May 12th, 2016

1Q16 Results

Agenda

- **Executive Summary**
- **Asset Management:**
  - Sales
  - Cancellations
  - Accounts Receivable
  - Inventory
- **Liabilities Management:**
  - Deleveraging
  - G&A Expenses
  - Ongoing Projects and Cost to be Incurred
- **Sale of Assets and Debt Restructuring**

Corcovado
Rio de Janeiro/RJ

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Sublime
Rio de Janeiro/RJ

1Q16 Highlights

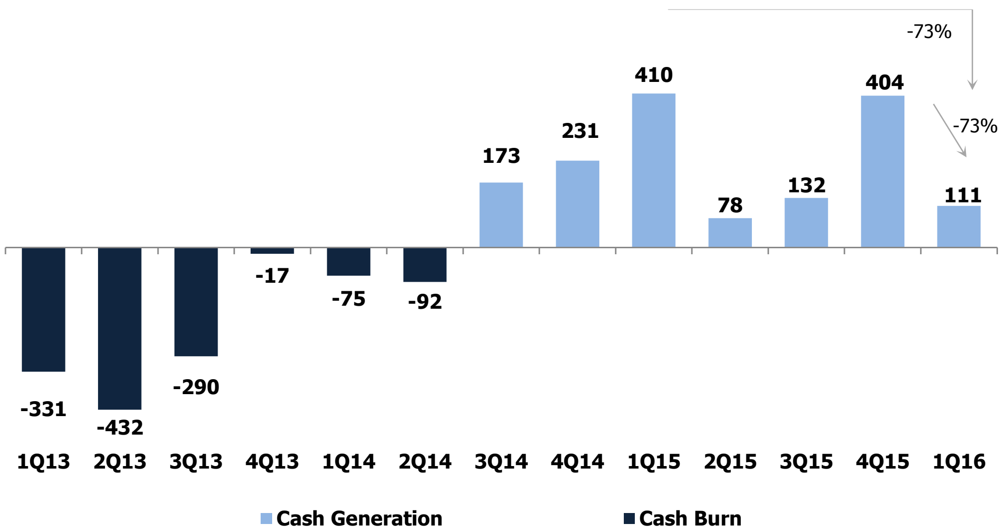
- Net debt was reduced by R$111 million in the quarter;
- G&A expenses fell by 22% in comparison to 1Q15; and by 8% against last quarter;
- Gross sales of R$403 million and net sales of R$97 million in 1Q16;
- Sales cancellations fell by 37% in comparison to the last quarter;
- Cash sales totaled R$82 million in the quarter, representing 20% of gross sales;
- Total extended leverage, including net financial debt and costs to be incurred, fell by R$125 million;

Recent Events

- Renegotiation of total debt with the Company’s four main lenders, rolling all corporate debt over to 2020, and obtaining new credit lines to finance construction costs and G&A expenses;
- Sale of total stake in REP for R$34 million, reducing PDG’s net debt by R$237 million.

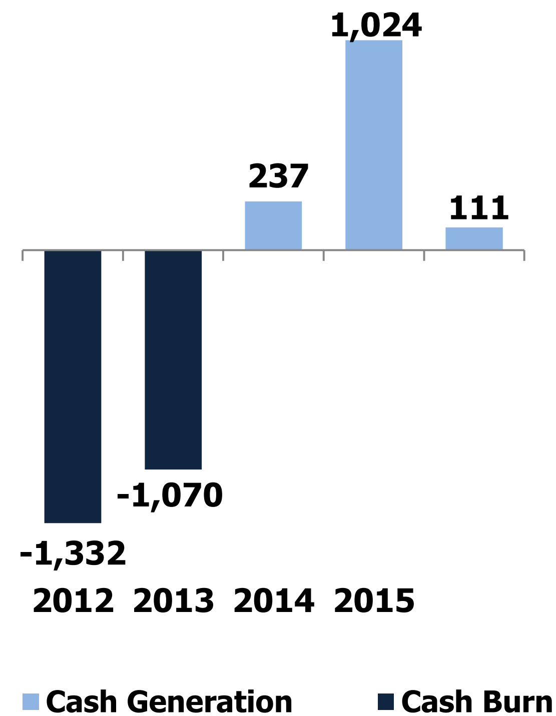
Executive Summary
Net Debt Variation

Quarterly Net Debt Variation – R$ million



Note: Excludes the capital increase of R$500 million and the convertion of redeemable preferred shares of R$300 million into promissory notes

Annual Net Debt Variation – R$million



- **Net debt fell by R$111 million in 1Q16;**
- **It was the seventh straight quarter of net debt reduction;**
- **Since the end of 2Q14, net debt has been reduced by about R$1.5 billion.**

Source: PDG – Data Base: 03/2016

Net Assets (NAV) – R$ million

Note: Inventory at market value (% PDG); landbank net of obligations with land plot sellers. Market Capital value in 05/11/2016.

- **Net Assets of R$3.1 billion and market value of R$177 million**;
- The market prices the inventory carrying cost, legal expenses, SG&A, debt service, and discounts during the monetization period of the assets and debt amortization at R$2.9 billion;

PDG

Source: PDG – Data Base: 03/2016

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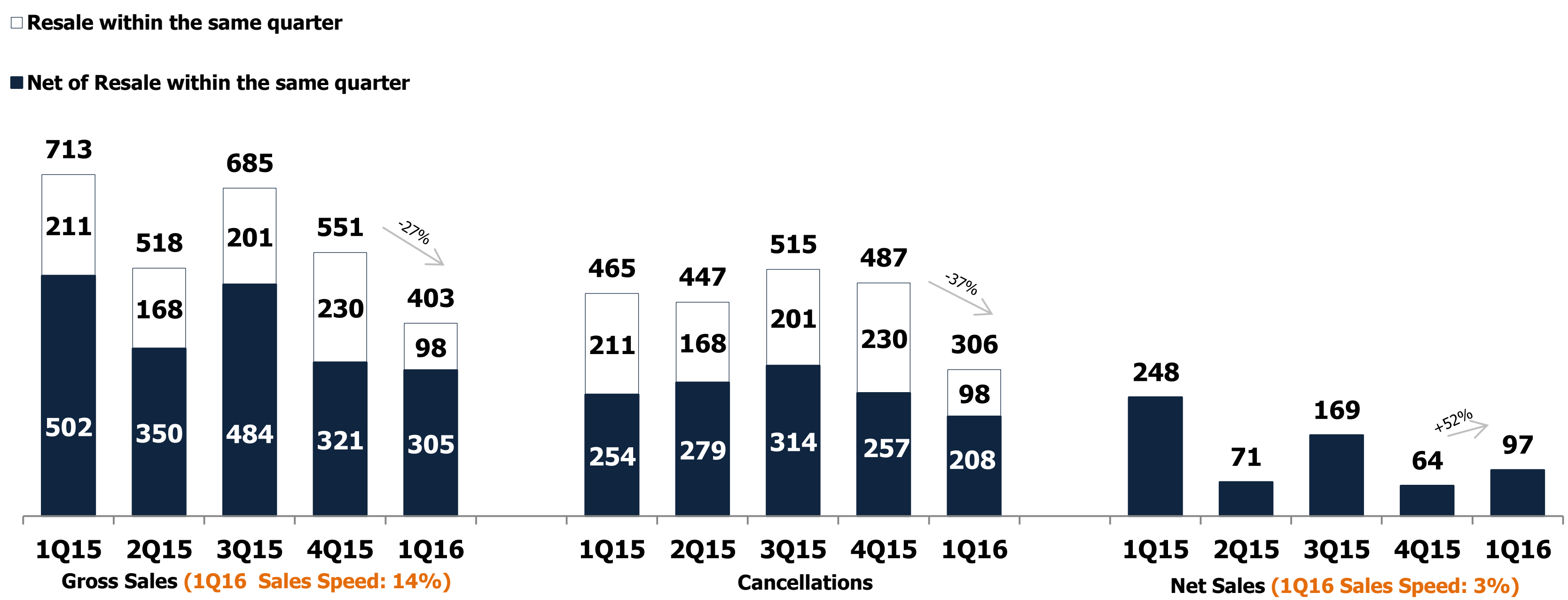
Meridian
São Paulo/SP

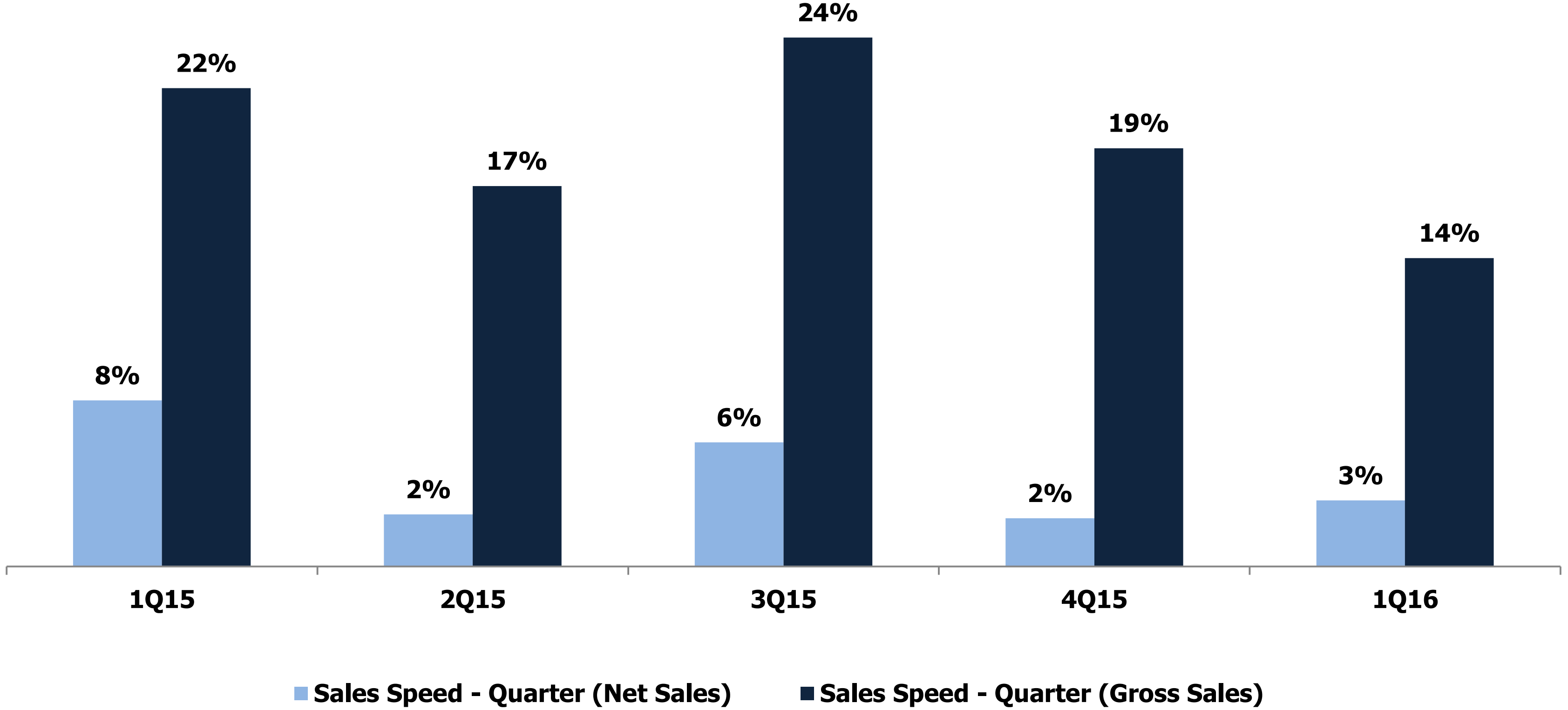
Sales – R$ million



- **Gross sales totaled R$403 million in 1Q16,** showing that demand has been resilient, despite the credit restrictions imposed during the year;
- **R$327 million (equivalent to 81% of gross sales) were from concluded units**, being, therefore, immediate cash generators;
- **Sales cancellations of R$306 million in the quarter, 37% down on 4Q15, and 34% down on 1Q15**. In spite of the stronger resilience against sales cancellations this quarter, the current credit restrictions, funding shortage, the recent increase in interst rates and the deterioration of the economic scenario may have a negative impact throughout the year;
- **Net sales totaled R$97 million in 1Q16, up 52% against last quarter**.

Source: PDG – Data Base: 03/2016

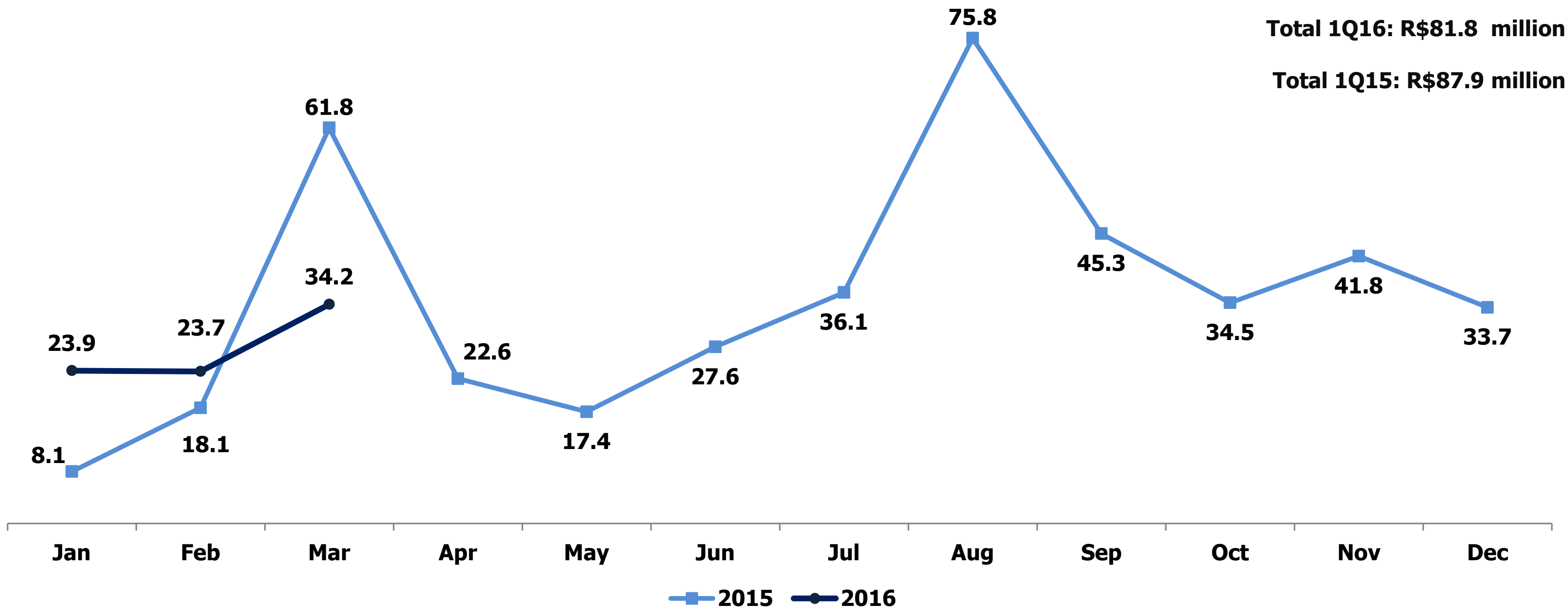
Sales Speed (VSO)



- The lower sales speed can be partially explained by the toughest scenario the economy and the sector both face, as well as by the absence of sales campaigns in the quarter;
- **PDG's salesforce has achieved good performance, and was responsible for 65% of sales in 1Q16.**

Source: PDG – Data Base: 03/2016

Cash Sales– R$ million

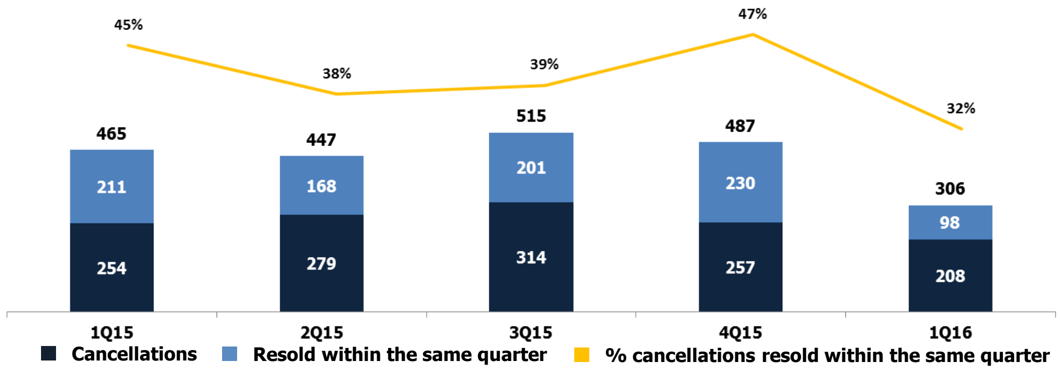


In Mar-15 and Aug-2015 we held the *Na Ponta do Lápis* sales campaign.

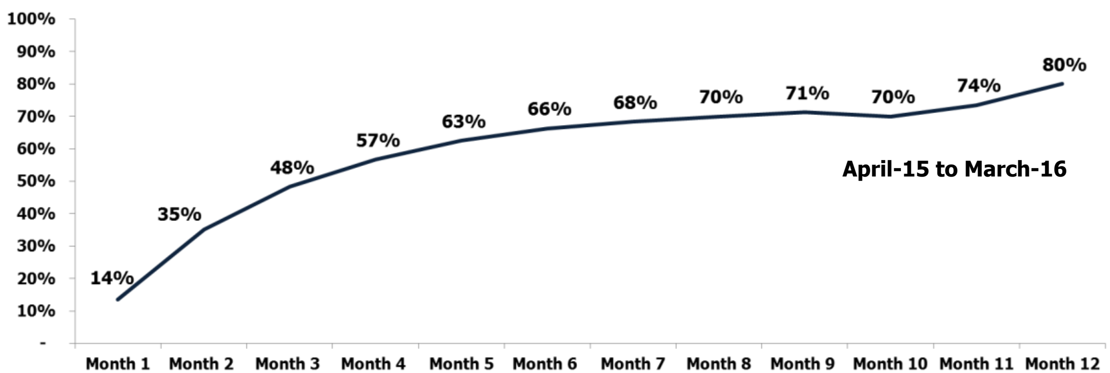
- **Cash sales reached R$82 million in 1Q16,** representing 20% of total sales in the quarter;
- **The performance in this item was almost as good as in 1Q15, when we held the Na Ponta do Lápis sales campaign.**

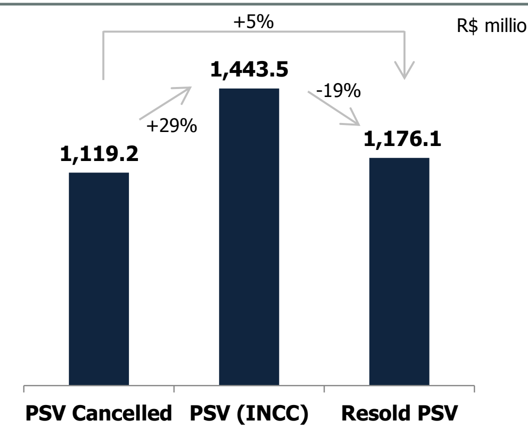
Source: PDG – Data Base: 03/2016

Evolution of Cancellations and Resale – R$ million



Average Resale Curve and Resale Values – 12 months accumulated



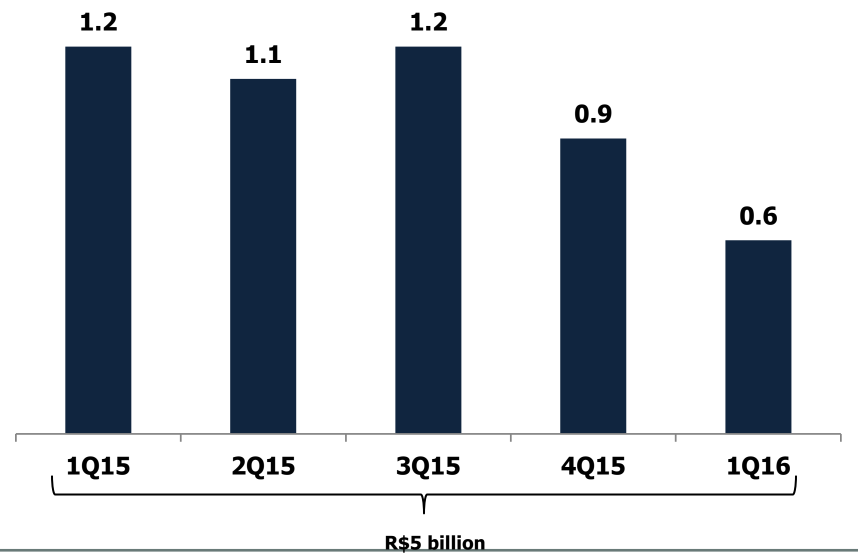


- **The average rate of resale within the same quarter of cancellation has remained high; in 1Q16,** resale reached **32%;**
- **The average resale curve remained high, reaching 80% in 12 months;**
- **The resales have an average price gain of 5%** in relation to the previous cancellation prices;
- Virtually all resales are definitive, given that **less than 4% of such resales lead to new cancellations.**

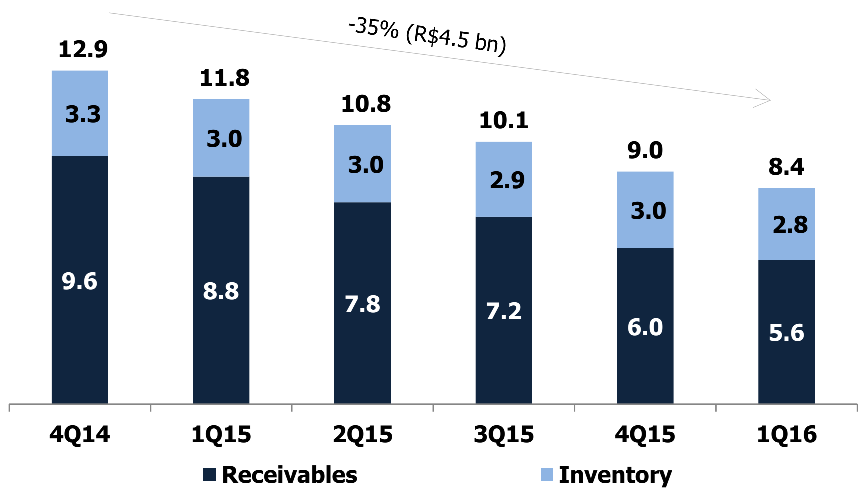
Source: PDG – Data Base: 03/2016

Asset Management
Accounts Receivable

Quarterly Inflow – R$ billion



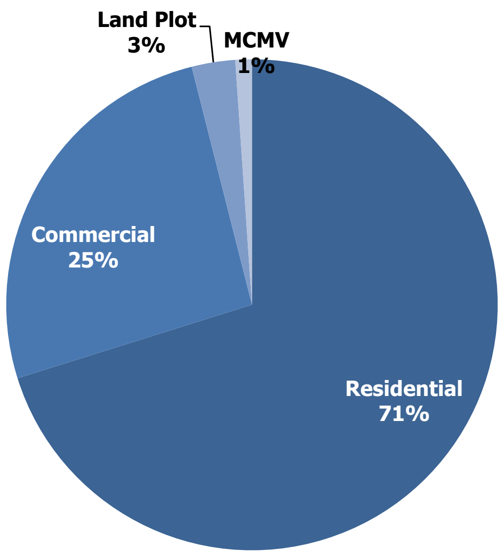
Accounts Receivable + Inventory – R$ billion



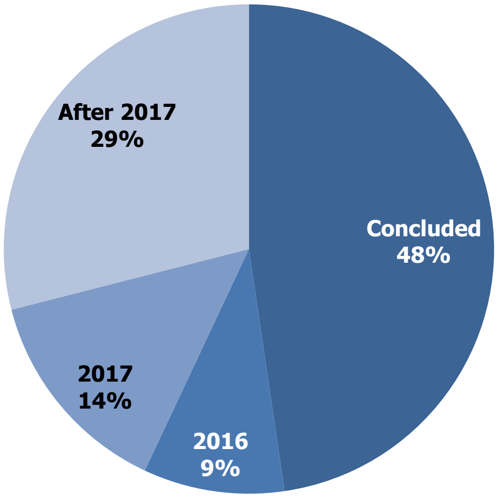
- **Total cash inflow of R$600 million and reduction of R$447 million in accounts receivable in the quarter, from R$6 billion in the end of 2015 to R$5.6 billion in the end of 1Q16;**
- Summing accounts receivable and inventory, it is possible to observe that the company has been monetizing its assets over time. We will continue to focus on sales and mortgage transfers to accelerate the sale of inventory and the inflow of receivables (mortgage transfers).

Source: PDG – Data Base: 03/2016

Inventory by Product – % of PSV



Inventory by Delivery Schedule – % of PSV



- **Total inventory was R$2.8 billion by the end of 1Q16;**
- **Quality of available inventory:**
  - **71% in residential products** (excluding MCMV, Land Plots, and Commercial);
  - **48% is concluded inventory, immediate cash generator, of which 68% are in São Paulo and Rio de Janeiro.**

Source: PDG – Data Base: 03/2016

Asset Management
Inventory

Inventory by Region

PSV in R$ million

Region	Up to 60%		From 60 to 80%		From 80 to 99%		Total		
	Unit	PSV	Unit	PSV	Unit	PSV	Unit	PSV	%
SÃO PAULO	625	267.9	763	241.5	1,176	398.2	**2,564**	**907.6**	**33%**
RIO DE JANEIRO	184	154.9	119	37.3	379	117.8	**682**	**309.9**	**11%**
MG/ES	-	-	19	7.0	25	5.0	**44**	**12.0**	**0%**
NORTH	-	-	274	141.6	460	189.3	**734**	**330.9**	**12%**
NORTHEAST	457	125.6	-	-	279	169.7	**736**	**295.2**	**11%**
SOUTH	1	1.3	67	23.1	180	72.2	**248**	**96.7**	**3%**
MIDWEST	-	-	448	87.0	86	19.1	**534**	**106.1**	**4%**
TOTAL (Ex-Commercial)	**1,267**	**549.7**	**1,690**	**537.5**	**2,585**	**971.2**	**5,542**	**2,058.5**	**74%**
% Total (Ex- Commercial)		**27%**		**26%**		**47%**			**100%**
COMMERCIAL	1,064	539.3	89	32.7	328	147.3	**1,481**	**719.2**	**26%**
TOTAL	**2,331**	**1,089.0**	**1,779**	**570.2**	**2,913**	**1,118.5**	**7,023**	**2,777.7**	**100%**
% Total		**39%**		**21%**		**40%**			**100%**

44%

99% SP and RJ

Sales Speed (VSO) by Region

Region (ex-Commercial)	VSO - Gross Sales				
	1Q15	2Q15	3Q15	4Q15	1Q16
SÃO PAULO	26%	17%	24%	19%	15%
RIO DE JANEIRO	18%	19%	33%	30%	16%
MG/ES	29%	71%	25%	13%	22%
NORTH	22%	30%	31%	23%	18%
NORTHEAST	27%	22%	34%	27%	21%
SOUTH	34%	24%	43%	29%	33%
MIDWEST	44%	25%	25%	30%	24%
TOTAL (EX-COMMERCIAL)	**26%**	**21%**	**29%**	**23%**	**18%**
COMMERCIAL	4%	3%	2%	2%	1%
TOTAL	**22%**	**17%**	**24%**	**19%**	**14%**

VSO SP and RJ 15%

VSO (ex-SP and RJ) 22%

Quality of available inventory:

- **44%** of total inventory, excluding commercial units, **is located in São Paulo and Rio de Janeiro;**
- **73%** of total inventory, excluding commercial units, is concentraded in projects with **over 60% of its units sold;**
- The residential inventory **outside Rio and São Paulo** has good liquidity, recording **an average Sales Speed (VSO) of 22% in 1Q16.**

Source: PDG – Data Base: 03/2016

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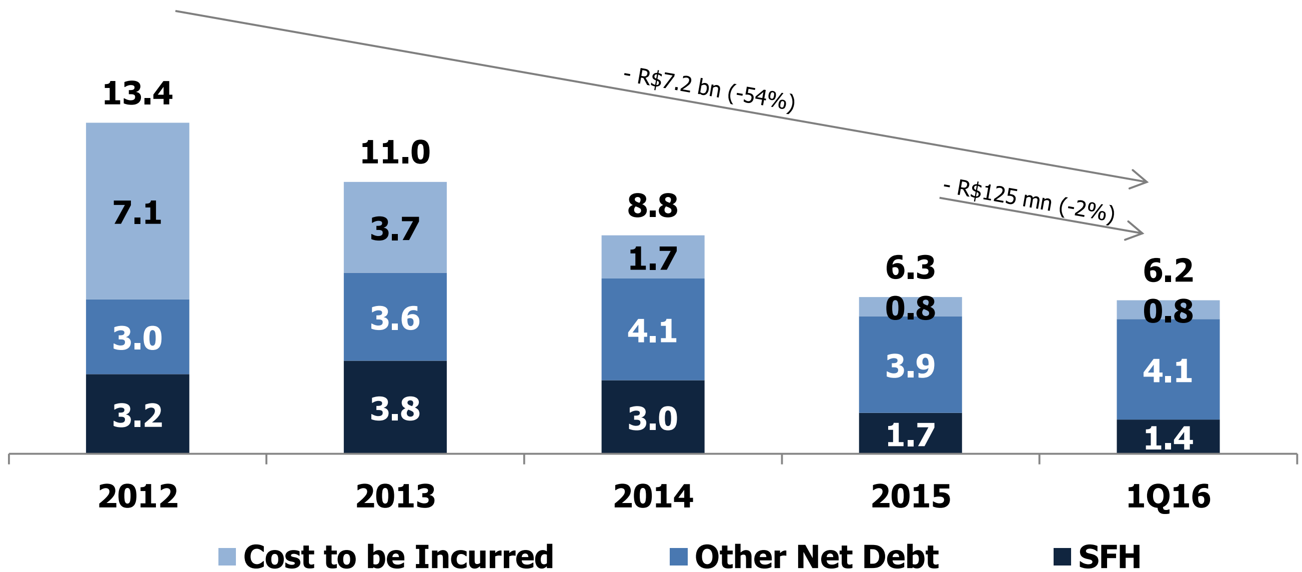
Domani Brooklin
São Paulo/SP

Net Debt + Cost to be Incurred – R$ billion



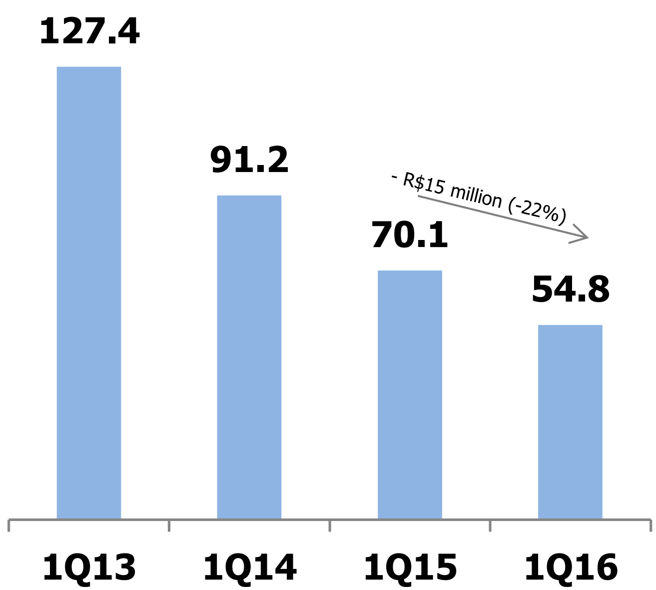
Obs.: For comparison purposes, other net debt of 2012, 2013, 2014 have been adjusted with the inclusion of the Redeemable Preferred Shares.

- **Reduction of R$125 million in extended leverage (Net Debt + Costs to be Incurred)** in the first quarter.
- The reduction in leverage **since 2012 has already exceeded R$7.2 billion;**

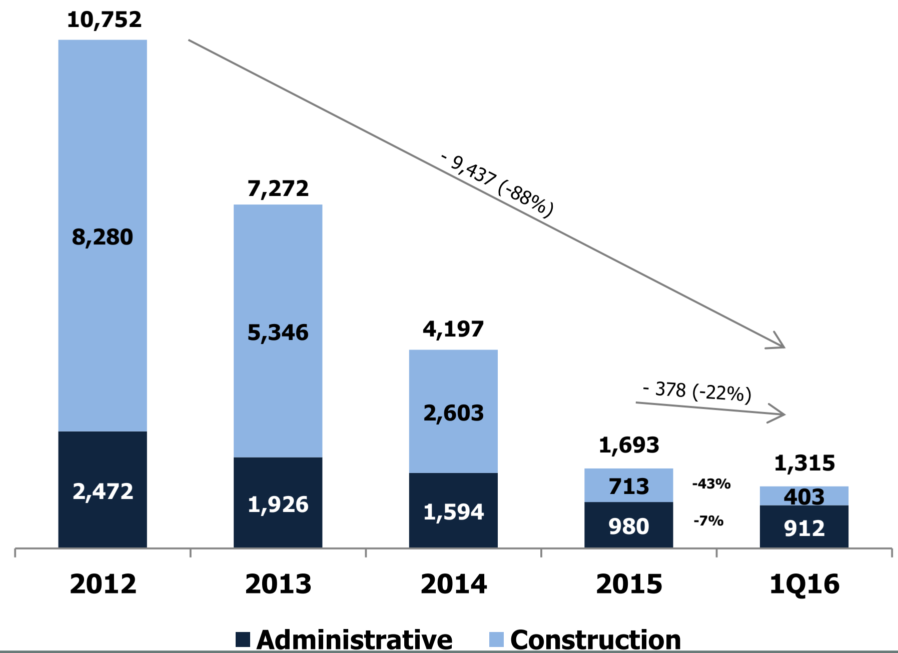
Source: PDG – Data Base: 03/2016

Liabilities Management
G&A Expenses

G&A Evolution – R$ million



Headcount



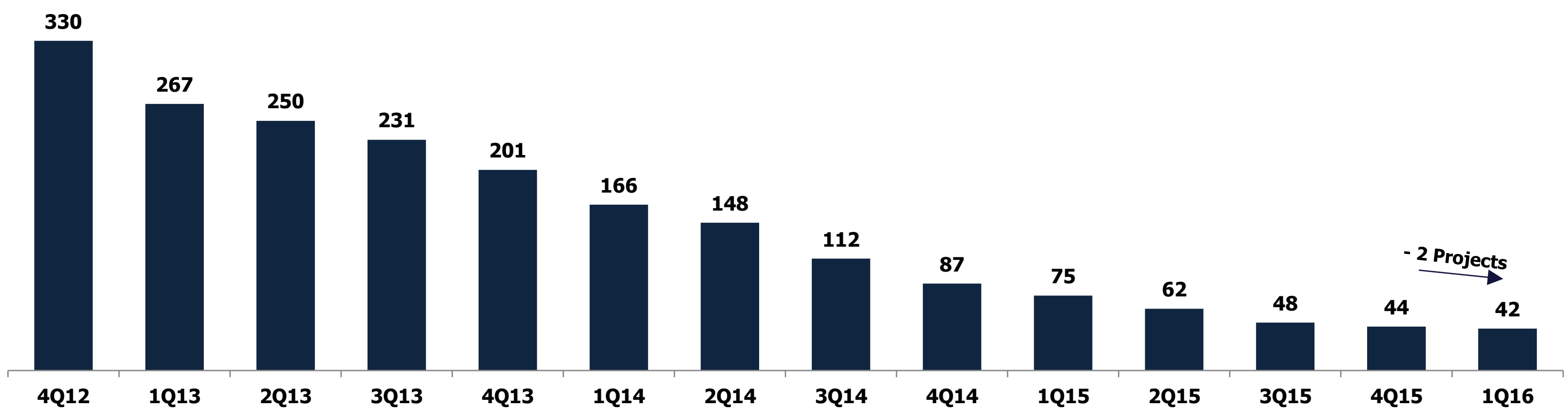
- **Reduction of 22% in G&A expenses in 1Q16** over 1Q15, and of **8%** in over last quarter;
- We continued to adjust our structure to our operational needs. **In 1Q16, we reduced our total headcount by 22%, and the administrative workforce by 7%;**
- **Commercial expenses fell by 25%** over 1Q15, and by **28%** over the last quarter.

Source: PDG – Data Base: 03/2016

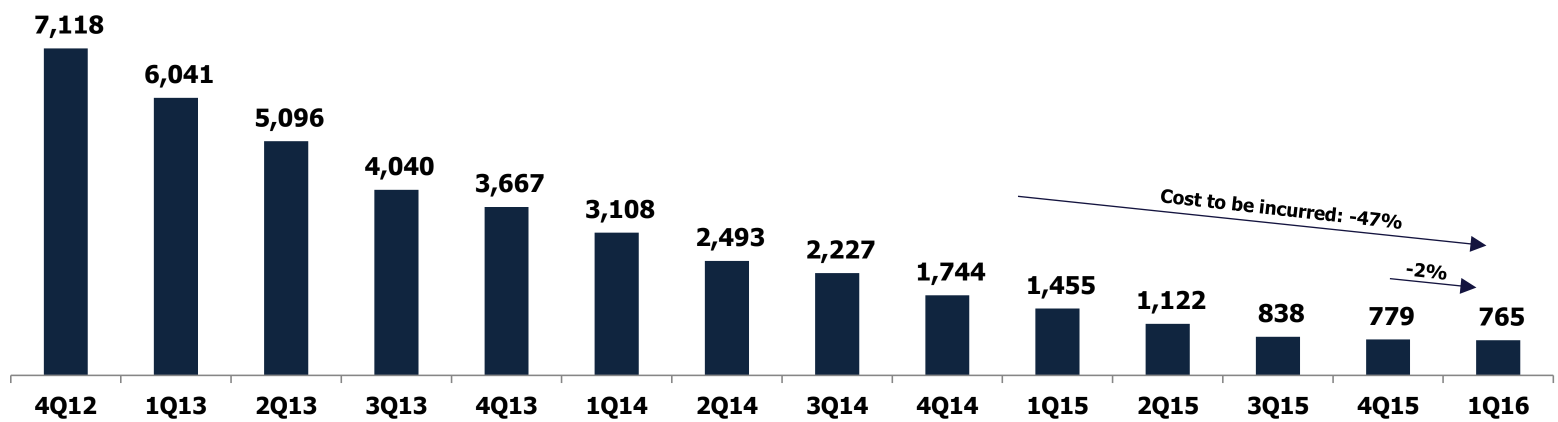
Liabilities Management

Ongoing Projects and Cost to be Incurred

Ongoing Projects



Cost to be Incurred – R$ milhões



- Currently, the company has **42 ongoing projects**, of which 15 will be delivered by the end of 2016;
- We continue to reduce total cost to be incurred systematically, **accounting for R$765 million,** with a **reduction of 47% in the last 12 months,** and of 2% (R$14 million) this quarter.

Source: PDG – Data Base: 03/2016

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  G&A Expenses

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Meridian
São Paulo/SP

REP – Sale of Interest

- Sale and Purchase Agreement signed on May 4th;
- Sale of our entire interest of 58% of REP;
- Value: R$34 million (paid with Real Estate units located in the city of São Paulo);
- Reduction of R$237 million in PDG's net debt;
- Conditions precedent:
  - Approval by antitrust agency;
  - Approval by REP's and PDG's creditors;
- Estimated closing date: within the second quarter.

Debt Restructuring

Memorandum of Understandings – 4 Main Creditors

Memorandum of Understandings with Main Creditors

- MoU signed on May 4th;
- Banks: Banco do Brasil, Bradesco, CEF and Itaú Unibanco;
- Total amount: up to 3.7 billion (60% of gross debt), of which:

  - R$1.2 billion are construction financing debt (SFH);
  - R$2.5 billion are from other types of debt instruments;

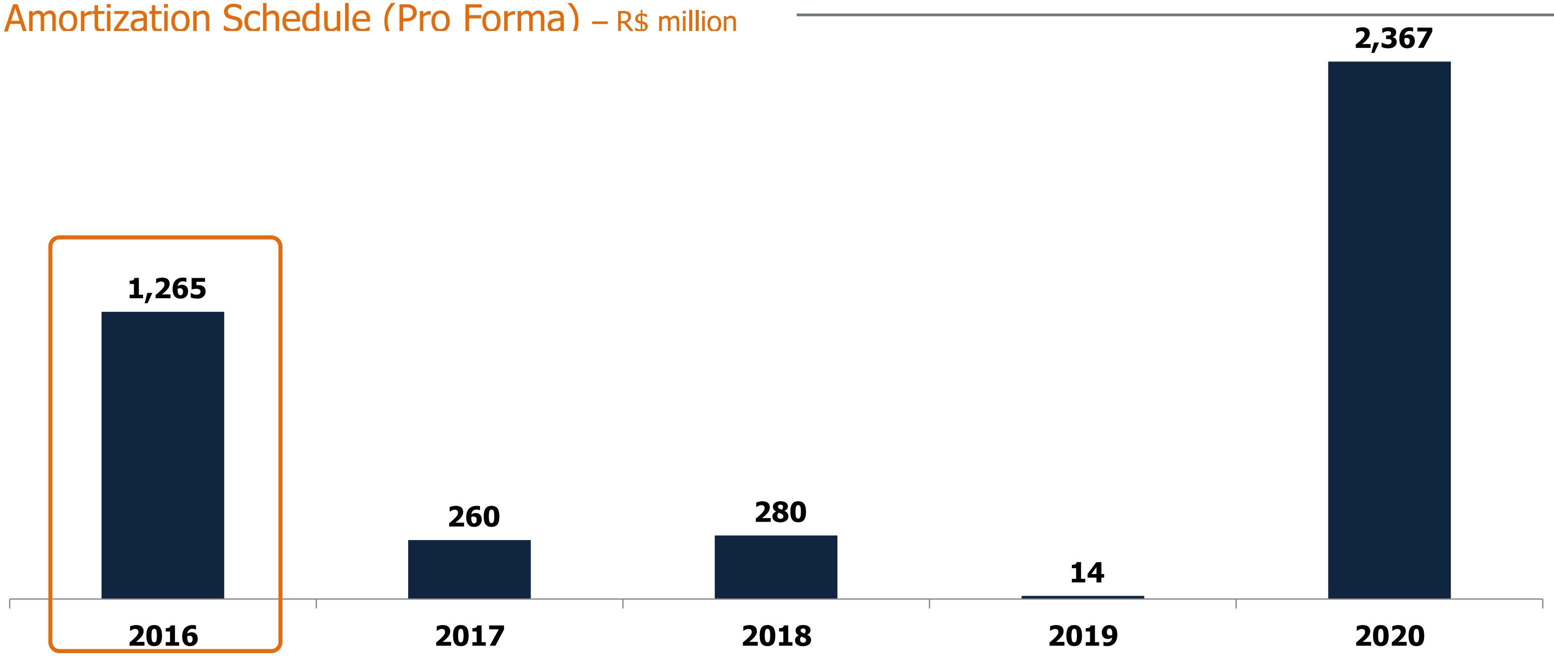
- 48-month (4-year) maturity to all corporate debt;
- Additional credit for projects that are currently financed by these four banks, as well as a 12 to 24-month grace period for the amortization of existing construction financing debt;
- New lines of credit to finance G&A expenses, with 36-month (3-year) maturities, with interest rates equal to the new interest rates of existing corporate debt;
- Participation of Vinci Partners in financing the Company's G&A expenses;
- Formal *stand still* given for 60 days, subject to the approval from the banks' credit committees.

Debt Restructuring

Debt Amortization Schedule – Corporate Debt

- Projected amortization schedule:
  - Considers the sale of REP;
  - Considers the renegotiation foreseen in the memorandum signed with main creditors.
- All debt maturing in 2016 (around R$1.3 billion) are already in advanced negotiations, including the memorandum of understandings for the sale of assets to Banco Votorantim and BVEP, signed in the beginning of this year.

Debt Amortization Schedule (Pro Forma) – R$ million



Obs.: Does not consider obligation for the issuance of CCB and CCI, construction financing debt (SFH) and REP's debt

PDG

May 12th, 2016

1Q16 Results