.08.02	Receivables with subsidiary companies	18,547	182,628
1.02.01.09	Other non-current assets	2,982,331	1,045,183
1.02.01.09.03	Current accounts with partners of the ventures	179,481	127,084
1.02.01.09.04	Advances for future capital increase	2,148,889	400,334
1.02.01.09.05	Dividends receivable	34,983	122,076
1.02.01.09.06	Loan agreements	117,197	54,175
1.02.01.09.07	Credit receivables purchased	380,174	204,529
1.02.01.09.09	Debentures	24,062	61,135
1.02.01.09.10	Other credits	97,545	75,850
1.02.02	Investments	6,884,432	6,807,066
1.02.02.01	Equity interest	6,884,432	6,807,066
1.02.02.01.02	Subsidiaries	6,883,415	6,805,953
1.02.02.01.04	Other equity interest	1,017	1,113
1.02.03	Property, plant and equipment	5,752	5,526
1.02.03.01	Fixed assets in operation	5,752	5,526
1.02.04	Intangible assets	623,825	620,174
1.02.04.01	Intangible assets	623,825	620,174

Individual Financial Statements / Balance Sheet - Liabilities

(In thousand of Reais)

		09/30/2012	12/31/2011
Account	Description		
2	Total Liabilities	11,600,910	9,895,354
2.01	Current liabilities	315,789	550,894
2.01.01	Social and labor obligations	5,196	20,513
2.01.01.02	Labor obligations	5,196	20,513
2.01.02	Suppliers	5,926	2,305
2.01.02.01	Domestic suppliers	5,926	2,305
2.01.03	Tax liabilities	35,855	12,398
2.01.03.01	Federal tax liabilities	35,855	12,398
2.01.03.01.02	Deferred tax liabilities	35,855	12,398
2.01.04	Loans and financing	136,335	65,049
2.01.04.01	Loans and financing	73,913	65,049
2.01.04.01.01	In local currency	73,913	65,049
2.01.04.02	Debentures	62,422	0
2.01.05	Other liabilities	132,477	450,629
2.01.05.01	Liabilities with related parties	46,667	160,127
2.01.05.01.02	Debits with subsidiaries	46,667	160,127
2.01.05.02	Other	85,810	290,502
2.01.05.02.01	Dividends and interest on own capital	0	168,152
2.01.05.02.04	Liabilities for acquisition of real estate	26,960	32,271
2.01.05.02.05	Advances from clients	9,329	10,323
2.01.05.02.07	Co-obligation in the assignment of receivables	0	3,960
2.01.05.02.08	Liability regarding the acquisition of equity interest	0	9,983
2.01.05.02.09	Other liabilities	49,521	65,813
2.02	Non-current liabilities	4,395,343	2,924,638
2.02.01	Loans and financing	2,390,450	1,824,473
2.02.01.01	Loans and financing	816,579	244,408
2.02.01.01.01	In local currency	816,579	244,408
2.02.01.02	Debentures	1,573,871	1,580,065
2.02.02	Other liabilities	1,995,640	1,061,516
2.02.02.02	Other	1,995,640	1,061,516
2.02.02.02.02	Advances for future capital increase	136,195	3,264
2.02.02.02.03	Related party transactions	884,534	116,466
2.02.02.02.05	Deferred tax liabilities	6,010	0
2.02.02.02.07	Co-obligation in the assignment of receivables	43,128	73,276
2.02.02.02.08	Current accounts with partners of the ventures	80,976	22,557
2.02.02.02.09	Liabilities from CCB issuance	844,689	839,663
2.02.02.02.10	Other liabilities	108	6,290
2.02.03	Deferred taxes	9,083	38,649
2.02.03.01	Deferred income and social contribution taxes	9,083	38,649
2.02.04	Provisions	170	0
2.02.04.02	Other provisions	170	0
2.02.04.02.04	Provision for contingencies	170	0
2.03	Shareholders' equity	6,889,778	6,419,822
2.03.01	Realized capital	4,907,843	4,822,038
2.03.02	Capital reserves	878,283	103,523
2.03.02.05	Treasury shares	-33,988	-33,988
2.03.02.07	Other capital reserves	912,271	137,511
2.03.04	Profit reserves	1,161,759	1,552,368
2.03.04.01	Legal reserve	105,501	105,501

Individual Financial Statements / Statements of Income

(In thousand od Reais)

Account	Description	07/01/2012	01/01/2012	07/01/2011	01/01/2011
		to 09/30/2012	to 09/30/2012	to 09/30/2011	to 09/30/2011
3.01	Income from sales of goods and/or services	15,762	59,755	18,887	89,794
3.01.01	Real estate sales	15,762	59,755	18,887	89,794
3.02	Cost of goods and/or services sold	-15,532	-61,919	-26,343	-96,213
3.03	Gross income	230	-2,164	-7,456	-6,419
3.04	Operating expenses/income	124,162	-179,496	249,155	695,323
3.04.02	General and administrative expenses	-7,606	-34,172	-14,482	-43,540
3.04.04	Other operating income	35,078	5,938	-10,017	3,939
3.04.04.01	Gains and losses in subsidiaries	28,488	4,515	-9,936	-8,996
3.04.04.02	Others	6,590	1,423	-81	12,935
3.04.05	Other operating expenses	687	-27,197	-6,566	-6,886
3.04.05.01	Tax expenses	2,659	-5,033	-3,069	-3,279
3.04.05.02	Commercial	-1,099	-4,526	-1,766	-5,271
3.04.05.03	Depreciation/Amortization	-1,551	-18,316	-1,731	1,664
3.04.05.06	Others	678	678	0	0
3.04.06	Equity income (loss)	96,003	-124,065	280,220	741,810
3.05	Income (loss) before financial income (loss) and taxes	124,392	-181,660	241,699	688,904
3.06	Financial income (loss)	-97,339	-212,219	15,795	38,911
3.06.01	Financial income	21,247	54,657	77,118	187,460
3.06.02	Financial expenses	-118,586	-266,876	-61,323	-148,549
3.07	Income (loss) before income tax	27,053	-393,879	257,494	727,815
3.08	Income and social contribution taxes	0	3,273	0	0
3.08.02	Deferred assets	0	3,273	0	0
3.09	Net income (loss) of continued operations	27,053	-390,606	257,494	727,815
3.11	Net Income (loss) for the period	27,053	-390,606	257,494	727,815
3.99.01.01	ON	0.02020	-0.29160	0.22916	0.64773

Individual Financial Statements / Statements of Comprehensive Income

(In thousand of Reais)

		07/01/2012 to 09/30/2012	01/01/2012 to 09/30/2012	07/01/2011 to 09/30/2011	01/01/2011 to 09/30/2011
Account	Description				
4.01	Net income for the period	27,053	-390,606	257,494	727,815
4.03	Comprehensive income for the period	27,053	-390,606	257,494	727,815

Individual Financial Statements / Statements of Cash Flows

(In thousand od Reais)

Account	Description	01/01/2012 to 09/30/2012	01/01/2011 to 09/30/2011
6.01	Net cash from operational activities	401,579	-816,623
6.01.01	Cash generated in operations	-148,496	28,706
6.01.01.01	Net income for the period	-390,606	727,814
6.01.01.02	Depreciation and amortization	18,316	2,763
6.01.01.03	Equity in net income of subsidiaries and associated com	124,065	-741,807
6.01.01.04	Capital gains/losses in subsidiaries	-4,515	8,996
6.01.01.06	Financial Expenses Interest paid and monetary variation	76,154	15,337
6.01.01.08	Amortization of goodwill	15,584	-3,478
6.01.01.09	Receivables from related companies	0	-2,698
6.01.01.10	Stock Option Plan Adjustment - Law 11638	12,004	23,967
6.01.01.13	Adjustment to present value	174	0
6.01.01.14	Warranty provision and contingencies	328	0
6.01.01.16	Other	0	-2,188
6.01.02	Changes in assets and liabilities	550,075	-845,329
6.01.02.01	Advances granted	0	-8,279
6.01.02.02	Loan agreement receivable	-63,022	-20,109
6.01.02.03	Accounts receivable	104,251	-24,993
6.01.02.04	Dividends receivable	87,093	-15,486
6.01.02.05	Recoverable taxes	1,544	-3,463
6.01.02.06	Real estate inventories for sale	12,209	-18,240
6.01.02.07	Current accounts with partners of the ventures	-21,775	17,295
6.01.02.08	Advances for future capital increase	0	-45,816
6.01.02.09	Active debentures	37,073	-633,471
6.01.02.10	Suppliers	3,621	-5,171
6.01.02.11	Other credits	-16,914	-67,723
6.01.02.13	Deferred tax liabilities	29,467	3,690
6.01.02.14	Fiscal and labor obligations	-15,317	-23,580
6.01.02.15	Income and social contribution taxes payable	-29,566	0
6.01.02.16	Assignment of credit right operations	-156,757	-10,385
6.01.02.17	Liability regarding the acquisition of equity interest	-9,983	7,759
6.01.02.18	Advances from clients	-994	3,116
6.01.02.19	Related party transactions	818,689	0
6.01.02.20	Other accounts payable	-229,544	-473
6.02	Net cash used in investment activities	-1,983,248	-187,540
6.02.01	Acquisition of Interest in associates and subsidiaries	-196,916	-179,215
6.02.03	Acquisition/write-off of other investments	0	1,743
6.02.04	Acquisition and Write-off of Property, plant and equipm	-18,542	-3,144
6.02.05	Intangible assets	-19,235	-26,325
6.02.06	Advances for future capital increase	-1,748,555	19,401
6.03	Net cash generated (consumed) in financing activities	1,547,627	627,612
6.03.01	Loans and financing	504,881	635,634
6.03.02	Fund Raising with Issuance of Debentures	61,254	84,496
6.03.03	Advances for future capital increase	132,931	0
6.03.04	Capital increase	848,561	0
6.03.05	Subscription of shares	0	64,181
6.03.06	Dividends payable	0	-109,465
6.03.07	Goodwill in the issue of shares	0	-47,234
6.05	Increase (decrease) in cash and cash equivalents	-34,042	-376,551
6.05.01	Opening balance of cash and cash equivalents	765,516	1,047,514
6.05.02	Closing balance of cash and cash equivalents	731,474	670,963

Individual Financial Statements / Statements of Changes in Stockholder's Equity

(In thousand of Reais)

From 01/01/2012 to 09/30/2012

Account	Description	Capital	Capital reserves,	Income (loss)		Other income (loss)	Shareholders' equity
		Paid-up	Options granted and Treasury shares	Profit reserves	Accumulated	Comprehensive	
5.01	Opening balances	4,822,039	103,523	1,552,366	0	-58,107	6,419,821
5.03	Adjusted opening balances	4,822,039	103,523	1,552,366	0	-58,107	6,419,821
5.04	Capital transactions with partners	85,803	774,760	0	0	0	860,563
5.04.08	Increase/ Reduction of Capital and Reserves	85,803	774,760	0	0	0	860,563
5.05	Total comprehensive income	0	0	0	-390,606	0	-390,606
5.05.01	Net income for the period	0	0	0	-390,606	0	-390,606
5.06	Internal changes in shareholders' equity	0	0	-390,606	390,606	0	0
5.06.05	Allocation for profit retention reserve	0	0	-390,606	390,606	0	0
5.07	Closing balances	4,907,842	878,283	1,161,760	0	-58,107	6,889,778

Individual Financial Statements / Statements of Changes in Stockholder's Equity

(In thousand of Reais)

From 01/01/2011 to 09/30/2011

Account	Description	Capital	Capital reserves,	Income (loss)		Other income (loss)	Shareholders' equity
		Paid-up	Options granted and Treasury shares	Profit reserves	Accumulated	Comprehensive	
5.01	Opening balances	4,757,859	153,086	984,812	0	-8,090	5,887,667
5.03	Adjusted opening balances	4,757,859	153,086	984,812	0	-8,090	5,887,667
5.04	Capital transactions with partners	64,179	-23,265	0	0	0	40,914
5.04.01	Capital increases	64,179	-47,234	0	0	0	16,945
5.04.03	Recognized options granted	0	7,691	0	0	0	7,691
5.04.08	Granting of options	0	16,278	0	0	0	16,278
5.05	Total comprehensive income	0	0	727,815	4,066	0	731,881
5.05.01	Net income for the period	0	0	727,815	0	0	727,815
5.05.02	Other comprehensive income	0	0	0	4,066	0	4,066
5.05.02.03	Equity income (loss) on compreh. income - subsidiaries	0	0	0	10,863	0	10,863
5.05.02.06	Reversal Prior Years Income - Subsidiaries	0	0	0	-6,797	0	-6,797
5.07	Closing balances	4,822,038	129,821	1,712,627	4,066	-8,090	6,660,462

Individual Financial Statements / Statements of Value Added

(In thousand of Reais)

Account	Description	01/01/2012	01/01/2011
		to 09/30/2012	to 09/30/2011
7.01	Revenues	68,962	100,251
7.01.01	Sale of merchandise, products and services	68,962	100,251
7.02	Inputs acquired from third parties	-87,218	-139,766
7.02.01	Cost of goods, merchandise and services sold	-61,919	-96,213
7.02.02	Materials, Energy, Third-party services and other	-31,237	-43,553
7.02.03	Loss/recovery of asset values	5,938	0
7.03	Gross added value	-18,256	-39,515
7.04	Retentions	-19,773	1,664
7.04.01	Depreciation, amortization and depletion	-19,773	1,664
7.05	Net added value produced	-38,029	-37,851
7.06	Added value received as transfer	-69,408	933,209
7.06.01	Equity income (loss)	-124,065	741,810
7.06.02	Financial income	54,657	187,460
7.06.03	Other	0	3,939
7.06.03.02	Other	0	3,939
7.07	Total added value payable	-107,437	895,358
7.08	Distribution of added value	-107,437	895,358
7.08.01	Personnel	3,761	3,897
7.08.01.01	Direct remuneration	3,244	3,432
7.08.01.02	Benefits	277	270
7.08.01.03	Severance Pay Fund (FGTS)	240	195
7.08.02	Taxes, duties and contributions	11,804	14,558
7.08.02.01	Federal	11,804	14,558
7.08.03	Third-party capital remuneration	267,604	149,088
7.08.03.01	Interest	266,876	148,549
7.08.03.02	Rents	728	539
7.08.04	Remuneration of own capital	-390,606	727,815
7.08.04.03	Retained earnings / Loss for the period	-390,606	727,815

Consolidated Financial Statements / Balance Sheet - Assets

(In thousand of Reais)

Account	Description	09/30/2012	12/31/2011
1	Total assets	17,750,066	17,253,079
1.01	Current assets	13,697,790	12,657,018
1.01.01	Cash and cash equivalents	1,786,928	1,629,877
1.01.03	Accounts receivable	7,756,687	6,700,571
1.01.03.01	Trade accounts receivable	7,756,687	6,700,571
1.01.04	Inventories	3,477,475	3,706,220
1.01.06	Recoverable taxes	116,560	101,163
1.01.06.01	Current taxes recoverable	116,560	101,163
1.01.07	Prepaid expenses	71,918	106,689
1.01.08	Other current assets	488,222	412,498
1.01.08.03	Other	488,222	412,498
1.01.08.03.02	Current accounts with partners of the ventures	116,456	0
1.01.08.03.04	Credit receivables purchased	0	52,831
1.01.08.03.05	Related party transactions	0	58,421
1.01.08.03.06	Loan agreement	46,821	13,295
1.01.08.03.07	Advances to suppliers	108,871	74,571
1.01.08.03.10	Other credits	216,074	213,380
1.02	Non-current assets	4,052,276	4,596,061
1.02.01	Long term assets	3,008,392	3,508,075
1.02.01.01	Interest earning bank deposits measured at fair value	59,696	92,386
1.02.01.01.02	Securities available for sale	59,164	51,648
1.02.01.01.03	Securities	532	40,738
1.02.01.03	Accounts receivable	1,571,170	2,188,609
1.02.01.03.01	Trade accounts receivable	1,571,170	2,188,609
1.02.01.04	Inventories	1,161,129	931,124
1.02.01.06	Deferred taxes	101,499	83,480
1.02.01.06.01	Deferred income and social contribution taxes	101,499	83,480
1.02.01.07	Prepaid expenses	46,370	69
1.02.01.08	Related party credits	0	32,648
1.02.01.08.03	Receivables from controlling shareholders	0	32,648
1.02.01.09	Other non-current assets	68,528	179,759
1.02.01.09.03	Debentures	67	40,593
1.02.01.09.05	Credit receivables purchased	0	57,512
1.02.01.09.06	Advance for new businesses	35	1,297
1.02.01.09.09	Loan agreement	0	41,450
1.02.01.09.11	Recoverable taxes	0	6,025
1.02.01.09.12	Other credits	68,426	32,882
1.02.02	Investments	121,084	121,978
1.02.02.01	Equity interest	121,084	121,978
1.02.02.01.04	Other equity interest	121,084	121,978
1.02.03	Property, plant and equipment	296,020	296,466
1.02.03.01	Fixed assets in operation	296,020	296,466
1.02.04	Intangible assets	626,780	669,542
1.02.04.01	Intangible assets	626,780	669,542

Consolidated Financial Statements / Balance Sheet - Liabilities

(In thousand of Reais)

Account	Description	09/30/2012	12/31/2011
2	Total Liabilities	17,750,066	17,253,079
2.01	Current liabilities	5,236,132	5,023,540
2.01.01	Social and labor obligations	143,721	158,810
2.01.01.02	Labor obligations	143,721	158,810
2.01.02	Suppliers	266,847	317,751
2.01.02.01	Domestic suppliers	266,847	317,751
2.01.03	Tax liabilities	479,477	377,723
2.01.03.01	Federal tax liabilities	479,477	377,723
2.01.03.01.01	Income and social contribution tax payable	26,607	37,817
2.01.03.01.02	Tax installments	0	990
2.01.03.01.03	Deferred income and social contribution taxes	228,223	173,673
2.01.03.01.04	Deferred PIS and COFINS	224,647	165,243
2.01.04	Loans and financing	2,115,359	1,872,531
2.01.04.01	Loans and financing	2,052,937	1,872,531
2.01.04.01.01	In local currency	2,052,937	1,872,531
2.01.04.02	Debentures	62,422	0
2.01.05	Other liabilities	2,230,728	2,296,725
2.01.05.01	Liabilities with related parties	0	3,269
2.01.05.01.03	Debts with controlling shareholders	0	3,269
2.01.05.02	Other	2,230,728	2,293,456
2.01.05.02.01	Dividends and interest on own capital	0	168,152
2.01.05.02.04	Liabilities for acquisition of real estate	700,246	813,795
2.01.05.02.05	Advances from clients	793,186	442,438
2.01.05.02.07	Current accounts with partners of the ventures	81,485	7,044
2.01.05.02.08	Current accounts with partners of the ventures - Third parties	0	37,498
2.01.05.02.09	Co-obligation in the assignment of receivables	33,669	113,430
2.01.05.02.10	Liability regarding the acquisition of equity interest	85,923	105,445
2.01.05.02.12	Other liabilities	536,219	605,654
2.02	Non-current liabilities	5,660,810	5,792,653
2.02.01	Loans and financing	3,627,632	3,318,159
2.02.01.01	Loans and financing	2,053,761	1,738,094
2.02.01.01.01	In local currency	2,053,761	1,738,094
2.02.01.02	Debentures	1,573,871	1,580,065
2.02.02	Other liabilities	1,871,687	2,408,389
2.02.02.01	Liabilities with related parties	0	13,663
2.02.02.01.04	Debts with other related parties	0	13,663
2.02.02.02	Other	1,871,687	2,394,726
2.02.02.02.02	Advances for future capital increase	0	103,010
2.02.02.02.03	Liabilities for acquisition of real estate	139,321	177,665
2.02.02.02.05	Advances from clients	79,641	319,060
2.02.02.02.06	Suppliers	401	248
2.02.02.02.07	Co-obligation in the assignment of receivables	71,816	16,477
2.02.02.02.09	Fiscal and labor obligations	1,023	485
2.02.02.02.10	Tax installments	0	2,654
2.02.02.02.11	Deferred PIS and COFINS	55,353	167,177
2.02.02.02.13	Liabilities from CCB issuance	1,523,925	1,464,234
2.02.02.02.14	Other liabilities	207	143,716
2.02.03	Deferred taxes	78,964	38,649
2.02.03.01	Deferred income and social contribution taxes	78,964	38,649
2.02.04	Provisions	82,527	27,456
2.02.04.02	Other provisions	82,527	27,456
2.02.04.02.04	Provision for contingencies	82,527	27,456
2.03	Consolidated shareholders' equity	6,853,124	6,436,886
2.03.01	Realized capital	4,907,843	4,822,038
2.03.02	Capital reserves	878,283	103,523
2.03.02.05	Treasury shares	-33,988	-33,988
2.03.02.07	Other capital reserves	912,271	137,511
2.03.04	Profit reserves	1,161,759	1,552,368
2.03.04.01	Legal reserve	105,501	105,501

Consolidated Financial Statements / Statement of Income

(In thousand of Reais)

Account	Description	07/01/2012	01/01/2012	07/01/2011	01/01/2011
		to 09/30/2012	to 09/30/2012	to 09/30/2011	to 09/30/2011
3.01	Income from sales of goods and/or services	1,543,802	4,080,380	1,840,123	5,118,825
3.01.01	Real estate sales	1,507,158	3,988,251	1,813,836	5,034,676
3.01.02	Other operating income	36,644	92,129	26,287	84,149
3.02	Cost of goods and/or services sold	-1,207,701	-3,669,290	-1,280,510	-3,650,355
3.03	Gross income	336,101	411,090	559,613	1,468,470
3.04	Operating expenses/income	-257,755	-654,299	-219,894	-591,404
3.04.02	General and administrative expenses	-139,046	-351,760	-102,823	-279,280
3.04.04	Other operating income	22,989	-3,893	-6,640	-18,976
3.04.04.01	Gains and losses in subsidiaries	22,989	-3,893	-6,640	-18,976
3.04.05	Other operating expenses	-141,717	-300,402	-110,340	-298,123
3.04.05.01	Tax expenses	-23,541	-35,996	-5,861	-9,565
3.04.05.02	Commercial	-62,268	-208,060	-103,825	-288,358
3.04.05.03	Depreciation/Amortization	-34,580	-61,118	-10,792	-18,136
3.04.05.05	Others	-21,328	4,772	10,138	17,936
3.04.06	Equity income (loss)	19	1,756	-91	4,975
3.05	Income (loss) before financial income (loss) and taxes	78,346	-243,209	339,719	877,066
3.06	Financial income (loss)	-19,650	-56,470	-38,429	-43,273
3.06.01	Financial income	106,536	204,896	58,334	165,554
3.06.02	Financial expenses	-126,186	-261,366	-96,763	-208,827
3.07	Income (loss) before income tax	58,696	-299,679	301,290	833,793
3.08	Income and social contribution taxes	-32,802	-99,714	-39,559	-93,364
3.08.01	Current	-32,184	-92,753	-39,559	-117,823
3.08.02	Deferred assets	-618	-6,961	0	24,459
3.09	Net income (loss) of continued operations	25,894	-399,393	261,731	740,429
3.11	Income/loss for the period	25,894	-399,393	261,731	740,429
3.11.01	Attributed to the Parent company's partners	27,053	-390,606	257,494	727,815
3.11.02	Attributed to non-controlling partners	-1,159	-8,787	4,237	12,614
3.99.01.01	ON	0.02020	-0.29160	0.22916	0.64773

Consolidated Financial Statements / Statement of Cash Flows

(In thousand of Reais)

Account	Description	01/01/2012	01/01/2011
		to 09/30/2012	to 09/30/2011
6.01	Net cash from operational activities	-1,068,375	-158,872
6.01.01	Cash generated in operations	-168,275	800,117
6.01.01.01	Net income for the period	-390,606	727,815
6.01.01.02	Depreciation and amortization	61,118	18,136
6.01.01.03	Gains/losses in subsidiaries	3,893	18,976
6.01.01.04	Deferred taxes and contributions	0	-24,459
6.01.01.05	Commercial expenses - write-off of stand	0	31,898
6.01.01.06	Financial liabilities, interest paid and monetary variation	59,246	54,689
6.01.01.07	Sundry provisions	0	-39,551
6.01.01.08	Interest of non-controlling shareholders	0	12,613
6.01.01.10	Stock Option Plan Adjustments - Law 11638	12,004	0
6.01.01.13	Adjustment to present value	36,797	0
6.01.01.14	Warranty provision and contingencies	51,029	0
6.01.01.16	Other	-1,756	0
6.01.02	Changes in assets and liabilities	-900,100	-958,989
6.01.02.01	Advances to suppliers	-34,300	-12,674
6.01.02.02	Accounts receivable	-475,474	-1,147,824
6.01.02.03	Loans - Loan agreement	7,924	-25,113
6.01.02.04	Assignment of credit right operations	110,343	194,117
6.01.02.05	Interest earning bank deposits	40,206	0
6.01.02.06	Recoverable taxes	-9,372	-17,204
6.01.02.07	Real estate inventories for sale	-1,260	-183,984
6.01.02.08	Unrecognized expenses	-11,530	-13,139
6.01.02.09	Current accounts with partners of the ventures	-79,513	195,646
6.01.02.10	Advances for future capital increase	0	-173,739
6.01.02.11	Debentures	40,526	-17,640
6.01.02.12	Related party transactions	74,137	23,773
6.01.02.13	Advances from clients	111,329	18,905
6.01.02.14	CCB Issuance	0	347,471
6.01.02.15	Liabilities for acquisition of real estate	-151,893	-132,017
6.01.02.16	Deferred taxes	2,130	37,332
6.01.02.17	Suppliers	-50,751	67,414
6.01.02.18	Liability regarding the acquisition of equity interest	-19,522	24,954
6.01.02.19	Investments available for sale	-7,516	66,016
6.01.02.20	Other	-445,564	-211,283
6.02	Net cash used in investment activities	-19,153	-164,839
6.02.01	Acquisition of Interest in associates and subsidiaries	-1,243	23,075
6.02.02	Acquisitions and write-offs of property, plant and equipment	-60,672	-136,866
6.02.03	Intangible assets	42,762	-51,048
6.03	Net cash generated (consumed) in financing activities	1,244,579	56,305
6.03.01	Loans and financing	436,827	152,507
6.03.02	Fund Raising with Issuance of Debentures	115,919	84,497
6.03.04	Interest paid upon fund raising	0	-41,025
6.03.05	Capital increase	745,551	64,179
6.03.07	Interest of non-controlling shareholders	-53,718	-3,044
6.03.09	Dividends declared	0	-181,611
6.03.10	Capital	0	-19,198
6.05	Increase (decrease) in cash and cash equivalents	157,051	-267,406
6.05.01	Opening balance of cash and cash equivalents	1,629,877	1,720,716
6.05.02	Closing balance of cash and cash equivalents	1,786,928	1,453,310

Consolidated Financial Statements / Statement of Changes in Stockholder's Equity

(In thousand od Reais)

From 01/01/2012 to 9/30/2012

		Capital	Capital reserves,		Income (loss)	Other income (loss)	Interest of non-		Shareholders' equity
		Paid-up	Options granted and		Accumulated	Comprehensive	Shareholders'	controlling	Shareholders' equity
Account	Description		Treasury shares	Profit reserves			equity	Parent companies	Consolidated
5.01	Opening balances	4,822,039	103,523	1,552,366	0	-58,107	6,419,821	17,064	6,436,885
5.02	Prior-year adjustments	0	0	0	0	0	0	0	0
5.03	Adjusted opening balances	4,822,039	103,523	1,552,366	0	-58,107	6,419,821	17,064	6,436,885
5.04	Capital transactions with partners	85,803	774,760	0	0	0	860,563	0	860,563
5.04.08	Increase/ Reduction of Capital and Reserves	85,803	774,760	0	0	0	0	0	860,563
5.05	Total comprehensive income	0	0	0	-390,606	0	-390,606	-53,718	-444,324
5.05.01	Net income for the period	0	0	0	-390,606	0	-390,606	0	-390,606
5.05.02	Other comprehensive income	0	0	0	0	0	0	-53,718	-53,718
5.06	Internal changes in shareholders' equity	0	0	-390,606	390,606	0	0	0	0
5.06.05	Allocation for profit retention reserve	0	0	-390,606	390,606	0	0	0	0
5.07	Closing balances	4,907,842	878,283	1,161,760	0	-58,107	6,889,778	-36,654	6,853,124

Consolidated Financial Statements / Statement of Changes in Stockholder's Equity

(In thousand od Reais)

From 01/01/2011 to 9/30/2011

							Interest of non-	Shareholders' equity	
		Capital Paid-up	Capital reserves, Options granted and		Income (loss) Accumulated	Other income (loss) Comprehensive	Parent companies	Consolidated	
Account	Description		Treasury shares	Profit reserves			holders' eq		
5.01	Opening balances	4,757,859	153,086	984,812	0	-8,090	5,887,667	0	5,887,667
5.03	Adjusted opening balances	4,757,859	153,086	984,812		-8,090	5,887,667	0	5,887,667
5.04	Capital transactions with partners	64,179	-23,265	0	0	0	40,914	0	40,914
5.04.01	Capital increases	64,179	-47,234	0	0	0	16,945	0	16,945
5.04.03	Recognized options granted	0	7,691	0	0	0	7,691	0	7,691
5.04.08	Granting of options	0	16,278	0	0	0	16,278	0	16,278
5.05	Total comprehensive income	0	0	727,815	4,066	0	731,881	86,750	818,631
5.05.01	Net income for the period	0	0	727,815	0	0	727,815	0	727,815
5.05.02	Other comprehensive income	0	0	0	4,066	0	4,066	86,750	90,816
5.05.02.03	Equity income (loss) on compreh. income - Associates	0	0	0	10,863	0	10,863	0	10,863
5.05.02.06	Reversal of income for the year Prior Subsidiaries	0	0	0	-6,797	0	-6,797	0	-6,797
5.05.02.07	Interest of non-controlling shareholders	0	0	0	0	0	0	86,750	86,750
5.07	Closing balances	4,822,038	129,821	1,712,627	4,066	-8,090	6,660,462	86,750	6,747,212

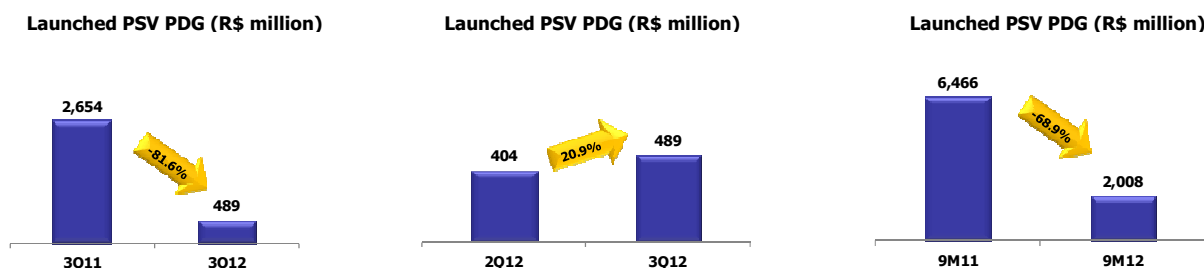
Consolidated Financial Statements / Statements of Value Added

(In thousand of Reais)

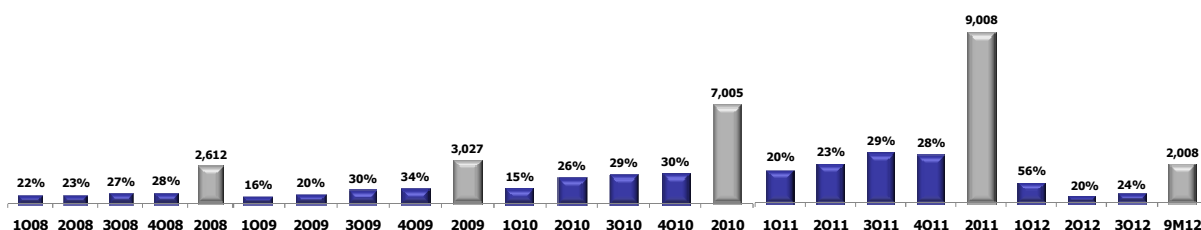
Account	Description	01/01/2012 to 09/30/2012	01/01/2011 to 09/30/2011
7.01	Revenues	4,239,297	5,283,431
7.01.01	Sale of merchandise, products and services	4,142,396	5,199,282
7.01.02	Other income	96,901	84,149
7.02	Inputs acquired from third parties	-3,966,879	-4,136,577
7.02.01	Cost of goods, merchandise and services sold	-3,661,352	-3,650,355
7.02.02	Materials, Energy, Third-party services and other	-301,634	-486,222
7.02.03	Loss/recovery of asset values	-3,893	0
7.03	Gross added value	272,418	1,146,854
7.04	Retentions	-87,219	-18,136
7.04.01	Depreciation, amortization and depletion	-87,219	-18,136
7.05	Net added value produced	185,199	1,128,718
7.06	Added value received as transfer	170,168	170,529
7.06.01	Equity income (loss)	1,756	4,975
7.06.02	Financial income	204,896	165,554
7.06.03	Other	-36,484	0
7.07	Total added value payable	355,367	1,299,247
7.08	Distribution of added value	355,367	1,299,247
7.08.01	Personnel	163,643	60,671
7.08.01.01	Direct remuneration	128,912	47,772
7.08.01.02	Benefits	25,918	8,618
7.08.01.03	Severance Pay Fund (FGTS)	8,813	4,281
7.08.02	Taxes, duties and contributions	311,939	280,690
7.08.02.01	Federal	311,819	280,122
7.08.02.02	State	54	566
7.08.02.03	Municipal	66	2
7.08.03	Third-party capital remuneration	270,391	230,071
7.08.03.01	Interest	261,366	208,827
7.08.03.02	Rents	17,812	8,631
7.08.03.03	Others	-8,787	12,613
7.08.03.03.01	Minority interests	-8,787	12,613
7.08.04	Remuneration of own capital	-390,606	727,815
7.08.04.03	Retained earnings / Loss for the period	-390,606	727,815

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.



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



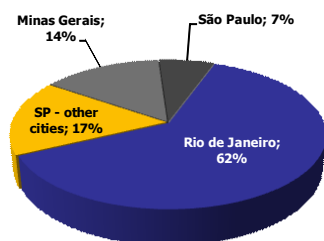
The chart below gives a breakdown of launches by segment in the third quarter and first nine months of 2012. In 3Q12, 51% of launches were in the mid-income segment (units costing between R\$250,000 and R\$500,000); 36% in the high-income segment (units costing more than R\$1 million); 9% in the mid-high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



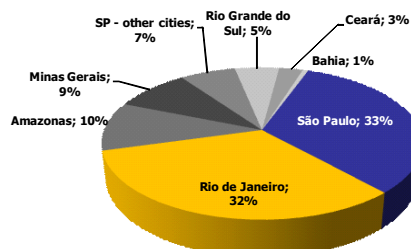
The chart below shows the geographic distribution of the launches of the 3Q12 and 9M12. In the 3Q12, launches were distributed through six cities and three states, with 100% of the

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 (%)



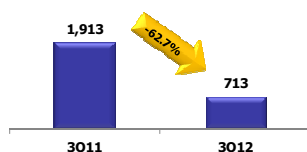
Geographic Breakdown of Launches 9M12 (%)



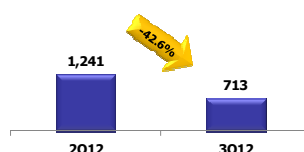
OPERATIONAL PERFORMANCE – SALES

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.

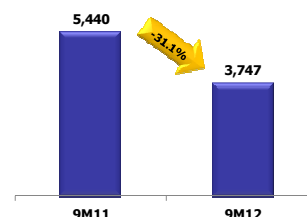
Contracted Sales PDG (R\$ mm)



Contracted Sales PDG (R\$ mm)

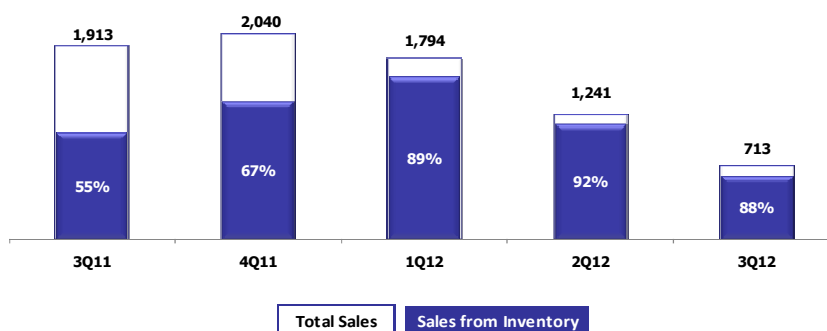


Contracted Sales PDG (R\$ mm)

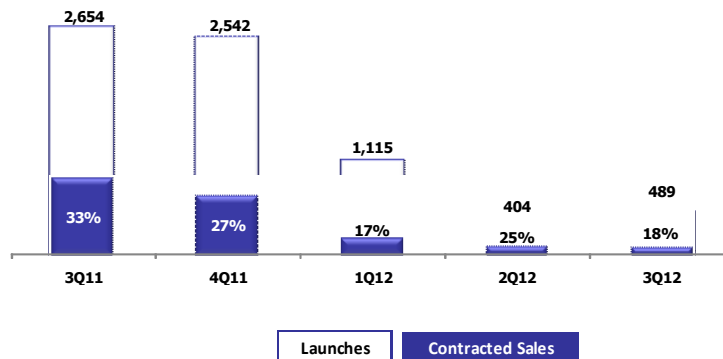


In the Contracted Sales for 3Q12, R\$ 86 million reflect sales from launches during this quarter and R\$ 627 million reflect sales from launches during previous quarters.

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

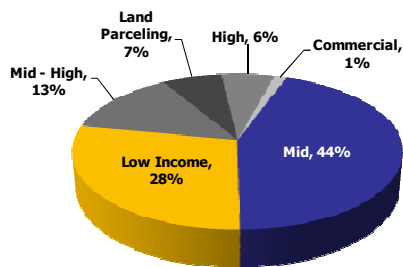


Contracted Sales from same Quarter Launch (%) /
Launched pro rata PSV (R\$ mm)

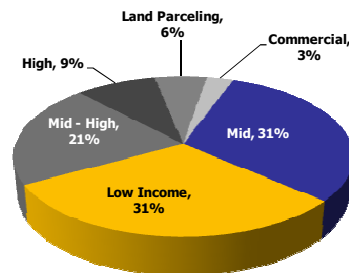


The chart below shows the segmentation breakdown for 3Q12 and 9M12 sales. It is possible to notice that contracted sales, in the 3Q12 and 9M12, were mostly concentrated in the mid-income segment (44% in the 3Q12 and 31% in the 9M12) and in the low income segment (28% in the 3Q12 and 31% in the 9M12).

Sales Segmentation 3Q12 (%)

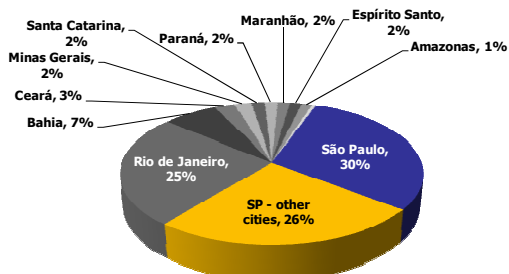


Sales Segmentation 9M12 (%)

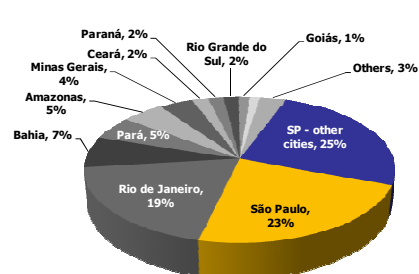


Bellow is the geographic distribution of the contracted sales of the 3Q12 and 9M12. In the 3Q12, it is possible to observe that there was a higher concentration of sales in the Southeast Region (85%) and Northeast Region (13%). In the 9M12, there was a higher concentration of sales in the Southeast Region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

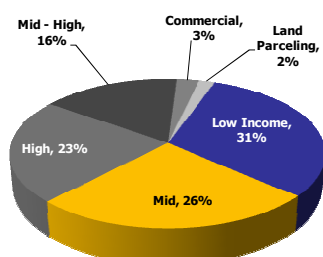
(**) Decrease in Inventory due to the divestment of LDI

(1) Inventory at launch date in potential sales value

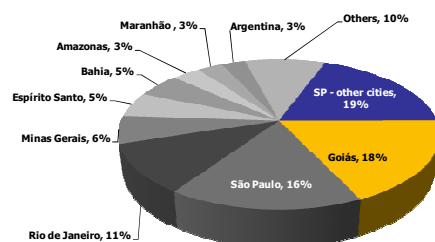
Inventory at Market Value

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 (%)



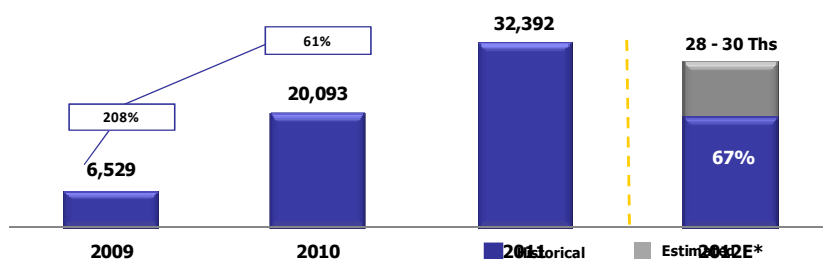
Geographic Breakdown of Inventory – Pro Rata 3Q12 (%)



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.

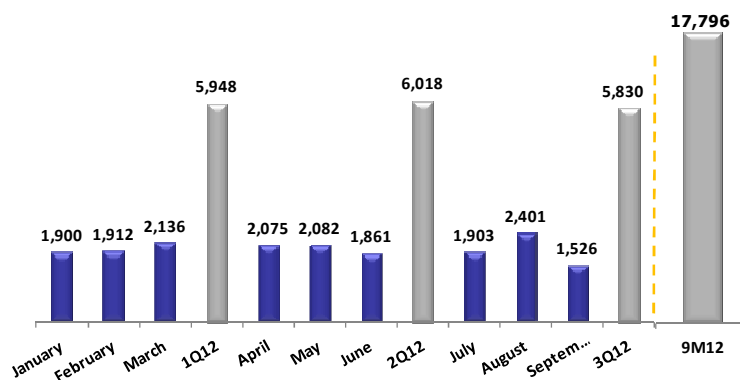
Units Delivered



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



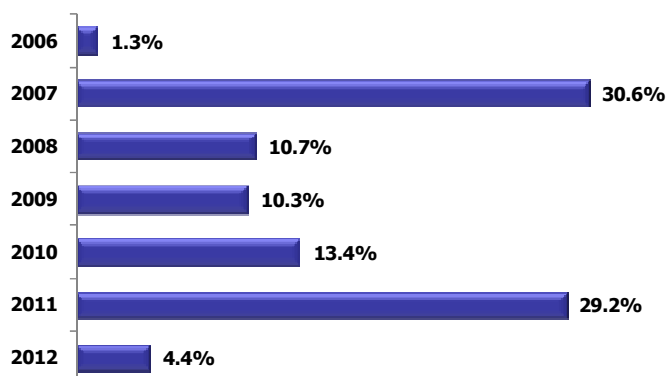
* The clients transferres presented do not consider the units transferred by partners or in the land parceling segment.

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
<i>Residential</i>	<i>95,472</i>	<i>82%</i>	<i>21,843</i>	<i>87%</i>	<i>28,480</i>	<i>87%</i>	<i>298,312</i>
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

1. Operations

PDG Realty S.A. Empreendimentos e Participações (“PDG Realty”) and its subsidiaries and jointly-controlled subsidiaries (jointly referred to as the “Company”) are engaged in: (a) holding interest in other companies that operate in the real estate industry, as shareholder, quotaholder, consortium member, or through other types of investment, such as subscription or acquisition of debentures, subscription bonus or other real estate amounts issued by companies operating in the real estate industry; (b) providing services for the collection of receivables; (c) acquisition of investment properties; (d) acquisition of properties for real estate development; and (e) real estate development.

Established as a corporation domiciled in Brazil, the Company’s shares are traded at BM&FBOVESPA. The Company’s head office is located at Praia de Botafogo, 501, Conjunto 203, Torre Pão de Açúcar – Rio de Janeiro, Rio de Janeiro State (RJ).

Some of the Company's real estate development projects are structured through subsidiaries. Third parties' interest in subsidiaries is held through interest in Special Purpose Entities (SPE's).

All amounts presented in this quarterly information are expressed in thousands of Reais, except when otherwise indicated.

The issue of the financial statements of the Company was authorized by the Management on November 09, 2012.

2. Accounting policies

2.1 Statement of conformity

The parent company's quarterly information for the period ended September 30, 2012 and year ended December 31, 2011 has been prepared in accordance with the accounting practices adopted in Brazil that comprise the rules of the Brazilian Securities Commission (CVM) and pronouncements, interpretations and guidance of the Accounting Pronouncement Committee (CPC), by the Securities Commission (CVM) and the Federal Accounting Council (CFC), including the OCPC 02 Guideline - Technical Interpretation ICPC 02 to Real Estate Development Entities in Brazil - regarding the recognition of income and respective costs and expenses from real estate development operations during the progress of the work (completed percentage method - POC), as described in details in Note 2.11.

The consolidated quarterly information, for the same period, was prepared in conformity with the IAS 34 – Interim Financial Reporting, which considers OCPC 02 Guideline on the application of Technical Interpretation ICPC 02 to Real Estate Development Entities in Brazil, issued by the Accounting Pronouncements Committee (CPC) and approved by the Brazilian Securities and Exchange Commission (CVM) and the Federal Accounting Council (CFC).

The International Financial Reporting Interpretation Committee (IFRIC) had included in its agenda a discussion topic on the meaning and application of the concept of continuous transfer of risks, rewards and control in connection with the sale of real estate units as per the request of some countries, including Brazil. However, due to the International Accounting Standards Board (IASB) project for the edition of a reviewed standard for the recognition of revenues, which is in the form of draft for discussion, IFRIC decided not to give continuity to this schedule topic, as it understands that the concept for recognizing revenues should be included in the standard currently under discussion. Accordingly, this matter is expected to be concluded only after the issuance of a reviewed standard for revenue recognition.

2. Accounting policies – Continued

2.1. Statement of conformity – Continued

Individual quarterly financial information presents the evaluation of investments in subsidiaries and in jointly-controlled enterprises under the equity method, in accordance with prevailing Brazilian law. Thus, this individual quarterly information are not considered to be in conformity with the IFRS, which require these investments to be valued in the Parent company's individual financial statements at fair value or cost.

2.2. Basis of presentation

The individual quarterly information are being presented in conformity with the accounting practices adopted in Brazil for interim statements (CPC 21) and the consolidated quarterly information are being presented in conformity with the IAS 34 - Interim Statements, issued by the International Accounting Standards Board – IASB, and CPC 21.

The preparation of quarterly information requires the adoption of assumptions to account for certain assets, liabilities and other transactions such as: provisions for contingencies, allowance for doubtful accounts, useful life of fixed asset items, cost estimated from buildings under construction, estimates of fair value from investment property, assessment of realization of deferred tax credit from tax loss and negative basis from prior years, short and long term rating, and others. The results calculated upon the realization of the facts that led to the recognition of these estimates may differ from the amounts recognized in these statements quarterly information.

The carrying amounts from assets and liabilities that represent items that are object of hedging at fair value and that, alternatively, would be accounted for at amortized cost, are adjusted to express variations in fair values attributable to risks that are object of hedging.

Management periodically and timely monitors and reviews these estimates and the assumptions at least once a year.

2.3. Presentation of segment information

Information per operating segment is presented consistently with the internal report provided to the main operating decision maker, the executive responsible for the finance and inventors relations offices.

2. Accounting policies – Continued

2.4. Financial instruments

The financial instruments may be classified as financial assets or liabilities at fair value through profit or loss, loans and receivables, investments held to maturity and available for sale or derivatives classified as effective hedge instruments, according to the case. The Company determines the classification of its financial instruments upon its initial recognition, when it becomes part of the contractual provisions.

Assets and liabilities are initially recognized at fair value plus, in the case of investments not carried at fair value through profit or loss, transaction costs that are directly attributable to the acquisition of the financial asset.

The Company's financial assets and liabilities include cash and cash equivalents, financial investments, trade accounts receivable and other accounts receivable, active debentures, loans and financing.

The subsequent measurement of financial assets and liabilities depends on their classification, which can be as follows:

Financial assets at fair value through profit or loss

a) Cash and cash equivalents

Cash equivalents are maintained for the purpose of meeting short-term cash commitments rather than for investment or other purposes. In conformity with CPC 03 (R2) – Statement of Cash Flows, the Company considers as cash equivalent financial investments that are immediately convertible into a known cash amount. The Company's financial investments are represented by DI funds, Bank Deposit Certificates (CDB) and repurchase and resale commitments with redemption period lower than 90 days of respective transactions dates.

b) Securities

Securities must be classified into the following categories: securities held to maturity, securities available for sale and securities held for trading at fair value recognized as a contraentry in income/loss (trading securities). Classification depends on the purpose for which investment was acquired. When the purpose of investment acquisition is to invest funds to obtain short-term gains, these are classified as trading securities; when intention is to invest funds to maintain investments up to maturity, these are classified as securities held to maturity, provided that Management intends and has financial conditions to maintain financial investment up to maturity. When, upon investment, intention is none of the above, these investments are classified as securities available for sale.

2. Accounting policies – Continued

2.4. Financial instruments – Continued

Financial assets at fair value through profit or loss – Continued

b) Securities – Continued

When applicable, incremental costs directly attributable to the acquisition of a financial asset are added to the originally recognized amount, except for trading securities, which are recorded at fair value as a contra entry to income.

The Company's securities are trading securities measured at cost plus interest, price-level restatements, adjustment to market value, less impairment losses, when applicable, incurred up to dates of consolidated quarterly information not subject to significant changes in value. Breakdown of these financial investments is in the Note 4.

Receivables and loans

c) Trade accounts receivable

Presented at nominal or realization value, subject to adjustment to present value (AVP), indicated in note 5, including price-level restatement and interest, when applicable. The Company forms allowance for doubtful accounts for amounts whose recovery is considered remote in a sum considered sufficient by Management. Estimates used to recognize the allowance for doubtful accounts are based on contracts that are considered as difficult to collect and for which there are no actual guarantees and that, in the Company's case, are directly related to the transfer of real estate unit to buyers.

Monetary variation and earnings on the balance of accounts receivable from units under construction are recorded in income (loss) for the year as "Real estate development revenue". After the construction period, interest is accounted for as "Financial Revenues".

d) Financial liabilities

Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and financing, or as derivatives classified as hedge instruments, as the case may be. The Company classifies its financial liabilities upon initial recognition.

Financial liabilities are initially recognized at fair value, and in the case of loans and financings, include directly related transaction costs.

The Company's financial liabilities include mainly accounts payable to suppliers, other accounts payable, loans and financing, derivative financial instruments, costs, premiums on securities issuance, and obligations from real estate acquisition.

2. Accounting policies – Continued

2.4. Financial instruments – Continued

Receivables and loans – Continued

e) Derivative financial instruments (liabilities)

Financial instruments are recognized only as from the date the Company become a party to their contractual provisions. When recognized, they are initially recorded at its fair value plus any transaction costs directly attributed to its acquisition or issue, when applicable. Its subsequent measurement takes place at the balance sheet date and in accordance with the rules set forth and features for each type of classification of financial assets and liabilities.

Classification as debt or equity

Debt instruments or equity instruments are either way classified, according to the substance of contract terms.

Loans and financing, certificates of real estate receivables (CRI's) and debentures

According to CPC 38 – Financial instruments and Measuring, after first-time recognition, loans and financings subject to interest are subsequently measured at amortized cost, using the effective interest rate method. Gains and losses are recognized in the statement of income at the time of the write-off in liabilities, as well as during the process of amortization through effective interest rate method.

Loans and financing are restated by the monetary variance and charges agreed on in a contract, and allocated up to the balance sheet date. Debentures are adjusted in conformity with indices provided for in contract up to the balance sheet date.

The Company financially settles real estate receivables assigned for securitization and issuance of CRIs. This assignment has right of recourse against the Company and, accordingly, assigned accounts receivable is recorded in the balance sheet as a contra entry to the amount received in advance and recorded in current and non-current liabilities.

Transaction costs and premiums in the issuance of securities

The Company states the debts at the value of purchase less transaction costs, discounts and premiums, according to CPC 08 (R1) - Transaction Costs and Premiums in the Issuance of Securities.

f) Liabilities from acquisition of real estate

Obligations established in contract for land acquisitions are recorded at the original value plus, when applicable, corresponding charges and price-level restatements.

2. Accounting policies – Continued

2.5. Property for sale

a) Land, Property under construction, and Developed Property

Property under construction or the properties already to be marketed are recorded at construction cost incurred, which does not exceed its net realizable value.

Cost includes: land; materials; hired labor; and other related construction costs, including financial cost of applied capital (financial charges for accounts receivable from land acquisition, real estate credit transactions incurred during construction and interest on debenture issuance, which are capitalized under caption "Inventory of real estate for sale" and recognized in the Company's income at the proportion of costs incurred in caption "Cost of sold assets and/or services").

The net realizable value is the estimated sales price under normal business conditions, minus the execution costs.

Land is recorded at the cost of acquisition, plus any financial charges generated by its corresponding accounts payable.

b) Physical exchanges recorded at fair value

Physical exchanges upon purchase of land with units to be built are recorded at fair value, evaluated at sales value of exchanged units, accounted for in caption inventory as a contra entry to caption advances from clients, and real estate sales revenue is recognized in accordance with revenue recognition criteria described in Note 2.11.

2.6. Business combination – as from January 1, 2009

In conformity with the CPC 15 (R1) - Business combination, these operations are accounted for under the acquisition method. The cost of an acquisition is measured for the consideration amount transferred, valued on fair value basis on the acquisition date, including the value of any ownership interest held by non-controlling shareholders in the acquired company. For each business combination, the buyer must measure the non-controlling interest in the acquired business at the fair value of based on its interest in the net assets identified in the acquired business. Costs directly attributable to acquisition should be accounted for as expenses when incurred.

Initially, goodwill is initially measured as being the excess of consideration transferred in relation to net assets acquired (acquired identifiable assets, nets and assumed liabilities). If consideration is lower than fair value of net assets acquired, the difference must be recognized as gain in statement of income.

2. Accounting policies – Continued

2.6. Business combination – as from January 1, 2009 – Continued

After initial recognition, the goodwill is carried at cost less any accumulated loss for the impairment losses. For impairment testing purposes, goodwill acquired in a business combination is, from the acquisition date, allocated to each cash-generating units of the Company that are expected to benefit by the synergies of combination, regardless of other assets or liabilities of the acquiree being allocated to those units.

2.7. Intangible assets

In conformity with CPC 04 (R1) – Intangible assets acquired separately are measured upon the initial recognition at cost and, subsequently, deducted from accumulated amortization and impairment losses, when applicable. The cost of intangible assets acquired in a business combination corresponds to their fair value at acquisition date.

The useful life of the intangible asset is classified as defined or undefined.

Intangible assets with defined useful life are amortized throughout their economic useful lives and evaluated in relation to impairment losses whenever there is any indication that the asset lost economic value.

Intangible assets with undefined useful lives are not amortized but tested for impairment on an annual basis, individually or at cash generating unit level.

2.8. Adjustment to present value

Assets and liabilities resulting from relevant short-term transactions, or long-term transactions with no expected compensation or subject either to: (a) fixed interest rates; (b) rates known to be lower than prevailing market rates for similar transactions; or (c) adjustments solely for inflation absent accrued interest are adjusted to their present value based on long-term interest rates. Any reversals regarding same are recorded, if prior to delivery, as “Income from real estate development”; if post-delivery, they are recorded as “Financial Income”.

2.9. Provisions

A provision is recognized when the Company has a present (legal or constructive) obligation as a result of a past event; it is probable that an outflow of economic benefits will be required to settle the obligation, and a reliable estimate can be made. When the Company expects some or all of a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. The expense referring to any provision is presented in the statement of income, net of any reimbursement.

2. Accounting policies – Continued

2.9. Provisions – Continued

a) Provision for guarantees

Costs with guarantees for the post-construction period are part of cost of properties sold. For projects built by the Company itself, the Company records provisions based on budget and expenditures history. In projects for which the Company hires third parties for construction services and they are accountable for the post-construction period guarantees.

b) Income tax and social contribution on net profits

Current taxes

Calculated based on rates prevailing for Corporate Income Tax (IRPJ) and Social Contribution on Net Income (CSLL).

Business entities within the group that have opted for the taxable income regime consider the offset of tax losses and negative basis of social contribution tax in determining tax liabilities. Therefore, the inclusions in accounting profit of expenses, temporarily non-deductible, or exclusions of income, temporarily non-taxable, considered for determination of current taxable income generate deferred tax credits or debits, according to Note 16.

Investees grossing less than R\$ 48,000 in the previous year have opted for the deemed profit system as allowed by tax legislation. Provision for income tax is formed quarterly at the rate of 15%, plus a surtax of 10% (on the portion exceeding R\$ 60 of deemed profit by quarter), levied on a tax base of 8% of sales revenue. CSLL is calculated at the rate of 9% on 12% of sales revenue. Financial revenues and other revenues are fully taxed in accordance with IRPJ and CSLL prevailing rates.

Income and social contribution taxes payable as a result of temporary differences determined between the cash basis adopted for fiscal purposes and the accrual basis of accounting are recorded in current and non-current liabilities, according to their estimated realization. Income tax and social contribution advances are presented as tax payable reductions.

Deferred tax assets

Deferred tax credits resulting from tax loss or negative social contribution basis are only recognized to the extent their realization is likely, based on the future profitability outlook. Prepayments and amounts that can be offset are presented in current and non-current assets, in accordance with their expected realization.

2. Accounting policies – Continued

2.9. Provisions – Continued

b) Income and social contribution taxes – Continued

Deferred tax assets – Continued

The book value of deferred income tax assets is reviewed at each balance sheet date and written off to the extent that it is more likely that taxable profits will be available to allow that all or part of deferred income tax assets to be used. Deferred tax assets are reviewed at year end and are recognized to the extent in which it is probable that future taxable income will permit that deferred tax assets are recovered. Further details on deferred taxes are described in Note 16.

c) Profit sharing - Employees and Management

The Company and its subsidiaries have employees' benefit plan in the form of profit sharing and bonus plans and, when applicable, are recognized in income under caption "General and administrative expenses". Provision for bonus and bonus payments are based on annual income goal duly approved by the Company's Board of Directors.

Additionally, the bylaws of the Company and its subsidiaries establish the profit distribution to the Management.

2.10. Significant accounting judgments, estimates and assumptions

a) Fair value of derivative financial instruments

When the fair value of the financial assets and liabilities presented in the balance sheet cannot be obtained from active markets, it is determined by using valuation techniques, including the discounted cash flow method. The data for these methods are based on those adopted by the market, when possible. However, when it is not feasible, a certain level of judgment is required to establish fair value. Judgment includes considerations on the data utilized, such as liquidity risk, credit risk and volatility. Changes in the assumptions related to these factors can affect the fair value presented for the financial instruments.

b) Provisions for tax, civil and labor risks

The Company recognizes provision for tax, civil and labor claims. Determination of the likelihood of loss includes determination of evidences available, hierarchy of laws, jurisprudence available, more recent court decisions and relevance thereof in legal system, as well as evaluation of external attorneys.

2. Accounting policies – Continued

2.10. Significant accounting judgments, estimates and assumptions - Continued

b) Provisions for tax, civil and labor risks – Continued

Provisions are revised and adjusted to take into account changes in circumstances, such as statute of limitations applicable, tax inspection conclusions or additional exposures identified based on new matters or court decisions.

c) Share-based payment

The Company measures the cost of transactions settled with employees' shares based on fair value of equity instruments on grant date.

Estimates of share-based payments' fair values require the most adequate evaluation method for the granting of equity instruments, which depends on grant terms and conditions.

This also requires determining the most appropriate data for evaluation model, including the expected life of the option, volatility and dividend income yield and related assumptions. Assumptions and models used in fair value estimates of share-based payments are explained in Note 23.

d) Appraisal of recoverable value of assets

In conformity with the CPC 01 (R1) - Asset impairment, the Management reviews the net book value annually in order to assess events or changes in economic, operating, or technological circumstances likely to point out a deterioration or loss of their recoverable value. In case these evidences are identified, the asset's receivable value is calculated and, if net book value exceeds receivable value, a provision for impairment is recognized by adjusting the asset's net book value to its recoverable value.

Assumptions used to determine assets' values are based on the evaluation or indication that the asset's book value exceeds its recoverable value. These indications take into consideration the asset's obsolescence, the significant and unexpected reduction in its market value, changes to macro-economic environment in which the Company operates, and fluctuations in interest rates that may impact future cash flows of cash generating units.

2. Accounting policies – Continued

2.10. Significant accounting judgments, estimates and assumptions - Continued

d) Appraisal of recoverable value of assets - Continued

The Company's main assets whose recoverable values are tested at year end are: inventories of real estate for sale, investments maintained at cost value and intangible assets with undefined useful lives.

e) Contingent assets and liabilities and legal obligations

The accounting practices used to recognize and disclose contingent assets and liabilities and legal obligations are as follows:

Contingent assets: are only recognized when there are real guarantees, or favorable, final and unappealable decisions. Contingent assets with chance of success classified as probable are disclosed in a Note;

Contingent liabilities: are accrued when the losses are regarded as probable by the Company's legal counsel and the amounts involved can be reliably measured. The contingent liabilities regarded as possible losses are only disclosed in the accompanying notes, whereas those regarded as remote losses are neither accrued nor disclosed; and

Legal obligations are recorded as liabilities, regardless of the evaluation of the loss likelihood.

f) Operating lease commitments

The Company contracted commercial leases through its subsidiary Goldfarb Incorporações e Construções S.A. The Company determined, based on the evaluation of contract terms and conditions, that it assumes all significant risks and benefits deriving from the property of said assets, accordingly, it records contracts as financial leases. More details on leases are contained in Note 9.

g) Construction budget

Total budgeted costs comprised by incurred costs and estimated costs for the completion of construction work are regularly reviewed according to construction evolution, and adjustments based on this review are reflected in the Company's results in accordance with the accounting method used.

2.11. Revenue recognition

Income from real estate sales is calculated considering contract revenues plus price-level restatements up to delivery of keys, less the following costs: expenses with acquisition and regularization of land; direct and indirect costs related to projects and construction; non-recoverable taxes and contributions; and financial charges deriving from financing of construction.

2. Accounting policies – Continued

2.11. Revenue recognition – Continued – Continued

Recognition of income from real estate sales is as follows:

- (i) On credit sales of completed unit: at the time sale is completed, regardless of contract value receipt period; and
- (ii) In the sales of the units not concluded, in conformity with the criteria established by the CFC Resolution 963/03 and changes introduced by the CFC Resolution 963/03 and changes introduced by the OCPC – 01 – Real Estate Development Entities in Brazil issued by the Accounting Pronouncements Committee (CPC) and approved by the CVM Resolution 561 dated December 17, 2008, as well as by the OCPC – 04 – Interpretation of the Technical Guidance ICPC 02 to Brazilian Real estate development entities issued by CPC, approved by CVM Resolution 653 dated December 16, 2010 as follows:
 - Sales revenues, land and construction costs are recognized in income using the percentage of completion of each project, and this percentage is measured based on contract costs incurred in relation to total budgeted costs of respective projects, including project and land costs.
 - Determined sales revenues, according to item (i) above and including price-level restatement net of installments already received, are accounted for as accounts receivable. Amounts received and higher than recorded revenues are recognized as advances to clients, and pre-fixed interest levied after delivery of keys is recognized in income at the accrual basis, regardless of receipt.

The Company evaluated its contracts for the sale of real estate units and contracts executed by its subsidiaries based on analysis brought by OCPC 04, understanding that executed contracts are in the scope of CPC-17 – Construction contracts, as to the extent construction advances, risks and benefits are continuously transferred to the property committed buyer.

Information on balances of operations with real estate projects in progress and advances from clients are detailed in Note 17.

Unrecorded sales expenses

Commissions on sales were recorded as assets in income using the same recognition criterion as for revenues, described above; and

2. Accounting policies – Continued

2.11. Revenue recognition – Continued – Continued

Unrecorded sales expenses – Continued

Publicity, marketing and promotion expenses are recognized in income as sales expenses when publicity is broadcast and/or marketing action occurs.

2.12. Investment property

Investment property is stated at the cost of acquisition or construction, net of the related accumulated depreciation, calculated on the straight-line basis at rates which take into consideration the estimated useful lives of the assets. Expenses incurred with repairs and maintenance are only accounted for if the economic benefits associated with these items are probable and the amounts are measured in a reliable manner, while the other expenses are recorded directly in income/loss when incurred. The recovery of investment properties by means of future operations as well as the useful lives and the residual value of this property are monitored periodically and adjusted prospectively, if necessary.

The Company opted for not evaluating its investment property at fair value as attributed cost considering that. Disclosure of assumptions and criteria for the evaluation of properties for investment fair values is described in Note 9.

2.13. Property, plant and equipment

Property, plant and equipment is recorded by the acquisition, formation or construction cost, less accumulated depreciation, calculated using the straight-line method based on rates determined by the assets' estimated useful life. Expenses incurred with repairs and maintenance are only accounted for if the economic benefits associated with these items are probable and the amounts are measured in a reliable manner, while the other expenses are recorded directly in income/loss when incurred. The recovery of fixed assets by means of future operations as well as the useful lives and the residual value of this property are monitored periodically and adjusted prospectively, if necessary.

2.14. Investments in subsidiaries and joint ventures

In the individual quarterly information, the Company's investments in subsidiaries and jointly-controlled subsidiaries are accounted based on the equity accounting method. A subsidiary is an entity over which the Company has the financial and operational management activities.

Based on the equity accounting method, the investments in the subsidiary are recorded on the balance sheet at cost, plus changes after the acquisition of equity interest in the subsidiary.

1. Accounting policies – Continued

2.14. Investments in subsidiaries and joint ventures – Continued

The subsidiaries are fully presented in the Company's consolidated quarterly information, and the jointly-controlled subsidiaries are proportionally presented.

The quarterly information of the subsidiaries and jointly-controlled subsidiaries are prepared for the same reporting period that the Company. Where necessary, adjustments are made so that the accounting policies are consistent with those adopted by the Company.

2.15. Other income and costs

Other revenues and costs include earnings, charges, and price-level restatements and foreign exchange variations, which are calculated based on official indices or rates that are levied on current and non-current assets and liabilities. The adjustments of assets to the market or realizable value are also included.

2.16. Statements of added value, comprehensive income and cash flow

The Company prepared individual and consolidated statements of added value in accordance with the rules of technical pronouncement CPC 09 - Statement of Added Value, which are presented as an integral part of the financial statements under BRGAAP applicable to publicly-held companies, whereas under IFRS they represent additional financial information.

The statement of comprehensive income is also presented under the terms of the technical pronouncement CPC 26 - Presentation of financial statements, which is an integral part of the financial statements.

Statements of cash flow are prepared and presented in accordance with the technical pronouncement CPC 03(R1) - Statement of Cash Flow.

2.17. Basic and diluted earnings per share

Basic and diluted earnings per share are calculated through income for the period attributable to the Company's shareholders and outstanding common shares' weighted average in the respective period, considering, when applicable, stock split adjustments occurred in the period or in the subsequent event captured in the preparation of financial statements, as presented in Note 19.

2. Accounting policies – Continued

2.18. Dividends

The proposal for distribution of dividends made by the Company's Management and that is within the portion equivalent to minimum mandatory dividends is recorded as current liabilities, under caption "Dividends payable", as it is considered as a legal obligation provided for in the Company's bylaws; however, if there is a portion of dividends that is higher than minimum mandatory dividends stated by Management after the accounting period to which financial statements refer, but before the date in which said financial statements are issued, this portion will be recorded in caption "Proposed additional dividends, in shareholders' equity.

2.19. New standards and interpretations not yet adopted

Several IFRS standards and standard amendments, and interpretations issued by IASB have not yet come into effect for the period ended September 30, 2012, and the main one are:

- Improvements to IFRS 2010
- IFRS 9 Financial Instruments
- IFRS 10 Consolidated Financial Statements
- IFRS 11 Joint Arrangements
- IFRS 12 Disclosure of Interests in Other Entities
- IFRS 13 Fair Value Measurement

The CPC (Accounting Pronouncements Committee) has not yet issued pronouncements equivalent to the aforementioned IFRSs, although that is expected to be done before the date when they are required to come into effect. The advanced adoption of IFRS pronouncements is conditioned to the prior approval by a regulatory act by the Brazilian Securities Commission ("CVM").

The Company has not estimated the extent of the impact of these new rules on its financial statements.

3. Basis of presentation

The subsidiaries were fully consolidated since the acquisition date, defined as the date when the Company obtains control over it, and continue being consolidated until that control is no longer in effect. The quarterly information of subsidiaries is usually prepared for the same reporting period that the parent company, using consistent accounting policies. All intra-group balances, including unrealized income, expenses, gains and losses are eliminated.

Income for the period and each component of other comprehensive income directly recognized in shareholders' equity will be attributed to the parent company's owners and to minority interest. Losses are attributed to minority interest, even if they result in negative balance.

4. Cash and cash equivalents and securities

4.1. Cash and cash equivalents

Refer substantially to bank balances and marketable securities maturing in less than 90 days without any penalty on redemption, relating to bank deposit certificates and fixed income funds. The Company has investment policies that determine which financial investments are concentrated in low-risk securities and investments in prime financial institutions, and paid on average 100.86% of Interbank Certificate Deposit (CDI):

	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>09/30/2012</i>	<i>12/31/2011</i>
Cash	32,994	73,312	784,031	760,645
Interest earnings bank deposits				
Fixed-income investment funds	224,258	236,420	238,540	270,097
Bank Deposit Certificates (CDB)	180,948	409,659	359,996	488,534
Purchase and sale commitments (*)	290,124	36,560	401,211	88,134
Other	3,150	9,565	3,150	22,467
Total financial investments	698,480	692,204	1,002,897	869,232
Total	731,474	765,516	1,786,928	1,629,877

4.2. Securities

They are comprised of:

	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>09/30/2012</i>	<i>12/31/2011</i>
Bank Deposit Certificates (CDB)	-	-	532	40,738
Total securities	-	-	532	40,738
Portion in current liabilities	-	-	-	-
Portion in noncurrent liabilities	-	-	532	40,738

4. Cash and cash equivalents and securities – Continued

4.2. Securities – Continued

At September 30, 2012 and December 31, 2011, the investment funds are recorded at fair value. In accordance with CVM Instruction no. 408/04, financial investments in Investment Funds in which the Company has exclusive interest were consolidated.

The Company's and its subsidiaries' fixed income investment funds are conservative and, therefore, do not present significant variations in relation to CDI.

Investments in CDB's and repurchase and resale commitments are contracted at pre-established income and, as a rule, are higher than CDI, and stated at invested value plus contracted remunerations and recognized proportionately up to balance sheet date, and are adjusted to respective market values, when applicable.

Consolidated investments in securities available for sale in non-current assets, in the amount of R\$59,164 (R\$51,648 as of December 31, 2011) are described in Note 8.

5 Trade accounts receivable

	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>09/30/2012</i>	<i>12/31/2011</i>
<i>Development and property sale</i>	<i>144,622</i>	<i>249,436</i>	<i>9,490,289</i>	<i>9,014,816</i>
<i>(-) Allowance for doubtful accounts</i>			<i>(5,446)</i>	<i>(5,446)</i>
<i>(-) Adjustment to present value</i>	<i>(527)</i>	<i>(916)</i>	<i>(156,986)</i>	<i>(120,190)</i>
<i>Total accounts receivable</i>	<i>144,095</i>	<i>248,520</i>	<i>9,327,857</i>	<i>8,889,180</i>
<i>Portion in current liabilities</i>	<i>120,106</i>	<i>163,431</i>	<i>7,756,687</i>	<i>6,700,571</i>
<i>Portion in noncurrent liabilities</i>	<i>23,989</i>	<i>85,089</i>	<i>1,571,170</i>	<i>2,188,609</i>

Accounts receivable are substantially adjusted at INCC (civil construction national index) variation up to delivery of keys and then at IGP-M (general price index - market) variation plus interest of 12% p.a.

Aging list, per maturity year, of long-term notes receivable balances are as follows:

<i>Year of maturity</i>	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>09/30/2012</i>	<i>12/31/2011</i>
<i>2013</i>	<i>2,159</i>	<i>33,344</i>	<i>428,249</i>	<i>857,674</i>
<i>2014</i>	<i>9,116</i>	<i>14,945</i>	<i>531,594</i>	<i>384,414</i>
<i>2015</i>	<i>5,278</i>	<i>10,345</i>	<i>175,642</i>	<i>266,099</i>
<i>2016 onwards</i>	<i>7,436</i>	<i>26,455</i>	<i>435,685</i>	<i>680,422</i>
<i>Total</i>	<i>23,989</i>	<i>85,089</i>	<i>1,571,170</i>	<i>2,188,609</i>

5. Trade accounts receivable – Continued

According to accounting criterion mentioned in Note 2.11, accounts receivable balance of units sold and not yet completed is not fully reflected in quarterly information, as its registration is limited to the revenue portion recognized in accounting books, net of installments already received, as shown in Note 17.

Adjustment to present value of accounts receivable from units not completed and recognized on a proportional basis at criterion described in in Note 2.11 is calculated by using an average discount rate of 4.65% in the period ended September 30, 2012 (5.50% in the year ended December 31, 2011), calculated at the average rate of the Company's and its subsidiaries' loan raising less inflation (IPC-A) projected for 2012. The discount rate is periodically reviewed by the Company's Management.

When the Company delivers its projects, almost the totality of clients undergoes a bank financing process (also known as transfer) that is required for the delivery of keys and entering into possession. Clients that are not approved for bank financing will be analyzed on an individual basis and may be terminated; therefore, they will not receive the keys and will not enter into possession of the real estate.

Therefore, clients that do not address financing conditions will not receive the units and the Company will return, according to contract, a portion of received balance and will place units for sale again. Therefore, the Company understands that there is no impact on allowance for doubtful accounts in this model.

The Company and its subsidiaries recognize termination of units as a reversal of accumulated revenues and costs previously recorded to the extent of construction work progress at the time of contract rescission.

6. Real estate inventories for sale

	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>09/30/2012</i>	<i>12/31/2011</i>
<i>Property under construction</i>	12,274	16,302	1,657,515	2,115,293
<i>Property concluded</i>	-	-	618,419	222,731
<i>Lands for future developments</i>	43,661	51,842	2,362,670	2,299,320
<i>Total</i>	55,935	68,144	4,638,604	4,637,344
<i>Portion in current liabilities</i>	21,111	54,698	3,477,475	3,706,220
<i>Portion in noncurrent liabilities</i>	34,824	13,446	1,161,129	931,124

Book value of a project's land is transferred to caption "Real Estate under Construction" when units are placed for sale, that is, when the project is launched.

Allocation of financial charges

Loan, financing and debenture financial expenses, whose funds were used in the process of building real estate projects, are capitalized in caption "Inventories" and recognized in income under caption "Cost of Properties Sold" in accordance with each project's sales percentage.

	<i>Parent company</i>	<i>Consolidated</i>	<i>Parent company</i>	<i>Consolidated</i>
	<i>09/30/2012</i>	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>12/31/2011</i>
<i>Capitalized finance costs</i>	37,513	469,428	166,715	440,697
<i>Financial charges recorded in cost of properties sold</i>	135,400	339,526	132,123	480,440

7. Active debentures

They refer to the non-convertible debentures issued by subsidiaries and jointly-controlled subsidiaries and subscribed by the Company:

	Parent company		Consolidated	
	09/30/2012	12/31/2011	09/30/2012	12/31/2011
<i>Fator Amazon Empreendimentos S.A.</i>	4,407	9,915	67	61
<i>Fator Ícone Empreendimentos S.A.</i>	5,798	5,595	-	2,814
<i>Jazz 2006 Participações S.A.</i>	13,857	45,625	-	22,913
<i>ZMF 22 Incorporações S.A.</i>	-	-	-	14,805
Total	24,062	61,135	67	40,593
<i>Portion in noncurrent liabilities</i>	24,062	61,135	67	40,593

The main characteristics, rates and issuance periods of outstanding debentures on September 30, 2012 are as follows:

Description	Jazz	Amazon	Ícone
Quantity (in thousand)	55,000	5,000	2,500
Nominal value	\$ 1.00	R\$ 1.00	R\$ 1.00
Index	CDI + 3% p.a.	IGP-M + interest of 14% p.a.	IGP-M + interest of 14% p.a.
Maturity	2015	2014	2014

In the period ended September 30, 2012, the amounts of R\$3,539 (R\$88,105 in the period ended September 30, 2011) were accounted for under “Financial revenues” as debentures interest and remuneration.

8. Investments

Investment in shares available for sale

FIP PDG

The Company, through its subsidiary Agra Empreendimentos Imobiliários S.A., maintains an exclusive investment fund whose main assets are Brasil Brokers Participações S.A.(Br Brokers) shares and CDB's. Fund shares are measured at market value and their earnings are recognized based on market value variation of Br Brokers' shares, in the subsidiary's income.

The balance at September 30, 2012 from this FIP is R\$ 59,164 (R\$ 51,648 as of December 31, 2011).

8. Investments – Continued

Investments in subsidiaries, jointly-controlled subsidiaries, investment properties and held at acquisition cost

	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>09/30/2012</i>	<i>12/31/2011</i>
<i>Investments in subsidiaries</i>	<i>6,883,415</i>	<i>6,805,953</i>	<i>-</i>	<i>-</i>
<i>Other investments - Held at cost of acquisition</i>	<i>1,017</i>	<i>1,113</i>	<i>121,084</i>	<i>121,978</i>
<i>Other</i>	<i>1,017</i>	<i>1,113</i>	<i>121,084</i>	<i>121,978</i>
<i>Goodwill (negative goodwill) in the acquisition of subsidiaries (Note 10)</i>	<i>623,825</i>	<i>620,174</i>	<i>626,780</i>	<i>669,542</i>
<i>Total</i>	<i>7,508,257</i>	<i>7,427,240</i>	<i>747,864</i>	<i>791,520</i>

a) Information on subsidiaries and jointly-controlled subsidiaries on September 30, 2012

Interest in subsidiaries and joint ventures, valued using the equity method, are determined according to the balance sheets of the respective investees on the base date of September 30, 2012 and December 31, 2011.

The Company has agreements of shareholders related to all jointly-controlled subsidiaries. Regarding the Management's resolutions of these jointly-controlled subsidiaries, the Company takes part of the Board of Directors and/or Executive Board, participating in all strategic decisions of the business.

Subsidiaries are engaged in performing real estate developments related to trading of home and commercial real estate.

Subsidiaries' quarterly information used to calculate equity in investees and to consolidate adopts the same accounting practices adopted by the Company, which are described in note 2, when applicable. The summary of main quarterly information of subsidiaries is described in Note 8.c.

Foreign currency translation – TGLT

TGLT is a publicly-held Company listed in *Bolsa de Comércio de Buenos Aires* (Buenos Aires stock exchange), with issuance of Depositary Receipts traded in the United States of America, each of them equivalent to five shares.

8. Investments – Continued

a) Information on subsidiaries and jointly-controlled subsidiaries on September 30, 2012 – Continued

Foreign currency translation – TGLT – Continued

The accounting practices adopted in this jointly-controlled are the same described in Note 2 and prepared in Argentinian pesos. The Company translates financial statements based on CPC 02 – Translation of foreign exchange rate and accounts for effects of foreign exchange variation in caption “Valuation adjustments to equity” in Shareholders' equity.

8. Investments – Continued

b) Movement of investments in the period ended September 30, 2012

Investments	Balances at December 31, 2011	New capital investments	Capital reduction	Write-offs	Dividends	Capital gain (loss)	Income from inflation accounting	Balances at September 30, 2012
Interest in subsidiaries and subsidiaries under joint ownership								
Subsidiaries								
Agra Empreendimentos Imobiliários S.A.	45,425	3,624	-	-	-	16,824	(937)	64,936
Agre Empreendimentos Imobiliários S.A.	2,759,872	-	-	-	-	1	(115,098)	2,644,775
Amazon Empreendimentos Imobiliários Ltda	11,744	-	-	-	-	-	(3,742)	8,002
ATP Adelaide Participações S.A.	11,711	-	-	-	-	-	18,220	29,931
CHL Desenvolvimento Imobiliários S.A.	573,437	71,623	-	-	-	(7,187)	38,139	676,012
Clube Tuiuti Empreendimento S.A.	343	-	-	-	-	-	21	364
Companhia de Serviços Compartilhados S.A.	16	-	-	-	-	-	(5)	11
Ecolife Butantã Empreendimentos Imobiliários S.A.	1,386	-	-	-	-	-	(3,271)	(1,885)
Fator Aquarius Empreendimento Imobiliário Ltda	5,102	-	-	3,688	-	-	2,089	10,879
Fator Ícone Empreendimentos Imobiliários S.A.	1,724	-	-	-	-	-	(1,002)	722
Fator Sky Empreendimentos Imobiliários Ltda	12,044	-	-	(3)	(260)	-	(84)	11,697
Giardino Empreendimentos Imobiliários S.A.	287	-	-	-	-	-	(2)	285
Goldfarb Incorporações e Construções S.A.	1,186,643	-	-	-	-	-	(120,413)	1,066,230
PDG Araxá Income S.A.	26,537	-	-	-	-	-	(2,500)	24,037
PDG Companhia Loteadora S.A.	(15)	1,299	-	-	-	(5)	(7)	1,272
PDG Companhia Securitizadora S.A.	16,113	1,070	-	-	-	-	271	17,454
PDG Desenvolvimento Imobiliário S.A.	406,864	-	-	-	-	-	32,137	439,001
Sardenha Empreendimento Imobiliários S.A.	3,230	-	-	-	(40)	-	(39)	3,151
Joint ventures								
Administradora de Bens Avante Ltda.	10,237	-	-	-	-	-	(870)	9,367
Alves Pedroso Empreendimentos Imobiliários Ltda.	3,025	-	-	-	-	-	25	3,050
América Piqueri Incorporadora S.A.	81	-	-	-	-	(9)	76	148
Amsterdam Empreendimentos Imobiliários SPE Ltda.	5,054	-	-	-	-	-	386	5,440
Api Spe 72 Planej Desenv Empreend Imob Ltda.	2,413	-	-	-	-	-	(6)	2,407
Aztronic Engenharia de Softwares Ltda.	2,089	-	-	-	(2,089)	-	2,367	2,367
Baguary Empreendimentos Imobiliários SPE Ltda.	23,589	-	-	-	-	-	254	23,843
Bandeirantes Empreendimento Imobiliário S.A.	3,870	1,729	-	-	(165)	(2,358)	36	3,112
Bento Lisboa Participações Ltda.	6,886	-	-	-	-	-	1,424	8,310
Boa Viagem Empreendimento Imobiliário S.A.	532	179	-	-	(70)	3	(24)	620
Bruxelas Empreendimentos Imobiliários SPE Ltda.	3,173	-	-	-	-	-	(515)	2,658
Camburiu Empreendimento Imobiliário S.A.	1,816	-	-	-	-	-	473	2,289
CHP 1000 2 Empreend. Ltda.	7,455	-	-	(7,455)	-	-	-	-
Clube Felicitá Empreendimento Imobiliário S.A.	6,265	885	-	-	-	-	(1,359)	5,791
Clube Florença Empreendimento Imobiliário S.A.	4,572	-	-	-	-	-	(336)	4,236
Cyrela Milão Empreendimentos Imobiliários S.A.	23,012	-	(3,650)	-	(3,900)	(5,803)	(1,441)	8,218
Cyrela Tennessee Empreendimentos Imobiliários S.A.	8,677	-	(1,025)	-	(1,000)	(2,763)	545	4,434

8. Investments – Continued

b) Movement of investments in the period ended September 30, 2012 – Continued

Investments	Balances at December 31, 2011	New capital investments	Capital reduction	Write-offs	Dividends	Capital gain (loss)	Income from inflation accounting	Balances at September 30, 2012
Dom Pedro Empreendimento Imobiliário Ltda.	2,074	-	-	-	-	-	(11)	2,063
Ecolife Campestre Empreendimentos Imobiliários SPE Ltda.	14,716	-	-	-	-	-	(5,063)	9,653
Ecolife Cidade Universitária Empreend Imob. S.A.	199	-	-	-	-	-	65	264
Ecolife Independência Empreendimento Imobiliário S.A.	12,026	650	(650)	-	-	(199)	(6,170)	5,657
Ecolife Jaguaré Empreendimento Imobiliário S.A.	4,426	23,467	-	(130)	-	(4)	2,915	30,674
Ecolife Recreio Empreendimento Imobiliário S.A.	18,594	-	-	-	-	38	(2,382)	16,250
Ecolife Santana Empreendimento Imobiliário S.A.	(1,010)	-	-	-	-	-	1,905	895
Ecolife Parque Prado Empreendimento Imobiliário S.A.	-	-	-	-	-	-	4	4
Ecolife Vila Leopoldina Empreendimento Imobiliário S.A.	878	-	-	-	-	-	(1,928)	(1,050)
Finlândia Empreendimentos Imobiliários SPE Ltda.	1,233	-	-	-	-	-	(4)	1,229
Gardênia Participações S.A.	1,539	-	-	-	-	(22)	215	1,732
Giardino Desenvolvimento Imobiliário S.A.	241	-	-	-	-	-	(1)	240
Girassol - Vila Madalena Empreendimentos Imobiliários S.A.	122	-	-	-	-	10	(6)	126
Gold Acre Empreendimentos Imobiliários SPE Ltda.	131,296	-	-	-	-	(19)	1,450	132,727
Gold Alabama Empreend. Imobil SPE Ltda	75	-	-	-	-	-	(1)	74
Gold Alaska Empreendimentos Imobiliários SPE Ltda.	44,244	-	-	-	-	-	(4,455)	39,789
Gold Antiparos Empreendimentos Imobiliários Ltda.	2,325	-	-	-	-	-	(27)	2,298
Gold Bahamas Empreendimentos Imobiliários SPE Ltda.	7,402	-	-	-	-	-	69	7,471
Gold Black Empreendimentos Imobiliários SPE Ltda.	3,975	1,740	-	-	-	-	(8,176)	(2,461)
Gold Blue Empreend. Imob. SPE Ltda.	28,593	-	-	-	-	4	(4,655)	23,942
Gold Boston Empreendimentos Imobiliários SPE Ltda.	27,219	2,019	-	(19,046)	-	-	(10,192)	-
Gold Califórnia Empreend. Imobil SPE Ltda	1,816	226	-	-	-	-	495	2,537
Gold Canadá Empreendimentos Imobiliários SPE Ltda.	5,705	4,110	-	-	-	(27)	182	9,970
Gold Cancun Empreend. Imobil. SPE Ltda	2,847	-	(1,233)	-	-	-	(5)	1,609
Gold Celestino Bourruol Empreendimentos Imob. SPE Ltda.	3,124	-	-	-	-	-	(154)	2,970
Gold Chile Empreendimentos Imobiliários SPE Ltda.	7,122	-	-	-	-	(129)	6,375	13,368
Gold China Empreendimentos Imobiliários SPE Ltda.	3,265	587	-	-	-	-	(937)	2,915
Gold Colômbia Empreendimentos Imobiliários SPE Ltda.	4,808	243	-	-	-	-	(3)	5,048
Gold Cuba Empreend. Imobil SPE Ltda	5,065	7,534	-	-	-	34	(3,294)	9,339
Gold Delos Empreendimentos Imobiliários SPE Ltda.	12,286	-	-	-	-	-	(300)	11,986
Gold Donoussa Empreendimentos Imobiliários Ltda.	(5)	-	-	-	-	-	(1)	(6)
Gold Fiji Empreend. Imobil SPE Ltda	6,491	3,347	-	-	-	-	(4,553)	5,285
Gold Flórida Empreendimentos Imobiliários SPE Ltda.	8,438	-	-	-	-	-	(2,072)	6,366
Gold Gana Empreend. Imobil SPE Ltda	3,742	-	-	-	-	(6)	1,783	5,519

8. Investments – Continued

b) Movement of investments in the period ended September 30, 2012 – Continued

Investments	Balances at December 31, 2011	New capital investments	Capital reduction	Write-offs	Dividends	Capital gain (loss)	Income from inflation accounting	Balances at September 30, 2012
Gold Geneva Empreendimentos Imobiliários SPE Ltda.	1,026	110	-	-	-	-	(149)	987
Gold Gray Empreend. Imobil SPE Ltda	1,891	94	(94)	-	-	-	-	1,891
Gold Havana Empreendimentos Imobiliários SPE Ltda.	3,274	242	-	-	-	-	-	3,516
Gold Holanda Empreendimentos Imobiliários SPE Ltda.	1,793	-	-	-	-	-	15	1,808
Gold India Empreend. SPE Ltda.	9,019	-	-	-	-	-	(4,742)	4,277
Gold Irlanda Empreend. SPE Ltda.	4,768	-	-	-	-	-	331	5,099
Gold Japão Empreendimentos Imobiliários SPE Ltda.	2,175	-	-	-	-	-	(23)	2,152
Gold Kimolos Empreendimentos Imobiliários Ltda.	143	95	-	-	-	-	(3)	235
Gold Leucada Empreendimentos Imobiliários Ltda.	876	-	-	-	-	-	(594)	282
Gold Limoges Empreendimentos Imobiliários SPE Ltda.	770	-	-	-	-	-	(2)	768
Gold Linhares Empreendimentos Imobiliários Ltda.	292	-	-	-	-	-	-	292
Gold Lisboa Empreendimentos Imobiliários SPE Ltda.	5,403	-	-	-	-	-	5	5,408
Gold Los Angeles Empreendimentos Imobiliários Ltda.	2,173	-	-	-	-	-	(839)	1,334
Gold Lyon Empreend. Imobil SPE Ltda	2,975	-	-	-	-	(25)	1,386	4,336
Gold Madri Empreendimentos Imobiliários SPE Ltda.	2,053	286	-	-	-	-	(58)	2,281
Gold Mali Empreendimentos Imobiliários SPE Ltda.	17,812	-	-	-	-	-	121	17,933
Gold Marília Empreendimentos Imobiliários SPE Ltda.	80,829	-	-	-	-	-	(2,326)	78,503
Gold Marrocos Empreendimentos Imobiliários SPE Ltda.	2,231	-	-	-	-	-	(8)	2,223
Gold Milano Empreendimentos Imobiliários SPE Ltda.	4,398	-	-	-	-	-	83	4,481
Gold Minas Gerais Empreendimentos Imobiliários SPE Ltda.	6,788	-	-	-	-	-	(3)	6,785
Gold Mônaco Empreendimentos Imobiliários SPE Ltda.	4,970	-	-	-	-	-	224	5,194
Gold Mykonos Empreendimentos Imobiliários Ltda.	1	494	-	-	-	-	(12)	483
Gold New York Empreendimentos Imobiliários SPE Ltda.	1,777	-	-	-	-	-	7	1,784
Gold Oregon Empreendimentos Imobiliários SPE Ltda.	3,474	-	-	-	-	(6)	42	3,510
Gold Palmares Empreendimentos Imobiliários SPE Ltda.	340	-	-	-	-	-	-	340
Gold Panamá Empreendimentos Imobiliários SPE Ltda.	4,550	-	-	-	-	-	39	4,589
Gold Paraíba Empreendimentos Imobiliários SPE Ltda.	2,190	-	-	-	-	-	(7)	2,183
Gold Pelotas Empreendimentos Imobiliários Ltda.	1,848	-	-	-	-	-	(1)	1,847
Gold Porto Alegre Empreendimentos Imobiliários SPE Ltda.	8,275	-	-	-	-	-	45	8,320
Gold Roraima mpreend. SPE Ltda.	8,338	-	-	-	-	-	(92)	8,246
Gold Salvador Empreendimentos Imobiliários SPE Ltda.	26,859	-	-	-	-	-	416	27,275
Gold Santa Catarina Empreend. Ltda	5,229	-	-	-	-	(23)	(962)	4,244
Gold Santiago Empreendimentos Imobiliários SPE Ltda.	3,232	-	-	-	-	-	121	3,353
Gold Santorini Empreendimentos Imobiliários Ltda.	16,564	-	-	-	-	-	(5,628)	10,936
Gold São Paulo Empreendimentos Imobiliários SPE Ltda.	7,576	-	-	-	-	-	275	7,851
Gold Sidney Empreendimentos Imobiliários SPE Ltda.	5,126	-	-	-	-	-	208	5,334
Gold Sikinos Empreendimentos Imobiliários Ltda.	12,981	-	-	-	-	2	4,731	17,714
Gold Singapura Empreendimentos Imobiliários SPE Ltda.	8,631	-	-	-	-	-	(286)	8,345
Gold Suécia Empreendimentos Imobiliários SPE Ltda.	7,593	-	-	-	-	-	1	7,594

8. Investments – Continued

b) Movement of investments in the period ended September 30, 2012 – Continued

Investments	Balances at December 31, 2011	New capital investments	Capital reduction	Write-offs	Dividends	Capital gain (loss)	Income from inflation accounting	Balances at September 30, 2012
Gold Vênice Empreendimentos Imobiliários SPE Ltda.	2,470	327	-	-	-	-	9	2,806
Gold Vietnã Empreend. Imobil SPE Ltda	(82)	-	-	-	-	-	-	(82)
Gold Yellow Empreendimentos Imobiliários SPE Ltda.	12,077	-	-	-	-	-	(4,971)	7,106
Goldfarb 1 Empreendimentos Imobiliários Ltda.	1,346	-	-	-	-	(2)	496	1,840
Goldfarb 10 Empreendimento Imobiliário Ltda.	1,401	403	-	-	-	-	(2)	1,802
Goldfarb 11 Empreendimento Imobiliário Ltda.	(3)	-	-	-	-	-	-	(3)
Goldfarb 12 Empreendimento Imobiliário Ltda.	3,465	8,378	-	-	-	202	1,740	13,785
Goldfarb 13 Empreendimento Imobiliário Ltda.	11,791	-	-	-	-	(18)	(1,954)	9,819
Goldfarb 14 Empreendimento Imobiliário Ltda.	2,153	478	-	-	-	-	(11)	2,620
Goldfarb 15 Empreendimento Imobiliário Ltda.	1,251	62	(62)	-	-	-	(2)	1,249
Goldfarb 16 Empreendimento Imobiliário Ltda.	3,243	-	-	-	-	(115)	4,306	7,434
Goldfarb 18 Empreendimento Imobiliário Ltda.	(2)	-	-	-	-	-	2	-
Goldfarb 19 Empreendimento Imobiliário Ltda.	13,240	-	-	-	-	(39)	(977)	12,224
Goldfarb 2 Empreendimento Imobiliário Ltda.	2,241	-	-	-	-	20	216	2,477
Goldfarb 20 Empreendimento Imobiliário Ltda.	4,086	-	-	-	-	(119)	6,978	10,945
Goldfarb 21 Empreendimento Imobiliário Ltda.	7,210	-	-	-	-	(153)	4,702	11,759
Goldfarb 22 Empreendimento Imobiliário Ltda.	1,947	3,049	-	-	-	5	(749)	4,252
Goldfarb 23 Empreendimento Imobiliário Ltda.	313	66	-	-	-	-	(1)	378
Goldfarb 24 Empreendimento Imobiliário Ltda.	195	42	(42)	-	-	-	-	195
Goldfarb 27 Empreendimento Imobiliário Ltda.	3,091	120	(120)	-	-	-	(209)	2,882
Goldfarb 28 Empreendimento Imobiliário Ltda.	(2)	-	-	-	-	-	(1)	(3)
Goldfarb 29 Empreendimento Imobiliário Ltda.	(1)	1,277	-	-	-	-	-	1,276
Goldfarb 3 Empreendimento Imobiliário Ltda.	3	-	-	-	-	-	-	3
Goldfarb 30 Empreendimento Imobiliário Ltda.	1,500	646	(646)	-	-	-	(4)	1,496
Goldfarb 31 Empreendimento Imobiliário Ltda.	(27)	695	-	-	-	-	(1)	667
Goldfarb 34 Empreendimento Imobiliário Ltda.	(10)	29	-	-	-	-	(18)	1
Goldfarb 35 Empreendimento Imobiliário Ltda.	5,430	1,873	-	-	-	-	(1,161)	6,142
Goldfarb 36 Empreendimento Imobiliário Ltda.	5,154	-	-	-	-	-	694	5,848
Goldfarb 37 Empreendimento Imobiliário Ltda.	(1)	-	-	-	-	-	-	(1)

8. Investments – Continued

b) Movement of investments in the period ended September 30, 2012 – Continued

Investments	Balances at December 31, 2011	New capital investments	Capital reduction	Write-offs	Dividends	Capital gain (loss)	Income from inflation accounting	Balances at September 30, 2012
Goldfarb 38 Empreendimento Imobiliário Ltda.	6,588	-	-	-	-	(96)	6,581	13,073
Goldfarb 39 Empreendimento Imobiliário Ltda.	1,109	53	-	-	-	-	(1)	1,161
Goldfarb 4 Empreendimento Imobiliário Ltda.	585	-	-	-	-	-	-	585
Goldfarb 40 Empreendimento Imobiliário Ltda.	5,378	1,919	-	-	-	-	(1)	7,296
Goldfarb 49 Empreendimento Imobiliário Ltda.	9,912	-	-	-	-	(396)	1,481	10,997
Goldfarb 5 Empreendimento Imobiliário Ltda.	2,034	-	-	-	-	(1)	395	2,428
Goldfarb 6 Empreendimento Imobiliário Ltda.	35,992	-	-	-	-	-	(1,590)	34,402
Goldfarb 7 Empreendimento Imobiliário Ltda.	3,034	-	-	-	-	1	591	3,626
Goldfarb 8 Empreendimento Imobiliário Ltda.	4,373	-	-	-	-	-	(315)	4,058
Goldfarb 9 Empreendimento Imobiliário Ltda.	1,310	2,244	-	-	-	-	41	3,595
Goldfarb PDG 3 Incorporações Ltda.	10,566	5,316	-	-	-	-	(6,617)	9,265
Goldfarb PDG 4 Incorporações Ltda.	2,699	688	(688)	-	-	-	(1)	2,698
Goldfarb PDG 5 Incorp. e Constr. Ltda.	30,704	-	-	-	-	-	(2,619)	28,085
GPSPE2006-A Participações S.A.	69	-	-	-	-	-	(5)	64
Habiarte Barc Olhos D'água Incorporação S.A.	2,571	257	-	(2,820)	-	-	(7)	1
Habiarte Barc PDG Cidade Madri Incorporação S.A.	6,356	392	-	-	(750)	-	(3,390)	2,608
Habiarte Barc PDG Porto Búzios Incorporação S.A.	10,847	-	-	-	(1,500)	-	(4,501)	4,846
HB3 SPE Empreendimentos Imobiliários S.A.	1,179	790	-	-	(800)	-	1,628	2,797
HB9 SPE Empreendimentos Imobiliários S.A.	944	-	-	-	-	-	2,342	3,286
HL Empreendimentos S.A.	30	-	(26)	-	-	-	-	4
Jardim Morumbi Empreendimento Imobiliário S.A.	14,212	-	-	(1,500)	(600)	-	616	12,728
Jazz 2006 Participações S.A.	(360)	-	(5,243)	-	-	17,827	(12,225)	(1)
Kirmayr Negócios Imobiliários SPE Ltda.	2,893	-	-	-	-	-	50	2,943
KS Morumbi Empreendimento Imobiliário S.A.	3,457	-	-	-	-	-	-	3,457
Lapin Incorporações SPE Ltda.	789	-	-	-	-	-	(126)	663
Luxemburgo Empreendimentos Imobiliários SPE Ltda.	1,413	-	-	-	-	-	46	1,459
Marpal Empreendimentos e Participações Ltda.	45	-	-	-	-	-	-	45
Moinho Empreendimento Imobiliário S.A.	5,002	297	-	-	(257)	(75)	196	5,163

8. Investments – Continued

b) Movement of investments in the period ended September 30, 2012 – Continued

Investments	Balances at December 31, 2011	New capital investments	Capital reduction	Write-offs	Dividends	Capital gain (loss)	Income from inflation accounting	Balances at September 30, 2012
Nova Água Rasa Empreendimentos Imobiliários SPE Ltda.	5,880	-	-	-	-	-	(181)	5,699
Nova Tatuapé Negócios Imobiliários SPE Ltda.	2,386	-	-	-	-	-	14	2,400
Oswaldo Lussac Empreendimentos Imobiliários S.A.	1,549	1,117	-	-	-	(445)	(2)	2,219
PDG – LN 2 Incorporação e Empreendimentos S.A.	3,084	-	-	-	-	-	(327)	2,757
PDG – LN 7 Incorporação e Empreendimentos S.A.	11,468	-	-	-	-	-	30	11,498
PDG – LN 8 Incorporação e Empreendimentos S.A.	1	-	-	-	-	-	-	1
PDG – LN 9 Incorporação e Empreendimentos S.A.	1,946	1,000	-	-	-	-	753	3,699
PDG – LN Incorporação e Empreendimentos S.A.	557	-	-	-	-	-	-	557
PDG BH Incorporações S.A.	17,744	1,105	-	-	(2,800)	-	(2,592)	13,457
PDG Jet Casa S.A.	7,347	-	-	-	-	(3)	(512)	6,832
PDG LN Incorporações e Construções S.A.	53,370	-	-	-	-	(1,970)	4,971	56,371
PDG Nova Lima Incorporações S.A.	17,278	1,184	-	-	-	-	4,223	22,685
PDG São Paulo Incorporações S.A.	209,171	-	-	-	-	-	51,951	261,122
PDG SPE 2 Empreendimentos Imobiliários Ltda.	520	-	(521)	-	-	-	50	49
Performance BR Empreendimentos Imobiliários S.A.	24,554	3,943	-	-	-	-	17,963	46,460
Premier da Serra Incorporações Imobiliárias S.A.	11,436	-	(4,818)	(2,960)	(1,920)	-	242	1,980
Prunus Empreendimentos S.A.	9,348	-	(8,541)	-	-	(155)	186	838
Queiroz Galvão Cyrela Empreendimentos Imobiliários S.A.	1,472	-	-	-	(40)	(483)	21	970
Queiroz Galvão Cyrela Mac Veneza Empreendimento Imobiliário S.A.	17,835	-	-	(9)	-	1,657	2,330	21,813
Saint Hilaire Incorporação SPE S.A.	16	-	-	-	-	-	(14)	2
São João Climaco Empreendimentos Imobiliários Ltda.	2,385	-	-	-	-	-	(23)	2,362
Serra Bella Empreendimento Imobiliário S.A.	42,349	-	-	-	-	-	2,225	44,574
Splendore Empreendimentos Imobiliários S.A.	2,266	-	-	-	-	-	(1,260)	1,006
Tagipuru Empreendimentos Imobiliários S.A.	4,067	4,311	-	127	(3,172)	(3,138)	759	2,954
TGLT S.A.	49,835	-	-	-	-	-	-	49,835
Tibouchina Empreendimento S.A.	9,104	-	-	-	-	-	(38)	9,066
TP 1000 Empreendimentos Imobiliários Ltda.	7,224	-	-	-	-	-	(7)	7,217
Três Rios Empreendimento Imobiliário S.A.	1,870	-	-	-	-	-	(355)	1,515
Tutóia Empreendimento Imobiliário S.A.	155	-	(120)	-	-	-	5	40
Vista do Sol Empreendimentos Imobiliários S.A.	2,795	117	-	-	-	-	365	3,277
ZMF 22 Incorporações S.A.	79,146	2,727	-	-	(8,538)	(7,242)	8,378	74,471
ZMF5 Incorporações S.A.	19,307	751	-	-	-	-	(59)	19,999
ZMF9 Incorporações S.A.	752	-	-	-	-	-	886	1,638
ZMF 16 Incorporações S.A.	(5)	-	-	-	-	-	-	(5)
ZMF 10 Incorporações S.A.	230	-	-	-	-	(51)	1,411	1,590
ZMF 11 Incorporações S.A.	(2)	-	-	-	-	-	-	(2)

8. Investments – Continued

b) Movement of investments in the period ended September 30, 2012 – Continued

Investments	Balances at December 31, 2011	New capital investments	Capital reduction	Write-offs	Dividends	Capital gain (loss)	Income from inflation accounting	Balances at September 30, 2012
Gold Ikralia Empreend. Imob. SPE Ltda.	7,315	1,783	-	-	-	(21)	(2,145)	6,932
Gold Angola Empreend. Imob. SPE Ltda.	8,859	2,642	-	-	-	-	(3,161)	8,340
Gold Bósnia Empreend. Imob. SPE Ltda.	901	546	-	-	-	-	(2)	1,445
Gold Congo Empreend. Imob. SPE Ltda.	103	-	-	-	-	-	(1)	102
Gold Líbia Empreend. Imob. SPE Ltda.	6	-	-	-	-	-	-	6
Gold Málaga Empreend. Imob. SPE Ltda.	1,690	-	-	-	-	-	(1)	1,689
Gold Senegal Empreend. Imob. SPE Ltda.	614	152	-	-	-	-	(3)	763
Gold Sevilla Empreend. Imob. SPE Ltda.	1,675	1,176	-	-	-	-	546	3,397
Construtora DPG Ltda.	220	-	-	-	-	-	-	220
ZMF 19 Incorporações S.A.	(624)	-	-	-	-	(13)	20	(617)
PDG SPE 41 Empreend. Imob. Ltda.	(1)	-	-	-	-	-	-	(1)
Goldfarb 41 Empreend. Imob. Ltda.	1,929	580	(601)	-	-	-	(4)	1,904
Goldfarb 42 Empreend. Imob. Ltda.	(2)	-	-	-	-	-	-	(2)
ZMF 8 Incorporações S.A.	(1)	-	-	-	-	-	-	(1)
PDG SPE 3 Empreend. Imob. Ltda.	114	135	(135)	-	-	-	(1)	113
PDG SPE 31 Empreend. Imob. Ltda.	(56)	-	-	-	-	-	(21)	(77)
PDG SPE 34 Empreend. Imob. Ltda.	-	-	-	-	-	-	(13)	(13)
PDG SPE 36 Empreend. Imob. Ltda.	-	-	-	-	-	-	(1)	(1)
PDG SPE 17 Empreend. Imob. Ltda.	2,749	-	-	-	-	(169)	2,574	5,154
PDG SPE 18 Empreend. Imob. Ltda.	(171)	-	-	-	-	82	602	513
PDG SPE 19 Empreend. Imob. Ltda.	(36)	-	-	-	-	36	4,295	4,295
Ilhas Gregas Incorporadora SPE Ltda.	967	-	-	-	-	(456)	1,257	1,768
Green Village - SPE GOLDFARB	-	-	-	-	-	-	(7)	(7)
Arona RJ Participações S.A.	1	-	-	-	-	-	-	1
Haia RJ Participações S.A.	1	-	-	-	-	-	-	1
Varese RJ Participações S.A.	1	-	-	-	-	-	-	1
Agre Urbanismo S.A.	26,871	-	-	-	-	(92)	2,916	29,695
Gold Noruega Empreend. Imob. SPE Ltda.	-	64,926	-	-	-	-	(4,146)	60,780
REP DI Desenvolvimento Imobiliário S.A.	66,855	39,987	-	-	-	1,606	(8,008)	100,440
Overall total	6,805,953	283,236	(28,215)	(30,108)	(27,901)	4,515	(124,065)	6,883,415

8. Investments – Continued

c) Information as of September 30, 2012 on subsidiaries and jointly-owned subsidiaries - Continued

	Direct	Indirect	Consolidation criteria	Quantity of shares	Capital	SE	Income (loss) for the year	Dividends paid or prop.	Total assets	Net income	Date of acquisition
AGRE Emp. Imob. Ltda	100%	-	Full at	37,744,636,571	377,446	2,759,872	(115,098)	-	3,148,610	-	May/2010
Agre Urbanismo Ltda.	30%	100%	Proportional	10,000	10	89,264	9,721	-	324,448	26,689	Sep/2009
Alive Morumbi Emp. Imob. S.A.	50%	50%	Full at	6,857,999	6,558	7,747	104	-	9,775	157	Sep/2009
Boa Viagem Emp. Imob. S.A.	50%	50%	Full at	128,966,024	1,290	1,288	(48)	-	1,370	48	Mar/2004
Tagipuru Emp. Imob. S.A.	45%	55%	Proportional	1,874,313,285	18,743	4,388	(1,519)	-	28,263	1,759	Aug/2007
Bento Lisboa Part. S.A.	40%	60%	Proportional	40,900,000	900	20,776	3,561	-	48,712	3,682	Sep/2005
CHL Desenv. Imob. S.A.	100%	-	Full at	121,662,795	469,535	825,909	52,399	850	2,287,342	69,296	Jan/2007
Bandeirantes Emp. Imob. S.A.	20%	40%	Proportional	17,833,178	17,833	15,559	178	-	19,971	(1,453)	Nov/2007
CHI Desenv. Imob. Ltda.	0.1%	99.9%	Proportional	2,144,190	2,144	860	(1,135)	-	54	-	Nov/2006
Oswaldo Lussac Emp. Imob. S.A.	20%	40%	Proportional	14,068,322	14,068	11,095	(10)	-	14,632	822	Jul/2011
Goldfarb Incorp. e Construções S.A.	100%	-	Full at	206,154,432	831,503	1,186,641	(106,410)	-	3,519,701	60,730	Feb/2006
Alves Pedroso Emp. Imob. Ltda.	50%	50%	Full at	6,400,000	6,400	6,102	51	-	6,618	56	Jul/2007
Amsterdam Emp. Imob. SPE Ltda.	50%	50%	Full at	16,850,736	16,851	10,879	770	-	15,256	1,309	Dec/2006
API SPE 60 Planej. e Desenv. de Emp. Imob. Ltda.	0.1%	99.9%	Proportional	3,525,523	3,526	4,107	1,786	-	16,440	7,088	Sep/2010
API SPE 72 Planej. e Desenv. de Emp. Imob. Ltda.	50%	50%	Full at	5,167,404	5,167	4,813	(14)	-	6,196	-	Sep/2010
Baguary Emp. Imob. SPE Ltda.	50%	50%	Full at	37,827,244	37,827	47,687	509	-	64,276	3,144	Jul/2007
Bruxelas Emp. Imob. SPE Ltda.	50%	50%	Full at	17,987,200	17,987	5,318	(1,029)	-	13,870	(6)	Dec/2006
Construtora DPG Ltda	50%	50%	Full at	449,698	450	440	(1)	-	444	-	Oct/2009
Finlândia Emp. Imob. SPE Ltda.	50%	50%	Full at	4,400,000	4,400	2,458	(8)	-	3,051	(94)	Jul/2007
Gold Acre Emp. Imob. SPE Ltda.	50%	50%	Full at	161,312,422	161,312	265,451	2,898	-	408,311	73,047	Dec/2007
Gold Alabama Emp. Imob. SPE Ltda.	50%	50%	Full at	175,900	176	147	-	-	155	-	Apr/2008
Gold Alaska Emp. Imob. SPE Ltda.	50%	50%	Full at	61,327,262	61,327	79,581	(8,908)	-	105,282	3,747	Dec/2007
Gold Angola Emp. Imob. SPE Ltda.	50%	50%	Full at	19,762,200	19,762	16,680	(6,323)	-	183,180	24,486	Jul/2009
Gold Antiparos Emp. Imob. SPE Ltda.	50%	50%	Full at	4,926,300	4,926	4,594	(55)	-	7,064	-	Jul/2008
Gold Bahamas Emp. Imob. SPE Ltda.	50%	50%	Full at	11,295,582	11,296	14,943	139	-	14,391	120	Mar/2007
Gold Black Emp. Imob. SPE Ltda.	50%	50%	Full at	12,428,126	12,428	(7,035)	(23,362)	-	40,498	4,569	Dec/2007
Gold Blue Emp. Imob. SPE Ltda.	50%	50%	Full at	45,458,802	45,458	47,887	(9,313)	-	139,989	17,678	Dec/2007
Gold Bósnia Emp. Imob. SPE Ltda.	50%	50%	Full at	2,900,000	2,900	2,890	(4)	-	9,721	-	Jul/2009
Gold Califórnia Emp. Imob. SPE Ltda.	50%	50%	Full at	11,875,700	11,876	5,074	991	-	4,962	86	Apr/2008
Gold Canadá Emp. Imob. SPE Ltda.	50%	50%	Full at	13,571,982	18,849	19,936	360	-	29,153	2,484	Nov/2007
Gold Cancun Emp. Imob. SPE Ltda.	50%	50%	Full at	5,682,640	3,217	3,220	(8)	-	31,834	-	Dec/2007
Gold Celestino Bourruol Emp. Imob. SPE Ltda.	50%	50%	Full at	6,611,298	6,611	5,942	(305)	-	8,815	(697)	Dec/2006
Gold Chile Emp. Imob. SPE Ltda.	50%	50%	Full at	3,097,000	3,096	26,735	12,750	-	104,876	35,655	Mar/2008
Gold China Emp. Imob. SPE Ltda.	50%	50%	Full at	18,761,880	18,762	5,829	(1,875)	-	37,516	(3,771)	May/2007
Gold Colômbia Emp. Imob. SPE Ltda.	50%	50%	Full at	11,486,500	10,395	10,097	(6)	-	11,070	-	Aug/2007
Gold Congo Emp. Imob. SPE Ltda.	50%	50%	Full at	255,000	255	205	-	-	283	-	Jul/2009
Gold Cuba Emp. Imob. SPE Ltda.	50%	50%	Full at	19,175,800	19,176	18,680	(6,587)	-	37,567	(16,073)	Apr/2008
Gold Delos Emp. Imob. SPE Ltda.	50%	50%	Full at	2,698,400	2,698	23,972	(599)	-	124,707	26,059	Jul/2008
Gold Donoussa Emp. Imob. SPE Ltda.	50%	50%	Full at	8,000	8	(12)	(2)	-	2	-	Jul/2008
Gold Fiji Emp. Imob. SPE Ltda.	50%	50%	Full at	13,699,756	13,700	10,571	(9,106)	-	18,090	1,455	Jul/2009
Gold Flórida Emp. Imob. SPE Ltda.	50%	50%	Full at	6,797,606	6,798	12,733	(4,144)	-	32,096	2,422	Apr/2008
Gold Gana Emp. Imob. SPE Ltda.	50%	50%	Full at	3,793,900	3,794	11,036	3,565	-	26,080	11,188	Jul/2009
Gold Geneva Emp. Imob. SPE Ltda.	50%	50%	Full at	5,600,000	5,600	1,972	(300)	-	5,689	(111)	May/2007
Gold Gray Emp. Imob. SPE Ltda.	50%	50%	Full at	3,822,000	3,822	3,782	-	-	3,995	-	Dec/2007
Gold Havana Emp. Imob. SPE Ltda.	50%	50%	Full at	7,098,014	7,098	7,032	-	-	7,244	-	May/2007
Gold Holanda Emp. Imob. Ltda.	50%	50%	Full at	3,796,634	3,797	3,617	30	-	4,962	31	Jan/2007
Gold Itália Emp. Imob. SPE Ltda.	50%	50%	Full at	9,091,900	9,092	13,866	(4,289)	-	28,680	3,913	Sep/2008
Gold Índia Emp. Imob. SPE Ltda.	50%	50%	Full at	7,958,878	7,959	8,557	(9,482)	-	50,181	3,373	Dec/2007
Gold Irlanda Emp. Imob. SPE Ltda.	50%	50%	Full at	12,586,262	12,586	10,196	661	-	17,435	3,220	May/2007
Gold Japão Emp. Imob. SPE Ltda.	50%	50%	Full at	3,886,254	3,886	4,302	(47)	-	5,626	25	Jul/2007

8. Investments – Continued

	Direct	Indirect	Consolidation criteria	Quantity of shares	Capital	SE	Income (loss) for the year		Total assets	Net income	Date of acquisition
Gold Kimolos Emp. Imob. SPE Ltda.	50%	50%	Full at	509,900	510	472	(6)	-	818	-	Sep/2008
Gold Leucada Emp. Imob. SPE Ltda.	50%	50%	Full at	876,900	877	565	(1,186)	-	7,839	(2,493)	Sep/2008
Gold Líbia Emp. Imob. SPE Ltda.	50%	50%	Full at	14,000	14	10	(2)	-	4,433	-	Jul/2009
Gold Limoges Emp. Imob. SPE Ltda.	50%	50%	Full at	1,541,998	1,542	1,536	(4)	-	12,326	-	Jul/2009
Gold Lisboa Emp. Imob. SPE Ltda.	50%	50%	Full at	10,983,800	10,984	10,815	9	-	9,514	(89)	Apr/2007
Gold Los Angeles Emp. Imob. SPE Ltda.	50%	50%	Full at	4,526,266	4,526	2,669	(1,676)	-	29,708	(1,693)	Dec/2007
Gold Lyon Emp. Imob. SPE Ltda.	50%	50%	Full at	5,473,300	5,473	8,672	2,772	-	24,176	8,231	Jul/2009
Gold Madri Emp. Imob. SPE Ltda.	50%	50%	Full at	2,830,460	2,830	4,563	(113)	-	4,050	77	Jul/2007
Gold Mali Emp. Imob. SPE Ltda.	50%	50%	Full at	21,684,518	21,685	35,865	240	-	35,703	468	Mar/2008
Gold Marília Emp. Imob. SPE Ltda.	50%	50%	Full at	85,844,762	115,643	157,004	(4,654)	-	142,040	11,975	Dec/2007
Gold Marrocos Emp. Imob. SPE Ltda.	50%	50%	Full at	3,400,000	3,284	4,450	(13)	-	7,015	250	Jul/2007
Gold Milano Emp. Imob. SPE Ltda.	50%	50%	Full at	7,428,130	7,428	8,963	168	-	15,421	338	Nov/2007
Gold Minas Gerais Emp. Imob. SPE Ltda.	50%	50%	Full at	8,136,516	8,137	13,571	(6)	-	7,731	18	Mar/2008
Gold Mônaco Emp. Imob. SPE Ltda.	50%	50%	Full at	5,000,000	5,000	10,387	447	-	16,583	644	Sept/2007
Gold Mykonos Emp. Imob. SPE Ltda.	50%	50%	Full at	1,013,500	1,014	967	(24)	-	1,211	-	Sep/2008
Gold New York Emp. Imob. SPE Ltda.	50%	50%	Full at	4,968,000	4,968	3,566	13	-	3,888	43	Sept/2007
Gold Noruega Emp. Imob. SPE Ltda.	50%	50%	Full at	116,712,614	116,713	121,562	(8,291)	-	173,375	22,568	Mar/2007
Gold Oregon Emp. Imob. SPE Ltda.	50%	50%	Full at	7,488,408	7,488	7,021	86	-	6,743	96	Jul/2008
Gold Panamá Emp. Imob. SPE Ltda.	50%	50%	Full at	14,122,200	14,122	9,179	80	-	10,262	3,067	Dec/2007
Gold Paraíba Emp. Imob. SPE Ltda.	50%	50%	Full at	6,464,700	6,465	4,369	(12)	-	4,726	43	Nov/2007
Gold Pelotas Emp. Imob. SPE Ltda.	50%	50%	Full at	3,973,000	3,973	3,695	(2)	-	17,912	-	Dec/2007
Gold Porto Alegre Emp. Imob. SPE Ltda.	50%	50%	Full at	10,541,498	10,541	16,639	89	-	19,594	179	Jun/2007
Gold Roraima Emp. Imob. SPE Ltda.	50%	50%	Full at	15,953,992	15,954	16,492	(184)	-	12,930	152	Dec/2007
Gold Salvador Emp. Imob. SPE Ltda.	50%	50%	Full at	34,169,660	34,170	54,550	832	-	55,319	712	Mar/2007
Gold Santa Catarina Emp. Imob. SPE Ltda.	50%	50%	Full at	5,639,550	5,640	8,490	(1,923)	-	32,781	4,206	Dec/2007
Gold Santiago Emp. Imob. SPE Ltda.	50%	50%	Full at	7,603,308	7,603	6,706	242	-	19,011	476	Dec/2007
Gold Santorini Emp. Imob. SPE Ltda.	50%	50%	Full at	24,205,424	24,205	21,870	(11,258)	-	148,032	14,140	Sep/2008
Gold São Paulo Emp. Imob. SPE Ltda.	50%	50%	Full at	14,810,000	14,810	15,699	548	-	15,925	1,023	Sept/2007
Gold Senegal Emp. Imob. SPE Ltda.	50%	50%	Full at	1,552,200	1,552	1,524	(8)	-	9,010	-	Jul/2009
Gold Sevilla Emp. Imob. SPE Ltda.	50%	50%	Full at	5,768,300	5,768	6,794	1,092	-	7,838	-	Jul/2009
Gold Sidney Emp. Imob. SPE Ltda.	50%	50%	Full at	9,444,484	9,444	10,669	417	-	13,090	331	Apr/2007
Gold Sikinos Emp. Imob. SPE Ltda.	50%	50%	Full at	20,556,510	20,557	35,428	9,462	-	160,202	35,339	Sep/2008
Gold Singapura Emp. Imob. SPE Ltda.	50%	50%	Full at	15,023,238	15,023	16,691	(571)	-	22,209	(26)	Feb/2007
Gold Suécia Emp. Imob. SPE Ltda.	50%	50%	Full at	30,999,280	15,225	15,188	2	-	17,958	-	Jun/2007
Gold Vênice Emp. Imob. SPE Ltda.	50%	50%	Full at	9,791,900	9,792	5,609	17	-	7,292	35	Jul/2007
Gold Vietna Emp. Imob. SPE Ltda.	50%	50%	Full at	67,000	67	(163)	-	-	7	-	Dec/2007
Gold Yellow Emp. Imob. SPE Ltda.	50%	50%	Full at	5,742,014	4,721	18,460	(12,910)	-	80,516	4,654	Dec/2007
Goldfarb 1 Emp. Imob. Ltda.	50%	50%	Full at	2,447,000	2,447	3,681	992	-	15,442	2,486	Sep/2009
Goldfarb 2 Emp. Imob. Ltda.	50%	50%	Full at	3,921,850	3,922	4,953	431	-	45,091	18,876	Sep/2009
Goldfarb 3 Emp. Imob. Ltda.	50%	50%	Full at	31,000	31	5	-	-	9	-	Sep/2009
Goldfarb 4 Emp. Imob. Ltda.	50%	50%	Full at	1,174,800	1,175	1,169	-	-	2,003	-	Sep/2009
Goldfarb 5 Emp. Imob. Ltda.	50%	50%	Full at	5,672,200	5,672	4,856	790	-	16,717	4,693	Oct/2009
Goldfarb 6 Emp. Imob. Ltda.	50%	50%	Full at	43,576,900	43,577	68,809	(3,175)	-	82,042	14,779	Sep/2009
Goldfarb 7 Emp. Imob. Ltda.	50%	50%	Full at	8,302,300	8,302	7,253	1,183	-	29,419	7,749	Oct/2009
Goldfarb 8 Emp. Imob. Ltda.	50%	50%	Full at	7,429,502	7,430	8,116	(630)	-	32,828	3,824	Oct/2009
Goldfarb 9 Emp. Imob. Ltda.	50%	50%	Full at	6,984,800	6,985	7,189	80	-	8,013	85	Sep/2009
Goldfarb 10 Emp. Imob. Ltda.	50%	50%	Full at	3,608,200	3,608	3,604	(2)	-	16,482	-	Sep/2009
Goldfarb 11 Emp. Imob. Ltda.	50%	50%	Full at	1,000	1	(5)	-	-	30	-	Oct/2009
Goldfarb 12 Emp. Imob. Ltda.	50%	50%	Full at	24,134,800	24,135	27,568	3,479	-	57,573	27,556	Oct/2009
Goldfarb 13 Emp. Imob. Ltda.	50%	50%	Full at	3,525,730	3,526	19,639	(3,908)	-	55,534	9,587	Oct/2009

8. Investments – Continued

	Direct	Indirect	Consolidation criteria	Quantity of shares	Capital	SE	Income (loss) for the year		Total assets	Net income	Date of acquisition
Goldfarb 14 Emp. Imob. Ltda.	50%	50%	Full at	5,932,800	5,933	5,241	(21)	-	14,782	-	Oct/2009
Goldfarb 15 Emp. Imob. Ltda.	50%	50%	Full at	2,518,000	2,518	2,498	(4)	-	2,617	-	Oct/2009
Goldfarb 16 Emp. Imob. Ltda.	50%	50%	Full at	2,000	2	14,869	8,611	-	42,787	17,931	Oct/2009
Goldfarb 18 Emp. Imob. Ltda.	50%	50%	Full at	14,000	14	(1)	4	-	4	-	Oct/2009
Goldfarb 19 Emp. Imob. Ltda.	50%	50%	Full at	6,387,900	6,388	24,446	(1,955)	-	63,281	8,086	Oct/2009
Goldfarb 20 Emp. Imob. Ltda.	50%	50%	Full at	3,298,500	3,299	21,892	13,957	-	86,666	29,359	Oct/2009
Goldfarb 21 Emp. Imob. Ltda.	50%	50%	Full at	7,759,800	7,760	23,515	9,403	-	44,425	23,046	Oct/2009
Goldfarb 22 Emp. Imob. Ltda.	50%	50%	Full at	7,929,200	7,929	8,503	(1,498)	-	24,082	2,159	Oct/2009
Goldfarb 23 Emp. Imob. Ltda.	50%	50%	Full at	814,000	814	754	(2)	-	763	-	Oct/2009
Goldfarb 24 Emp. Imob. Ltda.	50%	50%	Full at	393,000	393	390	-	-	939	-	Oct/2009
Goldfarb 27 Emp. Imob. Ltda.	50%	50%	Full at	6,187,500	6,188	5,764	(418)	-	10,638	-	Sep/2010
Goldfarb 28 Emp. Imob. Ltda.	50%	50%	Full at	2,000	2	(5)	(1)	-	-	-	Oct/2009
Goldfarb 29 Emp. Imob. Ltda.	50%	50%	Full at	2,555,000	2,555	2,552	(1)	-	4,270	-	Sep/2010
Goldfarb 30 Emp. Imob. Ltda.	50%	50%	Full at	3,798,900	3,799	2,992	(8)	-	9,145	-	Oct/2009
Goldfarb 31 Emp. Imob. Ltda.	50%	50%	Full at	1,392,900	1,393	1,334	(2)	-	5,548	-	Oct/2009
Goldfarb 33 Emp. Imob. Ltda.	50%	50%	Full at	10,533,500	10,534	10,539	245	-	17,591	2,382	Oct/2009
Goldfarb 34 Emp. Imob. Ltda.	50%	50%	Full at	66,000	66	1	(36)	-	38	-	Oct/2009
Goldfarb 35 Emp. Imob. Ltda.	50%	50%	Full at	16,472,500	16,473	12,286	(2,321)	-	35,941	(72)	Oct/2009
Goldfarb 36 Emp. Imob. Ltda.	50%	50%	Full at	5,296,500	5,299	11,697	1,388	-	29,980	11,825	Oct/2009
Goldfarb 37 Emp. Imob. Ltda.	50%	50%	Full at	2,000	2	(3)	-	-	2	-	Oct/2009
Goldfarb 38 Emp. Imob. Ltda.	50%	50%	Full at	3,815,700	3,816	26,145	13,161	-	48,259	22,028	Oct/2009
Goldfarb 39 Emp. Imob. Ltda.	50%	50%	Full at	2,410,000	2,411	2,321	(1)	-	2,592	-	Oct/2009
Goldfarb 40 Emp. Imob. Ltda.	50%	50%	Full at	14,596,100	14,596	14,592	(2)	-	14,732	-	Oct/2009
Goldfarb 41 Emp. Imob. Ltda.	50%	50%	Full at	3,914,000	3,914	3,852	(6)	-	20,690	-	Apr/2010
Goldfarb 42 Emp. Imob. Ltda.	50%	50%	Full at	2,000	2	(4)	-	-	3	-	Mar/2010
Goldfarb 45 Emp. Imob. Ltda.	0.1%	99.9%	Proportional	1,000	1	1	-	-	2	-	Sep/2010
Goldfarb 46 Emp. Imob. Ltda.	0.1%	99.9%	Proportional	1,000	1	1	-	-	1	-	Feb/2010
Goldfarb 47 Emp. Imob. Ltda.	0.1%	99.9%	Proportional	1,000	1	1	-	-	2	-	Feb/2010
Goldfarb 48 Emp. Imob. Ltda.	0.1%	99.9%	Proportional	1,000	1	1	-	-	1	-	Feb/2010
Goldfarb 49 Emp. Imob. Ltda.	50%	50%	Full at	8,920,700	8,921	21,996	2,963	-	81,778	5,018	Mar/2010
Goldfarb 50 Emp. Imob. Ltda.	0.1%	99.9%	Proportional	1,000	1	1	(1)	-	1	-	Feb/2010
Goldfarb PDG 3 Incorp. Ltda.	50%	50%	Full at	25,742,206	25,742	23,662	(15,215)	-	70,402	2,201	Dec/2007
Goldfarb PDG 4 Incorp. S.A	50%	50%	Full at	5,426,502	5,425	5,398	(2)	-	22,669	-	Dec/2007
Goldfarb PDG 5 Incorp. S.A.	50%	50%	Full at	52,523,564	52,522	56,178	(5,238)	-	87,025	(7,862)	Dec/2007
Goldfarb Vila Guilherme Construções Ltda.	100%	100%	Full at	50,000	50	54	50	-	855	14	Jun/2003
Kirmayr Negócios Imob. SPE Ltda.	50%	50%	Full at	5,771,400	5,771	5,886	100	-	6,132	146	Nov/2006
Luxemburgo Emp. Imob. SPE Ltda.	50%	50%	Full at	6,170,428	6,170	2,917	92	-	9,565	127	Jul/2007
Marpal Emp. e Part. Ltda.	50%	50%	Full at	248,170	248	89	-	-	174	-	Mar/2008
Nova Água Rasa Emp. Imob. SPE Ltda.	50%	50%	Full at	10,686,990	10,687	11,399	(360)	-	10,968	392	Nov/2006
Nova Tatuapé Negócios Imob. SPE Ltda.	50%	50%	Full at	6,308,104	6,308	4,799	27	-	5,325	166	Nov/2006
PDG SPE 1 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	4	-	Sep/2010
PDG SPE 2 Emp. Imob. Ltda.	50%	50%	Proportional	1,042,000	1	99	99	-	1,143	-	Aug/2010
PDG SPE 3 Emp. Imob. Ltda.	50%	50%	Proportional	270,000	270	227	(1)	-	236	-	Aug/2010
PDG SPE 4 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	696	-	Aug/2010
PDG SPE 5 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	3	-	Apr/2011
PDG SPE 6 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 7 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 8 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 9 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 10 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 11 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	2	-	Sep/2010
PDG SPE 12 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	1	-	1	-	Sep/2010
PDG SPE 13 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 14 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	2	-	Sep/2010
PDG SPE 15 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	(15)	-	1	-	Sep/2010
PDG SPE 16 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	-	(115)	-	6,310	-	Sep/2010

8. Investments – Continued

	Direct	Indirect	Consolidation criteria	Quantity of shares	Capital	SE	Income (loss) for the year		Total assets	Net income	Date of acquisition
PDG SPE 17 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	10,307	5,146	-	30,786	11,752	Sep/2010
PDG SPE 18 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1,023	1,202	-	8,723	8,749	Sep/2010
PDG SPE 19 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	8,591	8,591	-	34,073	36,680	Sep/2010
PDG SPE 20 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	(1)	-	1	-	Sep/2010
PDG SPE 21 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	-	-	-	1	-	Sep/2010
PDG SPE 22 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	(1)	-	1	-	Sep/2010
PDG SPE 23 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 24 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 25 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	1	-	Sep/2010
PDG SPE 26 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	3	-	Sep/2010
PDG SPE 27 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	4	-	Sep/2010
PDG SPE 28 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	2	-	Sep/2010
PDG SPE 29 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	2	-	Sep/2010
PDG SPE 30 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	1	-	-	2	-	Sep/2010
PDG SPE 31 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(155)	(42)	-	1,145	-	Aug/2010
PDG SPE 34 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(26)	(26)	-	40,107	-	Aug/2010
PDG SPE 36 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(2)	(1)	-	238	-	Aug/2010
PDG SPE 37 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	(1)	-	3	-	Aug/2010
PDG SPE 39 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	(1)	-	5,540	-	Aug/2010
PDG SPE 41 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(3)	(1)	-	1	-	Aug/2010
PDG SPE 44 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	-	-	3	-	Aug/2010
PDG SPE 45 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	-	-	2	-	Aug/2010
PDG SPE 48 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	-	-	8	-	Aug/2010
PDG SPE 51 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	-	-	2	-	Aug/2010
PDG SPE 54 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	-	-	2	-	Aug/2010
PDG SPE 55 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	-	-	-	1	-	Oct/2010
PDG SPE 56 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	-	-	14	-	Aug/2010
PDG SPE 59 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(1)	-	-	3	-	Aug/2010
PDG SPE 60 Emp. Imob. Ltda.	50%	50%	Proportional	1,000	1	(8)	(8)	-	2	-	Aug/2010
São João Climaco Emp. Imob. Ltda.	50%	50%	Full at	5,502,000	5,502	4,723	(47)	-	5,730	149	Jul/2007
Scorpio Incorp. Ltda.	99.9%	0.1%	Full at	267,269,918	3,060	3,056	(7)	-	4,448	-	Aug/2008
Serra Bella Emp. Imob. S.A.	70%	30%	Proportional	37,351,032	37,351	63,674	3,176	-	52,369	10,003	Jul/2007
Vila Maria Emp. Imob. S/A	50%	50%	Full at	7,869,674	4,670	4,437	816	-	6,337	1,152	Nov/2006
Villagio Splendore Emp. Imob. S.A.	75%	25.0%	Proportional	200,000	200	1,343	(1,679)	-	2,035	(117)	
ZMF 8 Incorp. Ltda.	50%	50%	Full at	1,000	1	(2)	-	-	1	-	Nov/2010
ZMF 9 Incorp. Ltda.	50%	50%	Full at	2,394,900	2,395	3,274	1,770	-	15,357	11,367	Mar/2010
ZMF 10 Incorp. Ltda.	50%	50%	Full at	1,000	1	3,182	2,823	-	22,420	13,899	Mar/2010
ZMF 11 Incorp. Ltda.	50%	50%	Full at	1,000	1	(5)	(1)	-	2	-	Mar/2010
ZMF 16 Incorp. Ltda.	50%	50%	Full at	1,000	1	(9)	-	-	18	-	Mar/2010
ZMF 17 Incorp. Ltda.	50%	50%	Full at	1,000	1	1	-	-	6	-	Mar/2010
ZMF 18 Incorp. Ltda.	50%	50%	Full at	1,000	1	1	-	-	2,850	-	Mar/2010
ZMF 19 Incorp. Ltda.	50%	50%	Full at	1,000	1	(1,233)	41	-	9,252	3,329	Mar/2010
PDG LN Incorp. e Construções S.A.	64%	16%	Proportional	125	48,507	86,284	5,972	(614)	168,833	-	Jul/2010
Club Felicitá Emp. Imob. S.A.	70%	5%	Proportional	12,476,450	12,476	11,581	(2,717)	-	26,244	1,605	Oct/2007
Club Florença Emp. Imob. S.A.	70%	5%	Proportional	6,444,189	6,050	8,469	(674)	-	9,176	(706)	Oct/2007
LN 8 Incorp. e Emp. Ltda.	80%	20%	Proportional	8,000,000	8,000	12,300	4,451	-	21,062	11,191	Jun/2012
PDG-LN 2 Incorp. e Emp. S.A.	66%	4%	Proportional	9,000,000	9,000	7,383	(1,310)	-	14,709	(3)	May/2008
PDG-LN 3 Incorp. e Emp. S.A.	40%	60%	Proportional	1,001,000	1,001	-	-	-	-	-	Jun/2012
PDG-LN 4 Incorp. e Emp. S.A.	80%	20%	Proportional	51,000	51	16	-	-	11,849	-	Jun/2012
PDG-LN 6 Incorp. e Emp. S.A.	80%	20%	Proportional	9,001,000	9,001	800	(9)	-	859	-	Jun/2012
PDG-LN 7 Incorp. e Emp. S.A.	90%	10%	Proportional	10,000,000	10,000	22,996	60	-	67,326	8,350	Oct/2007
PDG-LN 9 Incorp. e Emp. S.A.	70%	5%	Proportional	9,585,652	9,586	7,398	1,506	(8,300)	17,728	1,180	May/2008
PDG-LN 10 Incorp. e Emp. S.A.	40%	60%	Proportional	1,000	1	(3)	-	-	2,316	-	Jun/2012
PDG-LN 21 Incorp. e Emp. S.A.	80%	20%	Proportional	776,500	341	284	(14)	-	1,044	-	Jun/2012
PDG-LN 22 Incorp. e Emp. S.A.	90%	10%	Proportional	10,001,000	10,001	1	-	-	37	-	May/2008
PDG-LN 28 Incorp. e Emp. S.A.	54%	13%	Proportional	10,827,238	4,000	7,143	514	-	34,081	8,371	Jun/2012

8. Investments – Continued

	Direct	Indirect	Consolidation criteria	Quantity of shares	Capital	SE	Income (loss) for the year		Total assets	Net income	Date of acquisition
PDG-LN 29 Incorp. e Emp. S.A	64%	16%	Proportional	17,266,500	14,420	28,252	(1,853)	-	38,101	13,316	Jun/2012
PDG-LN 31 Incorp. e Emp. S.A	80%	20%	Proportional	5,496,387	3,986	15,295	5,176	-	25,420	15,446	Jun/2012
PDG-LN 32 Incorp. e Emp. S.A	80%	20%	Proportional	1,407,600	1,288	1,134	23	-	7,810	-	Jul/2010
PDG-LN 33 Incorp. e Emp. S.A	80%	20%	Proportional	3,186,359	3,175	3,160	(10)	-	6,205	-	Jun/2012
PDG-LN 34 Incorp. e Emp. S.A	80%	20%	Proportional	7,507,567	6,732	6,980	(6)	-	21,534	4,244	Jun/2012
PDG-LN 35 Incorp. e Emp. S.A	80%	20%	Proportional	4,000,000	4,000	3,282	(4)	-	3,801	-	Jun/2012
PDG-LN 36 Incorp. e Emp. S.A	80%	20%	Proportional	6,068,807	6,069	6,304	372	-	8,904	2,558	Jun/2012
PDG-LN 37 Incorp. e Emp. S.A	80%	20%	Proportional	461,600	183	178	(4)	-	10,989	-	Jun/2012
PDG-LN 38 Incorp. e Emp. S.A	80%	20%	Proportional	2,000	2	-	-	-	-	-	Jun/2012
Vista do Sol Emp. Imob. S.A.	90%	10%	Proportional	4,976,230	4,976	6,546	722	-	11,577	1,941	Oct/2007
PDG São Paulo Incorp. S.A.	99.99%	0.01%	full at	145,806,277	239,832	261,121	51,951	-	487,573	214,000	Mar/2008
GDP 1 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	1,000	1	362	(232)	-	21,817	-	Aug/2010
GDP 3 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	1,000	1	770	1,697	-	24,469	15,979	Dec/2011
GDP 4 Incorp. SPE Ltda.	99.99%	0.01%	full at	519,935,565	4,764	6,113	2,400	-	25,300	11,454	Dec/2011
GDP 5 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	487,100,000	1	1	(10)	-	9,121	-	Dec/2011
GDP 6 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	6,380,000	1	1	-	-	68	-	Dec/2011
GDP 8 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	1,000	1	1	-	-	2	-	Dec/2011
GDP 9 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	3,700,000	1	1	(25)	-	33	-	Dec/2010
GDP 11 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	1,000	1	2	(16)	-	360	-	Nov/2010
GDP 12 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	1,000	1	1	(5)	-	25	-	Nov/2010
GDP 13 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	900,000	1	4	(9)	-	2	-	Mar/2010
LBC Emp. Imob. SPE Ltda.	50.00%	-	full at	76,324	7,632	26,283	(13,182)	-	34,100	1,551	Nov/2010
PDG Barão Geraldo Incorp. SPE Ltda.	0.01%	99.99%	Proportional	4,483,912	4,484	14,069	17,126	-	73,603	35,520	Dec/2007
PDG SP 1 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	140,300,000	1	901	(616)	-	245	-	Oct/2010
PDG SP 2 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	1,414,513,995	7,763	12,496	3,291	-	40,889	6,775	Oct/2010
PDG SP 6 Incorp. SPE Ltda.	0.01%	99.99%	full at	934,188,394	8,176	18,095	2,072	-	35,121	7,952	Oct/2010
PDG SP 8 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	1,000	1	102	-	-	213	-	Oct/2010
PDG SP 9 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	3,398,000	3,398	10,751	(42)	-	15,317	5,903	Oct/2010
PDG SP 10 Incorp. SPE Ltda.	99.99%	0.01%	full at	2,314,972	2,315	6,764	2,373	-	17,590	5,567	Oct/2010
PDG SP 11 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	700,000	1	3	(1)	-	3	-	Oct/2010
PDG SP 12 Incorp. SPE Ltda.	0.01%	99.99%	Proportional	700,000	1	2	(6)	-	3	-	Oct/2010
PDG SP 15 Incorp. SPE Ltda.	99.99%	0.01%	full at	826,000	826	6,154	4,460	-	24,148	9,442	Oct/2010
STXRock 10 Desenv. Imob. S.A.	0.01%	99.99%	Proportional	6,553,152	6,553	8,978	2,153	-	39,141	13,107	May/2011
Vital Palácio Miraflores Incorp. Ltda.	0.01%	99.99%	Proportional	5,057,499	5,058	9,505	1,504	-	27,679	7,337	Oct/2010
ZMF 23 Incorp. S.A.	0.01%	99.99%	Proportional	100	-	-	(38)	-	12,768	-	Mar/2010
REP DI Desenv. Imob. S.A.											
REP - Real Estate Partners Desenv. Imob. S.A.	57.56%	-	Proportional	95,109,514	203,082	178,033	(17,802)	-	322,345	14,886	Mar/2008
ZMF 22 Incorp. S.A.	21%	27%	Proportional	240,905,433	203,440	150,997	22,515	-	664,966	44,519	Sep/2010
Co-Incorp.											
ATP Adelaide Participações S.A.	100%	-	Full at	11,871,017	11,871	29,936	18,223	-	33,099	36,394	Apr/2008
Aztronic Engenharia de Software Ltda.	40%	-	Proportional	1,000	1	5,918	5,917	-	6,914	8,135	Jan/2010
Companhia de Serviços Compartilhados	100%	-	Full at	1,001,000	1,001	11	(5)	-	25	-	Jul/2008
Girassol - Vila Madalena Empr. Imob. S.A.	50%	-	Proportional	2,000	2	251	(12)	-	290	-	Dec/2004
GPSPE 2006-A Participações S.A.	66.7%	-	Proportional	1,000	1	96	(8)	-	122	-	Apr/2007
Lapin Incorp. SPE Ltda.	100%	-	Full at	815,709	816	126	(2)	-	1,727	-	Mar/2010
PDG Araxá Income S.A.	100%	-	Full at	15,599,581	9,800	24,037	(2,500)	-	30,941	(3,675)	Apr/2008
PDG Companhia Loteadora	100%	-	Full at	1,299,570	1,300	1,272	(8)	-	1,296	-	Apr/2008
PDG Companhia Securitizadora	100%	-	Full at	13,625,539	13,626	17,455	271	-	30,176	12,265	Aug/2008
PDG Desenv. Imob. S.A.	100.00%	-	Full at	107,671,419	282,671	439,001	32,137	-	941,812	266,300	Jul/2005
PDG Jet Casa S.A.	50%	-	Proportional	8,369,094	8,369	13,664	(1,024)	-	15,132	3,969	Sep/2010
Performance BR Emp. Imob. S.A.	68%	-	Proportional	26,716,550	26,716	68,325	26,417	-	72,112	44,320	Jun/2007
Sardenha Emp. Imob. S.A.	80%	-	Proportional	2,675,000	2,675	3,939	(49)	(50)	6,584	1	Jun/2004
TGLT S.A.	27.2%	-	Proportional	8,571	180,186	184,575	-	-	445,754	-	Apr/2007
ZMF 5 Incorp. S.A.	100%	-	Full at	22,280,600	22,280	19,994	(59)	-	20,084	-	Apr/2008

8. Investments – Continued

	Direct	Indirect	Consolidation criteria	Quantity of shares	Capital	SE	Income (loss) for the year		Total assets	Net income	Date of acquisition
Grupo Cyrela											
Cyrela Milão Emp. Imob. S.A.	50%	-	Proportional	14,915,344	14,915	16,436	(2,881)	-	28,173	(4,272)	Jun/2005
Cyrela Tennessee Emp. Imob. S.A.	25%	-	Proportional	15,673,437	15,673	17,733	2,179	-	19,072	985	Jun/2005
Queiroz Galvão Cyrela Emp. Imob. S.A.	20%	-	Proportional	3,913,902	3,914	4,850	105	-	4,996	39	Feb/2005
Queiroz Galvão Mac Cyrela Veneza Emp.Imob. S.A.	20%	-	Proportional	24,508,350	24,508	109,067	11,653	-	225,868	47,581	Jun/2005
Grupo Dominus											
PDG BH Incorp. S.A.	80%	-	Proportional	18,343,855	18,344	16,823	(3,238)	(3,500)	57,148	11,058	Oct/2007
PDG Nova Lima Incorp. S.A.	80%	-	Proportional	32,000,100	32,000	28,357	5,279	-	49,359	23,287	Oct/2007
Premier da Serra Incorp. Imob. S.A.	80%	-	Proportional	510,000	510	2,474	302	(2,400)	8,257	5,527	Jun/2008
Grupo Esfera											
Colore Emp. Imob. SPE S.A.	80%	-	Proportional	46,261,870	34,220	33,073	2,408	-	44,306	7,048	Feb/2007
Ecolife Butanta Emp. Imob. S.A.	100%	-	Proportional	2,353,000	2,353	(1,884)	(3,271)	-	634	-	Dec/2004
Ecolife Campestre Emp. Imob. S.A.	81.71%	-	Proportional	13,280,205	12,659	11,816	(6,196)	-	51,681	17,435	Apr/2008
Ecolife Cidade Universitária Emp. Imob. S.A.	40%	-	Proportional	1,775,000	1,775	659	161	(6,822)	1,042	380	Nov/2010
Ecolife Freguesia Emp. Imob. S.A.	80%	-	Proportional	9,725,079	9,725	1,896	(443)	-	16,639	8,016	Jun/2006
Ecolife Independência Emp. Imob. S.A.	80%	-	Proportional	14,468,707	14,469	7,072	(7,712)	-	67,301	18,116	Feb/2007
Ecolife Parque Prado Emp. Imob. S.A.	80%	-	Proportional	7,167,821	7,168	656	(170)	-	9,244	1,312	Mar/2006
Ecolife Recreio Emp. Imob.S.A.	79.1%	-	Proportional	16,461,925	25,489	20,539	(3,010)	-	45,385	6,556	Feb/2007
Ecolife Santana Emp. Imob. S.A.	80%	-	Proportional	10,762,146	10,762	1,118	2,380	-	11,263	6,056	Feb/2007
Ecolife Vila Leopoldina Emp. Imob. S.A.	80%	-	Proportional	1,601,063	1,601	(1,313)	(2,411)	-	1,916	-	Jul/2006
Grupo Habiarte Barc											
Habiarte Barc PDG Cidade de Madri Incorp. S.A.	50%	-	Proportional	3,340,174	2,830	4,563	(113)	-	4,050	7,106	Jul/2008
Habiarte Barc PDG Porto Búzios Incorp. S.A.	50%	-	Proportional	11,692,646	11,693	9,693	(9,002)	-	12,472	3,495	Apr/2008
HB3 Emp. Imob. S.A.	50%	-	Proportional	3,182,396	3,182	5,595	3,256	-	20,269	10,749	Oct/2010
HB9 Emp. Imob. S.A.	50%	-	Proportional	354,020	354	6,573	4,684	-	12,381	13,294	Sep/2010
LDI Desenv. Imob. S.A.											
Dom Pedro Emp. Imob. Ltda.	20%	-	Proportional	3,700,000	3,700	10,316	(53)	-	11,454	-	Mar/2006
Jardim Morumbi Emp. Imob.S.A.	50%	-	Proportional	26,350,155	26,350	25,456	1,232	(2,000)	26,065	11,550	Jul/2005
Saint Hilaire Incorp. SPE S.A.	50%	-	Proportional	1,000	1	4	(29)	(1,102)	4	-	Sep/2005
Tutóia Emp. Imob. S.A.	25.6%	-	Proportional	1,000	1	160	19	-	642	-	Mar/2006
Grupo Rossi											
América Piqueri Incorp. S.A.	40%	-	Proportional	2,961,092	2,961	370	189	-	4,965	237	May/2005
Clube Tuiuti Emp. S.A.	40%	-	Proportional	2,000	2	908	51	-	4,019	55	May/2005
Gardênia Participações S.A.	50%	-	Proportional	2,885,748	2,886	3,467	431	-	4,391	923	Sep/2005
Giardino Desenv. Imob. S.A.	50%	-	Proportional	1,054	1	478	(3)	-	478	-	Sep/2005
Giardino Emp. Imob. S.A.	50%	-	Proportional	458,000	458	569	(4)	-	696	-	Sep/2005
Prunus Emp. S.A.	42.5%	-	Proportional	1,000	1	1,971	439	-	20,340	(10)	Jul/2006
Tibouchina Emp. S.A.	50%	-	Proportional	21,063,888	21,064	18,134	(74)	-	18,633	-	Jul/2006
Grupo Stan											
Camburiú Emp. Imob. S.A.	45%	3.57%	Proportional	2,818,200	2,225	5,086	1,049	-	23,442	10,999	Oct/2007
HL Emp. S.A.	50%	-	Proportional	1,000	1	10	-	-	10	-	Sep/2005
Moinho Emp. Imob. S.A.	45%	-	Proportional	7,604,322	7,604	11,474	435	-	13,113	-	Dec/2005
Jazz2006 Participações S.A.											
Amazon Emp. Imob. Ltda.	100%	-	Full at	30,942,008	20,096	8,002	(3,742)	-	32,851	1,952	Aug/2006
Aquarius Emp. Imob. Ltda.	100%	-	Full at	10,369,844	10,370	10,880	2,089	-	29,474	1,768	Aug/2006
Fator Icone Emp. S.A	50%	-	Proportional	15,800,000	15,800	1,443	(2,004)	-	27,876	2,502	Dec/2010
Sky Emp. Imob. S.A.	100%	-	Full at	4,560,000	4,560	11,697	(84)	(260)	12,753	-	Aug/2006
TP 1000 Emp. Imob. Ltda.	100%	-	Proportional	7,300,000	7,300	7,224	(7)	-	7,485	-	Aug/2006

9. Property, plant and equipment

Property, plant and equipment is segregated in well-defined classes, its main assets are sales stands evaluated at construction cost (fair value), and its depreciation is directly associated to the process of trading properties and other assets related to its operating activities. There are effective controls on property, plant and equipment assets that permit the identification of losses and changes in the estimates of assets' useful lives.

The annual depreciation is calculated by the linear method throughout the useful life of the assets, at rates which consider the estimated useful lives of the assets, as described below:

	Annual rate of depreciation	Parent company 09/30/2012			Parent company 12/31/11
		Cost	Accumulated depreciation	Property, plant and equipment (net)	Property, plant and equipment (net)
Fixed assets for use					
Furniture and fixtures	10%	379	(189)	190	217
Computers	20%	3,846	(379)	3,467	2,770
Sales stands	(*)	10,941	(8,846)	2,095	2,539
Total		15,166	(9,414)	5,752	5,526

(*) Annual depreciation ate depends on the useful life of each sales stand.

	Annual depreciation rate	Consolidated 09/30/2012			Consolidated – December 31, 2011
		Cost	Accumulated depreciation	Property, plant and equipment (net)	Property, plant and equipment (net)
Constructions in progress	-	21,920	(2,662)	19,258	41,905
Fixed assets for use		608,166	(331,404)	276,762	254,566
	(*)	349,523	(290,235)	59,288	82,937
Land	-	53,890	-	53,890	59,760
Buildings	4%	92,108	(4,035)	88,073	32,372
Machinery and equipment	10%	38,772	(7,982)	30,790	36,717
Furniture and fixtures	10%	14,197	(6,131)	8,066	8,833
Computers	20%	23,824	(10,528)	13,296	12,710
Vehicles and Aircraft	20%	4,453	(1,687)	2,766	11,729
Improvements on third-party property	10%	20,151	(7,473)	12,678	9,405
Other	0-10%	11,248	(3,333)	7,915	103
Total		630,086	(334,066)	296,020	296,466

(*) Annual depreciation ate depends on the useful life of each sales stand.

Investment property

As of September 30, 2012, the Company recognized as investment property the amounts of R\$26,839, R\$87,383 and R\$130,290 in captions Construction in Progress and Land and Buildings, respectively.

9. Property, plant and equipment – Continued

Financial leases

In accordance with CPC 06 (R1) – Lease Transactions, financial leases that basically transfer to the Company all risks and benefits related to the property of leased item are capitalized at the beginning of lease at fair value of leased asset or, if lower, at current value of minimum lease payments. When applicable, direct initial costs incurred in the transaction are added to cost.

Financial lease payments are allocated to financial charges and to reduction of financial lease liabilities so as to obtain a constant interest rate on remaining liabilities balance. Financial charges are recognized in the statement of income.

The Company, through its subsidiary Goldfarb Incorporações e Construções S.A. has a financial lease contract referring to an aircraft Cessna Model 550 (Citation Bravo), from Safra Leasing S.A. Financial lease contracted on January 15, 2010 over a period of 42 months. The Company, also through its associate Goldfarb Incorporações e Construções S.A., executed a contract with bank Commercial Investment Trust do Brasil S.A. – Banco Múltiplo de Arrendamento Mercantil – for six cranes model ZHONGWEN QYZ63 on June 4, 2008, over a period of 36 months.

In compliance with CVM Decision no. 554, of November 12, 2008, and with CPC 06 – Lease Transactions, we present the following data related to leases:

<i>Leases</i>	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>Acquisition</i>
Cost Value - 6 Cranes Model ZHONGWEN QYZ63	2,340	2,340	6/4/2008
Cost Value – Aircraft Cessna Model 550 (Citation Bravo) – Year 2006	7,806	7,806	1/15/2010
<i>Total</i>	<i>10,146</i>	<i>10,146</i>	
Accumulated depreciation	(2,923)	(1,969)	
<i>Net total</i>	<i>7,223</i>	<i>8,177</i>	

The transaction asset is recorded in quarterly information under caption “Property, plant and equipment” and is being depreciated according to the asset’s estimated useful life. The operation liability is being recorded at present value under caption “Loans and Financing”, whose maturity, rates and guarantees are described in Note 12.

9. Property, plant and equipment – Continued

Current value of lease minimum future payments is recorded under caption other amounts payable, as follows:

Future payments current value	09/30/2012	12/31/2011
Portion in current liabilities	3,064	1,405
Portion in noncurrent liabilities	752	4,444
Total	3,816	5,849

10. Intangible assets

Changes to intangible assets in the period are as follows:

	Parent company			Consolidated				
	Intangible assets (net) 12/31/2011	Additions	Exclusions	Intangible assets (net) 09/30/2012	Intangible assets (net) 12/31/2011	Additions	Exclusions	Intangible assets (net) 09/30/2012
Goodwill								
Agre Empreendimentos Imobiliarios	446,459		(22,921)	423,538	411,149		(70,157)	340,992
Aztronic Engenharia de Softwares Ltda	4,362	-	-	4,362	4,362	-	-	4,362
CHL Desenvolvimento Imobiliários S.A.	59,443	-	-	59,443	63,699	9,440	-	73,139
Fator Icone Empreendimento Imobiliário Ltda	2,587	-	-	2,587	2,587	-	-	2,587
Goldfarb Incorporações e Construções S.A.	38,378	-	-	38,378	50,087	4,316	-	54,403
Jazz 2006 Participações S.A.	-	-	-	-	8,563			
LN 8 Incorporação e Empreendimentos	2,944	-	-	2,944	2,944	-	-	2,944
PDG Desenvolvimento Imobiliário S.A.	-	-	-	-	45,163		(4,272)	40,891
PDG Jet Casa S.A.	815	-	-	815	816	12	-	828
PDG LN Incorporações e Construções S.A.	3,439	-	-	3,439	3,439	1,968	-	5,407
REP DI Desenvolvimento Imobiliário S.A.	11,927	-	-	11,927	12,655	2,903	-	15,558
TGLT	22,397	-	-	22,397	22,397	4,812	-	27,209
Agre Urbanismo Ltda.	3,403	-	-	3,403	3,403	35	-	3,438
Other	1,607	-	2,074	3,681	10,387	-	(8,764)	1,623
Total	597,761		(20,847)	576,914	641,651	20,583	(83,193)	573,381
Negative goodwill								
Gold Cancun Empreend. Imob. SPE Ltda.	(76)	-	76	-	(76)		76	-
Gold Cuba Empreend. Imob. SPE Ltda.	-	-	-	-	-			-
Gold India Empreend. Imob. SPE Ltda.	-	-	-	-	-			-
Goldfarb PDG 5 Empreend. Imob. SPE Ltda.	-	-	-	-	-			-
Jazz 2006 Participações S.A.	(7,260)		7,260	-	(7,260)		7,260	-
TP 1000 Empreend. Imob. Ltda	-	-	-	-	-		-	-
Total	(7,336)		7,336	-	(7,336)		7,336	-
Software and other intangible assets								
	29,749		17,161	46,911	35,227	18,172	-	53,399
Total	620,174		3,650	623,825	669,542	38,755	(75,857)	626,780

10. Intangible assets – Continued

Changes to intangible assets in 2011 were as follows:

	Parent company				Consolidated			
	Intangible assets (net) 12/31/2010	Additions	Exclusions	Intangible assets (net) 12/31/2011	Intangible assets (net) 12/31/2010	Additions	Exclusions	Intangible assets (net) 12/31/2011
Goodwill								
Agre Empreendimentos Imobiliarios	417,461	72,925	(43,927)	446,459	581,145	84,249	(254,255)	411,149
Av. Chile 230 Investimentos Imobiliários S.A.	7,638	-	(7,638)	-	7,638	-	(7,638)	-
Aztronic Engenharia de Softwares Ltda	2,201	2,161	-	4,362	2,201	2,161	-	4,362
CHL Desenvolvimento Imobiliários S.A.	59,443	-	-	59,443	70,132	-	(6,433)	63,699
Fator Icone Empreendimento Imobiliário Ltda	2,587	-	-	2,587	2,587	-	-	2,587
Gold São Paulo Empreend. Imobil SPE Ltda	-	-	-	-	42	-	(42)	-
Goldfarb Incorporações e Construções S.A.	38,378	-	-	38,378	54,158	564	(4,635)	50,087
Jazz 2006 Participações S.A.	-	-	-	-	8,563	-	-	8,563
LDI	-	-	-	-	4,206	-	(4,206)	-
LN 8 Incorporação e Empreendimentos	2,944	-	-	2,944	2,944	-	-	2,944
PDG Desenvolvimento Imobiliário S.A.	-	-	-	-	35,767	9,396	-	45,163
PDG Jet Casa S.A.	815	-	-	815	816	-	-	816
PDG LN Incorporações e Construções S.A.	4,299	-	(860)	3,439	4,299	-	(860)	3,439
REP DI Desenvolvimento Imobiliário S.A.	11,927	22,641	(22,641)	11,927	11,939	23,357	(22,641)	12,655
TGLT	22,397	-	-	22,397	22,397	-	-	22,397
Agre Urbanismo S.A.	-	3,403	-	3,403	-	3,403	-	3,403
Other	1,082	527	-	1,609	1,095	9,293	-	10,388
Total	571,172	101,657	(75,068)	597,761	809,929	132,433	(300,711)	641,651
Negative goodwill								
Br Brokers	(210)	-	210	-	(210)	-	210	-
CHP 1000 Empreend Imob	(2,073)	-	2,073	-	(2,073)	-	2,073	-
Gold Blue Empreend. Imob. SPE Ltda.	(291)	-	291	-	(291)	-	291	-
Gold Cancun Empreend. Imob. SPE Ltda.	(76)	-	-	(76)	(76)	-	-	(76)
Gold Cuba Empreend. Imob. SPE Ltda.	(454)	-	454	-	(454)	-	454	-
Gold India Empreend. Imob. SPE Ltda.	(200)	-	200	-	(200)	-	200	-
Goldfarb PDG 5 Empreend. Imob. SPE Ltda.	(122)	-	122	-	(122)	-	122	-
Jazz 2006 Participações S.A.	(7,260)	-	-	(7,260)	(7,260)	-	-	(7,260)
TP 1000 Empreend.Imob. Ltda	(1,198)	-	1,198	-	(1,198)	-	1,198	-
Total	(11,884)	-	4,548	(7,546)	(11,884)	-	4,548	(7,336)
Software and other intangible assets								
	28,613	1,136	-	29,749	29,152	6,075	-	35,227
Total	587,901	102,793	(70,520)	620,174	827,197	138,508	(296,163)	669,542

10. Intangible assets – Continued

Goodwill related to the acquisition of AGRE Empreendimentos Imobiliários S.A. is being presented in note 26 – Business combination. Amortization in the period refers to the portion attributable to projects, which is recognized in income in accordance with projects physical evolution.

Other goodwill was recorded at the time of stock purchases and/or capital increases in subsidiaries and are supported by the expectation of future profitability generated by the assets of such subsidiaries.

Assets classified as “Software and other intangible assets” correspond to the Company’s operating software acquisition and implementation costs whose amortization started in January 2011. During the period ended September 30, 2012, the amount of R\$2,385 was amortized and accounted for in the Company’s income. Software amortization period was estimated as eight years.

11. Operations with related parties

The Company’s related-party transactions are performed at terms that are equivalent to those contracted with independent related parties.

11.1. Advances for future capital increase

Amounts classified as non-current assets under advances for future capital increase (AFAC) refer to contribution intended to make projects’ initial stage possible. These contributions are not subject to any index or interest rate and will be the object of a decision by part of shareholders as regards their capitalization.

11.2. Debenture transactions

Debenture balances classified in the Parent company’s non-current assets are remunerated at rates that vary from IGP-M plus interest of 12% p.a. to IGP-M plus interest of 14% p.a. and CDI plus interest of 3% p.a. to TR plus interest of 8.75% p.a., as shown in chart of note 7.

11. Operations with related parties – Continued

11.3. Management remuneration

The Company's Executive Board and Management remuneration limit for 2012 was determined as R\$25,000 according to Extraordinary Shareholders' Meeting held on April 5, 2012 (R\$30,000 for 2011). Amounts recorded as remuneration, profit sharing, dividends and/or benefits in general during the period ended September 30, 2012 was R\$4,304 (R\$ 18,675 in the year ended December 31, 2011), less share-based remuneration.

As of September 30, 2012, the Company's Executive Board and Management is comprised as follows:

	09/30/2012	12/31/2011
Board of Directors		
Base Remuneration	1,088	864
The Fiscal Council		
	158	98
Board of directors		
	3,058	2,423
Profit sharing	-	15,290
Total	4,304	18,675

Management's variable remuneration is comprised of profit sharing and are usually provisioned at the end of each year.

11.4. Collateral signatures and guarantees

As of September 30, 2012, collateral signatures provided by the Company to its subsidiaries totaled R\$6,696,799 (R\$5,120,757 as of December 31, 2011) to guarantee contracted real estate credit transactions with prime banks.

Subsidiaries are compliant with all contract conditions of said real estate credit transactions.

11. Operations with related parties – Continued

Related party balances

Balances and transactions with related parties are as follows:

	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>09/30/2012</i>	<i>12/31/2011</i>
Assets				
<i>Debentures – Non-current Assets (Note 7)</i>	24,062	61,135	67	40,593
<i>Related Parties' Loans– Current and non-current assets</i>	117,197	54,175	46,821	54,745
<i>Related Parties – Current and Non-Current Assets</i>	18,547	182,628	-	91,069
<i>AFAC – Non-current assets</i>	2,148,889	400,334	-	-
Liabilities				
<i>Related parties – Current liabilities and Non-Current</i>	931,201	276,593	-	16,932
<i>AFAC – non-current liabilities</i>	136,195	3,264	-	103,010

12. Loans and financing

The Company reduces cash exposure of each project using third-party funds to finance construction through SFH (housing finance system) and working capital facilities offered by prime financial institutions.

Consolidated breakdown of the Company's loans as of September 30, 2012 and December 31, 2011, per debt type, is as follows:

Type of debt	Parent company		Average rate of	Guarantee
	09/30/2012	12/31/2011		
SFH			CDI to CDI + 7,44% and TJPL +1%	Mortgage/ receivables/ collateral signatures
	222,391	80,161		
Working Capital			TR + 8,0% to TR + 13.50%	Collateral signature PDG / pledge and credit rights / property to be built in 90 days
	549,247	157,164		
FINEP	118,854	72,132	5,25% to 8,25%	PDG surety
Total	890,492	309,457		
Portion in current liabilities	73,913	65,049		
Portion in noncurrent liabilities	816,579	244,408		

Type of debt	Consolidated		Average rate of	Guarantee
	09/30/2012	12/31/2011		
SFH			CDI to CDI + 7,44% and TJPL +1%	Receivables/proportional surety/mortgage/guarantee/pledge/real estate mortgage/guarantors
	2,991,183	2,608,658		
Working Capital			TR + 8,0% to TR + 13.50%	PDG collateral signature/ mortgage/ credit rights/ proportional collateral signature/ CDB
	996,661	740,369		
FINEP	118,854	72,132	5,25% to 8,25%	PDG surety
Other	-	189,466	CDI + 1%	
Total	4,106,698	3,610,625		
Portion in current liabilities	2,052,937	1,872,531		
Portion in noncurrent liabilities	2,053,761	1,738,094		

Long-term loans and financing mature as follows:

Year	Consolidated	
	09/30/2012	12/31/2011
2013	197,076	1,190,497
2014	1,143,268	369,263
2015	441,248	121,203
2016 onwards	272,169	57,131
Total	2,053,761	1,738,094

13. Redeemable preferred shares and usufruct of shares

13.1 Preferred shares

On June 14, 2010, 52,434,457 preferred shares redeemable by Goldfarb Investimentos S.A. (formerly denominated ZMF 22), subsidiary of PDG, were issued at issuance price of R\$2.67 per Redeemable Preferred Share. Total value of Redeemable Preferred Shares issuance was R\$140,000, of which (i) 33.33%, equivalent to R\$46,667, was assigned to the Company's capital; and (ii) 66.67%, equivalent to R\$93,333, was assigned to the Capital Reserve.

On September 2010, 59,925,094 preferred shares redeemable by Goldfarb Investimentos S.A., subsidiary of PDG, were issued at issuance price of R\$2.67 per Redeemable Preferred Share. Total value of Redeemable Preferred Shares issuance was R\$160,000, of which (i) 33.33%, equivalent to R\$53,328, was assigned to the Company's capital; and (ii) 66.67%, equivalent to R\$106,672, was assigned to the Capital Reserve.

Redeemable preferred shares are entitled to restricted vote and to the following equity advantages:

- a) Fixed, priority and cumulative dividends to be paid on an annual basis ("Cumulative Fixed Dividends") on the following dates: June 15, 2011; June 15, 2012; June 15, 2013; June 15, 2014 and June 15, 2015, regardless of General Meeting decision and of special trial balance survey;
- b) Cumulative Fixed Dividend to be paid in each Fixed Dividend Payment Date linked to investment value contributed by the investor that holds preferred shares;
- c) Will be redeemable pursuant to the terms provided for in Goldfarb Investimentos S.A. Bylaws; and
- d) Other rights related to preferred investor condition.

Redeemable Preferred Shares issued by Goldfarb Investimentos S.A., due to its characteristics, were classified as financial instruments and dividends were classified in income under account "Other Operating Expenses"

Outstanding balances are as follows:

	Consolidated	
	09/30/2012	12/31/2011
<i>Principal</i>	<i>300,000</i>	<i>300,000</i>
<i>Updating</i>	<i>9,176</i>	<i>17,008</i>
	309,176	317,008

On June 15, 2012, Goldfarb Investimentos S.A. paid R\$35,654 of preferred dividends.

13. Redeemable preferred shares and usufruct of shares - Continued

13.1 Preferred shares - Continued

On June 15, 2011, the amount of R\$29,830 was paid as dividends of these preferred shares and was accounted for in income under caption gains and losses from subsidiaries.

13.2 Usufruct of shares

On March 24, 2011, the Company offered usufruct of subsidiary PDG Desenvolvimento Imobiliário S.A. shares for R\$78,000. This usufruct effective period ends as of September 30, 2016. The Company will use the usufruct value to develop housing real estate projects.

On December 15, 2011, the amount of R\$15,746 was paid as usufruct remuneration, which was accounted for in income under caption gains and losses from subsidiaries.

14. Debentures and Bank Credit Notes (CCB's)

	Parent company		Consolidated	
	09/30/2012	12/31/2011	09/30/2012	12/31/2011
Debentures	1,636,293	1,580,065	1,636,293	1,580,065
PDG Realty S.A. – Issuance 1	255,852	266,650	255,852	266,650
(-) Cost of the 1st issuance	(3,236)	(3,632)	(3,236)	(3,632)
PDG Realty S.A. – Issuance 3	240,824	309,545	240,824	309,545
(-) Cost of 3rd Issuance	(1,053)	(1,479)	(1,053)	(1,479)
PDG Realty S.A. – Issuance 4	283,679	285,048	283,679	285,048
(-) Cost of 4th Issuance	(1,960)	(2,699)	(1,960)	(2,699)
PDG Realty S.A. – Issuance 5	608,601	624,698	608,601	624,698
(-) Cost of 5th Issuance	(5,098)	(5,458)	(5,098)	(5,458)
PDG Realty S.A. – Issuance 6	113,684	107,709	113,684	107,709
(-) Cost of 6th Issuance	(268)	(317)	(268)	(317)
PDG Realty S.A. – Issuance 7	148,782	-	148,782	-
(-) Cost of the 7th issuance	(3,514)	-	(3,514)	-
Liabilities from CCB issuance	844,689	839,663	1,523,925	1,464,234
2nd Series of 1st Issuance	26,639	27,700	26,639	27,700
3rd Series of 1st Issuance	96,692	94,783	96,692	94,783
4th Series of 1st Issuance	8,144	8,032	8,144	8,032
15th Series of 1st Issuance	256,306	251,026	256,306	251,026
22nd Series of 1st Issuance	-	-	50,000	-
2nd Series of 2nd Issuance	-	-	90,431	93,449
3rd Series of 2nd Issuance	-	-	111,731	114,814
3rd Series of 3rd Issuance	-	-	427,073	416,308
5th Series of 3rd Issuance	201,189	207,803	201,189	207,803
7th Series of 3rd Issuance	255,719	250,319	255,719	250,319
Total	2,480,982	2,419,728	3,160,218	3,044,299
Portion in current liabilities	62,422	-	62,422	-
Portion in noncurrent liabilities	2,418,560	2,419,728	3,097,796	3,044,299

14. Debentures and Bank Credit Notes (CCB's) - Continued

Debentures have clauses determining maximum indebtedness levels and EBITDA indices, covenants, calculated based on the Company's consolidated financial statements. For the six-month period ended June 30, 2012, the Company renegotiated covenants with creditors of the 1st, 3rd and 5th issuances, thus avoiding early maturity of debts. Renegotiation terms will be effective over 12 months counted as of June 30, 2012.

14.1. 1st issuance of non-convertible debentures

On July 24, 2007, the Company completed the 1st Issuance of the Primary Public Distribution of debentures that issued 25,000 simple, non-convertible, registered, nominative, unsecured debentures in a single series, with par value of R\$10. Debentures were fully subscribed and mature in seven years, being remunerated at CDI variation plus 0.9% per year. Amortization is in four annual installments beginning as of July 1, 2011.

1st Issuance debentures have early maturity clauses upon occurrence of some events, such as: (i) legitimate protest of notes against the Company at individual value of R\$7,000 or higher aggregate value equivalent to 2% of the Company's shareholders' equity; (ii) non-compliance with any court decision or final judgment determining the execution of notes at unit or aggregate value higher than the equivalent in Reais of 2% of the Company's shareholders' equity; (iii) non-compliance or early maturity of any financial obligation at individual or aggregate value higher than R\$5,000; and (iv) approval of merger, spin-off, incorporation or any other form of corporate reorganization involving the Company and/or its subsidiaries, except if the merger, spin-off or incorporation: (a) meets requirements of Article 231 of the Brazilian Corporate Law; or (b) if the Company's and the 1st Issuance of Debentures' risk classifications (*ratings*) are reviewed by an international renowned agency and are not lowered to a level lower than the rating assigned for Issuance purposes; or (c) has as object an entity that holds corporate interest in CHL Desenvolvimento Imobiliário S.A. or in Goldfarb Incorporações e Construções S.A., among others.

On June 29, 2011, the Company executed an addendum that changed debentures main characteristics as follows:

Debentures will mature in 11 years counted as of Issuance Date, with final maturity on July 1, 2018 ("Maturity Date"). Upon Maturity Date, the Company is obliged to pay the balance of Unit Nominal Value of Debentures that are still outstanding, plus remuneration, in currency, as follows:

14. Debentures, Real Estate Credit Certificates (CCIs) e Bank Credit Notes (CCBs) – Continued

14.1. 1st issuance of non-convertible debentures – Continued

As of the Third Amendment's Effective Date, the Debentures will earn interest in accordance with the rate to be defined by the Bookbuilding procedure, equal to 100% (one hundred percent) of the accrued daily average rates for one-day "over extra group" Interbank Deposits, found and disclosed on a daily basis by CETIP in the daily bulletin located in its Internet page at <http://www.cetip.com.br> ("DI Rate"), plus a 1.80% (one and eight-tenths percent) per annum spread based on 252 (two hundred and fifty-two) business days, to levy on the yet unpaid Unit Face Value pursuant to the Deed, as of the Issue Date and the last compensation payment date that coincides with the Expiry Date, and paid at the end of each Capitalization Period (as defined below) ("Compensation").

3.3. In view of the new grace period and the new provision on repayment periods, the Deed's Clause 4.3. shall become effective with the following wording:

"4.3. Repayment: the Debentures shall be repaid annually in 4 (four) annual, equal and consecutive installments, payable following the three-year grace period as of the date of the change in nature, i.e.: July 1, 2011 ("New Principal Payment Grace Period"), starting on July 1, 2015 (each one a "Payment Date"), subject to the following proportions:

Payment Date	Percentage of Debentures Outstanding subject to Repayment
July 01, 2015	25%
July 01, 2016	25%
July 01, 2017	25%
July 01, 2018	25%

14.2. 3rd issuance of non-convertible debentures

On August 31, 2009 the Shareholders' Meeting approved the Company's 3rd non-convertible Debenture Issue, of the secured kind in one sole series. 300 registered bookkeeping debentures were issued of a R\$ 1000 face value, totaling R\$ 300,000. The 3rd Debenture Issue public deed was undersigned on September 11, 2009 with the Severance Payment Fund (FGTS) and provides for expiry in five years as of the issue date. Principal payments will have a 36-month grace period and will occur every six months thereafter. The papers will earn interest according to the TR plus 8.75% per annum, and interest will be paid every six months.

14.2. 3rd issuance of non-convertible debentures – Continued

The proceeds from this debenture issue will be intended to fund the construction of housing projects covered by the SFH - the Housing Financial System's legal framework.

The Company's liabilities arising from the 3rd Debenture Issue will be secured chiefly by the assignment of the credit rights owned by the Special Purpose Entities (SPEs) that developed the projects subject to funding, as well as a lien on the quotas issued by these SPEs.

The 3rd Debenture Issue papers have accelerated payment clauses in case of certain events such as: (i) the lawful and repeated protest of papers of an individual sum equal to or greater than 1% of the Company's net worth, or a joint sum equal to or greater than 2% of the Company's net worth; (ii) any event of disposal, assignment or transfer of Company assets of a sum equal to or greater than 10% of the Issuer's net worth; and (iii) the spin-off, merger or take-over or any manner of corporate reorganization by the Company and/or its Relevant Subsidiaries, unless the merger, spin-off or take-over: (a) meets the requirements of the Corporation Law's article 231; or (b) if on a review of the risk rating of the Company and the 3rd Debenture Issue by an internationally known agency, they are not downgraded to a level below the rating attributed to the 3rd Debenture Issue; or (c) the purpose of which is an entity in which the Company holds an interest, or an entity which holds as its key asset a corporate interest in an entity in which the Company also holds an interest; or (d) should the merger, spin-off or take-over not involve the SPEs the shares or quotas of which were given in security for compliance with of the Company's obligations in connection with the 3rd Debenture Issue; or further (e) if the Company is taking over and Goldfarb or CHL are being taken over.

14.3. 4th Issuance of non-convertible debentures

On August 10, 2010 the Company approved the 4th simple non-convertible debenture issue, of an unsecured nature, for public distribution and totaling R\$ 280,000, maturing in August 2016. A total of 280 debentures with nominal value of R\$ 1,000 were issued. The debentures were paid in cash in Brazilian currency when they are subscribed.

These debentures earn compensation equal to the accrued average one-day DI Rates – Interbank Deposits, plus a 2.40% per annum spread, expressed as a per annum percentage based on 252 business days, compounded *pro rata temporis* per business days elapsed and to levy on the Debentures' unpaid Unit Face Value, as of the date of issue or the immediately preceding Compensation date, as applicable, and paid at the end of each Capitalization Period until actual repayment.

14.4. 5th Issuance of non-convertible debentures

On September 17, 2010 the Company approved the 5th simple non-convertible debenture issue, of an unsecured nature, for public distribution and totaling R\$ 600,000, maturing in August 2015. A total of 600 debentures with nominal value of R\$ 1,000 were issued.

The Company may at any time acquire the debentures outstanding at a price not greater than their Unit Face Value plus *pro rata temporis* compensation as of the date of issue or the date of payment of the immediately preceding compensation.

The 5th Issue may be repaid entirely in advance, limited to 90% of the balance of the debentures outstanding, or partially and in this case provided that at least 25% is repaid of the unit balance of the debentures outstanding. In case of an advance repayment, the Company shall publish a Notice to Debenture Holders besides giving notice to the trustee at least 5 days in advance of the Notice to Debenture Holders' publication date. The repayment portion shall include a premium, as provided for in the Issue Deed.

The debentures earn interest equal to the accrued TR – Reference Rate disclosed by Banco Central do Brasil *pro rata temporis* during business days, plus an initial 8.16% p.a. coupon based on 252 business days, reviewed at each Capitalization Period, with compounded capitalization as of the date of issue on the Unit Face Value or the debentures' balance of Unit Face Value, payable at the end of each capitalization period.

14.4. 5th Issuance of non-convertible debentures – Continued

The 5th Debenture Issue papers have accelerated payment clauses in case of certain events such as: (i) the lawful and repeated protest of papers of an individual sum equal to or greater than 1% of the Company's net worth, or a joint sum equal to or greater than 2% of the Company's net worth; (ii) any event of disposal, assignment or transfer of Company assets of a sum equal to or greater than 10% of the Issuer's net worth; and (iii) the spin-off, merger or take-over or any manner of corporate reorganization by the Company and/or its Relevant Subsidiaries, unless the merger, spin-off or take-over: (a) meets the requisites of the Corporation Law's article 231; or (b) if on a review of the risk rating of the Company and the 5th Debenture Issue by an internationally known agency, they are not downgraded to a level below the rating attributed to the 5th Debenture Issue; or (c) the purpose of which is an entity in which the Company holds an interest, or an entity which holds as its key asset a corporate interest in an entity in which the Company also holds an interest; or (d) should the merger, spin-off or take-over not involve the SPEs the shares or quotas of which were given in security for compliance with of the Company's obligations in connection with the 5th Debenture Issue; or further (e) if the Company is taking over and Goldfarb or CHL are being taken over.

14.5. 6th Issuance of non-convertible debentures

On March 24, 2011 the Company approved the 6th simple non-convertible debenture issue, secured by shares from the subsidiary PDG Desenvolvimento S.A., for public distribution and totaling R\$ 97,000. A total of 97 debentures with nominal value of R\$ 1,000 were issued.

The debentures mature in 66 months, on September 30, 2016, and bear interest of 14.60% per annum, calculated on a straight-line basis based on a 365-day year, equivalent to a prefixed rate, calculated exponentially, of 11.31% per annum, calculated on the nominal value of each debenture from the date of issue until the payment date of each remuneration.

14.6. 7th Issuance of non-convertible debentures

On March 15, 2012, the Company approved the 7th issuance of unsecured, sole series debentures non-convertible into shares, for public distribution in the amount of R\$ 140,000. A total of 140 debentures with nominal value of R\$ 1,000 were issued.

Debentures have a maturity period of 81 months, maturing on December 15, 2018, and yield interest of 6.56% per annum, calculated per business days elapsed up to the payment date of each remuneration.

14.7. Estimates for debenture repayment

In accordance with the debentures' estimated repayment flow on September 30, 2012, the balance is allocated as follows:

<i>Year of amortization</i>	<i>Percentage of amortization</i>	<i>09/30/2012</i>
1st Issuance		
2012	5.26%	5,852
2015	24.01%	62,500
2016	24.01%	62,500
2017	24.01%	62,500
2018	24.01%	62,500
Unrecognized expenses		(3,236)
Total 1st Issuance	100.00%	252,616
3rd Issuance		
2012	22.34%	824
2013	39.02%	120,000
2014	39.02%	120,000
Unrecognized expenses		(1,053)
Total 3rd Issuance	100.00%	239,771
4th Issuance		
2012	7.67%	21,679
2013	24.83%	70,000
2014	24.83%	70,000
2015	24.83%	70,000
2016	18.62%	52,000
Unrecognized expenses		(1,960)
Total 4th Issuance	100.00%	281,719
5th Issuance		
2012	1.42%	8,601
2013	19.72%	120,000
2014	39.43%	240,000
2015	39.43%	240,000
Unrecognized expenses		(5,098)
Total 5th Issuance	100.00%	603,503
6th Issuance		
2012	15.52%	16,684
2016	84.73%	97,000
Unrecognized expenses		(268)
Total 6th Issuance	100.00%	113,416
7th Issuance		
2012	5.91%	8,782
2018	94.09%	140,000
Unrecognized expenses		(3,514)
Total 7th Issuance		145,268
Overall total		1,636,293

14.8. Costs of debenture transaction

In compliance with the CPC 08 - Transaction Costs and Premiums on the Issuance of Securities, the Company presents below the treatment given to transaction costs of such funding:

09/30/2012	PDG Realty 1st issuance	PDG Realty 3rd issuance	PDG Realty 4th issuance	PDG Realty 5th issuance	PDG Realty 6th issuance	PDG Realty 7th issuance
On the date of Issue	250,000	300,000	280,000	600,000	97,000	140,000
(-) Transaction costs	(3,895)	(2,677)	(3,217)	(7,624)	(367)	(3,530)
Net inflow of funds at the Company o the date of operation	246,105	297,323	276,783	592,376	96,633	136,470
Nominal rate of the transaction	CDI+1.80%	TR +10.45%	CDI+2.40%	TR+8.16%	14.60%	IPCA+6.56%
Effective rate of the transaction	CDI+2.22%	TR +10.70%	CDI+2.40%	TR+8.40%	14.67%	IPCA+6.96%
Appropriation of transaction costs in income (loss):						
Appropriated amounts						
2009	-	(65)	-	-	-	-
2010	-	(567)	(1)	(642)	-	-
2011	(263)	(566)	(516)	(1,524)	(50)	-
2012	(396)	(426)	(740)	(360)	(49)	(16)
Subtotal	(659)	(1,624)	(1,257)	(2,526)	(99)	(16)
Unrecognized amounts						
2012	(121)	(138)	-	(1,199)	(16)	(408)
2013	(520)	(559)	(257)	(1,559)	(67)	(522)
2014	(519)	(356)	(498)	(1,559)	(67)	(522)
2015	(519)	-	(498)	(781)	(67)	(522)
2016	(519)	-	(707)	-	(50)	(522)
2017	(519)	-	-	-	-	(522)
2018	(519)	-	-	-	-	(496)
Subtotal	(3,236)	(1,053)	(1,960)	(5,098)	(268)	(3,514)
Total	(3,895)	(2,677)	(3,217)	(7,624)	(367)	(3,530)

14.9. Allocation of financial charges

The debentures' financial expenses are capitalized to the cost of each development and plot of land, as the funds are employed, and appropriated to the income figures according to practice adopted for recognizing revenues.

15. Liabilities with the acquisition of properties

These refer to liabilities taken on with the purchase of land for real estate developments, as seen below:

	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>	<i>09/30/2012</i>	<i>12/31/2011</i>
Cash	15,047	17,487	317,153	331,770
Subject to VGV	11,913	14,784	522,785	669,778
(-) Adjustment to present value	-	-	(371)	(10,088)
Total	26,960	32,271	839,567	991,460
<i>Current</i>	26,960	32,271	700,246	813,795
<i>Non-current</i>	-	-	139,321	177,665

The balances of barter payables amounting to R\$ 522,785 at September 30, 2012 (R\$ 669,778 at December 31, 2011) refer to commitments made in the purchase of land for incorporation of real estate, whose settlement occurs up to the delivery of real estate units completed by transfer of financial resources, as provided for in the contract.

Stating in current and non-current liabilities as shown above is in accordance with the estimates for the progress of work.

Liabilities are substantially updated according to the National Civil Construction Index – INCC or the General Market Price Index – IGP-M, with interest ranging from 6% to 12% per annum.

The terms of sums payable for land in non-current liabilities are broken down as follows:

	<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>12/31/2011</i>
2013	76,594	97,674
2014	34,486	43,977
2015	15,131	19,295
2016 onwards	13,110	16,719
Total	139,321	177,665

16. Taxes payable

Income tax and social contribution are recorded in quarterly information based on recognized income and costs incurred under the accrual method. SRF Normative Instruction no. 84/79 (Building and Sale of Real Estate) provides that for fiscal purposes the Company may defer tax payments in order to match them in proportion to revenues from sales made. Hence, tax payable is stated in assets or liabilities based on the difference between the profit recognized in such quarterly information pursuant to Resolution no. 963/03 and current tax ("payable") according to the cash method.

	<i>Consolidated – 09/30/2012</i>			<i>Consolidated – 09/30/2011</i>		
	<i>Current</i>	<i>Deferred assets</i>	<i>Total</i>	<i>Current</i>	<i>Deferred assets</i>	<i>Total</i>
<i>Income tax</i>						
<i>Taxable income</i>	-	-	-	-	-	-
<i>Presumed profit</i>	(58,861)	(3,342)	(62,203)	(80,992)	27,490	(53,502)
<i>Subtotal</i>	(58,861)	(3,342)	(62,203)	(80,992)	27,490	(53,502)
<i>Social contribution</i>						
<i>Taxable income</i>	-	-	-	-	-	-
<i>Presumed profit</i>	(33,892)	(2,879)	(36,771)	(36,831)	(3,031)	(39,862)
<i>Subtotal</i>	(33,892)	(2,879)	(36,771)	(36,831)	(3,031)	(39,862)
<i>TOTAL</i>	(92,753)	(6,221)	(98,974)	(117,823)	24,459	(93,364)

16. Taxes payable – Continued

a) income and social contribution tax expenses

Income tax and social contribution consolidated expenses arise substantially from the presumed profit method, whereby the taxation rates are applied directly to the revenues from the sale of properties.

	09/30/2012		12/31/2011	
	IRPJ	CSLL	IRPJ	CSLL
Income from real estate development	4,142,396	4,142,396	6,959,273	6,959,273
(-) Income from real estate development – Subsidiaries with its real profit	(1,420,768)	(1,420,768)	(744,732)	(744,732)
Property Development Revenues under the presumed profit method	2,721,628	2,721,628	6,214,542	6,214,542
Presumed profit - Real estate development – IRPJ 8% – CSLL 12%	217,730	326,595	497,163	745,745
Rental/service income	7,367	7,367	15,169	15,169
Presumed profit - Services/Rentals – IRPJ – CSLL 32%	2,357	2,357	4,854	4,854
Presumed profit (Real estate dev.+Serv)	220,087	328,952	502,017	703,123
(+) Financial income	204,896	204,896	260,835	260,835
(-) Financial income – Taxable income	(148,844)	(148,844)	(236,085)	(236,085)
(+) Other income	92,129	92,129	111,814	111,814
(-) Other income – Taxable Income	(83,300)	(83,300)	(93,829)	(93,829)
Presumed profit tax basis	284,968	393,833	544,752	745,858
Consolidated expense - Presumed profit - IRPJ	(71,242)	(35,445)	(136,188)	(67,127)
Deferred IRJP on temporary differences - Taxable income	2,422	851	39,876	4,837
Companies Taxed under the Presumed + Taxable Profit Methods	(68,820)	(34,594)	(96,312)	(62,290)
(+) Other	6,617	(2,917)	2,817	(9,765)
Expenses in income (loss)	(62,203)	(37,511)	(93,495)	(72,055)
Breakdown of expense				
Current	(58,861)	(33,892)	(135,588)	(74,894)
Deferred	(3,342)	(3,619)	42,092	2,838

16. Taxes payable – Continued

a) Income and social contribution tax expenses – Continued

Several PDG Group Companies such as the holding company PDG Realty S.A. Empreendimentos e Participações, Goldfarb Incorporações e Construções S.A., CHL Development Imobiliário S.A., AGRE Empreendimentos Imobiliários S.A., Agra Empreendimentos Imobiliários S.A. and ASACORP Empreendimentos e Participações S.A. calculate their income and social contribution taxes under the taxable income method. During the period ended September 30, 2010, calculation of the taxable income basis did not generate income and social contribution tax expenses in the parent company PDG Realty S.A. Undertakings and Interests according to the chart below:

	<i>Parent company 09/30/2012</i>		<i>Parent company 09/30/2011</i>	
	IRPJ	CSLL	IRPJ	CSLL
Net income (loss) before income and social contribution taxes	(393,879)	(393,879)	727,814	727,814
Additions				
Negative equity evaluation adjustment	667,360	667,360	292,186	292,186
Other additions	102,350	102,350	54,430	54,430
Total additions	769,710	769,710	346,616	346,616
Exclusions				
Positive equity evaluation adjustment	543,295	543,295	1,033,993	1,033,993
Other exclusions	115,792	115,792	58,990	58,990
Total exclusions	659,087	659,087	1,092,983	1,092,983
Prejuízo	(283,256)	(283,256)	(18,553)	(18,553)

b) Deferred tax assets and liabilities – negative base and tax loss

Deferred tax credits arising from a tax loss and/or social contribution negative base are recognized only inasmuch as they are likely to be realized, based on future income projections prepared by Management. Prepaid items and sums subject to offsetting are stated in non-current assets. These credits were created based on technical studies prepared by the Company's Management with the use of income projections for property development recorded by the Parent and its subsidiaries, approved by the Board of Directors on September 2, 2011 and reviewed regularly.

The nature of deferred tax liability is basically the amount of goodwill amortization arising from full incorporation of full shares of Agra Empreendimentos Imobiliários S.A. shares.

16. Taxes payable – Continued

b) Deferred tax assets and liabilities – negative base and tax loss - Continued

These are demonstrated as follows:

	Parent company		Consolidated	
	09/30/2012	12/31/2011	09/30/2012	12/31/2011
Income tax on tax losses	14,222	14,222	76,087	76,087
Social contribution on negative basis	5,119	5,119	26,734	26,734
Subtotal	19,341	19,341	102,821	102,821
Deferred income tax liabilities	(26,053)	(42,446)	(225,873)	(42,446)
Deferred social contribution tax liability	(9,637)	(15,544)	(81,374)	(15,544)
Subtotal	(35,690)	(57,990)	(307,187)	(57,990)
Total	(16,349)	(38,649)	(204,366)	44,831

The period of use is as follows:

Year	Parent company		Consolidated	
	09/30/2012	12/31/2011	09/30/2012	12/31/2011
2013	1,161	1,161	1,357	1,357
2014	12,765	12,765	33,391	33,391
2015	5,415	5,415	42,729	42,729
2016	-	-	25,344	25,344
Total	19,341	19,341	102,821	102,821

The criteria employed by the Company for offsetting deferred taxes on CSLL negative bases and tax losses, are future profit estimates for the next four years, as in the above table. These estimates regarding future taxable profit generation brought to present value were based on a technical feasibility study, approved by the Company's Board of Directors. Copies of the study are filed at Company headquarters and may be requested during the period stipulated in Brazilian Securities Commission Instruction no. 371/2002, Articles 4 and 6.

On September 30, 2012 the balance of tax losses accrued by the Parent rose to R\$ 413,338 (R\$ 83,301 on June 30, 2011), of which R\$ 356,453 were not recognized for deferred tax purposes.

c) Deferred tax liabilities – temporary differences

Deferred income tax, social contribution, PIS and Cofins are recorded in order to reflect the tax effects arising from temporary differences between the tax base, which defines cash method taxation (SRF Normative Instruction no. 84/79) and the actual appropriation of real property tax, Note 2.11.

The balances of consolidated deferred tax liabilities are recorded as follows:

Tax	Parent company		Consolidated	
	09/30/2012	12/31/2011	09/30/2012	12/31/2011
IRPJ and CSLL	35,690	-	307,187	212,322
PIS and COFINS	15,572	12,398	280,000	332,420
Total	51,262	12,398	587,187	544,742
Portion in current liabilities	36,169	12,398	452,870	338,916
Portion in noncurrent liabilities	15,093	-	134,317	205,826

17. Operations with real estate projects under development and advances from customers

Refer to unrecognized revenue derived from contracted sales for projects under construction that are not yet reflected in financial statements. The amounts are shown below:

	Parent company		Consolidated	
	09/30/2012	12/31/2011	09/30/2012	12/31/2011
<i>Unrecognized contracted sales</i>	153,086	49,893	5,820,120	6,598,186
<i>Construction commitment</i>	(75,892)	(28,794)	(3,554,566)	(3,902,889)
Total (*)	77,194	21,099	2,265,554	2,695,297

(*) It does not consider taxes and sales cancellations

The unrecorded amounts of contracted sales by maturity of the contract value of units sold are as follows:

	Parent company		Consolidated	
	09/30/2012	12/31/2011	09/30/2012	12/31/2011
<i>2012</i>	38,272	28,938	1,164,024	4,024,893
<i>2013</i>	82,666	15,467	2,910,060	2,045,438
<i>2014</i>	22,963	3,493	1,222,225	395,891
<i>2015</i>	9,185	1,995	523,811	131,964
Total	153,086	49,893	5,820,120	6,598,186

As mentioned in Note 2.11, income (loss) from real estate transactions carried out is recorded based on the cost incurred. Therefore, the balance of accounts receivable from the units sold and not yet concluded are reflected in part in the September 30, 2012 quarterly information, as the respective book entries reflect recognized revenues net of the installments received.

The R\$ 872,827 sum received in consolidated sales (R\$ 761,498 on December 31, 2011), in excess of the stated sales revenues is stated in advances from clients, in current and non-current liabilities.

18 Provision for contingencies

The company, its subsidiaries and jointly controlled companies are parties in court and administrative proceedings of a labor and civil nature, which arose from its normal course of business. The provision for contingencies of the Company is mainly formed by these subsidiaries.

The respective contingency provisions were created considering the assessment of a loss likelihood by legal counsel, and are recorded under "Other operating expenses."

18. Provisions for contingencies – Continued – Continued

Based on the opinion of its legal counsel, Management believes that the contingency provisions created are sufficient to cover any likely losses in the court proceedings and differences found in tax calculations, as described below:

Nature – Likely loss	Consolidated	
	09/30/2012	12/31/2011
<i>Labor</i>	22,538	3,846
<i>Tax</i>	26,634	17,701
<i>Civil</i>	33,355	5,909
Total	82,527	27,456
<i>Portion in noncurrent liabilities</i>	82,527	27,456

Below follows a breakdown of the Company's contingency provisions, and those of its subsidiaries and jointly controlled companies:

	Consolidated			
	Labor	Tax	Civil	Total
Balance at 12/31/2011	3,846	17,701	5,909	27,456
<i>Additions</i>	18,692	8,933	27,446	55,071
<i>Reversals</i>	-	-	-	-
Balance at 09/30/2012	22,538	26,634	33,355	82,527

The proceedings with a loss likelihood and deemed "possible" by the Company's legal counsel are composed of:

Nature – Possible loss	Consolidated	
	09/30/2012	12/31/2011
<i>Labor</i>	27,723	24,322
<i>Civil</i>	121,616	91,486
<i>Tax</i>	13,216	5,298
Total	162,555	121,106

Civil suits refer largely to discussions on fines related to delays in the delivery of property developments, repairs of construction defects or damages to properties close to property developments, and the questioning of contractual inflation updating indices.

The labor lawsuits include labor claims by former employees for unpaid sums (overtime, unhealthy and hazardous work conditions, etc.) and payment of social charges.

In addition to the Company's explanations, below follows the sum of provisions and contingencies involving cists with guarantees, indemnities, fines and likely losses:

	Contingencies		Provision
	Probable losses	Possible losses	Current and non-current liabilities:
<i>Indemnities, fines (1)</i>	17,445	52,863	-
<i>warranty provision (2)</i>	-	-	48,428

(1) These are included in civil contingencies by the Company and its subsidiaries

(2) These are recorded under other liabilities by the Company and its subsidiaries

19 Shareholders' equity

a) Capital

On September 30, 2012 the Company's equity capital was composed of 1,339,547,923 nominative common shares and with no par value (1,123,631,897 nominative common shares with no par value on December 31, 2011), totally subscribed and paid in totaling R\$ 4,960,082 (R\$ 4,874, 278 on December 31, 2011).

On September 30, 2012, after costs of R\$ 52,240 incurred in placing shares during the 2009 and 2010 fiscal years) (R\$ 52,240 on December 31, 2011), the Company's equity capital is of R\$ 4,907,842 (R\$ 4,822,038 on December 31, 2011).

The limit for the Company's authorized equity capital increase on September 30, 2012 is of 1,080,000,000 common shares (680,000,000 on December 31, 2011). Share issues for capital increases are resolved by the Board of Directors and do not provide for preferred rights.

During the period ended September 30, 2012 and year ended December 31, 2011, changes in the number of shares of the Company were as follows:

	<i>Quantity of shares</i>	<i>Fair value</i>
Balance at 12/31/2011	1,123,631,897	4,874,278
<i>Exercise of stock options on 03.16.2012</i>	<i>9,497,152</i>	<i>63,670</i>
Bonus Class D Class 1	841,147	5,210
Bonus Class D Class 2	6,671,830	14,935
Bonus Class G	198,905,897	1,989
Balance at 09/30/2012	1,339,547,923	4,960,082

Capital increase

On May 25, 2012 the Company received the following corporate transaction proposal from shareholder Vinci Partners Investimentos Ltda. (approved in the Special Shareholders' Meeting held on July 12, 2012):

A R\$ 799,980 contribution to the Company by means of a private issue of 199,000,000 subscription bonus, each one entitling its holder to subscribe (a) one new privately issued share in an equity capital increase transaction to be held immediately following the Bonus acquisition; and (b) one debenture convertible into a share issued by the Company.

19 Shareholders' equity – Continued

a) Capital --Continued

Equity capital increase - Continued

Each Debenture would be convertible at the end of the fourth year following the issue date into one new additional share issued by the Company, by means of the additional payment by the Debenture holder on the conversion date of the largest sum per debenture among the following: (a) R\$ 4,00 (four Reais) adjusted by the accrued Selic rate's value over the period elapsed between the Debentures' issue date and the new share's issue and payment date, or (b) R\$ 6,00 (six Reais).

On September 19, 2012 the Company's Board of Directors resolved to increase its equity capital, increase its capital reserve and to issue convertible debentures.

As a result of the subscription bonus exercise as resolved by the Shareholders' General Meeting on July 12, 2012, equity capital was raised by R\$ 1,897 and capital reserve by R\$ 796,000.

In addition, the partial private issue of the Company's 198,905, 897 convertible debentures were ratified, subscribed at the rate of one debenture for one subscription bonus.

b) Minimum mandatory dividends and allocation of net profits

According to Company by-laws and pursuant to the Corporation Law (Law no. 6,404/76 and Law no. 11,637/07), the fiscal year's net profits will be allocated as follows, after deduction of the share by Management up to the maximum legal limit and after offsetting any existing accrued losses: (i) 5% for the legal reserve to the limit of 20% of paid in equity capital; and (ii) 25% of the balance remaining for payment of mandatory dividends.

The Company's Management approved a dividend payment during the Annual General Meeting dated May 8, 2012 totaling R\$ 168,152 (R\$ 0,1484 per share), which payment took place on July 5, 2012.

c) Rights by common shares

The holder of each common share is entitled to one vote at any General Shareholders' Meeting, to receive dividends and/or other payments, and to dispose the shares under the same conditions guaranteed to the controlling shareholder (tag along). Shareholders have preemptive rights in the subscription of new shares issued by the Company, as established by corporate law, but have no obligation to subscribe to future capital increases if not interested.

19 Shareholders' equity – Continued

d) Profit per share

As required by CPC 41 – Profit per share, the tables that follow reconcile net profit and the weighted average of shares outstanding with the sums used to calculate basic and diluted profit per share in the parent's and consolidated figures:

• Basic earnings per share

	09/30/2012	09/30/2011
<i>Net income (loss) for the period available for common shares</i>	(390,606)	727,815
<i>Weighted average of common shares outstanding (in thousands)</i>	1,230,768	835,327
<i>Net income (loss) per share – (in R\$) – Basic</i>	(0.3174)	0.8713

• Diluted earnings per share

	09/30/2012	09/30/2011
<i>Net income (loss) for the period available for common shares</i>	(390,606)	727,815
	1,230,768	835,327
<i>Potential increase in common shares on account of the stock option plan (in thousands)</i>	-	2,710
<i>Total (in thousands)</i>	1,230,768	838,037
<i>Net income (Loss) per share (in Reais) - diluted</i>	(0.3174)	0.8685

e) Share repurchase program

In a meeting held on November 24, 2011 the Board of Directors approved a share repurchase program as described below:

The Company's purpose with the transaction: to maximize the creation of shareholder value by means of an efficient capital structure management;

Number of Shares to be acquired: As many as 56,181,595 shares

Term for undertaking the authorized transactions: 365 (three hundred and sixty-five) days as of each transaction; and

Maximum Price per Share: the share acquisition price cannot exceed its respective price in the Stock Exchange.

19 Shareholders' equity – Continued

e) Share repurchase program - Continued

During the year ended December 31, 5,900,000 shares were repurchased, totaling R\$ 33,989 recorded in "Treasury shares".

The closing value of the Company's share (PDGR3) on December 31, 2011 was R\$ 5.90. On September 30, 2012 the closing price was of R\$ 3,82 (three Reais and eighty-two centavos)

There were no other transactions involving common shares or potential common shares between the balance sheet date and the date of conclusion of this quarterly information.

20. Financial instruments

The Company, its subsidiaries and jointly controlled companies participate in transactions involving financial instruments with the purpose of funding their activities or of investing their available funds. Risk management of these risks is carried out through the definition of conservative strategies, aiming at security, profitability and liquidity. The control policy consists of assets follow-up of the rates engaged versus those in force in the market.

The key financial instruments commonly employed by the Company, its subsidiaries and jointly controlled companies are those found under "Cash, banks and marketable securities", "Funding of loans" and to fund projects under construction, funding with debenture issues and working capital loans, all under normal market conditions. All of these instruments are recognized under the criteria described in Note 2.

The Company restricts its exposure to credit risks associated with banks and short-term investments, by placing investments in first-class financial institutions on high-yield short-term papers. As to accounts receivable, the Company restricts its exposure to credit risks by means of sales to a broad range of clients and the ongoing performance of credit analyses. On September 30, 2012 there was no relevant credit risk concentration associated with clients.

20. Financial instruments (cont.)

The subsidiary Agre Empreendimentos Imobiliários S.A. entered into a traditional swap transaction of the same reference sum as the related funding, stated at its fair value with effects on the income figures.

Fair value was obtained with the use of interest curves available in the market and disclosed by BM&F.

The operation contracted by the Company on September 30, 2012 is as follows:

Transaction with a derivative financial instrument – Cash flow swap

<i>Description</i>	<i>Original value</i>	<i>Long position (Agre)</i>	<i>Short position (Banco HSBC)</i>	<i>Fair Value Position (AGRE)</i>	<i>Fair Value Position (Banco HSBC)</i>
				<i>09/30/2012</i>	<i>09/30/2012</i>
Cash flow swap tied to the funding	80,000	117% CDI + TJLP	100% CDI + 2,03 % p.a.	63,474	63,477

The transaction was entered into on June 25, 2010 with maturity on June 24, 2014. Fair value was found by means of information available in the market and by appropriate assessment methods defined by Management.

Sensitivity analysis

<i>Discontinued</i>	<i>Risk</i>	<i>Probable Scenario MTM</i>	<i>Possible Scenario – stress 25%</i>	<i>Remote Scenario – stress 50%</i>
Debt in CDI	High CDI			
<i>Swap (long position - CDI)</i>	<i>High CDI</i>	63,474	63,477	63,481
<i>Swap (short position - CDI and TJLP)</i>	<i>Rise in CDI and TJLP</i>	(62,712)	(63,660)	(64,576)
Net Effect (MtM)		762	(183)	(1,095)

The results depicted in the likely (25% stress) and remote (50% stress) scenarios were found based on fair value on September 30, 2012, by applying stress to the changes in CDI and TJLP (the swap's debt and liability end) and in CDI (the swap's assets end).

Information on CDI was obtained from the BM&FBOVESPA site on September 30, 2012 regarding the expiries requested.

20. Financial instruments (cont.)

Estimate for the June 25, 2014 expiry with an effective rate:

<i>Scenario</i>	<i>CDI + TJLP</i>	<i>CDI</i>
<i>Probable (expected)</i>	<i>8.61%</i>	<i>9.54%</i>
<i>Possible – 25% stress</i>	<i>12.07%</i>	<i>11.42%</i>
<i>Remote - 50% stress</i>	<i>15.52%</i>	<i>13.29%</i>

The financial instrument's book value on the balance sheet date, composed substantially of short-term investments and loans and financing, is close to their estimate market values, as a major portion consists in post-fixed transactions.

a) Considerations on financial instruments' risks

Interest rate risk

The Company is exposed to floating interest rates, substantially to: changes in CDI rates earned by short-term investments in Bank Certificates of Deposit and Repurchase Agreements based on Debentures and contracted in Reais; and interest on loans receivable entered into at IGP-M plus 12% to 18 per annum and CDI plus 2% to 3% per annum. The Company is also exposed to interest on bank loans at CDI plus 1.35% per annum and 5.83% per annum, and TR plus 11.02% per annum, loans entered into under the National Housing System at TR plus 8.3% per annum and 12% per annum, and interest on debentures issued at CDI plus 0.9% per annum and TR plus 8.75% per annum.

In order to verify the sensitivity of the index in the debts to which the Company is exposed on the base date September 30, 2012, 03 different scenarios were defined. Based on the values of TJLP and IPCA in effect on September 30, 2012, a likely scenario was defined for 2012, on which basis changes from 25% to 50% were found.

<i>Discontinued</i>	<i>Risk</i>	<i>Probable scenario I</i>	<i>Scenario II</i>	<i>Scenario III</i>
<i>Financing</i>				
<i>Rate subject to variation</i>	<i>CDI</i>	<i>29,720</i>	<i>35,614</i>	<i>41,460</i>
<i>Rate subject to variation</i>	<i>TR</i>	<i>124,993</i>	<i>126,459</i>	<i>127,925</i>
<i>Balance of loans</i>		<i>154,713</i>	<i>162,073</i>	<i>169,385</i>
<i>Debentures</i>				
<i>Rate/index subject to variations</i>	<i>CDI</i>	<i>23,928</i>	<i>28,456</i>	<i>32,948</i>
<i>Balance of debentures</i>	<i>TR</i>	<i>39,898</i>	<i>40,224</i>	<i>40,736</i>
<i>Balance of Debentures</i>		<i>63,826</i>	<i>68,680</i>	<i>73,684</i>

20. Financial instruments (cont.)

a) Considerations on financial instruments' risks – Continued

Capital management

Management of capital is intended to preserve funds in hand to meet the needs for covering liabilities, pursuant to the Company's business plan.

The Company manages capital by means of leverage quotients, equal to net indebtedness divided by total capital, plus net indebtedness. The Company includes in net indebtedness loans and financing such as SFH and Debentures, less cash and cash equivalents.

	09/30/2012	12/31/2011
<i>Loans and financing – Ex SFH (note 12)</i>	<i>(1,115,515)</i>	<i>(1,001,967)</i>
<i>Debentures (note 14)</i>	<i>(1,636,293)</i>	<i>(1,580,065)</i>
<i>(-) Cash and cash equivalents and securities</i>	<i>1,786,928</i>	<i>1,670,615</i>
<i>(=) Net debt</i>	<i>(964,880)</i>	<i>(911,418)</i>
<i>Total shareholders' equity</i>	<i>6,889,778</i>	<i>6,419,822</i>
<i>Leverage ration</i>	<i>(0.14)</i>	<i>(0.14)</i>

Liquidity risk

The Company manages liquidity risk based on its cash flow, by preserving a robust capital structure and a low leverage ratio. In addition, the Company monitors assets and liabilities in order to mitigate risks of occasional mismatches.

Exchange risk

On September 30, 2012 the Company did not have any foreign currency debt or sums receivable. Moreover, none of the Company's relevant costs are in foreign currency.

Credit risk

Credit risk is the risk of a business counterpart not complying with obligations provided in a financial instrument or contract with customer, resulting in financial loss.

Financial instruments which may potentially subject the Company to credit risk concentration are mainly comprised by bank balances, financial investments (substantially in government bonds) and accounts receivable from clients.

20. Financial instruments (cont.)

a) Considerations on financial instruments' risks – Continued

Credit risk – Continued

The Company is exposed to credit risk in its operating activities and bank and/or financial institution deposits, foreign exchange transactions and other financial instruments. In order to mitigate such risks, the Group adopts a conservative management by investing short-term funds with day-to-day liquidity and post – fixed rates in first-class banks, bearing in mind ratings by the key risk agencies and respecting prudential concentration limits.

The balance of accounts receivable is spread out over a number of clients, with tangible guarantees consisting in the respective properties.

Market value of financial instruments

The financial instruments' book values, consisting substantially in short-term investments and loans, are shown in the September 30, 2012 and December 31, 2011 balance sheets as sums that are close to market values, considering similar transactions.

b) Sensitivity analysis

As provided in CVM Instruction no. 475 dated December 17, 2008, the Company and its subsidiaries should submit a sensitivity analysis for each type of market risk arising from financial instruments and considered relevant by Management, to which the entity is exposed on the closing date of each fiscal period.

Most of our costs and our entire portfolio of receivables for unfinished projects are restated by the INCC index.

In order to verify the sensitivity of the index in the financial investments to which the Company is exposed on the base date June 30, 2012, 03 different scenarios were defined. Based on the values of CDI in effect on June 30, 2012, defined as a likely scenario, as of which changes from 25% to 50% were calculated.

The "gross financial income" was calculated for each scenario, not taking into account the incidence of taxes on investment yields. The base date used in the portfolio was September 30, 2012, with a one-year projection and checking the sensitivity of the CDI in each scenario.

<i>Discontinued</i>	<i>Risk</i>	<i>Probable scenario I</i>	<i>Scenario II</i>	<i>Scenario III</i>
<i>Interest earnings bank deposits</i>	<i>CDI</i>			
<i>Gross financial income</i>	-	38,786	48,098	57,267

21. Business Risk Management

a) Implementation of the risk control system

In order to manage the risk control system effectively, the Company has operational control of all projects in its portfolio, which allows, for example, accelerate unit sales to reduce their risk exposure in relation to certain projects. Such acceleration usually occurs by reducing the selling price, changing the media vehicles used, etc.

b) Risk control system

Risk control includes an individual risk analysis for each development project and an investment portfolio risk analysis. Potential losses are calculated in stress scenario for each individual enterprise and for the portfolio as a whole, as well as the maximum cash exposure required by the portfolio.

c) Loss risk control

Risk for a new Company development is calculated bearing in mind what could be the loss should the latter decide to wind up the investment under extreme conditions. To this end a winding up price is defined, which may be estimated only in markets in which price formation is consistent, this consistency being defined as demand sensitivity to changes in price. The maximum loss expected in each project is calculated and a portion of company capital is allocated to support this risk.

The Company's total risk consists in the sum of each project's individual risks. After being launched, the development project's risk is reduced in proportion to the sale of units. The Company seeks maximum efficiency for its capital and believes that this efficiency is obtained when the sum of the risks in individual projects is close to the total of its available capital.

d) Control of maximum cash exposure

The risk control system monitors future cash needs in order to undertake the programmed projects in the Company's portfolio, based on each development project's economic feasibility study as well as on the need for individual cash flows regarding the projected cash flow for the portfolio as a whole. The cash flow projection assists in defining funding strategies and decision making with regard to which projects to include in the portfolio.

21. Business Risk Management – Continued

e) Activities in a liquid market

Through its market knowledge and with the assistance of partners, the Company is able to define the need for new development projects in different regions, as well as the income bracket of targeted potential purchasers. It concentrates projects in accordance with each geographical location's liquidity, i.e.: the potential displayed by each region in absorbing a certain number of properties and in responding to price changes. The Company does not intend to act in markets in which there are no data available and in which there are no partners with specific expertise on such markets. Hence it believes that investment risks will be reduced, by acting in liquid regions with known market data and in association with local partners.

f) Operational risks

Operating risk management is intended to monitor: (i) the construction contract in connection with the maximum guaranteed construction cost; (ii) construction, with the Company retaining specialized companies to inspect the provision of services by the contracted builders (quality and the physical-financial schedule); (iii) financial and bookkeeping audits held by key independent auditor firms; (iv) documentation and legal risks; and (v) credit risk of the units' purchasers by means of an active management of the development's receivables.

22. Insurance coverage

The Company adopts the policy of contracting insurance coverage for assets subject to risks for amounts that the Management considers to be sufficient to cover eventual casualties, considering the nature of its activity. The policies in force and the premiums were dully paid. The company considers that it has a management program aiming to delimit risks, seeking coverage compatible with its size and operation in the market and its operations.

22. Insurance coverage – Continued

Insurance coverage in amounts for September 30, 2012 is as follows:

<i>Items</i>	<i>Type of coverage</i>	<i>Amount insured</i>
<i>Construction insurance (engineering risk and civil liability)</i>	<i>Covers property and bodily damages involuntarily caused to third parties resulting from the execution of work, facilities and setting up at the site purpose of insurance; indirect damages caused by possible project errors; and extraordinary expenses such as clearing away of debris, disturbances, strikes etc.</i>	<i>8,381,960</i>
<i>Guarantee of delivery of real estate property insurance</i>	<i>Ensures the delivery of properties to conditional buyers</i>	<i>525,380</i>
<i>Equipment</i>	<i>Covers property damage to machinery and equipment of any nature</i>	<i>20,089</i>
<i>Corporate</i>	<i>Material damage caused by electrical damages, fire, windstorm, riots, assuring the loss of rental income</i>	<i>115,844</i>
<i>Aircraft</i>	<i>Covers hull, seizure, LUC/AV53</i>	<i>59,222</i>
<i>D&O</i>	<i>Administrators' responsibility</i>	<i>50,000</i>

The scope of the engagement by our auditors does not includes a review of the sufficiency of insurance coverage, which was specified and assessed by the Company's Management regarding its suitability.

23. Stock option plan

On January 9, 2007, the Board of Directors of the Company established a stock option plan through the Option Agreement, appointing the board members and employees in positions of command, with the goal of aligning the interests and objectives of such individuals with the strategies and results expected by the Company.

The Plan is managed by a Stock Option Plan Compensation and Administration Committee ("Compensation Committee"), composed of 3 board members, which holds powers to establish stock option programs ("Programs") that define each years' grants and applicable rules. The Committee is empowered to define the appropriate standards in connection with granting options every year, by means of stock option programs ("Programs"). The granting of options, through the establishment of the Programs, must respect the maximum limit of 8% of the Company's shares at the granting date of each program. Shares issued under the Plan will enjoy the same rights as existing shares on their respective issue dates, including the right to receive in full dividends and interest on capital.

23. Stock option plan – Continued

The Compensation Committee approved the First Program, totaling 24,760,000 common shares (after the 1:2 share splits dated September 09, 2009 and November 07, 2010), that was granted in full to Program beneficiaries at a subscription price of R\$ 3.15 per share (share price after the 1:2 share splits dated September 09, 2009 and November 07, 2010). The subscription price is adjusted for inflation to reflect changes in IGP-M during the period between grant and effective exercise. Options may be exercised in four equal batches, the term for exercising the first batch starting on May 2, 2008 and the last batch by late 2010. This program was fully exercised by December 31, 2010.

Additionally, the Compensation Committee approved the Third Program, totaling 2,400,000 common shares (after the 1:2 share splits dated September 9, 2009 and November 7, 2010), that was granted in full to Program beneficiaries at a subscription price of R\$ 5.58 per share (share price after the 1:2 share splits dated September 9, 2009 and November 7, 2010). The subscription price is adjusted for inflation to reflect changes in IGP-M during the period between grant and effective exercise. Options may be exercised in four equal batches, the term for exercising the first batch starting in February 2009 and the last batch in February 2012.

On January 03, 2010, the Compensation Committee approved the Third Program, totaling 35,200,000 common shares (after the 1:2 share splits dated September 09, 2009 and November 07, 2010), that was granted in full to Program beneficiaries at a subscription price of R\$ 6.00 per share (share price after the 1:2 share splits dated September 09, 2009 and November 07, 2010). The subscription price is adjusted for inflation to reflect changes in IGP-M during the period between grant and effective exercise. Options may be exercised in four equal batches, the term for exercising the first batch starting in January 2011 and the last batch in January 2014.

23. Stock option plan – Continued

Below follows a summary of the Company's stock option plans following the stock dividends dated September 9, 2009 and November 7, 2010 (in a 1:2 proportion, as mentioned in Note 1):

<i>Description</i>	<i>Quantity of options</i>		
	<i>1st plan</i>	<i>2nd plan</i>	<i>3th plan</i>
<i>Balance of common share options, not exercised at year-end – December 31, 2011</i>	-	601,594	32,625,286
<i>Exercised</i>	-	(588,261)	(8,908,891)
<i>Canceled</i>			(2,187,500)
<i>Balance of common share options, not exercised at period-end – September 30, 2012</i>	-	13,333	21,528,895

The weighted average fair price for the stock option plan is updated by using the Black & Scholes option pricing model, assuming a 1.31% dividend payment, expected volatility of roughly 36.73% per annum for the 1st program, 53.19% for the 2nd program, and 41.50% for the 3rd program, 11.17% weighted average risk-free rate and 4.8-year final maturity.

Current shareholders dilution in case of a full exercise of the options granted would be of 1.02%, pursuant to the following calculation:

	<i>09/30/2012</i>	<i>12/31/2011</i>	
<i>Number of outstanding stock options.</i>	<i>21,542,228</i>	<i>33,226,880</i>	<i>(a)</i>
<i>Total Company's shares</i>	<i>1,339,547,923</i>	<i>1,123,631,897</i>	<i>(b)</i>
<i>Total</i>	<i>1,361,090,151</i>	<i>1,156,858,777</i>	<i>(c)=(a)+(b)</i>
<i>Dilution percentage</i>	<i>1.02%</i>	<i>2.96%</i>	<i>(c)/(b)-1</i>

By the plan's conclusion in 2016, the total sum of expenses with stock option plans would rise to R\$ 164,213, calculated using the Black & Scholes method, bearing in mind the exercise period, volatility based on the background of Company shares, the risk-free rate and dividend payout proposal.

As provided in CPC 10 – Share-Based Payments, approved under CVM Resolution no. 564/08, the premium for these shares was found on the date of their granting and was acknowledged as an expense against shareholders' equity, during the grace period and as the services are provided.

The sum recognized for the quarter ended on September 30, 2012 was of R\$ 7,076 (R\$ 31,685 for the fiscal year ended on December 31, 2011).

The balance to be acknowledged in the Company's financial statements for the coming years is described as follows:

<i>Year</i>	<i>09/30/2012</i>
<i>2012</i>	<i>7,075</i>
<i>2013</i>	<i>17,955</i>
<i>2014</i>	<i>10,519</i>
<i>2015</i>	<i>4,338</i>

24. Segment information

Pursuant to CPC 22 – Information per Segment, and for control purposes, the Company subdivided its business units based on products and services, in accordance with the different types of revenues from its development projects.

During the fiscal year ended on December 31, 2011 the Company reviewed its manner of assessing the business and defined that the previously segregated business units did not refer to different segments but rather to subdivisions in the property development segment, which accounts for roughly 99.6% of the Company's net revenues.

25. Business combination

Business combinations are accounted for under the acquisition method. The cost of an acquisition is measured for the consideration amount transferred, valued on fair value basis on the acquisition date, including the value of any ownership interest held by non-controlling shareholders in the acquired company, regardless of their proportion. For each business combination, the buyer must measure the non-controlling interest in the acquired business at the fair value of based on its interest in the net assets identified in the acquired business.

On acquiring a business, the Company assesses the financial assets and liabilities assumed in order to rate and to allocate them in accordance with contractual terms, economic circumstances and pertinent conditions on the acquisition date, which includes segregation by the acquired entity of built-in derivatives existing in the acquired entity's host contracts.

If a business combination is performed in stages, the fair value on the date of acquisition of the shareholding interest previously held in the capital of the acquiree is revalued at fair value on the date of acquisition, impacts being recognized in statement of income.

Any earn-out compensation transferred by the acquiring entity will be recognized at fair value on the acquisition date. Subsequent changes in the earn-out compensation's fair value considered an asset or a liability, should be recognized according to CPC 38 (IAS 39) in the income statement or in other comprehensive income. Should the earn-out compensation be stated as equity, it should not be revalued until it is finally paid off in equity.

Initially, goodwill is initially measured as being the excess of consideration transferred in relation to net assets acquired (acquired identifiable assets, nets and assumed liabilities). If consideration is lower than fair value of net assets acquired, the difference must be recognized as gain in statement of income.

25. Business combination – Continued

After initial recognition, the goodwill is carried at cost less any accumulated loss for the impairment losses. For impairment testing purposes, goodwill acquired in a business combination is, from the acquisition date, allocated to each cash-generating units of the Company that are expected to benefit by the synergies of combination, regardless of other assets or liabilities of the acquiree being allocated to those units.

When the goodwill is part of a cash generating unit and a portion of this unit is disposed of, the premium associated with the disposed portion should be included in the cost of the operation when calculating gains or losses in disposal. The goodwill disposed of under these circumstances is found based on the proportional values of the disposed portion regarding the cash generating unit maintained.

Goodwill and other intangible assets of undefined useful lives are not amortized, yet impairment value is tested at least annually as described in Note 10.

The Company has the following business combination operation:

AGRE Empreendimentos Imobiliários S.A.

The Company fully took over the shares of Agre Empreendimentos Imobiliários S.A., making a wholly-owned subsidiary.

The sum attributed was of R\$ 2,298,963, equal to the shares' trading price on June 10, 2010. The difference between the price paid and these transactions' book value of was of R\$ 417,461.

The Company performed studies in accordance with accounting standards provided under CPC 15 – Business Arrangements, and the allocation of goodwill was based on finding the fair value of the net assets of Agre S.A. on its acquisition date.

The fair value of the acquired companies' identifiable assets and recognized goodwill on the acquisition date are demonstrated below:

<i>Description</i>	<i>Total</i>
<i>Land</i>	<i>109,767</i>
<i>Property under construction</i>	<i>104,719</i>
<i>(-) Deferred income and social contribution taxes</i>	<i>(72,295)</i>
<i>Future profitability</i>	<i>275,270</i>
<i>Total value of the acquisition</i>	<i>417,461</i>

25. Business combination – Continued

The properties' values will be amortized in the course of construction following their respective launching. While the properties under construction will be amortized as the housing units are sold.

The book value of assets and liabilities at the acquisition date is as follows:

Assets	Opening balance	Goodwill allocation	Closing balance	Liabilities	Opening balance	Goodwill allocation	Closing balance
Cash and cash equivalents	269,053	-	269,053	Loans and financing	493,805	-	493,805
Accounts receivable	1,203,568	-	1,203,568	Obligation for debentures	107,129	-	107,129
Property for sale	923,883	214,486	1,138,369	Other current liabilities	561,345	-	561,345
Other current assets	448,582	-	448,582	Current liabilities	1,162,279	-	1,162,279
Current assets	2,845,086	214,486	3,059,572				
				Loans and financing	872,876	-	872,876
Accounts receivable	745,948	-	745,948	Obligation for debentures	416,885	-	416,885
Property for sale	855,013	-	855,013	Other current liabilities	578,964	-	578,964
Property, plant and equipment and intangible assets	235,293	-	235,293	Deferred income and social contribution taxes	-	72,925	72,925
Other noncurrent assets	299,447	-	299,447	Non-current liabilities	1,868,725	72,925	1,941,650
Non-current assets	2,135,701	-	2,135,701	Minority interest	71,573	-	71,573
				Shareholders' equity	1,878,210	141,561	2,019,771
Total assets	4,980,787	214,486	5,195,273	Total liabilities and shareholders' equity	4,980,787	214,486	5,195,273

26. Net income

Below follows a breakdown of the Company's net revenues on September 30, 2012:

	Parent company		Consolidated	
	09/30/2012	09/30/2011	09/30/2012	09/30/2011
Real estate sales	68,962	100,251	4,142,396	5,199,282
Other operating income	-	-	92,129	84,149
(-) Sales tax	(9,207)	(10,457)	(154,145)	(164,606)
Net operating income	59,755	89,794	4,080,380	5,118,825

The volume of revenues from Company transactions is measured at fair value of the installments received and receivable, net of commercial discounts and/or bonuses granted by the entity to the purchaser.

The proceeds' fair value is obtained through the future flow of the housing units' sales price, brought to present value at the current rate of 4.65% per annum as described in Note 5, i.e.: less any future receivables and based on the inferred interest rate.

26. Net income – Continued

In the case of term sales of non-concluded units, accounts receivable calculated according to the construction's percentage of financial progress during the building period are measured at their present value, considering the term and differential between the market interest rate and the interest rate implied in the housing units' purchase and sale agreements on their signature date. The amount of the present value adjustment is the difference between cash and term prices practiced for the same housing unit.

The Company employs the following criteria in its sale agreements, which comply with CPC 30 requirements , to ensure that recognition of its revenues by means of the percentage of construction progress method is the most suited according to current legislation:

- a) By means of a purchase and sale agreement or of a promise to purchase and to sell, the Company transfers to the respective purchaser all the more significant risks and benefits related to the assets' property;
- b) Once the units are sold, there is no ongoing involvement in managing these assets indicating association in the property of the items; and
- c) The methods employed to define the percentage of construction progress as well as the value of revenues and expenses incurred and to be incurred are measured as described in Note 2.11;

The table below reflects the accrued total profit appropriated in the Company's projects in progress (covering more than one fiscal year) as of each project being launched, on September 30, 2012:

	<i>Parent company</i>		<i>Consolidated</i>	
	<i>09/30/2012</i>	<i>09/30/2011</i>	<i>09/30/2012</i>	<i>09/30/2011</i>
<i>Gross sales</i>	75,502	15,586	7,573,911	9,394,501
<i>Costs incurred</i>	(36,172)	(8,925)	(4,717,305)	(6,337,534)
<i>Recognized earnings</i>	39,330	6,661	2,856,606	3,056,967
<i>Advances received</i>	39,643	2,953	3,639,989	4,236,897

27. Financial income (expense)

	Parent company		Consolidated	
	09/30/2012	09/30/2011	09/30/2012	09/30/2011
Financial income				
Interest earning bank deposits	27,058	73,671	53,044	51,899
Investments - Fixed income securities	7,861	95,478	8,004	9,001
Investment in variable income funds	200	7,488	1,376	1,614
Loans	4,824	2,172	8,114	15,542
Monetary variation	1,624	1,755	1,856	2,521
Price method interest	628	288	46,665	20,263
Late Interest and Fines	-	-	54,735	41,898
Others	12,462	6,608	31,102	22,816
Total financial income	54,657	187,460	204,896	165,554
Financial expenses				
Expenses with securities issued	(135,400)	(97,258)	-	-
Bank expenses	(1,087)	(564)	(13,424)	(7,172)
Charges – Loans	(100,551)	(44,671)	(191,492)	(176,817)
Others	(29,838)	(6,056)	(56,450)	(24,838)
Total financial expenses	(266,876)	(148,549)	(261,366)	(208,827)
Net financial expense	(212,219)	38,911	(56,470)	(43,273)

28. Administrative expenses

	Parent company		Consolidated	
	09/30/2012	09/30/2011	09/30/2012	09/30/2011
Personnel – Dividends	(4,598)	(4,520)	(171,372)	(123,031)
Lawyers' fees and Court Costs	(2,912)	(2,128)	(12,245)	(9,737)
IT maintenance	(229)	(661)	(11,741)	(9,336)
Consulting	(7,689)	(4,704)	(9,208)	(7,322)
Other	(2,279)	(2,926)	(43,382)	(41,999)
Rendering of services	(13,109)	(10,419)	(76,576)	(68,394)
Expenses with Stock Options Adjustments	(12,004)	(23,967)	(12,474)	(23,967)
Property Rental	(697)	(531)	(13,320)	(8,543)
Travel expenses	(1,021)	(1,283)	(9,070)	(5,872)
Telecommunication expenses	(239)	(230)	(7,540)	(4,662)
Profit sharing	(207)	(200)	(1,573)	(957)
Other	(2,297)	(2,390)	(59,835)	(43,854)
Other Administrative Expenses	(16,465)	(28,601)	(103,812)	(87,855)
Administrative expenses	(34,172)	(43,540)	(351,760)	(279,280)

29. Commercial expenses

	Parent company		Consolidated	
	09/30/2012	09/30/2011	09/30/2012	09/30/2011
Marketing	(1,874)	(1,421)	(61,508)	(115,151)
Commercial expenses	(191)	(32)	(18,201)	(31,116)
Promotions and events	(177)	(23)	(8,498)	(14,528)
Commissions and bonuses on sales	(82)	(299)	(54,014)	(82,340)
Sales Stand	(1,457)	(951)	(58,044)	(31,898)
Other	(745)	(2,545)	(7,795)	(13,325)
Commercial expenses	(4,526)	(5,271)	(208,060)	(288,358)

30. Independent auditors

In accordance with CVM Instruction no. 381 dated January 14, 2003, the Company hereby informs that it did not retain other services from the independent auditor in charge of examining the financial statements, and that are not related to the audit engagement.

Report on the review of quarterly information - ITR

(A free translation of the original report in Portuguese, as filed with the Brazilian Securities and Exchange Commission (CVM), prepared in accordance with the accounting practices adopted in Brazil, rules of the CVM and the International Financial Reporting Standards - IFRS)

To
Board Members and Shareholders of
PDG Realty S.A. Empreendimentos e Participações
Rio de Janeiro - RJ

Introduction

We have reviewed the individual and consolidated interim accounting information of PDG Realty S.A. Empreendimentos e Participações, contained in the quarterly information form – ITR for the quarter ended September 30, 2012, which comprise the statement of financial position as of September 30, 2012 and the related statements of income, comprehensive income for the three-month and nine-month period then ended, and changes in shareholders' equity and cash flows for the nine-month period then ended, including explanatory notes.

Management is responsible for the preparation of the individual interim accounting information in accordance with Accounting Pronouncement CPC 21(R1) - Interim Statement and consolidated interim accounting information in accordance with CPC 21(R1) and the international accounting rule IAS 34 - Interim Financial Reporting, which considers the Guideline OCPC 04 related to the application of the Technical Interpretation ICPC 02 applicable to real estate development entities in Brazil, issued by the Accounting Pronouncements Committee (CPC) and approved by the Brazilian Securities and Exchange Commission (CVM) and Federal Accounting Council (CFC), as well as the presentation of this information in accordance with the standards issued by the Brazilian Securities and Exchange Commission, applicable to the preparation of quarterly information - ITR. Our responsibility is to express our conclusion on this interim accounting information based on our review.

Scope of the review

We conducted our review in accordance with Brazilian and International Interim information review standards (NBC TR 2410 - *Revisão de Informações Intermediárias Executada pelo Auditor da Entidade* and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim information consists of making inquiries primarily of the persons responsible for financial and accounting matters and applying analytical and other review procedures. The scope of a review is significantly less than of an audit conducted in accordance with auditing standards and, accordingly, it did not enable us to obtain assurance that we were aware of all the material issues that would have been identified in an audit. Therefore, we do not express an audit opinion.

Conclusion on the individual and consolidated interim information, prepared in accordance with the CPC 21(R1)

Based on our review, we are not aware of any fact that might lead us to believe that the individual and consolidated interim accounting information included in the aforementioned quarterly information was not prepared, in all material respects, in accordance with CPC 21 (R1) applicable to the preparation of the quarterly information – ITR, and presented in accordance with the standards issued by the Brazilian Securities and Exchange Commission (CVM)

Conclusion on the consolidated interim information prepared in accordance with the IAS 34 which considers the Guideline OCPC 04 related to the application of the Technical Interpretation ICPC 02 to real estate development entities in Brazil, issued by the Accounting Pronouncements Committee (CPC) and approved by the Brazilian Securities Exchange Commission (CVM) and Federal Accounting Council (CFC)

Based on our review, we are not aware of any fact that might lead us to believe that the consolidated interim accounting information included in the aforementioned quarterly information was not prepared, in all material respects, in accordance IAS 34, which considers the Guideline OCPC 04 related to the application of the Technical Interpretation ICPC 02 to real estate development entities in Brazil, issued by the Accounting Pronouncements Committee (CPC) and approved by the Brazilian Securities and Exchange Commission (CVM) and Federal Accounting Council (CFC), applicable to the preparation of the interim information and presented in accordance with the standards issued by the Brazilian Securities and Exchange Commission (CVM) .

Emphasis of matter

As described in Note 2.1, the individual and consolidated interim accounting information, were prepared in accordance with the accounting practices adopted in Brazil. The consolidated interim information prepared in accordance with the IAS 34, additionally considers, the guideline OCPC 04 issued by the Accounting Pronouncements Committee. This guideline refers to accounting treatment of the revenue recognition of this sector and involves issues related to the interpretation and application of the concept of continuous transfer of risks, benefits and control of the sale of real estate units, as described in more detail in Note 2.11. Our conclusion was not modified due to this matter.

Other issues

Interim information of added value

We also reviewed the individual and consolidated statements of added value (DVA) for the nine-month period ended September 30, 2012, prepared under the responsibility of the Company's management, for which is required in the interim information in accordance with the standards issued by the Brazilian Securities Commission applicable to the preparation of Quarterly Information - ITR, and considered as supplementary information by IFRS, which do not require the presentation of the statements of added value (DVA). These statements were submitted to the same review procedures described previously and, based on our review, we are not aware of any fact that might lead us to believe that they were not prepared adequately, in all material respects, in relation to the individual and consolidated interim accounting information, taken as a whole.

Audit and review of the figures corresponding to the previous year, quarter and nine-month period, respectively

Figures corresponding to the year ended December 31, 2011, presented for comparison purposes, were audited by other independent auditors, which issued a report dated April 2, 2012, which did not contain any modification. Figures corresponding to the quarter and nine-month period ended September 30, 2011, presented for comparison purposes, were reviewed by other independent auditors, which issued a report dated November 10, 2011, which did not contain any modification.

Rio de Janeiro, November 9, 2012

KPMG Auditores Independentes
CRC SP-014428/O-6 F-RJ

Original in Portuguese signed by

Marcelo Luiz Ferreira
Accountant CRC RJ-087095/O-7