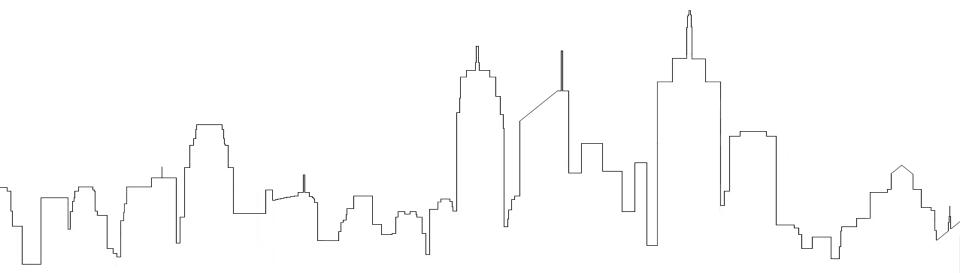
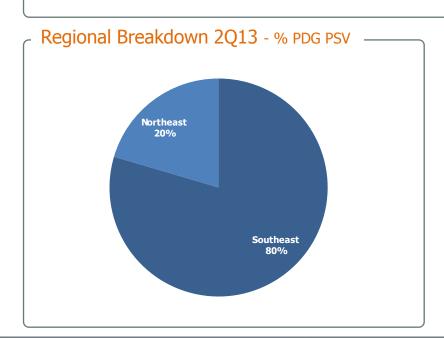


Conference call 2Q13 Results

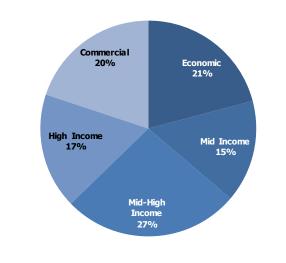




		Launches 2013					
Project	Launch	Region	Segment	Total PSV (R\$ mm)	PSV PDG (R\$ mm)	PDG Units	Average Price (R\$ thous)
Marino Residencial	2Q13	Niterói	Mid-High Income	48,8	43,9	55	800,
Sloper Corporate	2Q13	Rio de Janeiro	Commercial	97,8	97,8	32	3.056,
Nova Penha (Fase 2)	2Q13	Rio de Janeiro	Mid Income	151,0	75,5	241	313,
Reserva Lote 3 - Flex	2Q13	Salvador	Economic	99,9	99,9	406	246,
Jardim das Perdizes - Bosque Jequitibá (F 2)	2Q13	São Paulo	High Income	187,8	47,0	26	1.805,
Jardim das Perdizes - Recanto Jacarandá	2Q13	São Paulo	Mid-High Income	345,0	86,2	99	871,
Jardim das Perdizes - Bosque Araucária (F 1)	2Q13	São Paulo	High Income	153,7	38,4	27	1.422,
	2Q13	-	-	1.083,9	488,7	885	552,
Evidence Quality Life	1Q13	Rio de Janeiro	Mid Income	75,9	41,8	123	338,
Viva Penha (Fase 1)	1Q13	Rio de Janeiro	Mid Income	141,9	70,9	243	292,
Mais Viver São José do Rio Preto	1Q13	S.J. do Rio Preto	Land Plot	28,8	28,8	610	47,
Buona Vita Petrolina (F 1)	1Q13	Petrolina	Land Plot	45,9	45,9	683	67,
Jardim das Perdizes - Reserva Manacá (F 1)	1Q13	São Paulo	High Income	465,0	116,2	53	2.193,
Jardim das Perdizes - Bosque Jequitiba (F 2)	1Q13	São Paulo	High Income	339,0	84,8	54	1.569,
	1Q13	-	-	1.096,5	388,4	1.766	220,
Total	-	-	-	2.180,4	877,1	2.651	330,



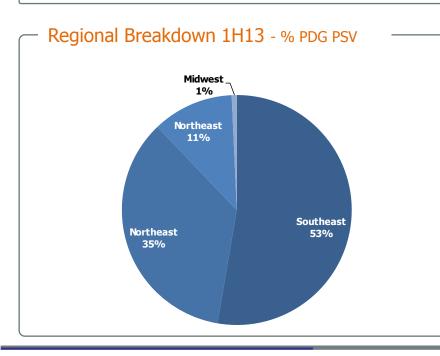


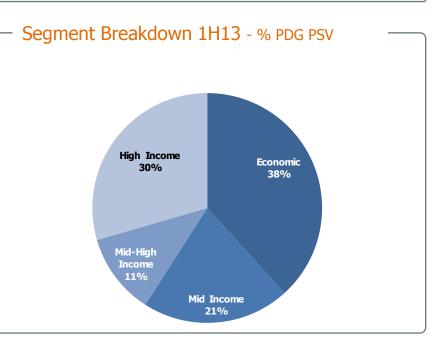




- In 4Q12, in addition to the revision of all budgets of ongoing construction works, the Company also began reviewing projects launched and not yet initiated, based on the new financial and operational guidelines and profitability and risk criteria. Some projects were cancelled and others were sold to partners or third parties. As of 2Q13. In the second quarter, PDG decided that 24 projects were not aligned with the new guidelines and criteria, and these projects are being cancelled and/or renegotiated. The impacts from this decision in the second quarter can be seen below.
- We still have 19 projects under analysis that can be either sold or cancelled, totaling a PSV of R\$825mm. In a conservative scenario, if they were all to be cancelled, the estimated impacts would be: (i) R\$36mm estimated cancellation reimbursements cost and (iii) R\$420mm reduction in future construction costs.
- * It is worth noting that these cancellations reinforce the operational and financial discipline guidelines as the pillars of a successful homebuilder. Decisions undertaken are 100% based on generating value to the company, despite of the accounting negative impact. In addition, this decision speeds up the process of reducing construction works and the respective execution and controlling risks. Finally, these were are projects with high and hard to sell inventory volume.

	Total Cancelled PSV R\$ mm	Sold PSV R\$ mm	% Sold	Gross Backlog Profit R\$ mm	Inventory PSV R\$ mm	Costs to be Incurred	Accounting Impact R\$ mm	Estimated Cash Impact R\$ mm
Total Cancellations 1H13	1,033.8	264.0	26%	58.0	769.8	641.1	83.4	16.3



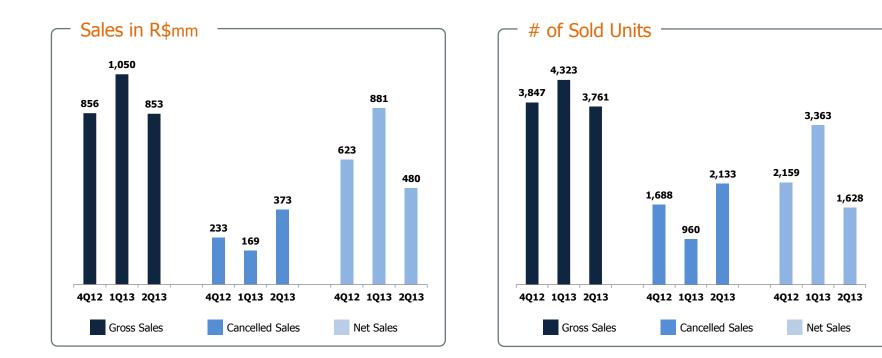


PDG

* In the second quarter, net sales were R\$480 million, thanks to:

1) **R\$853 million in gross sales, 10% lower q-o-q, mainly due to changes in sales prices and terms, coupled with the tighter credit approval policy.** We expect the full development of these new guidelines for the next quarters, with positive impact on sales;

2) **R\$373** million in sales cancellations, higher than the 1Q13 figure, mainly due to the redesign of the transfer and registration process, in which we are working with clients on a more preventive way, in order to guarantee a successful process by the end of the construction works. As the change in policy only impacted the two final weeks of June, there was no time for the resale of 85% of these units.





Cancelled Sales by Delivery Year and % Sold

in PSV (R\$ mm)	50% or less	50 to 70%	70 to 90%	90 to 100%	Total
Built	1.3	5.9	29.6	132.5	169.3
2013 Delivery	4.6	9.3	42.5	42.4	98.7
2014 Delivery	9.9	33.4	52.7	53.3	149.3
Post 2014	10.4	26.7	35.1	20.9	93.1
Total	26.2	75.2	159.8	249.2	510.3

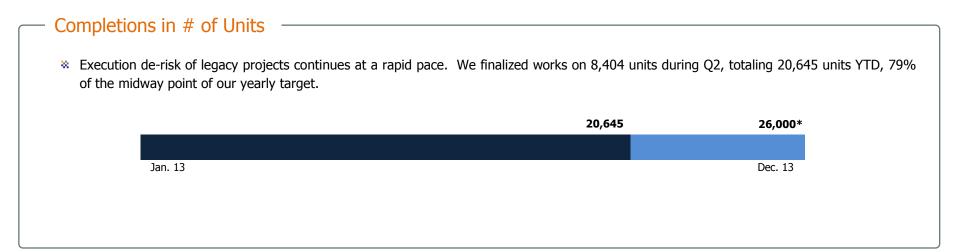


20% or less	r less	20% t o	o 40%	40% to 60% 6		60% t	60% to 80%		o 100%	Inventory		
Region	Units	PSV	Units	PSV	Units	PSV	Units	PSV	Units	PSV	Units	PSV
Southeast	257	329.5	1,179	219	1,243	497.0	1,245	483.0	2,171	720.6	6,095	2,248.9
Northeast	981	138.0	155	100.3	708	399.5	684	264.3	449	122.2	2,977	1,024.3
Midwest	-	-	1,346	343.2	377	84.4	917	189.1	576	94.1	3,216	710.9
North	-	-	161	53.6	178	82.9	1,195	322.1	421	129.0	1,955	587.6
Southeast	-	-	-	32.3	664	165.9	606	131.7	501	150.8	1,771	480.6
TOTAL	1,238	467.5	2,841	748.2	3,170	1,229.7	4,647	1,390.2	4,118	1,216.8	16,014	5,052.4

Inventory by Sales % and Year of Launch

Porcontago Sold	Bui	t	2013 De	livery	2014 D	elivery	Post	2014	TOT	AL	%	
Percentage Sold	Units	PSV	Units	PSV	Units	PSV	Units	PSV	Units	PSV	-70	
20% or less	176	167.3	-	-	1,034	151.5	28	148.6	1,238	467.5	9%	
20% to 40%	-	-	1,039	193.8	1,523	317.7	279	236.8	2,841	748.3	15%	
40% to 60%	435	97.5	309	182.1	2,074	689.0	352	261.1	3,170	1,229.7	24%	
60% to 80%	462	136.4	546	147.7	2,471	669.3	1,168	436.8	4,647	1,390.1	28%	
80% to 100%	1,893	481.9	952	205.5	855	406.1	418	123.3	4,118	1,216.8	24%	
TOTAL	2,966	883.2	2,846	729.1	7,957	2,233.5	2,245	1,206.5	16,014	5,052.4	100%	





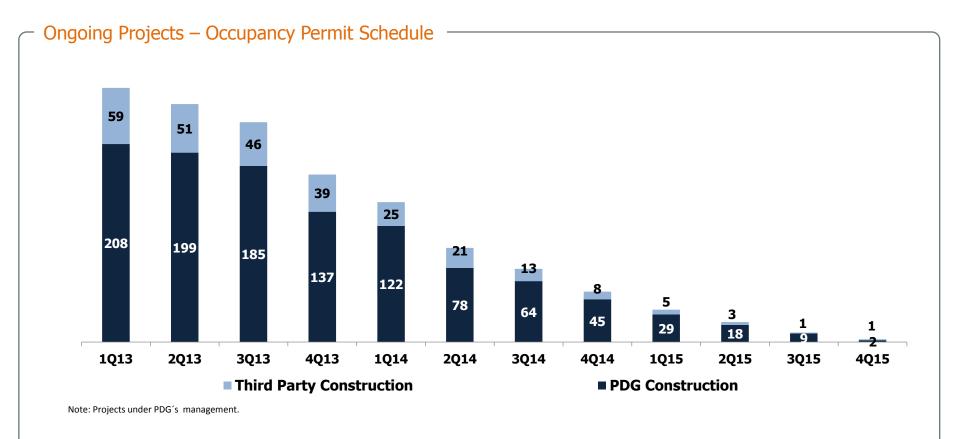
Title Individualization in # of Units

- * Total of 10,328 units have obtained occupancy permits and deed individualization, thus ready to have their credit transferred to banks ("repasse"), if applicable; given 54% or 5,620 are *Minha Casa Minha Vida* units.
- Procedures for obtaining occupancy permits, in timely fashion, have been revised and are being standardized, following the recent arrival of the newly hired engineering Heads. Signs of improvement could already be felt during Q2, when approvals topped the previous quarter by 50%.



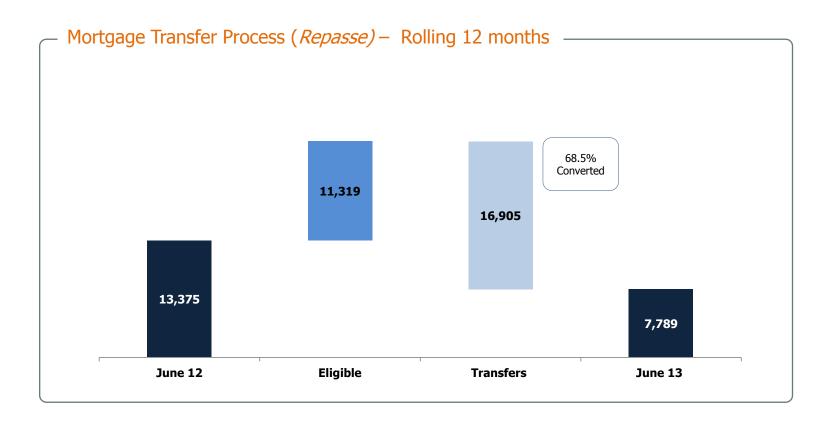


- We ended Q2 with 231 ongoing projects. By year end we expect to have finalized works and obtained occupancy permits for 84 projects, from this total, thus starting 2014 with 147. For 2014, we expect to deliver an additional 113 projects and start 2015 with 34 active sites. This timeline includes all projects launched by June 30th.
- * Important to highlight the speed at which the operational complexity and construction costs diminish, with a relevant impact on cash generation during 2014.





3,707 mortgage transfers were carried out during 2Q13, totaling 7,046 units in 1H13, in line with our YE estimates.





- R\$1.0 billion in corporate debt was raised during the first half of the year, when added to the R\$376mm in supplementary financing to production, meets the Company's working capital needs until the end of the year;
- On June 28th, the Board of Directors approved a R\$600mm term note issue, with a 48 month maturity, grace period of 24 months for principal amortization at a cost of 120% of CDI(interbank rate);
- Subsequent to the end of Q2, we managed to roll over a receivable backed security (CRI) worth R\$200mm, for another year, at a rate of TR+11%.

						R\$ million
Indebtedness	E	Ex-IFRS 10 IFRS 10				
	2Q13	1Q13	(%) Var.	2Q13	1Q13	(%) Var.
Cash	2,021	1,841	10%	2,007	1,833	9%
Gross Debt	8,660	7,985	8%	8,714	8,108	7%
Project Finance (SFH)	3,642	3,164	15%	3,672	3,287	12%
Corporate Debt	2,004	2,861	-30%	2,029	2,861	-29%
Obligation for the issuance of CCB and CCI	2,545	1,510	69%	2,545	1,510	69%
Co-obligation for the issuance of CRI	469	450	4%	468	450	4%
Net Debt	6,639	6,144	8%	6,707	6,275	7%
Net Debt (ex. SFH)	2,997	2,980	1%	3,035	2,988	2%
Shareholders Equity	4,815	4,943	-3%	4,815	4,943	-3%
Net Debt (ex. SFH)/Equity	62.2%	60.3%	2.0 pp	63.0%	60.4%	2.6 pp



* Positive net debt variation during the second quarter totaled R\$498 million and R\$793 million for the Semester total.

				R\$ million
		IFRS 10		
Net Debt Variation (R\$ mm)	4Q12	1Q13	2Q13	1H13
Availability	1,821	1,833	2,007	2,007
Cash Variation	-	12	174	186
Debt	6,155	6,148	5,701	5,701
SFH Debt	3,217	3,287	3,672	3,672
Corporate Debt	2,938	2,861	2,029	2,029
Var. Net Debt	-	(7)	(447)	(454)
Net Debt Variation (without securitization)	-	19	621	640
Securitization	- 1,610	- 1,960	- 3,013	- 3,013
CCB Issue	1,500	1,510	2,545	2,545
Co- obligation for issuance of CRI	110	450	468	468
Var. Securitization	-	350	1,053	1,403
Net Debt Variation (with securitization)	-	(331)	(432)	(763)
Adjustments	33	36	(66)	(30)
REP Investment	7	-	-	-
Share buy-back program	48	-	-	-
Cash from asset sales	(22)	-	-	-
Mark to market of PDGR D81 (warrant)	-	36	(66)	(30)
	_			_
Net Debt Variation (with securitization+adjustments)		(295)	(498)	(793)



- * Total receivables outstanding on June 30th stood at R\$13.7 billion.
- Since the beginning of the year, our net financial debt increased by R\$796mm, our net receivables were up by R\$710 mm and our total deferred cost with construction was reduced in R\$1.5bn.
- * We lowered our construction costs to be incurred by 16% and increased our receivables by 4%, on a q-o-q basis.

						R\$ million	
On and Off Balance Receivables (R\$ mm)		Ex- IFRS 1	.0	IFRS 10			
	2Q13	1Q13	(%) Var.	2Q13	1Q13	(%) Var.	
Receivables	8,258	8,051	3%	8,371	8,252	1%	
Gross Backlog Revenues - REF	5,431	6,051	-10%	5,337	6,036	-12%	
Total Receivables	13,689	14,102	-3%	13,708	14,288	-4%	
Costs to be incurred	(5,164)	(6,532)	-21%	(5,096)	(6,041)	-16%	
Total Net Receivables	8,525	7,570	13%	8,612	8,247	4%	
ST	5,461	5,400	1%	5,593	5,575	0%	
LT	2,797	2,651	6%	2,778	2,677	4%	
Total <i>Receivables (on balance)</i>	8,258	8,051	3%	8,371	8,252	1%	
	-	-	0%	-	-	0%	
Constructed units	2,182	2,159	1%	2,465	2,114	17%	
Units under constructions	11,507	11,943	-4%	11,243	12,174	-8%	
Total Receivables	13,689	14,102	-3%	13,708	14,288	-4%	



- 14% Q-o-Q drop in General and Administrative expenses, to R\$109mm, reflects the Company's preliminary efforts towards adjusting the size of the operation to the established long term strategic guidelines.
- * Sales expenses rose 25% q-o-q due to new launches and the amortization of sales stands belonging to cancelled projects.

						R\$ million	
Commercial Expenses	E	x-IFRS 10			IFRS 10		
	2Q13	1Q13	Var. %	2Q13	1Q13	Var. %	
Total Commercial Expenses	59.0	46.8	26%	56.1	44.9	25%	
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G&A Expenses	2Q13	1Q13	Var. %	2Q13	1Q13	Var. %	
Salaries and Benefits	73.4	67.9	8%	71.0	69.3	2%	
Profit Sharing	2.3	10.0	-77%	2.3	10.0	-77%	
Third Party Services	22.5	26.1	-14%	23.3	26.3	-11%	
Other Admin. Expenses	12.5	21.4	-42%	12.8	21.8	-41%	
Total G&A	110.7	125.4	-12%	109.4	127.4	-14%	
Total SG&A	169.7	172.2	-1%	165.5	172.3	-4%	

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Financials 2T13 – Pro Forma Income Statement

Income Statements (R\$ '000) - Pro Forma		IFRS 10		IFRS 10			
		Non-			Non-		
	2Q13	reccurring	2Q13 pro forma	1H13	reccurring	1H13 pro forma	
Operating Cross Devenue		adjustments			adjustments		
Operating Gross Revenue Real State sales	1 171 504	E4 927	1 226 221	2 507 410	E4 027	2 562 246	
	1,171,504	54,827	1,226,331	2,507,419	54,827	2,562,246	
Other Operating Revenues (-) Taxes Over Sales	13,321	-	13,321	37,171	-	37,171	
(-) Taxes Over Sales Operating Net Revenue	(44,196) 1,140,629	54,827	(44,196) 1,195,456	(78,777) 2,465,813	54,827	(78,777) 2,520,640	
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Interest Expenses	(97,963)	-	(97,963)	(186,252)	-	(186,252)	
Recognition of goodwill of identifiable assets in the acquisition of Agre	(5,349)	-	(5,349)	(18,723)	-	(18,723)	
Cost of Sold Units	(832,961)	(37,692)	(870,653)	(1,798,217)	(37,692)	(1,835,909)	
Cost of sold properties	(936,273)	(37,692)	(973,965)	(2,003,192)	(37,692)	(2,040,884)	
Gross Income	204,356	17,135	221,491	462,621	17,135	479,756	
Gross margin	<i>17.9%</i>	0.0%	<i>18.5%</i>	<i>18.8%</i>	0.0%	<i>19.0%</i>	
Adjusted gross margin (1)	<i>27.0%</i>	0.0%	27.2%	27.1%	0.0%	27.2%	
Operating Revenues (expenses):	-	-	-	-	-	-	
Equity Income	24,341	-	24,341	52,050	-	52,050	
Commercial	(56,083)	2,877	(53,206)	(100,952)	2,877	(98,075)	
General and Administrative	(109,422)	-	(109,422)	(236,856)	-	(236,856)	
Taxes	(2,607)	-	(2,607)	(5,949)	-	(5,949)	
Depreciation & Amortization	(35,937)	-	(35,937)	(45,405)	-	(45,405)	
Other	(70,292)	64,160	(6,132)	(126,715)	107,800	(18,915)	
Financial Result	(38,210)	(65,639)	(103,849)	(122,686)	(29,836)	(152,522)	
Total operating revenues (expenses)	(288,210)	1,398	(286,812)	(586,513)	80,841	(505,672)	
Income before taxes	(83,854)	18,533	(65,321)	(123,892)	97,976	(25,916)	
Income Taxes and Social Contribution	(10,284)	(788)	(11,072)	(31,510)	(788)	(32,298)	
Income before minority stake	(94,138)	17,745	(76,393)	(155,402)	97,188	(58,214)	
Minority interest	(10,776)	-	(10,776)	(23,324)	-	(23,324)	
Net Income (loss) <i>Net margin</i>	(104,914) <i>-9.2%</i>	17,745 <i>0.0%</i>	(87,169) - <i>7.3%</i>	(178,726) <i>-7.2%</i>	97,188 <i>0.0%</i>	(81,538) <i>-3.2%</i>	

(1) adjusted by interest expenses in cost of sold units and recognition of goodwill



Conference Call 2Q13 Results

