

## **Financial Statements**

**PDG Realty S.A. Empreendimentos e Participações**

December 31, 2010

with Independent auditors' report

# **PDG Realty S.A. Empreendimentos e Participações**

## **Financial Statements**

December 31, 2010

### Index

|  |    |
|--|----|
| Independent auditors report .....                  | 3  |
| Balance Sheets.....                                | 7  |
| Statements of income .....                         | 9  |
| Statements of changes in shareholders' equity..... | 10 |
| Statements of cash flows .....                     | 11 |
| Statements of value added .....                    | 12 |
| Notes to financial statements .....                | 13 |

## **Independent auditor's report on financial statements**

The Shareholders, Board of Directors and Officers

**PDG Realty S.A. Empreendimentos e Participações**

Rio de Janeiro – RJ

We have audited the accompanying individual and consolidated financial statements of PDG Realty S.A. Empreendimentos e Participações ("Company"), identified as Controlling Company and Consolidated, respectively, which comprise the balance sheet as at December 31, 2010 and the related income statement, of comprehensive income, statement of changes in equity and cash flow statement for the year then ended, and a summary of significant accounting practices and other explanatory information..

### **Management's responsibility for the financial statements**

Management is responsible for the preparation and fair presentation of the individual and consolidated financial statements in accordance with accounting practices adopted in Brazil, and of the consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) applicable to real estate development entities in Brazil and approved by the Brazilian FASB (CPC), by the Brazilian Securities Commission (CVM) and by the National Association of State Boards of Accountancy (CFC), and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditor's responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Brazilian and International Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the Company's financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting practices used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Opinion on the financial statements prepared in accordance with accounting practices adopted in Brazil**

In our opinion, the individual (Controlling company) and consolidated financial statements referred to above present fairly, in all material respects, the financial position of PDG Realty S.A. Empreendimentos e Participações as at December 31, 2010, and its financial performance and its cash flows for the year then ended in accordance with accounting practices adopted in Brazil.

**Opinion on the consolidated financial statements prepared in accordance with International Financial Reporting Standards (IFRS) applicable to real estate development entities in Brazil and approved by the Brazilian FASB (CPC), by the Brazilian Securities Commission (CVM) and by the National Association of State Boards of Accountancy (CFC)**

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of PDG Realty S.A. Empreendimentos e Participações as at December 31, 2010, and its consolidated financial performance and consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) applicable to real estate development entities in Brazil and approved by the Brazilian FASB (CPC), by the Brazilian Securities Commission (CVM) and by the National Association of State Boards of Accountancy (CFC).

**Emphasis of a matter**

As mentioned in Note 2, the individual (Company) and consolidated financial statements were prepared in accordance with accounting practices adopted in Brazil. The consolidated financial statements prepared in accordance with IFRS applicable to real estate development entities also consider OCPC Guideline No. 4, issued by the Brazilian FASB (CPC), which addresses revenue recognition by this industry segment, as detailed in Note 2.11.

Some matters referring to the meaning and application of the concept of continuous transfer of risks, rewards and control in connection with real estate sales will be analyzed by the International Financial Reporting Interpretation Committee (IFRIC). The outcome of this analysis may lead real estate development entities to review their accounting practices concerning revenue recognition.

**Other matters****Statements of value added**

We have also audited the individual and consolidated statements of value added for the year ended December 31, 2010, the presentation of which is required by Brazilian corporation law for publicly held companies, but not required under IFRS. These statements have been subject to the same auditing procedures previously described and, in our opinion, are presented fairly, in all material respects, in relation to the overall financial statements prepared in accordance with accounting practices adopted in Brazil.

**Audit of prior year corresponding figures**

The financial statements of PDG Realty S.A. Empreendimentos e Participações for the years ended December 31, 2008 (opening balance sheet at January 1, 2009) and December 31, 2009 were audited by Terco Grant Thornton Auditores Independentes (Terco), a separate legal entity from Ernst & Young Auditores Independentes S.S., who expressed an unmodified opinion on February 26, 2010 on those financial statements. Effective October 1, 2010, Terco was merged into Ernst & Young Auditores Independentes S.S. After the merger, Ernst & Young Auditores Independentes S.S. is named Ernst & Young Terco Auditores Independentes S.S.

Rio de Janeiro, March 31, 2011

ERNST & YOUNG TERCO

Auditores Independentes S.S.

CRC - 2SP 015.199/O-6 - F - RJ

Eduardo José Ramón Leverone  
Contador CRC - 1RJ -067.460/O-6

## PDG Realty S.A. Empreendimentos e Participações

### Balance sheets as of December 31, 2010, 2009 and January 1, 2009

(Translation of the original issued in Portuguese)

(In thousands of Reais)

#### ASSETS

|  |       | Controlling company |           |           | Consolidated |           |           |
|--|-------|---------------------|-----------|-----------|--------------|-----------|-----------|
|  | Notes | 12/31/10            | 12/31/09  | 01/01/09  | 12/31/10     | 12/31/09  | 01/01/09  |
| Current assets                         |       |                     |           |           |              |           |           |
| Cash and cash equivalents              | 4     | 16,551              | 439       | 1,114     | 547,888      | 110,644   | 62,586    |
| Short-term investments                 | 4     | 1,030,963           | 956,369   | 144,390   | 1,168,669    | 988,712   | 193,842   |
| Accounts receivable                    | 5     | 157,181             | 40,346    | 2,354     | 5,777,827    | 1,292,023 | 516,844   |
| Properties held for sale               | 6     | 43,760              | 41,553    | 36,074    | 3,316,805    | 1,273,657 | 698,541   |
| Prepaid selling expenses               | -     | 846                 | 23        | 547       | 66,864       | 19,627    | 20,477    |
| Advances to suppliers                  | -     | 56                  | 497       | 6,850     | 265,260      | 34,485    | 34,369    |
| Creditory Rights                       |       | 26,383              | 30,429    | -         | 94,394       | 33,914    | -         |
| Related parties                        | 11    | -                   | -         | -         | 29,604       | -         | -         |
| Loans to related parties               | 11    | -                   | -         | -         | 14,218       | -         | -         |
| Current account with projects partners | -     | 11,660              | 75,873    | 704       | 88,869       | 31,275    | 31,160    |
| Taxes Recoverable                      | -     | 39,620              | 17,405    | 15,766    | 88,263       | 23,712    | 19,730    |
| Advance for future capital increase    | 11    | -                   | 77,515    | 70,597    | 13,437       | 23,519    | 719       |
| Other receivables                      | -     | 5,604               | 176       | 151       | 48,749       | 10,827    | 30,422    |
| Total current assets                   |       | 1,332,624           | 1,240,625 | 278,547   | 11,520,847   | 3,842,395 | 1,608,690 |
| Noncurrent assets                      |       |                     |           |           |              |           |           |
| Long-term assets                       |       |                     |           |           |              |           |           |
| Cash and cash equivalents              | 4     | -                   | -         | -         | 4,159        | 1,623     | -         |
| Available-for-sale shares              | 8     | -                   | -         | -         | 66,016       | -         | -         |
| Accounts receivable                    | 5     | 12,460              | 40,681    | 10,613    | 1,115,020    | 1,217,356 | 747,488   |
| Debentures                             | 7     | 514,476             | 405,721   | 69,819    | 19,157       | 52,499    | 63,088    |
| Properties held for sale               | 6     | 16,238              | 12,790    | 18,666    | 954,420      | 404,420   | 357,498   |
| Current account with projects partners | -     | 37,622              | 173       | -         | 333,896      | 2,451     | 307       |
| Related parties                        | 11    | 208,684             | 51,955    | 39,772    | 35,289       | 54,652    | 28,083    |
| Advance for future capital increase    | 11    | 433,326             | 175,556   | 114,979   | 28,075       | 5,191     | 42,796    |
| Dividends receivable                   | -     | 101,257             | 41,053    | 6,095     | 1,728        | 3,222     | 2,982     |
| Creditory Rights                       |       | 173,592             | 58,498    | -         | 137,192      | 67,068    | -         |
| Deferred taxes                         | 17    | 19,341              | 20,206    | 9,676     | 45,348       | 27,606    | 12,076    |
| Loans to related parties               | 11    | 13,496              | 15,870    | 8,096     | 13,796       | 16,298    | 9,165     |
| Other receivables                      | -     | 39,167              | 36,756    | 23,608    | 22,465       | 13,837    | 1,438     |
| Investments                            | 8     | 4,652,663           | 1,580,275 | 1,109,666 | 56,881       | 117,743   | 121,563   |
| Property and equipment                 | 9     | 4,766               | 5,894     | 4,132     | 204,924      | 82,313    | 75,689    |
| Intangible assets                      | 10    | 587,901             | 123,010   | 135,844   | 827,197      | 166,469   | 175,884   |
| Total non-current assets               |       | 6,814,989           | 2,568,438 | 1,550,966 | 3,865,563    | 2,232,748 | 1,638,057 |
| Total assets                           |       | 8,147,613           | 3,809,063 | 1,829,513 | 15,386,410   | 6,075,143 | 3,246,747 |

The accompanying notes are an integral part of the financial statements.

# PDG Realty S.A. Empreendimentos e Participações

## Balance sheets as of December 31, 2010, 2009 and January 1, 2009

(Translation of the original issued in Portuguese)  
(In thousands of Reais)

### LIABILITIES AND SHAREHOLDERS' EQUITY

|   |       | Controlling company |                  |                  | Consolidated      |                  |                  |
|---|-------|---------------------|------------------|------------------|-------------------|------------------|------------------|
|   | Notes | 12/31/10            | 12/31/09         | 01/01/09         | 12/31/10          | 12/31/09         | 01/01/09         |
| <b>Current liabilities</b>                              |       |                     |                  |                  |                   |                  |                  |
| Loans and financing                                     | 12    | 26,157              | 10,569           | 325              | 1,626,566         | 543,242          | 219,364          |
| Co-obligation for the issuance of CRI                   | -     | 18,909              | 33,401           | -                | 8,517             | 29,452           | -                |
| Mortgage-backed securities (CRI's)                      | 14    | -                   | -                | -                | 101,179           | 14,226           | -                |
| Suppliers   | -     | 8,542               | 2,461            | -                | 337,714           | 93,562           | 51,473           |
| Property acquisition obligations                        | 15    | 31,419              | 11,954           | 13,076           | 786,391           | 546,517          | 239,084          |
| Taxes and contributions payable                         | -     | 24,545              | 13,634           | 1,953            | 146,598           | 61,558           | 20,512           |
| Tax payable in installments                             | 16    | -                   | -                | -                | 1,295             | 1,096            | 5,631            |
| Income tax and social contribution payable              | 17    | -                   | -                | 482              | 35,910            | 7,285            | 4,123            |
| Related parties   | 11    | 7,026               | 4,096            | -                | 11,786            | 24,268           | 5,780            |
| Advances from clients                                   | -     | 7,134               | 3,796            | 414              | 405,369           | 164,993          | 61,220           |
| Dividends   | 20    | 187,519             | 80,306           | 44,496           | 187,519           | 80,306           | 51,082           |
| Current account with project partners                   | -     | 2,580               | 77,854           | -                | 106,132           | 15,255           | -                |
| Obligations from acquisition of ownership interest      | -     | 2,224               | -                | -                | 45,850            | -                | -                |
| Other   | -     | 5,496               | 430              | 6,372            | 396,561           | 20,114           | 24,575           |
| <b>Total current liabilities</b>                        |       | <b>321,551</b>      | <b>238,501</b>   | <b>67,118</b>    | <b>4,197,387</b>  | <b>1,601,874</b> | <b>682,844</b>   |
| <b>Non-current liabilities</b>                          |       |                     |                  |                  |                   |                  |                  |
| Loans and financing                                     | 12    | 234,762             | 12,932           | 9,250            | 1,710,270         | 396,952          | 379,735          |
| Co-obligation for the issuance of CRI                   | -     | 207,399             | 64,214           | -                | 23,598            | 76,636           | -                |
| Mortgage-backed securities (CRI's)                      | -     | -                   | -                | -                | 766,082           | 82,235           | -                |
| Suppliers   | -     | -                   | -                | -                | 51                | 12,292           | 4,877            |
| Debentures  | 14    | 1,461,418           | 565,737          | 267,680          | 1,461,418         | 565,737          | 267,680          |
| Property acquisition obligations                        | 15    | 3,745               | -                | 4,205            | 402,827           | 147,912          | 81,824           |
| Taxes and contributions payable                         | -     | -                   | -                | -                | 110               | 602              | 1,760            |
| Tax payable in installments                             | 16    | -                   | -                | -                | 6,243             | 3,884            | 8,679            |
| Deferred tax liabilities                                | 17    | 11,258              | 4,010            | 1,789            | 432,726           | 168,925          | 92,641           |
| Provision for contingencies                             | 19    | -                   | -                | -                | 20,542            | 3,212            | 4,766            |
| Related parties   | 11    | 19,324              | 9,767            | 2,590            | 47,879            | -                | 49,771           |
| Current account with project partners                   | -     | -                   | -                | -                | 29,809            | 6,629            | 904              |
| Advances from clients                                   | -     | -                   | -                | -                | 262,954           | 14,809           | 100              |
| Advance for future capital increase                     | 11    | -                   | -                | -                | 31,735            | 41,938           | 9,551            |
| Other   | -     | 489                 | 456              | 444              | 27,931            | 17,882           | 16,548           |
| <b>Total noncurrent liabilities</b>                     |       | <b>1,938,395</b>    | <b>657,116</b>   | <b>285,958</b>   | <b>5,224,175</b>  | <b>1,539,645</b> | <b>918,836</b>   |
| <b>Shareholders' equity</b>                             |       |                     |                  |                  |                   |                  |                  |
| Capital stock   | 20    | 4,757,859           | 2,393,585        | 1,296,319        | 4,757,859         | 2,393,585        | 1,296,319        |
| Capital reserve   | -     | 153,087             | 143,564          | 20,153           | 153,087           | 174,187          | 20,153           |
| Other comprehensive income                              | -     | (8,091)             | (6,807)          | 7,138            | (8,091)           | (6,807)          | 7,138            |
| Profits reserve   | -     | 984,812             | 383,104          | 158,120          | 984,812           | 352,481          | 158,120          |
| Treasury shares   | -     | -                   | -                | (5,293)          | -                 | -                | (5,293)          |
| <b>Total Shareholders' equity</b>                       |       | <b>5,887,667</b>    | <b>2,913,446</b> | <b>1,476,437</b> | <b>5,887,667</b>  | <b>2,913,446</b> | <b>1,476,437</b> |
| <b>Noncontrolling interests to shareholders' equity</b> |       |                     |                  |                  | <b>77,181</b>     | <b>20,178</b>    | <b>168,630</b>   |
| <b>Total liabilities and shareholders' equity</b>       |       | <b>8,147,613</b>    | <b>3,809,063</b> | <b>1,829,513</b> | <b>15,386,410</b> | <b>6,075,143</b> | <b>3,246,747</b> |

The accompanying notes are an integral part of the financial statements.

# PDG Realty S.A. Empreendimentos e Participações

## Income statements for the years ended December 31, 2010 and 2009

(Translation of the original issued in Portuguese)  
(In thousands of Reais, except for earnings per share)

|  |       | Controlling company |                | Consolidated     |                  |
|--|-------|---------------------|----------------|------------------|------------------|
|  | Notes | 12/31/10            | 12/31/09       | 12/31/10         | 12/31/09         |
| <b>Gross revenue</b>   |       |                     |                |                  |                  |
| Real State sales   | -     | 157,176             | 88,329         | 5,314,579        | 2,046,375        |
| Other operating revenues                                       | -     | 239                 | -              | 98,720           | 16,041           |
| ( - ) Taxes on sales   | -     | (14,781)            | (2,313)        | (183,484)        | (78,597)         |
| <b>Net operating revenue</b>                                   |       | <b>142,634</b>      | <b>86,016</b>  | <b>5,229,815</b> | <b>1,983,819</b> |
| Cost of Sold Units   | -     | (97,165)            | (61,422)       | (3,704,872)      | (1,407,793)      |
| <b>Gross income</b>  |       | <b>45,469</b>       | <b>24,594</b>  | <b>1,524,943</b> | <b>576,026</b>   |
| <b>Operating income (expenses)</b>                             |       |                     |                |                  |                  |
| Equity pick-up   | 8     | 769,266             | 314,147        | 14,656           | -                |
| Capital gain in subsidiaries                                   | -     | (786)               | 17,685         | (5,963)          | 12,008           |
| Selling  | -     | (8,312)             | (8,140)        | (300,820)        | (128,618)        |
| General and administrative                                     | -     | (64,269)            | (26,845)       | (287,963)        | (111,401)        |
| Tax  | -     | (1,404)             | (294)          | (6,447)          | (3,046)          |
| Financial, net   | -     | 55,173              | 17,598         | 52,544           | 52,841           |
| Depreciation and amortization                                  | -     | 5,743               | (369)          | (24,955)         | (4,938)          |
| Other operating income (expenses), net                         | -     | 12,640              | 1,641          | 6,729            | 6,847            |
|  |       | <b>768,051</b>      | <b>315,423</b> | <b>(552,219)</b> | <b>(176,307)</b> |
| <b>Income before income tax and social contribution</b>        |       | <b>813,520</b>      | <b>340,017</b> | <b>972,724</b>   | <b>399,719</b>   |
| Income tax and social contribution                             | -     | -                   | 10,530         | (113,595)        | (37,366)         |
| <b>Income before employee profit sharing</b>                   |       | <b>813,520</b>      | <b>350,547</b> | <b>859,129</b>   | <b>362,353</b>   |
| Employee profit sharing  |       | (23,968)            | (12,415)       | (58,281)         | (28,392)         |
| <b>Net income before minority interest</b>                     |       | <b>789,552</b>      | <b>338,132</b> | <b>800,848</b>   | <b>333,961</b>   |
| Minority interest  | -     | -                   | -              | (11,296)         | 4,171            |
| <b>Net income for the year</b>                                 |       | <b>789,552</b>      | <b>338,132</b> | <b>789,552</b>   | <b>338,132</b>   |
| Earnings per share - in Reais                                  |       | <u>0.7137</u>       | <u>0.8673</u>  |                  |                  |
| <b>Outstanding shares at the end of the year (in thousand)</b> |       | <b>1,106,242</b>    | <b>389,878</b> |                  |                  |

The accompanying notes are an integral part of the financial statements.

# PDG Realty S.A. Empreendimentos e Participações

## Statement of changes in shareholders' equity for the years ended December 31, 2010 and 2009

(Translation of the original issued in Portuguese)  
(In thousands of Reais)

|                                      | Capital<br>stock | Unpaid<br>capital | Capital reserves<br>Granted options | Treasury<br>shares | Profit<br>reserve | Other<br>comprehensive<br>income | Accumulated<br>profit | Total            |
|--------------------------------------|------------------|-------------------|-------------------------------------|--------------------|-------------------|----------------------------------|-----------------------|------------------|
| <b>Balances on January 1, 2009</b>   | <b>1,296,319</b> | <b>-</b>          | <b>20,152</b>                       | <b>(5,294)</b>     | <b>158,121</b>    | <b>7,138</b>                     | <b>-</b>              | <b>1,476,436</b> |
| Capital subscription                 | 1,097,266        | -                 | -                                   | -                  | -                 | -                                | -                     | 1,097,266        |
| Granted options                      | -                | -                 | 123,412                             | -                  | -                 | -                                | -                     | 123,412          |
| Other comprehensive income           | -                | -                 | -                                   | -                  | -                 | (13,945)                         | -                     | (13,945)         |
| Cancelled shares                     | -                | -                 | -                                   | 5,294              | (175)             | -                                | (5,294)               | (175)            |
| Bussiness combination (Note 2.16)    | -                | -                 | -                                   | -                  | -                 | -                                | -                     | -                |
| Net income for the year              | -                | -                 | -                                   | -                  | -                 | -                                | 310,758               | 310,758          |
| <b>Allocations:</b>                  |                  |                   |                                     |                    |                   |                                  |                       |                  |
| Legal reserve                        | -                | -                 | -                                   | -                  | 16,906            | -                                | (16,906)              | -                |
| Proposed dividends                   | -                | -                 | -                                   | -                  | -                 | -                                | (80,307)              | (80,307)         |
| Transfer to reserves                 | -                | -                 | -                                   | -                  | 208,251           | -                                | (208,251)             | -                |
| <b>Balances on December 31, 2009</b> | <b>2,393,585</b> | <b>-</b>          | <b>143,564</b>                      | <b>-</b>           | <b>383,103</b>    | <b>(6,807)</b>                   | <b>-</b>              | <b>2,913,445</b> |
| Capital subscription                 | 2,364,274        | -                 | -                                   | -                  | -                 | -                                | -                     | 2,364,274        |
| Granted options                      | -                | -                 | -                                   | -                  | -                 | -                                | -                     | -                |
| Other comprehensive income           | -                | -                 | -                                   | -                  | -                 | (1,284)                          | -                     | (1,284)          |
| Net income for the year              | -                | -                 | -                                   | -                  | -                 | -                                | 789,552               | 789,552          |
| <b>Allocations:</b>                  |                  |                   |                                     |                    |                   |                                  |                       |                  |
| Legal reserve                        | -                | -                 | 9,523                               | -                  | 39,478            | -                                | (39,478)              | 9,523            |
| Proposed dividends                   | -                | -                 | -                                   | -                  | (187,518)         | -                                | -                     | (187,518)        |
| Transfer to reserves                 | -                | -                 | -                                   | -                  | 749,749           | -                                | (750,074)             | (325)            |
| <b>Balances on December 31, 2010</b> | <b>4,757,859</b> | <b>-</b>          | <b>153,087</b>                      | <b>-</b>           | <b>984,812</b>    | <b>(8,091)</b>                   | <b>-</b>              | <b>5,887,667</b> |

The accompanying notes are an integral part of the financial statements.

**PDG Realty S.A. Empreendimentos e Participações**  
**Cash flow statements for the years ended December 31, 2010 and 2009**

(Translation of the original issued in Portuguese)  
(In thousands of Reais)

|  | <b>Controlling company</b> |                  | <b>Consolidated</b> |                    |
|--|----------------------------|------------------|---------------------|--------------------|
|  | <b>12/31/10</b>            | <b>12/31/09</b>  | <b>12/31/10</b>     | <b>12/31/09</b>    |
| <b>Cash and cash equivalents at the beginning of the Year</b>    | <b>956,808</b>             | <b>145,504</b>   | <b>1,100,978</b>    | <b>256,428</b>     |
| <b>Net income for the year</b>                                   | <b>789,552</b>             | <b>310,758</b>   | <b>789,552</b>      | <b>338,132</b>     |
| Depreciation and amortization                                    | (5,743)                    | 369              | 24,955              | 4,938              |
| Equity pick-up   | (769,266)                  | (314,147)        | -                   | -                  |
| Capital gains (losses) in subsidiaries                           | 786                        | (17,685)         | 5,963               | (12,008)           |
| Provision for employee profit sharing                            | 23,968                     | 12,415           | 58,322              | 28,392             |
| Deferred taxes and contributions                                 | -                          | (10,530)         | 54,066              | 549                |
| Financial expenses, interest rate losses, monetary variation     | 24,364                     | 31,346           | 49,966              | 69,797             |
| Prepaid selling expenses - sales stand                           | 1,280                      | 2,763            | 72,191              | 30,460             |
| Other provisions   | -                          | -                | 29,466              | 3,260              |
| Minority interest  | -                          | -                | 11,296              | (4,172)            |
| Other  | (100)                      | 134              | -                   | -                  |
| <b>Adjusted net income (loss)</b>                                | <b>64,841</b>              | <b>15,423</b>    | <b>1,095,777</b>    | <b>459,348</b>     |
| <b>Increase (decrease) in assets and liabilities</b>             |                            |                  |                     |                    |
| Advances to suppliers  | (660)                      | 75               | (242,300)           | 5,057              |
| Loans to related parties   | 2,374                      | (7,774)          | (11,609)            | (6,616)            |
| Accounts receivable  | (88,647)                   | (68,060)         | (2,430,318)         | (1,245,048)        |
| Dividends receivable   | (60,204)                   | (38,401)         | 1,494               | (240)              |
| Taxes recoverable  | (21,647)                   | (548)            | (64,551)            | (3,982)            |
| Properties held for sale   | (5,655)                    | 397              | (814,252)           | (622,133)          |
| Current account with projects partners                           | (176,249)                  | 118,626          | (118,959)           | 1,091              |
| Advances for new businesses                                      | -                          | 704              | -                   | -                  |
| Advance for future capital increase                              | (180,255)                  | (182,474)        | (46,524)            | 33,219             |
| Debentures   | (56,606)                   | (335,902)        | 144,549             | 18,775             |
| Related parties  | -                          | -                | 43,828              | -                  |
| Creditary Rights   | (7,562)                    | 3,179            | 566,611             | (26,187)           |
| Suppliers  | 6,081                      | 2,461            | 134,655             | 49,493             |
| Property acquisition obligations                                 | 23,210                     | (5,327)          | 171,578             | 373,521            |
| Deferred taxes   | 8,113                      | 2,221            | 78,951              | 60,206             |
| Tax and labor liabilities  | (13,057)                   | (734)            | 818                 | 5,327              |
| Taxes, fees and contributions payable                            | -                          | (482)            | -                   | -                  |
| Co-obligation for the issuance of CRI                            | 4,609                      | 8,688            | 595,685             | 39,020             |
| Obligations from acquisition of ownership interest               | 2,224                      | (1,941)          | 45,850              | (1,941)            |
| Advances from customers  | -                          | -                | 165,118             | 118,482            |
| Unexpired expenses   | -                          | -                | (35,963)            | 1,023              |
| Dividends Payable  | -                          | -                | -                   | (22,075)           |
| Other accounts payable   | 8,570                      | (741)            | -                   | -                  |
|  | <b>(555,361)</b>           | <b>(506,033)</b> | <b>(1,815,339)</b>  | <b>(1,223,008)</b> |
| <b>Cash flows from operating activities</b>                      | <b>(490,520)</b>           | <b>(490,610)</b> | <b>(719,562)</b>    | <b>(763,660)</b>   |
| Acquisition of interest in associated companies and subsidiaries | (159,459)                  | (264,399)        | 57,950              | -                  |
| Balances acquired investments, net of cash                       | -                          | -                | 269,053             | -                  |
| Write-off of interest in associated companies and subsidiaries   | 74,131                     | 110,180          | -                   | -                  |
| Dividends received   | -                          | (41,053)         | -                   | -                  |
| Acquisition of other investments                                 | 79,099                     | 1,497            | -                   | 15,827             |
| Property and equipment acquisition and write-off                 | 5,592                      | (4,894)          | (146,959)           | (42,585)           |
| Intangible assets  | (464,891)                  | 12,834           | (53,398)            | (17,395)           |
| <b>Cash flows from investment activities</b>                     | <b>(465,528)</b>           | <b>(185,835)</b> | <b>126,646</b>      | <b>(44,153)</b>    |
| Loans and financing  | 242,074                    | 13,926           | 1,005,356           | 342,931            |
| Debentures   | 880,000                    | 576,000          | 371,630             | 600,849            |
| Loan amortization  | (69,523)                   | (30,119)         | (107,303)           | (34,131)           |
| Capital Increase   | 65,311                     | 804,706          | 68,603              | 804,706            |
| Share subscription   | 9,523                      | -                | -                   | -                  |
| Prior years' adjustments   | -                          | (85,774)         | (1,284)             | (13,945)           |
| Treasury shares  | -                          | 5,293            | -                   | 5,293              |
| Goodwill in share subscription                                   | -                          | 123,411          | -                   | 123,411            |
| Proposed dividends   | (80,631)                   | 80,306           | (80,631)            | 80,306             |
| Reserves   | -                          | -                | (17,851)            | (115,302)          |
| Shareholder's debits   | -                          | -                | -                   | 2,526              |
| Minority interest  | -                          | -                | (25,866)            | (144,280)          |
| <b>Cash flows from financing activities</b>                      | <b>1,046,754</b>           | <b>1,487,749</b> | <b>1,212,654</b>    | <b>1,652,364</b>   |
| <b>Cash and cash equivalents at the end of the Year</b>          | <b>1,047,514</b>           | <b>956,808</b>   | <b>1,720,716</b>    | <b>1,100,979</b>   |

The accompanying notes are an integral part of the financial statements.

# PDG Realty S.A. Empreendimentos e Participações

## Value-added statement for the years ended December 31, 2010 and 2009

(Translation of the original issued in Portuguese)  
(In thousands of reais)

|   | <b>Controlling company</b> |                 | <b>Consolidated</b> |                    |
|---|----------------------------|-----------------|---------------------|--------------------|
|   | <b>12/31/10</b>            | <b>12/31/09</b> | <b>12/31/10</b>     | <b>12/31/09</b>    |
| <b>Revenues</b>                                   |                            |                 |                     |                    |
| Real State sales                                  | 157,176                    | 87,655          | 5,314,579           | 2,046,375          |
| Other Revenues                                    | 239                        | 674             | 105,527             | 28,049             |
|   | <b>157,415</b>             | <b>88,329</b>   | <b>5,420,106</b>    | <b>2,074,424</b>   |
| <b>Inputs acquired from third-parties</b>         |                            |                 |                     |                    |
| Cost of Sold Units                                | (97,165)                   | (61,422)        | (3,704,872)         | (1,407,793)        |
| Materials, Energy, Third-Party Services and Other | (57,645)                   | (17,352)        | (420,438)           | (188,679)          |
|   | <b>(154,810)</b>           | <b>(78,774)</b> | <b>(4,125,310)</b>  | <b>(1,596,472)</b> |
| <b>Gross value-added</b>                          | <b>2,605</b>               | <b>9,555</b>    | <b>1,294,796</b>    | <b>477,952</b>     |
| <b>Retentions</b>                                 |                            |                 |                     |                    |
| Depreciation/Amortization                         | (364)                      | (369)           | (24,955)            | (32,312)           |
|   | <b>(364)</b>               | <b>(369)</b>    | <b>(24,955)</b>     | <b>(32,312)</b>    |
| <b>Net value-added produced by the entity</b>     | <b>2,241</b>               | <b>9,186</b>    | <b>1,269,841</b>    | <b>445,640</b>     |
| <b>Value-added received as transfer</b>           |                            |                 |                     |                    |
| Equity pick-up                                    | 769,266                    | 304,458         | 14,656              | -                  |
| Financial revenues                                | 166,559                    | 62,396          | 273,263             | 77,995             |
| Deferred taxes                                    | -                          | 10,565          | -                   | -                  |
| Minority interest                                 | -                          | -               | -                   | 4,172              |
| Other   | 17,961                     | 1,641           | -                   | 6,847              |
|   | <b>953,786</b>             | <b>379,060</b>  | <b>287,919</b>      | <b>89,014</b>      |
| <b>Total value-added to distribute</b>            | <b>956,027</b>             | <b>388,246</b>  | <b>1,557,760</b>    | <b>534,654</b>     |
| <b>Value-added distribution</b>                   |                            |                 |                     |                    |
| <b>Employees (Personnel)</b>                      |                            |                 |                     |                    |
| Direct remuneration                               | 37,769                     | 28,035          | 138,363             | 56,865             |
| Benefits  | 513                        | 413             | 71,937              | 17,577             |
| Workers' Severance Fund (FGTS)                    | 234                        | 147             | 8,046               | 2,143              |
|   | <b>38,516</b>              | <b>28,595</b>   | <b>218,346</b>      | <b>76,585</b>      |
| <b>Government</b>                                 |                            |                 |                     |                    |
| Federal   | 15,973                     | 3,288           | 300,955             | 118,696            |
| Estadual  | -                          | -               | 1,293               | -                  |
| Municipal   | 212                        | 222             | 1,279               | 313                |
|   | <b>16,185</b>              | <b>3,510</b>    | <b>303,527</b>      | <b>119,009</b>     |
| <b>Remuneration of third-party capital</b>        |                            |                 |                     |                    |
| Interest  | 111,386                    | 44,798          | 220,719             | 25,154             |
| Rentals   | 388                        | 585             | 14,320              | 3,148              |
| Minoritary  | -                          | -               | 11,296              | -                  |
|   | <b>111,774</b>             | <b>45,383</b>   | <b>246,335</b>      | <b>28,302</b>      |
| <b>Remuneration of equity capital</b>             |                            |                 |                     |                    |
| Dividends   | 187,519                    | 80,306          | 187,519             | 80,306             |
| Net income  | 602,033                    | 230,452         | 602,033             | 230,452            |
|   | <b>789,552</b>             | <b>310,758</b>  | <b>789,552</b>      | <b>310,758</b>     |
|   | <b>956,027</b>             | <b>388,246</b>  | <b>1,557,760</b>    | <b>534,654</b>     |

The accompanying notes are an integral part of the financial statements.

## 1. Operating context

The corporate purposes of PDG Realty S.A. Empreendimentos e Participações (“PDG Realty”) and its subsidiaries and jointly-owned companies (together referred to as the “Company”), are the following: (a) ownership interest held in other companies that operate in the real estate industry, as a shareholder, quotaholder, consortium member, or through other types of investments, such as the subscription or acquisition of debentures, subscription bonus or other securities issued by companies operating in the real estate industry, (b) collection of accounts receivable services; (c) real estate acquisition to generate income; (d) real estate acquisition for real estate development; and (e) real estate development.

Formed as a publicly-held corporation domiciled in Brazil, the Company trades its shares on the BM&FBOVESPA Stock Exchange. The Company is headquartered at Praia de Botafogo, 501, 203, Torre Pão de Açúcar - Rio de Janeiro - RJ.

Some of the Company’s real estate development projects are structured through subsidiaries or in association with third parties. The participation of third parties in developments is carried out by way of ownership interest held in Special Purpose Entities (SPEs).

On March 31, 2009, the Company early exercised the option to acquire up to 100% of common shares of subsidiary Goldfarb Incorporações e Construções S.A. Thus, at a Shareholders’ Meeting, the Company acquired, through a merger transaction, MP Holding 3 Ltda., a company that held 20% of common shares issued by the subsidiary. As a result of the merger, the Company issued 829,644 new shares and the 40 subscription warrants in four different series.

In April 2009, at the Company’s Extraordinary General Meeting, 779,062 common shares and 4 “class 2” subscription warrants were issued as a result of the acquisition, through a merger transaction, of CHL LXX Incorporações Ltda., with a consequent capital increase of R\$ 11,199.

In May 2009, holders of “A serie” “class 1” and “class 2” subscription warrants exercised their warrants and received 600,720 and 259,688 common shares, respectively. This issuance was approved by a Board Meeting held on May 4, 2009, and generated a capital increase of R\$ 4,342 and R\$ 3,733.

## 1. Operating context - Continuation

Also in May 2009, the Company's the Board of Directors approved the issuance of 2,676,069 new shares as a result of a share call option exercised under the Plan. The issued shares were fully subscribed by the Plan beneficiaries at a price of R\$ 14.14 (fourteen reais and fourteen cents), according to the monetary adjustment established in the Plan. This issuance resulted in a capital increase of R\$ 37,839.

At the Company's Extraordinary General Meeting, held on September 9, 2009, approval was given to a 1 for 2 split of all of the Company's common shares, so that each common share was split into two common shares, having the same rights and benefits offered by existing common shares.

On October 2, 2009, the Company completed its third public offering in Brazil with placement efforts abroad. 56,000,000 new common shares were issued at the price of R\$ 14.00 (fourteen reais), with the funds representing a cash inflow.

Moreover, the additional lot and the supplementary lot were fully exercised, with the sale of 19,600,000 by shareholder FIP PDG I.

On October 15, 2009, the Lead Coordinator fully exercised, after having informed the Offering Coordinators, the option offered by the Selling Shareholder to place a supplementary lot of a maximum 15% of Shares initially offered, equivalent to 8,400,000 shares. This option aimed only at meeting the excessive demand verified throughout the Offering.

At a general meeting held on April 29, 2010, the shareholders approved the PDG's issue of debentures in the amount of R\$ 600,000. Such issue has a five-year term, including payment of half-yearly interest rates and principal with a 3-year grace period. Debentures yield interest between 8% and 10%, both accrued by TR (referential rate). It is noteworthy that this debenture has the same profile of the 3<sup>rd</sup> Debenture issued by the company, given that resources were to be used to finance land, buildings and costs of developing residential projects.

## 1. Operating context - Continuation

On May 3, 2010, the Company announced the execution of The Protocol and Justification for the Merger of AGRE shares. The Protocol and Justification had been previously approved by the Company's Board of Executive Officers, on April 30, 2010, and on this date by the Boards of Directors of PDG and AGRE, respectively, provided for the merger of AGRE shares, aiming on transforming AGRE into a wholly-owned subsidiary of PDG, pursuant to Article 252 of Law 6,404/76 ("Brazilian Corporation Law"). On June 10, 2010, the share merge was approved and entitled AGRE's shareholders to 0.495 (swap ratio) new common shares issued by the Company for each common share issued by merged AGRE, amounting to an issue of 148,500,001 new common shares by the Company and accordingly, a capital increase of R\$2,298,963.

On May 31, 2010, the Company concluded that negotiations related to AGRA selling 70% of ASA's total and voting capital for the minimum price of R\$73,600, as announced in the material fact of May 3, 2010, had not advanced due to the lack of interest from other ASA's shareholders. Therefore, and in order to the Management of AGRE and PDG be able to better define and in the best interests of its shareholders how Goldfarb Incorporações e Construções S.A. and ASA Empreendimentos Imobiliários S.A. will act, thus avoiding eventual overlaps in the development of low income segment activities and allowing synergies between these two companies, AGRA, subsidiary of AGRE, acquired from other ASA's shareholders the remaining interest of 30% of ASA's total and voting capital. The interest was acquired for R\$14,437 to be paid in eight equal and successive installments, the first one as of July 18, 2010. Through this acquisition, AGRA now holds 100% of the capital stock of ASA.

On June 16, 2010, the subsidiary Agre Empreendimentos Imobiliários S.A. held a Special Shareholders' Meeting to resolve mainly: (a) on going private, its deregistering as a publicly-held company at the Brazilian Securities Commission – CVM; and (b) on the election of new members of Agre's Board of Directors with term of office until the Annual General Meeting to deliberate on the accounts of the year to end on December 31, 2011.

## 1. Operating context - Continuation

On August 27, 2010, the Company's Board of Directors approved the 3<sup>rd</sup> Serie of the 3<sup>rd</sup> Issue of Mortgage-Backed Securities covered by residential and commercial units deriving from the negotiation of these units, with the following characteristics:

| <i>Date of Issue</i> | <i>Maturity Date</i> | <i>Series</i>   | <i>Issue</i>    | <i>Amount</i> | <i>Unit Face Value</i> | <i>Total Issue Amount</i> |
|----------------------|----------------------|-----------------|-----------------|---------------|------------------------|---------------------------|
| 10/14/2010           | 10/3/2018            | 3 <sup>rd</sup> | 3 <sup>rd</sup> | 1,350         | 300                    | 405,000                   |

The CRI's will be entitled to interest equal to interest at the rate of 107% one hundred and seven percent) of CDI per year, compounded daily exponentially and cumulatively *pro rata basis*, based on a year of 252 days. There will be no scheduled amortization of the nominal value of the CRI, which will be paid in full on the date of maturity. The interests will be amortized semi-annually from April 14, 2011 until the maturity of the CRI's, October 14, 2018.

The certificates were registered for trading in the primary and secondary stock market (i) 21 CETIP, managed and operated by CETIP, and the payment of CRI in this case settled by CETIP; and (ii) in the DDA and BOVESPAFIX (trading assets and fixed income), managed and operated by BM & F, in which case processed by the BM & F's financial settlement and custody issue and trading of CRI. The registry of the issue was granted by CVM on October 11, 2010 under No. CVM/SRE/CRI/2010-042.

On November 4, 2010, were the primary offering ("IPO") of TGLT the Stock Exchange of Buenos Aires, including the issuance of Global Depositary Receipts traded in the United States of America, each representing 5 shares.

With issuance of new shares to TGLT receive the equivalent in Argentine pesos of US\$55 million, sufficient resources to implement TGLT its current business plan.

Before the IPO, the Company increased its ownership to 41.54% with the transfer of participation in projects developed in conjunction with TGLT. After the IPO, the Company now owns 27.18% of the capital of TGLT.

## **1. Operating context - Continuation**

At the Company's Extraordinary General Meeting held on November 7, 2010, approval was given to a 1 for 2 split of all of the common shares issued by PDG Realty. Thus, each common share was split into two common shares, with no change in capital, which will comprise 1,106,242,174 common shares (Depository Shares still represent two common shares after the split).

All of the amounts shown in the accompanying financial statements are expressed in thousands of reais, except where otherwise indicated.

For the year ended December 31, 2010, the Company entered into a business combination as described in Note 26.

The Company's financial statements were authorized for issue by the Board of Directors on March 21, 2011.

## **2. Accounting policies and CPCs**

The consolidated financial statements were prepared and are presented in accordance with the accounting policies adopted in Brazil, which comprise the standards and pronouncements issued by the Brazilian Securities Commission (CVM) and by the Brazilian FASB (CPC), in conformity with the international accounting standards issued by the IASB. These policies have been consistently applied for all years presented.

### **2.1. Statement of compliance**

The Company's consolidated financial statements comprise the financial statements of PDG Realty and its subsidiaries, as described in Note 8, for the year ended December 31, 2010.

## **2. Accounting policies and CPCs - Continuation**

### **2.1. Statement of compliance - continuation**

The Company's individual financial statements for the years ended December 31, 2010 and 2009 and January 1, 2009 were prepared in accordance with the accounting practices adopted in Brazil, which comprise the standards issued by the Brazilian Securities Commission (CVM), and the pronouncements, interpretations and guidelines of the Brazilian FASB (CPC), and the consolidated financial statements were prepared in accordance with the accounting practices adopted in Brazil, which comprise the standards issued by the Brazilian Securities Commission (CVM), and the pronouncements, interpretations and guidelines of the Brazilian FASB (CPC), in conformity with the International Financial Reporting Standards (IFRS) applicable to real estate development entities in Brazil, as approved by the Brazilian FASB (CPC), by the Brazilian Securities Commission (CVM) and by Brazil's National Association of State Boards of Accountancy (CFC), including Guideline OCPC 04 "Applying Technical Interpretation ICPC 02 to Brazilian Real Estate Development Entities" with regard to the recognition of revenue and related costs and expenses arising from real estate development activities over the progress of construction work (percentage of completion method – POC), as detailed in Note Nota 2.11.

Some matters referring to the meaning and application of the concept of continuous transfer of risks, rewards and control in connection with real estate sales will be analyzed by the International Financial Reporting Interpretation Committee (IFRIC). The outcome of this analysis may lead real estate development entities to review their accounting practices concerning revenue recognition.

The individual financial statements include investments in subsidiaries, jointly-controlled subsidiaries and associates valued under the equity method of accounting, in accordance with applicable Brazilian legislation. Thus, these individual financial statements are not considered to be in conformity with IFRS, which require these investments to be valued in the Company's individual financial statements at fair value or cost.

## **2. Accounting policies and CPCs - Continuation**

### **2.2. Basis of presentation**

The consolidated financial statements were prepared considering different assessment bases used in accounting estimates. The accounting estimates involved in the preparation of the financial statements were based on objective and subjective factors, considering management's judgment to determine the appropriate amounts to be recorded in the financial statements. Significant items subject to these estimates and assumptions include the selection of the useful life of fixed assets and of investment properties and their recoverability in operations; an evaluation of financial assets both at fair value and adjustment to present value; fair value estimates of investment properties; analysis of the budgeted cost for recognition of income from real estate developments; as well as the analysis of other risks to determine other provisions, including the provision for contingencies.

The carrying values of recognized assets and liabilities that are designated as hedged items in fair value hedges that would otherwise be carried at amortized cost are adjusted to record changes in the fair values attributable to the risks that are being hedged.

Settlement of transactions involving these estimates may result in amounts significantly different from those recorded in the financial statements due to the probability treatment inherent in the estimation process.

The Company reviews its estimates and assumptions at least once a year.

### **2.3. Segment information**

Information on operating segments is reported consistently with the internal report provided to the chief operating decision maker. The chief operating decision maker, responsible for allocating resources to and assessing the performance of operating segments, has been identified as the Financial and Investor Relations Officer.

### **2.4. Financial assets and liabilities**

Financial assets are classified as financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments, available-for-sale financial assets, or as derivatives designated as hedging instruments in an effective hedge, as appropriate. The Company determines the classification of its financial assets at initial recognition when they become part of the contractual provisions of the instrument.

## **2. Accounting policies and CPCs - Continuation**

### **2.4. Financial assets and liabilities - continuation**

Financial assets are initially recognized at fair value plus - in case of investments not designated at fair value through profit or loss - transaction costs attributable to the acquisition of financial assets.

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

The subsequent measurement of financial assets depends on their classification as follows:

#### ***Financial assets at fair value through profit or loss***

##### **a) Cash and cash equivalents**

Cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investing or any other purpose. The Company considers cash equivalents, pursuant to CPC 03, to be short-term investments that are immediately convertible to cash and which are subject to an insignificant risk of changes in value. Thus, cash equivalents are represented by investments in Interbank Deposit (DI) funds, Bank Deposit Certificates, and repurchase operations, redeemable in three months or less from the date of acquisition.

##### **b) Short-term investments**

Short-term investments must be classified into the following categories: securities held to maturity, securities available for sale and securities held for trading at fair value matched with an income statement account (trading securities). Classification is based on the purpose for which the financial assets have been acquired. Investments are classified as held for trading if they are acquired for the purpose of obtaining earnings in the near term; investments are classified as held to maturity when the Company has the positive intention and financial ability to hold them to maturity. Investments are classified as available for sale when the purpose for which they have been acquired is neither of the above.

When applicable, incremental costs directly attributable to the acquisition of a financial asset are added to the related amount initially recognized, except for trading securities, which are recorded at fair value matched with an income statement account.

## **2. Accounting policies and CPCs - Continuation**

### **2.4. Financial assets and liabilities - continuation**

#### ***Financial assets at fair value through profit or loss - continuation***

##### **b) Short-term investments - continuation**

The Company's short-term investments comprise: available-for-sale securities measured at amortized cost plus interest, monetary adjustment, foreign exchange differences, less impairment losses, as applicable, incurred to the date of the consolidated financial statements. These short-term investments are broken down in Note 4.

#### ***Receivables and Loans***

##### **c) Trade accounts receivable**

The trade accounts receivable are stated at face or realization value subject to adjustment to present value (AVP), including monetary restatements and interest rates, when applicable. Allowance for doubtful accounts is set up in an amount considered sufficient by the Company's Management to cover debts whose recovery is deemed as remote. Estimates used for the formation of allowance for doubtful accounts are based on contracts, the realization of which is considered remote and for which there are no real guarantees, in which case the Company is directly related to the transfer of real estate unit to the buyer.

Monetary restatements and income on the balance of the accounts receivable from the units under construction are recorded in the income for the period as "Revenues from real estate development". After the construction period, interests are recorded as "Financial income".

Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and financing, or as derivatives designated as hedging instruments, as appropriate. The Company determines the classification of its financial liabilities at initial recognition.

## **2. Accounting policies and CPCs - Continuation**

### **2.4. Financial assets and liabilities - continuation**

Financial liabilities are initially recognized at fair value and, in the case of loans and financing, directly attributable transaction costs are added.

The Company's financial liabilities mainly include trade accounts payable, other accounts payable, loans and financing, derivative financial instruments, costs and premium on the issuance of securities and liabilities for acquisition of real estate.

#### **d) Financial instruments and derivatives**

Financial instruments are only recognized as of the date when the Company is party in the contractual provisions of the financial instruments. When these are recognized, they are initially recorded at fair value accrued of transaction costs that are directly attributed to their acquisition or issuance, when applicable. Their subsequent measurement occurs each balance sheet date according to the rules established and characteristics of each type of financial assets and liabilities.

#### **Classification as debt or equity**

Debt or equity instruments are classified in accordance with the substance of the contractual terms.

#### **Loans and financing, mortgage-backed securities (CRI's) and debentures**

In accordance with CPC 38 – Financial Instruments: Recognition and Measurement, after initial recognition, interest-bearing loans and financing are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the income statement when the liabilities are derecognized as well as through the effective interest rate method amortization process.

Loans and financing are monetarily restated, plus the respective contractual charges incurred through the balance sheet date. The debentures are restated in accordance with the interest rates provided for in the contracts until the balance sheet date.

## **2. Accounting policies and CPCs - Continuation**

### **2.4. Financial assets and liabilities - continuation**

#### **Loans and financing, mortgage-backed securities (CRI's) and debentures**

The Company settles financially assignment of receivables for real estate securitization and issuance of CRI's. This assignment has rights of recourse against the Company and thus the receivables transferred is kept recorded in the balance sheet in return for value received in advance is recorded in current and non-current liabilities.

#### **Transaction costs and premiums on issue of securities**

The Company presents debts at the amount received, i.e., net of the aforementioned transaction costs, discounts and premiums incurred, as of CPC 08.

#### **e) *Property acquisition liabilities***

The obligations contractually established on land acquisition, increased by the corresponding charges and monetary variations incurred, when applicable.

### **2.5. Properties held for sale**

#### **a) Land, buildings and properties to be sold**

Properties ready to be sold are stated at construction cost, which does not exceed its net realizable value. In the case of properties under construction, the portion in inventory corresponds to the cost incurred of units not yet sold.

This cost comprises land, materials, labor and other construction-related costs, including the financial cost of the capital invested (financial charges of accounts payable for the acquisition of land, housing loan operations incurred during construction period and debenture interest rates, which are capitalized in the "Inventory of properties held for sale" and carried to the Company's income proportionally to the costs incurred under "Cost of goods and/or services sold").

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

Lands are stated at the acquisition cost accrued of eventual financial charges generated by its corresponding accounts payable. In the case of exchanges with units to be built, their cost corresponds to the fair value, valued by the sales price of exchanged units.

## **2. Accounting policies and CPCs - Continuation**

### **2.5. Properties held for sale**

#### **b) Exchanges with landowners recorded at fair value**

Physical exchanges in the acquisition of land with units to be built, which were recorded by the budgeted cost now are recorded by their fair value, valued by the sales value of exchanged units, recorded in the item Inventory, in contra account to the item Advances from clients; revenues from sale of properties are recognized according to the criterion for revenue recognition described in Note 2.11.

### **2.6. Business combinations – as of January 1, 2009**

In accordance with CPC 15 - Business combinations, these operations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, measured at acquisition date fair value and the amount of any non-controlling interest in the acquiree. For each business combination, the acquirer measures the noncontrolling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Directly attributable acquisition costs are expensed as incurred.

Goodwill is initially measured as the excess of the consideration transferred and the amount recognized for the net assets acquired (net identifiable assets acquired and liabilities assumed). If this consideration is lower than the fair value of the net assets acquired, the difference is recognized as income in the income statement.

### **2.7. Intangible assets**

In accordance with CPC 04 – Intangible Assets, intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and accumulated impairment losses, if any. The cost of intangible assets acquired in a business combination is its fair value as at the date of acquisition.

The useful lives of intangible assets are assessed as either finite or indefinite.

Intangible assets with finite lives are amortized over the useful economic life and assessed for impairment whenever there is an indication that the intangible asset may be impaired.

Intangible assets with indefinite useful lives are not amortized, but are tested for impairment annually, either individually or at the cash-generating unit level.

## **2. Accounting policies and CPCs - Continuation**

### **2.8. Present value adjustment**

The elements comprising assets and liabilities, when resulting from relevant short-term and long-term operations, without expected return or subject to: fixed interest; interest notoriously below the market interest rate for similar transactions; and restatements according to inflation only, without interest, are adjusted to their present value based on the long-term interest rate, and their reversals are recognized in income for the period in the item "Revenues from real estate development before delivery of keys", and in the item "Financial income" after delivery of keys.

### **2.9. Provision**

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where 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 relating to any provision is presented in the income statement net of any reimbursement.

#### **a) Provision for guarantees**

These are included in the cost of properties sold. For projects built by the Company, a provision was recorded based on the budget and expenses track record. For projects whose construction was outsourced, these third parties assume the responsibility for post-construction guarantees.

#### **b) Income Tax (IRPJ) and Social Contribution on Net Income (CSLL)**

These are calculated based on the current Corporate Income Tax (IRPJ) and Social Contribution on Net Income (CSLL) rates.

The group's companies which opted for the taxable income regime take into consideration the social contribution tax loss carryforwards for the purposes of determining liabilities. Therefore, additions to the accounting profit of non-deductible temporary expenses or exclusions of non-taxable temporary revenues, considered when determining current taxable income, generate deferred tax credits or debts as per Note 17.

## **2. Accounting policies and CPCs - Continuation**

### **2.9. Provision - continuation**

#### **b) Income Tax (IRPJ) and Social Contribution on Net Income (CSLL) - continuation**

As allowed by tax laws, all companies pertaining to the PDG Group with annual gross revenues lower than R\$48,000 in the immediately preceding year opted for the presumed profit tax system. Provision for income tax is recorded on a quarterly basis at the rate of 15%, plus 10% surcharge (over the portion exceeding R\$60 of the presumed profit per quarter) applied over 8% basis of sales revenues.

CSLL is calculated at the 9% rate over the 12% basis of sales revenues. Financial revenues and other revenues are fully taxed according to the current IRPJ and CSLL tax rates.

#### **Deferred taxes**

Income tax and social contribution are deferred as a result of the temporary differences determined between the cash basis adopted for fiscal purposes and the accrual basis of accounting, and are recorded in current and non-current liabilities, according to their estimated realization. The income tax and social contribution early payment installments are presented as payable tax reduction.

Deferred tax credits, resulting from social contribution tax loss carryforwards, are only recognized to the extent in which their realization is probable, based on the profitability track record. The advances or amounts likely to offset are stated in current or non-current assets, according to their estimate of realization.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Derecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable profits will allow the deferred tax asset to be recovered. Please refer to Note 17 for further details on deferred taxes.

## **2. Accounting policies and CPCs - Continuation**

### **2.9. Provision - continuation**

#### **c) Profit sharing for employees and management**

The Company and its subsidiaries have profit sharing plans to employees and management in the form of profit sharing and bonus plans and, when applicable, are charged to income under the heading "General and administrative expenses." The bonus is based on target annual results, duly approved by the Board of Directors of the Company.

Additionally, the Bylaws of the Company and its subsidiaries provide for a profit sharing for management.

### **2.10. Significant accounting judgments, estimates and assumptions**

For the preparation of the financial statements, assumptions are made for the recognition of estimates to record certain assets, liabilities and other operations, such as: provision for contingencies, allowance for doubtful accounts, provision for terminations, useful life of property and equipment, percentage of work progress, income from real estate sales and development, and current and deferred income tax on revenues, classification of short and long term and other. The results to be calculated after the materialization of the facts that resulted in the recognition of these estimates may differ from the amounts recognized in these statements. The Company's Management regularly monitors and reviews these estimates and assumptions.

#### **a) Fair value of financial instruments**

Where the fair value of financial assets and financial liabilities recorded in the statement of financial position cannot be derived from active markets, their fair value is determined using valuation techniques including the discounted cash flow model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgment is required in establishing fair values. The judgments include considerations of inputs such as liquidity risk, credit risk and volatility. Changes in assumptions about these factors could affect the reported fair value of financial instruments.

## **2. Accounting policies and CPCs - Continuation**

### **2.10. Significant accounting judgments, estimates and assumptions**

#### **- continuation**

#### **b) Provision for tax, civil and labor risks**

The Company recognizes a provision for tax, civil and labor lawsuits. The assessment of the probability of loss includes an analysis of available evidence, the hierarchy of laws, available case law, the latest decisions of courts of law and their relevance in the legal system, as well as the opinion of external legal advisers.

The provisions are reviewed and adjusted to take into account changes in circumstances, such as the applicable statute of limitations, outcomes of tax inspections, or additional exposures that may be identified based on new issues or court decisions.

#### **c) Share-based payments**

The Company measures the cost of equity-settled transactions with employees by reference to the fair value of the equity instruments at the date at which they are granted.

Estimating fair value for share-based payment transactions requires determining the most appropriate valuation model, which is dependent on the terms and conditions of the grant.

This estimate also requires determining the most appropriate inputs to the valuation model including the expected life of the share option, volatility and dividend yield and making assumptions about them. The assumptions and models used for estimating fair value for share-based payment transactions are disclosed in Note 24.

#### **d) Impairment of assets**

In accordance with CPC 01 – Impairment of Assets, management annually tests the Company's assets for impairment in order to identify events or changes in economic, operational or technological circumstances that may indicate that the carrying value of the asset may be impaired. If any indication exists, the asset's recoverable amount is determined and if the carrying amount of an asset exceeds its recoverable amount, an impairment provision is recognized and its carrying amount is written down to its recoverable amount, as applicable.

## **2. Accounting policies and CPCs - Continuation**

### **2.10. Significant accounting judgments, estimates and assumptions**

#### **- continuation**

##### **d) Impairment of assets - continuation**

The assumptions used to determine the asset values are based on the assessment or indication that the asset recorded at carrying value exceeds its recoverable amount. These statements take into account the obsolescence of the asset, significant and unexpected reduction of its market value, changes in the macroeconomic environment in which the Company operates, and fluctuations in interest rates that could impact the future cash flows of the generating units.

The main assets of the Company who have their recovery values tested annually at the end of each fiscal year are: inventory of properties for sale, investments held at cost, and intangible assets with indefinite useful life.

##### **e) Contingent assets and liabilities and legal liabilities**

The accounting practices for recording and disclosing contingent assets and liabilities and legal liabilities are the following:

**Contingent assets:** are recognized only when there are real guarantees or final and unappealable favorable decisions. Probable contingent assets are disclosed in the notes to the financial statements;

**Contingent liabilities:** are provisioned when the losses are considered by the Company's legal advisors as probable and the amounts involved can be measurable with accuracy. The contingent liabilities considered as possible losses are disclosed in notes to the financial statements and the contingent liabilities considered as remote losses are neither provisioned nor disclosed;

**Legal liabilities:** are recorded as liabilities, regardless of the valuation of their probabilities of loss.

##### **f) Operating lease commitments**

The Company has entered into commercial property leases on its subsidiary Goldfarb. The Company has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of these properties and accounts for the contracts as operating leases. Please refer to Note 9 for further details on lease transactions.

## **2. Accounting policies and CPCs - Continuation**

### **2.11. Revenue recognition**

The profit and loss from real estate sales is determined by considering the contractual revenues increased by monetary variations up to the delivery of the keys deducting the following costs: expenses with land acquisition and regulation, direct and indirect costs referring to projects and construction, non-recoverable taxes and fees and financial charges deriving from work financing.

The profit and loss from real estate sales is recognized by considering:

- (i) For installment sales of concluded units, revenue is recognized upon the effective sale, irrespective of the period for receipt of the contractual amount;
- (ii) For sale of units under completion, revenue is recognized in compliance with the criteria set forth by CFC Resolution 963/03 and amendments introduced by Guidance CPC - 01 - Real Estate Development Entities issued by the Brazilian Committee on Accounting Pronouncements (CPC) and approved by CVM Resolution 561 of December 17, 2008, as well as by OCPC - 04 - Applying Technical Interpretation ICPC 02 to Brazilian Real Estate Entities, issued by the CPC, and approved by CVM Rule No. 653, of December 16, 2010, as follows:
  - Sales revenues, costs of land and construction are recognized in income applying the completion percentage of each venture which is measured according to cost incurred in relation to the total budgeted cost of the respective ventures, including costs of projects and land.
  - Revenues determined from sales, according to item (i) above, including monetary restatement, net of installments already received, are recorded under accounts receivable. The amounts received that are higher than the recorded revenues are booked as advances from clients. Interest rates set in advance and levied after the delivery of keys are recognized in income observing the accrual regime, regardless of its receipt.

The Company reviewed its contracts for the sale of real estate units, as well as the contracts executed by its subsidiaries, based on the analyses introduced by OCPC 04. The Company considers that the contracts executed are in the scope of CPC 17 – Construction Contracts, as the risks and rewards are continuously transferred to the intended buyer as construction progresses.

## **2. Accounting policies and CPCs - Continuation**

### **2.11. Revenue recognition - continuation**

The information on the balances of the operations referring to real estate development and sales of units under construction are described in detail in Note 18.

#### **Unexpired selling expenses**

**Sales commission:** it must be activated and recognized in income for the year by the same revenues recognition criterion described above;

**Advertising, marketing and promotion expenses:** these must be recognized in the income for the year as selling expenses when they are effectively incurred.

### **2.12. Investment property**

Investment properties are stated at acquisition, build-up or construction cost, less accumulated depreciation, calculated on the straight-line basis at rates that take into consideration the estimated useful lives of the assets. Repair and maintenance costs are recorded only if the economic benefits associated with these items are likely to occur and the amounts can be measured reliably, while other expenses are directly charged to income when incurred. The recovery of fixed assets through future operations as well as their useful lives and net book value are regularly monitored and adjusted prospectively, if applicable.

The Company records its investment properties based on the book value. The Company elected not to measure their investment property at fair value as deemed cost.

### **2.13. Fixed assets**

Property and equipment are stated at acquisition, build-up or construction cost, less accumulated depreciation, calculated on the straight-line basis at rates that take into consideration the estimated useful lives of the assets. Repair and maintenance costs are recorded only if the economic benefits associated with these items are likely to occur and the amounts can be measured reliably, while other expenses are directly charged to income when incurred. The recovery of fixed assets through future operations as well as their useful lives and net book value are regularly monitored and adjusted prospectively, if applicable.

## **2. Accounting policies and CPCs - Continuation**

### **2.14. Investments in subsidiaries and associates**

The Company's investments in subsidiaries and associates are accounted for using the equity method. An associate is an entity on which the Company has significant influence. A subsidiary is an entity whose activities are financially and operationally managed by the Company.

Under the equity method, the investment in the associate is carried in the balance sheet at cost plus post acquisition changes in the Company's share of net assets of the associate.

Subsidiaries are fully presented in the Company's consolidated financial statements, while the associates are presented on a proportionate basis.

The share of the Company's investment in an associate is shown in the income statement as equity pickup, which represents the net profit attributable to equity holders of the associate.

The financial statements of subsidiaries and associates are prepared for the same reporting period as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Company.

### **2.15. Determination of income from other operations**

Other revenues and costs include earnings, charges and monetary and foreign exchange variation, which have been calculated based on official indices or rates and accrue on current and non-current assets and liabilities. They also include asset adjustments at market or realization value.

### **2.16. First-time adoption of CPCs**

For all previous periods, including fiscal year ended December 31, 2009, the Company prepared its financial statements in accordance with accounting practices adopted in Brazil (BRGAAP). These financial statements for the year ended December 31, 2010 are the first financial statements prepared in accordance with the Brazilian FASB (CPC).

Accordingly, the Company prepared its financial statements in compliance with the standards prescribed in the CPCs for the periods beginning on or after January 1, 2010, as described in its accounting policies. For these financial statements, the opening balance considered was that of January 1, 2009, the transition date to the CPCs. This Note explains the main adjustments recorded by the Company to restate its opening balance sheet under BRGAAP as of January 1, 2009 and also to the published balance sheet prepared in accordance with BRGAAP for the year ended December 31, 2009.

## **2. Accounting policies and CPCs - Continuation**

### **2.16. First-time adoption of CPCs - continuation**

#### **Exemptions adopted**

The Company opted to apply the following exemptions with regard to retrospective application, as permitted by CPC 37 and CPC 43:

**CPC 15** – Business combinations. This was not applied for acquisitions made prior to January 1, 2009.

**CPC 28** – Investment property. Fair value measurement of such investments was not applied.

**CPC 38** – Financial Instruments: Recognition and Measurement. The Company opted to classify and measure its financial instruments in accordance with CPC 38 on the date of transition to the new CPCs. No retrospective analyses to the original dates of the financial instruments existing on the transition date were conducted. All the financial instruments entered into after the transition date were analyzed and classified on the date of the related operations.

#### **Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements**

For better financial reporting purposes, the Company recorded certain reclassifications and adjustments to balance sheet accounts published as of January 1, 2009 and December 31, 2009 and profit and loss accounts for the year ended December 31, 2009, without, however, impacting the quality of the information presented.

## 2. Accounting policies and CPCs - Continuation

### 2.16. First-time adoption of CPCs - continuation

Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements

| <i>Controlling company</i>      |                  |             |                  |                  |                 |                      |
|---------------------------------|------------------|-------------|------------------|------------------|-----------------|----------------------|
| Assets                          | 12/31/08         | Adjustments | 01/01/09         | 12/31/09         | Adjustments     | 12/31/09<br>Adjusted |
| <b>Current</b>                  |                  |             |                  |                  |                 |                      |
| <b>Total Current Assets</b>     | <b>278,547</b>   | <b>-</b>    | <b>278,547</b>   | <b>1,240,625</b> | <b>-</b>        | <b>1,240,625</b>     |
| <b>Non-Current Assets</b>       |                  |             |                  |                  |                 |                      |
| <b>Long-term Assets</b>         | <b>301,324</b>   | <b>-</b>    | <b>301,324</b>   | <b>859,259</b>   | <b>-</b>        | <b>859,259</b>       |
| <b>Investments</b>              | <b>-</b>         | <b>-</b>    | <b>-</b>         | <b>-</b>         | <b>-</b>        | <b>-</b>             |
| Associated Companies            | 1,026,303        | (15,550)    | 1,010,753        | 1,498,409        | (17,418)        | 1,480,991            |
| Other Investments               | 83,363           | -           | 83,363           | 81,866           | -               | 81,866               |
| Properties for Investment       | -                | 15,550      | 15,550           | -                | 17,418          | 17,418               |
| <b>Permanent Assets</b>         | <b>4,132</b>     | <b>-</b>    | <b>4,132</b>     | <b>5,894</b>     | <b>-</b>        | <b>5,894</b>         |
| <b>Intangible Assets</b>        | <b>135,844</b>   | <b>-</b>    | <b>135,844</b>   | <b>150,384</b>   | <b>(27,374)</b> | <b>123,010</b>       |
| <b>Total Non-Current Assets</b> | <b>1,550,966</b> | <b>-</b>    | <b>1,550,966</b> | <b>2,595,812</b> | <b>(27,374)</b> | <b>2,568,438</b>     |
| <b>Total Assets</b>             | <b>1,829,513</b> | <b>-</b>    | <b>1,829,513</b> | <b>3,836,437</b> | <b>(27,374)</b> | <b>3,809,063</b>     |

## 2. Accounting policies and CPCs - Continuation

### 2.16. First-time adoption of CPCs - continuation

Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements

| <i>Controlling company</i>           |                  |                |                  |                  |                 |                     |
|--------------------------------------|------------------|----------------|------------------|------------------|-----------------|---------------------|
| Liabilities                          | 12/31/08         | Ajustments     | 01/01/09         | 12/31/09         | Ajustments      | 12/31/09<br>Ajusted |
| Current Liabilities                  | 67,118           | -              | 67,118           | 238,501          | -               | 238,501             |
| Deferred Tax Liabilities             | 1,746            | (1,746)        | -                | 3,685            | (3,685)         | -                   |
| <b>Total current liabilities</b>     | <b>68,864</b>    | <b>(1,746)</b> | <b>67,118</b>    | <b>242,186</b>   | <b>(3,685)</b>  | <b>238,501</b>      |
| <b>Non-Current Liabilities</b>       |                  |                |                  |                  |                 |                     |
| Long-term Liabilities                | 284,169          | -              | 284,169          | 653,106          | -               | 653,106             |
| Deferred Tax Liabilities             | 43               | 1,746          | 1,789            | 325              | 3,685           | 4,010               |
| <b>Total Non-Current Liabilities</b> | <b>284,212</b>   | <b>1,746</b>   | <b>285,958</b>   | <b>653,431</b>   | <b>3,685</b>    | <b>657,116</b>      |
| <b>Shareholders Equity</b>           |                  |                |                  |                  |                 |                     |
| Capital stock                        | 1,296,319        | -              | 1,296,319        | 2,393,585        | -               | 2,393,585           |
| Capital Reserve                      | 20,153           | -              | 20,153           | 143,564          | -               | 143,564             |
| Other comprehensive income           | 7,138            | -              | 7,138            | (6,807)          | -               | (6,807)             |
| Retained earnings                    | 158,120          | -              | 158,120          | 410,478          | (27,374)        | 383,104             |
| Treasury shares                      | (5,293)          | -              | (5,293)          | -                | -               | -                   |
| <b>Total shareholders equity</b>     | <b>1,476,437</b> | <b>-</b>       | <b>1,476,437</b> | <b>2,940,820</b> | <b>(27,374)</b> | <b>2,913,446</b>    |
| <b>Total Liabilities</b>             | <b>1,829,513</b> | <b>-</b>       | <b>1,829,513</b> | <b>3,836,437</b> | <b>(27,374)</b> | <b>3,809,063</b>    |

## 2. Accounting policies and CPCs - Continuation

### 2.16. First-time adoption of CPCs - continuation

Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements

| Consolidated              |           |             |           |           |             |                      |
|---------------------------|-----------|-------------|-----------|-----------|-------------|----------------------|
| Assets                    | 12/31/08  | Adjustments | 01/01/09  | 12/31/09  | Adjustments | 12/31/09<br>Adjusted |
| <b>Current</b>            |           |             |           |           |             |                      |
| Total current assets      | 1,608,690 | -           | 1,608,690 | 3,842,395 | -           | 3,842,395            |
| <b>Non-current assets</b> |           |             |           |           |             |                      |
| Long-term Assets          | 1,264,921 | -           | 1,264,921 | 1,866,223 | -           | 1,866,223            |
| Investments               |           |             |           |           | -           |                      |
| Associated Companies      | 38,117    | -           | 38,117    | 35,788    | -           | 35,788               |
| Other investimentos       | 83,446    | -           | 83,446    | 81,955    | -           | 81,955               |
| Permanent Assets          | 75,689    | -           | 75,689    | 82,313    | -           | 82,313               |
| Intangible Assets         | 175,884   | -           | 175,884   | 193,843   | (27,374)    | 166,469              |
| Total non-current assets  | 1,638,057 | -           | 1,638,057 | 2,260,122 | (27,374)    | 2,232,748            |
| Total Assets              | 3,246,747 | -           | 3,246,747 | 6,102,517 | (27,374)    | 6,075,143            |

## 2. Accounting policies and CPCs - Continuation

### 2.16. First-time adoption of CPCs - continuation

Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements

| Consolidated  |                  |                  |                  |                  |                 |                      |
|---|------------------|------------------|------------------|------------------|-----------------|----------------------|
| Liabilities   | 12/31/08         | Adjustments      | 01/01/09         | 12/31/09         | Adjustments     | 12/31/09<br>Adjusted |
| Current liabilities   | 682,844          | -                | 682,844          | 1,601,874        | -               | 1,601,874            |
| Deferred Tax Liabilities                                    | 39,526           | (39,526)         | -                | 85,597           | (85,597)        | -                    |
| <b>Total current liabilities</b>                            | <b>722,370</b>   | <b>(39,526)</b>  | <b>682,844</b>   | <b>1,687,471</b> | <b>(85,597)</b> | <b>1,601,874</b>     |
| <b>Non-current liabilities</b>                              |                  |                  |                  |                  |                 |                      |
| Non-current liabilities                                     | 826,195          | -                | 826,195          | 1,370,720        | -               | 1,370,720            |
| Deferred Tax Liabilities                                    | 53,115           | 39,526           | 92,641           | 83,328           | 85,597          | 168,925              |
| <b>Total do non-current liabilities</b>                     | <b>879,310</b>   | <b>39,526</b>    | <b>918,836</b>   | <b>1,454,048</b> | <b>85,597</b>   | <b>1,539,645</b>     |
| <b>Noncontrolling interests to<br/>shareholders' equity</b> | <b>168,630</b>   | <b>(168,630)</b> | <b>-</b>         | <b>20,178</b>    | <b>(20,178)</b> | <b>-</b>             |
| <b>Shareholders' equity</b>                                 |                  |                  |                  |                  |                 |                      |
| Capital Stock   | 1,296,319        | -                | 1,296,319        | 2,393,585        | -               | 2,393,585            |
| Capital Reserve   | 20,153           | -                | 20,153           | 174,187          | -               | 174,187              |
| Other comprehensive income                                  | 7,138            | -                | 7,138            | (6,807)          | -               | (6,807)              |
| Retained earnings   | 158,120          | -                | 158,120          | 379,855          | (27,374)        | 352,481              |
| Treasury shares   | (5,293)          | -                | (5,293)          | -                | -               | -                    |
| <b>Noncontrolling interests to<br/>shareholders' equity</b> | <b>-</b>         | <b>168,630</b>   | <b>168,630</b>   |                  | <b>20,178</b>   | <b>20,178</b>        |
| <b>Total Shareholders' equity</b>                           | <b>1,476,437</b> | <b>168,630</b>   | <b>1,645,067</b> | <b>2,940,820</b> | <b>(7,196)</b>  | <b>2,933,624</b>     |
| <b>Total Liabilities</b>                                    | <b>3,246,747</b> | <b>-</b>         | <b>3,246,747</b> | <b>6,102,517</b> | <b>(27,374)</b> | <b>6,075,143</b>     |

## 2. Accounting policies and CPCs - Continuation

### 2.16. First-time adoption of CPCs - continuation

#### Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements

These adjustments and reclassifications will be recorded upon restatement of the Company's quarterly information for 2010, after the first set of quarterly information for 2011 has been published.

The main adjustments and reclassifications arising from the new accounting pronouncements that affect the Company's financial statements are described below:

**a)** Reclassification of deferred taxes from current to noncurrent – in accordance with CPC 26 – Presentation of Financial Statements. As of January 1, 2009 and December 31, 2009, the related balances were reclassified from current to noncurrent liabilities (Company and consolidated) as shown below:

| <i>Description</i>         | <i>12/31/09</i> | <i>01/01/09</i> |
|----------------------------|-----------------|-----------------|
| <i>Controlling company</i> | <i>3,685</i>    | <i>1,746</i>    |
| <i>Consolidated</i>        | <i>85,597</i>   | <i>39,526</i>   |

**b)** Reclassification of investment properties – in accordance with CPC 28 – Investment property. As of January 1, 2009 and December 31, 2009, the balances relating to investment properties REP Desenvolvimentos Imobiliários S.A. and Av. Chile 230 Investimentos Imobiliários S.A. were reclassified from investments in subsidiaries to investment properties as follows:

| <i>Description</i>         | <i>12/31/09</i> | <i>01/01/09</i> |
|----------------------------|-----------------|-----------------|
| <i>Controlling company</i> | <i>17,148</i>   | <i>15,550</i>   |
| <i>Consolidated</i>        | <i>-</i>        | <i>-</i>        |

## 2. Accounting policies and CPCs - Continuation

### 2.16. First-time adoption of CPCs - continuation

#### Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements

c) Reclassification of goodwill on subsidiary Goldfarb Incorporações e Construções S.A. to shareholders' equity – in accordance with CPC 36 –Consolidated Financial Statements, goodwill paid in 2009 on the acquisition of this subsidiary was incurred after control over the subsidiary was acquired and should therefore be reversed to shareholders' equity. The impact of this reclassification is shown below:

| <i><b>Description</b></i>  | <i><b>12/31/09</b></i> |
|----------------------------|------------------------|
| <i>Controlling company</i> | <i>27,374</i>          |
| <i>Consolidated</i>        | <i>27,374</i>          |

d) Reclassification of noncontrolling interests to shareholders' equity – in accordance with CPC 36, noncontrolling interests are part of shareholders' equity and the group's profit and loss. Minority interests include subsidiaries' profit and loss. The impact of this reclassification is shown below:

| <i><b>Description</b></i>  | <i><b>12/31/09</b></i> | <i><b>01/01/09</b></i> |
|----------------------------|------------------------|------------------------|
| <i>Controlling company</i> | <i>-</i>               | <i>-</i>               |
| <i>Consolidated</i>        | <i>20,178</i>          | <i>168,630</i>         |

## 2. Accounting policies and CPCs - Continuation

### 2.16. First-time adoption of CPCs - continuation

Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements

#### Reconciliation of net equity:

|  |                         |
|--|-------------------------|
| <b><i>Balance at January 1, 2009 under previous GAAP</i></b>                                     | <b><i>1,476,437</i></b> |
| <i>Reclassification of noncontrolling interests to shareholders' equity for equity</i>           | <i>168,630</i>          |
| <i>Net effect resulting from implementation of new accounting standards on January 1, 2009</i>   | <i>168,630</i>          |
| <b><i>Balance at January 1, 2009 resubmitted</i></b>   | <b><i>1,645,067</i></b> |
| <b><i>Balance at December 31, 2009 under previous GAAP</i></b>                                   | <b><i>2,940,820</i></b> |
| <i>Allocation of premiums paid after the acquisition of control in subsidiaries</i>              | <i>(27,374)</i>         |
| <i>Net effect resulting from implementation of new accounting standards on December 31, 2009</i> | <i>20,178</i>           |
| <i>Net effect resulting from implementation of new accounting standards on December 31, 2009</i> | <i>(7,196)</i>          |
| <b><i>Balance at December 31, 2009 resubmitted</i></b>   | <b><i>2,933,624</i></b> |

## 2. Accounting policies and CPCs - Continuation

### 2.16. First-time adoption of CPCs - continuation

Reconciliation of balance sheet and income statement in accordance with the new accounting pronouncements

#### New pronouncements issued by the IASB

By the date of disclosure of these individual and consolidated financial statements, the following IASB pronouncements and interpretations had been published, with no mandatory application for 2010, though:

|  |  | <i>Effective for annual periods<br/>beginning on or after:</i> |
|--|--|--|
| <b><i>New pronouncements</i></b>                     |  |  |
| <i>IFRS 9</i>  | <i>Financial Instruments</i>   | <i>January 1, 2013</i>   |
| <i>IAS 24</i>  | <i>Related parties – disclosure</i>  | <i>January 1, 2011</i>   |
| <b><i>Reformation to existing pronouncements</i></b> |  |  |
| <i>Reformation<br/>to IAS 32</i>                     | <i>Financial Instruments: Presentation and<br/>Classification of emission rights over shares</i> | <i>February 1, 2010</i>  |
| <i>Reformation<br/>to IAS 1</i>                      | <i>Presentation of Financial Statements</i>  | <i>January 1, 2011</i>   |
| <i>Reformation<br/>to IFRS 3</i>                     | <i>Business combinations</i>   | <i>January 1, 2011</i>   |
| <i>Reformation<br/>to IFRS 7</i>                     | <i>Financial instruments: Disclosure of Financial<br/>Assets Transfer</i>                        | <i>January 1, 2013</i>   |
| <b><i>New Interpretations</i></b>                    |  |  |
| <i>IFRIC 19</i>                                      | <i>IFRIC 19</i>  | <i>IFRIC 19</i>  |
| <i>Reformation<br/>to IFRIC 14</i>                   | <i>Reformation to IFRIC 14</i>   | <i>Reformation to IFRIC 14</i>                                 |

No other standards and interpretations have been issued that may, in management's opinion, significantly affect the financial position or the result of operations disclosed by the Company.

### 3. Basis of presentation

Subsidiaries are fully consolidated from the date of acquisition, the date on which the Company obtains control, and continue to be consolidated until the date when such control ceases. The financial statements of the subsidiaries are usually prepared for the same reporting period as the parent company, using consistent accounting policies. All intra-group balances, revenues, expenses, unrealized gains and losses resulting from intra-group transactions and dividends are fully eliminated

Net income for the year and each component of other comprehensive income, directly recognized in net equity, are attributed to the parent's owners and to noncontrolling interests. Losses are attributed to noncontrolling interests even if that results in a deficit balance.

#### ***Basis of consolidation prior to January 1, 2010:***

Comparing the above-mentioned requirements, which were applied on a prospective basis, the following differences were identified to be applicable and have been adjusted for comparison purposes:

Noncontrolling interests represented the portion of profit or loss and net equity that were not held by the Company and were presented separately in the consolidated statement of income and within equity in the consolidated balance sheet, separately from the parent's shareholders' equity. Acquisitions of noncontrolling interests were accounted for using the parent company extension method, whereby the difference between the consideration and the book value of the share of the net assets acquired was recognized as goodwill.

Losses incurred were attributed to the noncontrolling interest until the balance was reduced to nil. Any further excess losses were attributed to the parent, unless the non-controlling interest had a binding obligation to cover these.

#### 4. Cash and cash equivalents and Short-term investments

Cash and cash equivalents refer mainly to bank balances and short-term financial investments related to bank deposit certificates and fixed-income funds remunerated at 101.03% of the CDI (Interbank Deposit Certificate):

|   | <i>Controlling company</i> |                 |                 | <i>Consolidated</i> |                  |                 |
|---|----------------------------|-----------------|-----------------|---------------------|------------------|-----------------|
|   | <i>12/31/10</i>            | <i>12/31/09</i> | <i>01/01/09</i> | <i>12/31/10</i>     | <i>12/31/09</i>  | <i>01/01/09</i> |
| <b><i>Cash and cash equivalents</i></b>   | <b>16,551</b>              | <b>439</b>      | <b>1,114</b>    | <b>547,888</b>      | <b>110,644</b>   | <b>62,586</b>   |
| <b><i>Financial investments</i></b>       |                            |                 |                 |                     |                  |                 |
| <i>Investment funds</i>                   | 561,547                    | 326,211         | -               | 598,862             | 327,821          | 1,942           |
| <i>Bank Deposit Certificate (CDB)</i>     | 127,054                    | 336,402         | 117,411         | 170,942             | 353,217          | 153,320         |
| <i>Purchase and sale commitments</i>      | 331,645                    | 293,652         | 26,979          | 387,760             | 307,137          | 38,373          |
| <i>Other</i>                              | 10,717                     | 104             | -               | 15,264              | 2,160            | 207             |
| <b><i>Total financial investments</i></b> | <b>1,030,963</b>           | <b>956,369</b>  | <b>144,390</b>  | <b>1,172,828</b>    | <b>990,335</b>   | <b>193,842</b>  |
| <b><i>Total</i></b>                       | <b>1,047,514</b>           | <b>956,808</b>  | <b>145,504</b>  | <b>1,720,716</b>    | <b>1,100,979</b> | <b>256,428</b>  |
| <i>Current</i>                            | 1,047,514                  | 956,808         | 145,504         | 1,716,557           | 1,099,356        | 256,428         |
| <i>Non-current</i>                        | -                          | -               | -               | 4,159               | 1,623            | -               |

At December 31, 2010 and 2009, the amount accounted for investment funds was measured at fair value. In accordance with CVM Instruction No. 408/04, investments in investment funds in which the Company is the sole investor were consolidated.

The investment funds of the Company and its investees are conservative, and, therefore, do not suffer significant variations in relation to the CDI.

Bank Deposit Certificates and debentures have pre stated income, which, most of the times, are higher than CDI and stated at cost, accrued of contractual interest proportionally recognized up to the balance sheet date, being adjusted to the corresponding market value, when applicable.

## 5. Trade accounts receivable

|   | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                  |                  |
|---|----------------------------|-----------------|-----------------|---------------------|------------------|------------------|
|   | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b>  | <b>01/01/09</b>  |
| <i>Real estate development and sales</i>  | 171,542                    | 82,845          | 13,180          | 7,000,017           | 2,560,417        | 1,296,128        |
| <i>(-)Allowance for doubtful accounts</i> | -                          | -               | -               | (5,567)             | (5,374)          | (4,893)          |
| <i>(-)Adjustment to present value</i>     | (1,901)                    | (1,818)         | (213)           | (101,603)           | (45,664)         | (26,903)         |
| <b>Total accounts receivable</b>          | <b>169,641</b>             | <b>81,027</b>   | <b>12,967</b>   | <b>6,892,847</b>    | <b>2,509,379</b> | <b>1,264,332</b> |
| <i>Current</i>                            | 157,181                    | 40,346          | 2,354           | 5,777,827           | 1,292,023        | 516,844          |
| <i>Non-current</i>                        | 12,460                     | 40,681          | 10,613          | 1,115,020           | 1,217,356        | 747,488          |

The allowance for doubtful accounts is established for the installments receivable the Company considers realization remote and for those that has not corresponding guarantees. There was no change in the balance of the period.

Accounts receivable are restated by reference to the variation in the National Civil Construction Index (INCC) up to the date of delivery of keys and from then on by reference to the General Market Price Index (IGP-M) plus interest of 12% p.y.

The balances of long-term bills receivable show the following breakdown per year of maturity:

| <b>Maturity year</b> | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                  |                 |
|----------------------|----------------------------|-----------------|-----------------|---------------------|------------------|-----------------|
|                      | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b>  | <b>01/01/09</b> |
| 2010                 | -                          | -               | 3,304           | -                   | -                | 375,259         |
| 2011                 | -                          | 34,815          | 4,756           | -                   | 623,073          | 191,611         |
| 2012                 | 3,809                      | 5,146           | 2,553           | 340,843             | 163,126          | 48,588          |
| 2013                 | 2,499                      | 129             | -               | 223,648             | 91,789           | 26,572          |
| 2014                 | 1,392                      | 591             | -               | 124,560             | 339,368          | 105,458         |
| After 2014           | 4,760                      | -               | -               | 425,969             | -                | -               |
| <b>Total</b>         | <b>12,460</b>              | <b>40,681</b>   | <b>10,613</b>   | <b>1,115,020</b>    | <b>1,217,356</b> | <b>747,488</b>  |

As accounting criteria mentioned on Note 2.11 the balance of accounts receivable from units sold but not yet concluded is not reflected in the financial statements, once the recording thereof is limited to the portion of revenue recognized in accounting, net of installments already received, as stated in Note 18.

## 5. Trade accounts receivable - continuation

The adjustment to present value of the financial accounts receivable for units under construction proportionally recognized by the criteria described in Note 2.11 is calculated by using an average discount rate of 6,35% in the quarter ended December 31, 2010 (7,82% in the year ended December 31, 2010),

## 6. Properties held for sale

|   | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                  |                  |
|---|----------------------------|-----------------|-----------------|---------------------|------------------|------------------|
|   | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b>  | <b>01/01/09</b>  |
| <i>Properties under construction</i>            | 55,517                     | 51,818          | 25,488          | 2,381,415           | 555,122          | 392,852          |
| <i>Properties built</i>                         | -                          | -               | -               | 192,300             | 92,678           | 57,506           |
| <i>Land for future real estate developments</i> | -                          | -               | 29,252          | 1,497,584           | 1,009,918        | 605,681          |
| <i>Capitalized financial charges</i>            | 4,481                      | 2,525           | -               | 199,929             | 20,359           | -                |
| <b>Total</b>                                    | <b>59,998</b>              | <b>54,343</b>   | <b>54,740</b>   | <b>4,271,228</b>    | <b>1,678,077</b> | <b>1,056,039</b> |
| <i>Current</i>                                  | 43,760                     | 41,553          | 36,074          | 3,316,808           | 1,273,657        | 698,541          |
| <i>Non-Current</i>                              | 16,238                     | 12,790          | 18,666          | 954,420             | 404,420          | 357,498          |

The book value of land of a real estate development is transferred to item "Properties under construction" when the venture is launched, i.e., when the units are put up for sale.

### Financial charge allocation

Financial expenses from loans, financing and debentures are capitalized in item "Inventories" and recognized in income in item "Cost of Properties Sold" according to each project's sales percentage.

|  | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                 |                 |
|--|----------------------------|-----------------|-----------------|---------------------|-----------------|-----------------|
|  | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| <i>Gross financial charges</i>                               | 182,085                    | 136,042         | 87,512          | 618,968             | 273,709         | 133,714         |
| <i>Capitalized financial charges</i>                         | (31,605)                   | (48,730)        | (34,501)        | (186,417)           | (134,573)       | (36,755)        |
| <i>Financial charges recorded in cost of properties sold</i> | (39,094)                   | (42,514)        | (10,893)        | (211,832)           | (113,982)       | (30,767)        |
| <b><i>Financial expenses in the period</i></b>               | <b>111,386</b>             | <b>44,798</b>   | <b>42,118</b>   | <b>220,719</b>      | <b>25,154</b>   | <b>66,192</b>   |

The total capitalized interest on loans and financing in the year ended December 31, 2010 was R\$ 186,417 (R\$ 134,573 on December 31, 2009). As of December 31, 2010 capitalized balance was recognized in income in the amount of R\$ 211,832 (R\$ 113,982 on December 31, 2009).

## 7. Debentures - assets

Refer to non-convertible debentures issued by subsidiaries and jointly-owned companies and subscribed by the controlling company:

|   | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                 |                 |
|---|----------------------------|-----------------|-----------------|---------------------|-----------------|-----------------|
|   | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| <i>Goldfarb Incorporações e Construções S.A.</i>                    |                            |                 |                 |                     |                 |                 |
| - 1 <sup>st</sup> issue   | 157,907                    | 226,661         | -               | -                   | -               | -               |
| <i>Goldfarb Incorporações e Construções S.A.</i>                    |                            |                 |                 |                     |                 |                 |
| - 2 <sup>nd</sup> issue   | 121,152                    | 78,191          | -               | -                   | -               | -               |
| <i>Goldfarb Incorporações e Construções S.A.</i>                    |                            |                 |                 |                     |                 |                 |
| - 3rd Issue   | 15,463                     | -               | -               | -                   | -               | -               |
| <i>Lindencorp Desenvolvimento Imobiliário S.A.</i>                  | -                          | 44,856          | 40,743          |                     | 44,856          | 40,743          |
| <i>CHL Desenvolvimento Imobiliários S.A. – 1<sup>st</sup> Issue</i> | -                          | 38,099          | -               | -                   | -               | -               |
| <i>CHL Desenvolvimento Imobiliários S.A. – 3rd Issue</i>            | 16,527                     | -               | -               | -                   | -               | -               |
| <i>CHL Desenvolvimento Imobiliários S.A. – 4<sup>th</sup> Issue</i> | 44,831                     | -               | -               | -                   | -               | -               |
| <i>CHL Desenvolvimento Imobiliários S.A. – 5<sup>th</sup> Issue</i> | 111,955                    | -               | -               | -                   | -               | -               |
| <i>REP DI Desenvolvimento Imobiliário S.A.</i>                      | -                          | 10,102          | 9,178           | -                   | 7,577           | 5,629           |
| <i>Fator Amazon Empreendimentos S.A.</i>                            | 8,248                      | 6,519           | 4,828           | -                   | 37              | 2,414           |
| <i>Fator Aquarius Empreendimentos S.A.</i>                          | -                          | 1,293           | 2,547           | -                   | 29              | 2,547           |

## 7. Debentures – assets - continuation

|  | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                 |                 |
|--|----------------------------|-----------------|-----------------|---------------------|-----------------|-----------------|
|  | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>01/01/09</b> | <b>12/31/10</b> |
| <i>Construtora Adolpho Lindenberg S.A.</i> |                            |                 | 10,986          |                     |                 | 10,986          |
| <i>Fator Sky Empreendimentos S.A.</i>      |                            |                 | 1,537           |                     |                 | 769             |
| <i>Fator Icone Empreendimentos S.A.</i>    | 4,652                      | -               | -               | 2,327               | -               | -               |
| <i>Jazz 2006 Participações S.A.</i>        | 33,741                     | -               | -               | 16,830              | -               | -               |
| <b>Total</b>                               | <b>514,476</b>             | <b>405,721</b>  | <b>69,819</b>   | <b>19,157</b>       | <b>52,499</b>   | <b>63,088</b>   |
| <i>Non-current</i>                         | 514,476                    | 405,721         | 69,819          | 19,157              | 52,499          | 63,088          |

The main characteristics, rates and maturity dates of the debentures as of December 31, 2010 are:

| <b>Description</b>             | <b>Goldfarb<br/>1<sup>st</sup> Issue</b> | <b>Goldfarb<br/>2<sup>nd</sup> Issue</b> | <b>Goldfarb<br/>3<sup>rd</sup> Issue</b> | <b>Jazz</b>                  | <b>Amazon</b>                   |
|--------------------------------|--|--|--|------------------------------|---------------------------------|
| <b>Quantity (in thousands)</b> | 115,677                                  | 109,194                                  | 15,355                                   | 32,573                       | 5,000                           |
| <b>Nominal value</b>           | R\$ 1,00                                 | R\$ 1,00                                 | R\$ 1,00                                 | R\$ 1,00                     | R\$ 1,00                        |
| <b>Ratio</b>                   | CDI + interest<br>of 3%p.y.              | TR + interest<br>of 10,42% p.y.          | TR + interest<br>of 8,16% p.y.           | CDI + interest<br>of 3% p.y. | IGP-M + interest<br>of 14% p.y. |
| <b>Maturity rate</b>           | 2012                                     | 2014                                     | 2015                                     | 2015                         | 2012                            |

## 7. Debentures – assets - continuation

| <i>Description</i>             | <i>Ícone</i>                    | <i>CHL<br/>3rd Issue</i>     | <i>CHL<br/>4<sup>th</sup> Issue</i> | <i>CHL<br/>5<sup>th</sup> Issue</i> | <i>CHL<br/>6<sup>th</sup> Issue</i> |
|--------------------------------|---------------------------------|------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>Quantity (in thousands)</b> | 2,500                           | 13,855                       | 40,000                              | 100,000                             | 6,155                               |
| <b>Nominal value</b>           | R\$ 1,00                        | R\$ 1,00                     | R\$ 1,00                            | R\$ 1,00                            | R\$ 1,00                            |
| <b>Ratio</b>                   | IGP-M + interest<br>of 14% p.y. | CDI + interest<br>of 3% p.y. | CDI + interest<br>of 3% p.y.        | CDI + interest<br>of 3% p.y.        | CDI + interest<br>of 3% p.y.        |
| <b>Maturity rate</b>           | 2012                            | 2012                         | 2012                                | 2012                                | 2012                                |

For the year ended December 31, 2010, the amount of R\$ 69,798 (R\$ 16,555 for the year ended December 31, 2009) was recorded as “Financial income” for interest and earnings on debentures.

## 8. Investments

### Investments in available-for-sale-shares

#### FIP PDG

Through its subsidiary Agra Empreendimentos Imobiliários S.A., the Company holds an exclusive investment fund comprising assets represented by shares of Brasil Brokers Participações S.A. (Br Brokers). The fund's shares are marked to market and earnings are appropriated to the subsidiary's income statement on the basis of changes in the market value of Br Brokers' shares.

Until September 30, 2010, the Company's indirect investment was held in Br Brokers Participações S.A. through its associate Tresefe Participações S.A.. On that date, the Company executed an agreement for the exchange of Tresefe's share for Br Brokers' shares and, for registration purposes, the Company started a private equity fund (FIP) to which the shares were transferred. On October 31, 2010, the Company increased the capital of Agra Empreendimentos Imobiliários S.A. with the FIP's assets, and the latter entity became the sole FIP investor. At December 31, 2010, this FIP amounts to R\$ 66,016.

## 8. Investments - continuation

Investments in subsidiaries, associates, investment properties and investments held at acquisition cost

|   | Controlling company |                  |                  | Consolidated  |                |                |
|---|---------------------|------------------|------------------|---------------|----------------|----------------|
|   | 12/31/10            | 12/31/09         | 01/01/09         | 12/31/10      | 12/31/09       | 01/01/09       |
| <b>Ownership interest in subsidiaries and jointly-owned companies</b> | <b>4,620,620</b>    | <b>1,480,991</b> | <b>1,010,753</b> | <b>46,866</b> | <b>35,788</b>  | <b>38,117</b>  |
|   |                     |                  |                  |               |                |                |
| <b>Properties for investment</b>                                      | <b>29,276</b>       | <b>17,418</b>    | <b>15,550</b>    | <b>-</b>      | <b>-</b>       | <b>-</b>       |
| REP DI Desenvolvimento Imobiliário S.A.                               | 22,902              | 11,675           | 10,493           | -             | -              | -              |
| Av. Chile 230 Investimentos Imobiliários S.A.                         | 6,374               | 5,743            | 5,057            | -             | -              | -              |
|   |                     |                  |                  |               |                |                |
| <b>Other investments – Cost</b>                                       | <b>2,767</b>        | <b>81,866</b>    | <b>83,363</b>    | <b>10,339</b> | <b>81,955</b>  | <b>83,446</b>  |
| Lindencorp Desenvolvimento Imobiliário S.A.                           | -                   | 49,396           | 30,396           | -             | 49,396         | 30,396         |
| TGLT Group  | -                   | 29,810           | 50,307           | -             | 29,810         | 50,307         |
| Brasil Brokers S/A  | 1,714               | 2,660            | 2,660            | 1,714         | 2,660          | 2,660          |
| Others  | 1,053               | -                | -                | 8,625         | 89             | 83             |
|   |                     |                  |                  |               |                |                |
| <b>Total</b>  | <b>4,652,663</b>    | <b>1,580,275</b> | <b>1,109,666</b> | <b>57,205</b> | <b>117,743</b> | <b>121,563</b> |

## **8. Investments - continuation**

### **a) Information on subsidiaries and jointly-owned companies on December 31, 2010**

#### **Investments in subsidiaries**

The interest held in subsidiaries and jointly-owned companies, valued through the equity method of accounting, were calculated according to the balances of the respective investees as of December 31, 2010 and 2009.

The Company has shareholders' agreements related to all jointly-owned companies. In relation to resolutions of jointly-owned companies management, the Company holds a seat in the Board of Directors and/or Executive Board, effectively participating in all strategic business decisions.

The subsidiaries have as corporate purpose the sale of residential and commercial properties.

The financial statements of subsidiaries, used for purposes of determining the equity pick-up and for consolidation, had their balances adjusted to the accounting practices adopted by the Company, described in Note 2, when applicable.

#### **Opening Capital TGLT**

The primary offering ("IPO") of TGLT has taken place on November 4, 2010, on the Stock Exchange of Buenos Aires, including the issuance of Global Depositary Receipts traded in the United States of America, each representing 5 shares.

With issuance of new shares, TGLT received an amount in Argentine pesos equivalente to US\$55 million. Sufficient resources to implement TGLT's current business plan. The Company now owns 27.18% of TGLT's capital.

#### **LDI Desenvolvimento Imobiliário S.A.**

Beginning September 30, 2010, the Company has valued its investment in subsidiary LDI Desenvolvimento Imobiliário S.A. (LDI) using the equity method of accounting. This was due to the increase in interest in the subsidiary from 19.9% to 22.79% and to the acquisition of its control.

The increase in interest in the subsidiary was due to the dilution of other shareholders as a result of the sale of shares of LDI's subsidiary, Cipasa Desenvolvimento Urbano S.A. (CIPASA).

## 8. Investments - continuation

### Properties for investments

As mentioned in the note 2.15, the Company opted to maintain their properties for investment for the cost value. As requested by CPC 28, the Properties for investments fair value was as follows:

|                                      | <i>REP DI</i>        |                      | <i>Av. Chile</i>     |                      |
|--------------------------------------|----------------------|----------------------|----------------------|----------------------|
|                                      | <i>12/31/10</i>      | <i>12/31/09</i>      | <i>12/31/10</i>      | <i>12/31/09</i>      |
| <b><i>Balance at January 1</i></b>   | <b><i>40,619</i></b> | <b><i>34,852</i></b> | <b><i>15,279</i></b> | <b><i>14,820</i></b> |
| <i>Addition</i>                      | -                    | -                    | -                    | -                    |
| <i>Gain/loss with fair value</i>     | <i>34,357</i>        | <i>5,767</i>         | <i>975</i>           | <i>459</i>           |
| <b><i>Balance at December 31</i></b> | <b><i>74,976</i></b> | <b><i>40,619</i></b> | <b><i>16,254</i></b> | <b><i>15,279</i></b> |

The fair value of properties was determined in accordance with the discounted cash flow method due to the nature of the property and absence of comparable data. The valuation method was applied as recommended by the International Valuation Standards Committee.

The following main data were used:

| <i>Description</i>                        | <i>12/31/10</i> | <i>12/31/09</i> |
|---|-----------------|-----------------|
| <i>Discount rate (p.y.)</i>               | <i>11,0%</i>    | <i>11,0%</i>    |
| <i>Capitalization rate</i>                | <i>9,0%</i>     | <i>9,0%</i>     |
| <i>Unemployment rate of long-term (%)</i> | <i>3,0%</i>     | -               |

Properties for investments are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in the income statement in the period of derecognition.

## 8. Investments - continuation

- b) Changes in investments during the quarter ended December 31, 2010, 2009 and January 1, 2009.

|                                      | <i>Controlling company</i> |                         |                         |
|--------------------------------------|----------------------------|-------------------------|-------------------------|
|                                      | <i>12/31/10</i>            | <i>12/31/09</i>         | <i>01/01/09</i>         |
| <b><i>Balance at January 1</i></b>   | <b><i>1,498,409</i></b>    | <b><i>1,010,753</i></b> | <b><i>714,995</i></b>   |
| <i>New Capital contributions</i>     | <i>2,953,787</i>           | <i>741,814</i>          | <i>368,903</i>          |
| <i>Capital reduction</i>             | <i>(174,744)</i>           | <i>(38,448)</i>         | <i>(10,597)</i>         |
| <i>Low</i>                           | <i>(35,941)</i>            | <i>(459,206)</i>        | <i>(165,437)</i>        |
| <i>Prior year Adjustements</i>       | <i>-</i>                   | <i>-</i>                | <i>(41,520)</i>         |
| <i>Dividends</i>                     | <i>(355,190)</i>           | <i>(81,088)</i>         | <i>(40,277)</i>         |
| <i>Capital Gain/(loss)</i>           | <i>(5,691)</i>             | <i>(5,342)</i>          | <i>(2,578)</i>          |
| <i>Net equity income</i>             | <i>769,266</i>             | <i>312,508</i>          | <i>187,264</i>          |
| <b><i>Balance at December 31</i></b> | <b><i>4,649,896</i></b>    | <b><i>1,480,991</i></b> | <b><i>1,010,753</i></b> |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |                |           |                              |                   |   |
| <b>Subsidiaries</b>                                       |   |                              |                       |                |           |                              |                   |   |
| Agra Empreendimentos Imobiliários S.A.                    | -   | 33,038                       | (877)                 | -              | (10)      | -                            | 1,492             | <b>33,643</b>                             |
| Agre Empreendimentos Imobiliários S.A.                    | -   | 2,197,463                    | -                     | -              | (80,941)  | -                            | 265,135           | <b>2,381,657</b>                          |
| Amazon Empreendimentos Imobiliários Ltda                  | <b>11,085</b>                             | 8,118                        | -                     | -              | -         | -                            | (7,333)           | <b>11,870</b>                             |
| ATP Adelaide Participações S.A.                           | <b>8,625</b>                              | 1,166                        | -                     | -              | -         | -                            | (28)              | <b>9,763</b>                              |
| CHL Desenvolvimento Imobiliários S.A.                     | <b>201,774</b>                            | -                            | -                     | -              | -         | (4,741)                      | 85,926            | <b>282,959</b>                            |
| Clube Tuiuti Empreendimento S.A.                          | <b>641</b>                                | -                            | -                     | -              | -         | (385)                        | 66                | <b>322</b>                                |
| Companhia de Serviços Compartilhados S.A.                 | <b>37</b>                                 | 11                           | -                     | -              | -         | -                            | (14)              | <b>34</b>                                 |
| Ecolife Butantã Empreendimentos Imobiliários S.A.         | <b>5,647</b>                              | -                            | (2,440)               | -              | (500)     | -                            | (588)             | <b>2,119</b>                              |
| Fator Aquarius Empreendimento Imobiliário Ltda            | <b>9,293</b>                              | 3,730                        | -                     | -              | -         | -                            | (5,502)           | <b>7,521</b>                              |
| Fator Ícone Empreendimentos Imobiliários S.A.             | -   | 2,769                        | -                     | (2,586)        | -         | -                            | 56                | <b>239</b>                                |
| Fator Sky Empreendimentos Imobiliários Ltda               | <b>10,589</b>                             | -                            | -                     | -              | -         | -                            | 1,229             | <b>11,818</b>                             |
| Giardino Empreendimentos Imobiliários S.A.                | <b>294</b>                                | -                            | -                     | -              | -         | -                            | 3                 | <b>297</b>                                |
| Goldfarb Incorporações e Construções S.A.                 | <b>426,204</b>                            | -                            | -                     | -              | (161,554) | 259                          | 127,649           | <b>392,558</b>                            |
| PDG Araxá Income S.A.                                     | <b>21,114</b>                             | -                            | (6,000)               | -              | (6,470)   | -                            | 11,250            | <b>19,894</b>                             |
| PDG Companhia Loteadora S.A.                              | <b>(6)</b>                                | -                            | -                     | -              | -         | -                            | (4)               | <b>(10)</b>                               |
| PDG Companhia Securitizadora S.A.                         | <b>(119)</b>                              | 7,947                        | -                     | -              | -         | (1)                          | (8,782)           | <b>(955)</b>                              |
| PDG Desenvolvimento Imobiliário S.A.                      | <b>144,220</b>                            | 1,631                        | -                     | -              | -         | -                            | 39,179            | <b>185,030</b>                            |
| Sardenha Empreendimento Imobiliários S.A.                 | <b>1,644</b>                              | -                            | -                     | -              | 595       | (108)                        | 522               | <b>2,653</b>                              |
| <b>Jointly Controlled</b>                                 |   |                              |                       |                |           |                              |                   |   |
| Administradora de Bens Avante Ltda.                       | <b>6,248</b>                              | 4,526                        | -                     | -              | -         | -                            | 205               | <b>10,979</b>                             |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b>     |   |                              |                       |                |           |                              |                   |   |
| Alves Pedroso Empreendimentos Imobiliários Ltda.              | 3,141                                     | -                            | -                     | -              | -         | -                            | (126)             | 3,015                                     |
| América Piqueri Incorporadora S.A.                            | 440                                       | -                            | -                     | -              | -         | -                            | (45)              | 395                                       |
| Amsterdam Empreendimentos Imobiliários SPE Ltda.              | 12,060                                    | 3,017                        | -                     | -              | (969)     | -                            | (421)             | 13,687                                    |
| API SPE 39 - Planejamento e Des. Empreend. Imobiliários Ltda. | 6,358                                     | 2,222                        | (9,562)               | -              | -         | -                            | 982               | -   |
| Api Spe 72 Planej Desenv Empreend Imob Ltda.                  | -   | 2,583                        | -                     | -              | -         | (94)                         | (9)               | 2,480                                     |
| Áustria Empreendimentos Imobiliários SPE Ltda.                | 10,835                                    | 2,459                        | -                     | -              | -         | -                            | 525               | 13,819                                    |
| Aztronic Engenharia de Softwares Ltda                         | -   | 83                           | -                     | -              | -         | -                            | 1,316             | 1,399                                     |
| Baquary Empreendimentos Imobiliários SPE Ltda.                | 5,155                                     | 9,452                        | -                     | -              | -         | -                            | 3,152             | 17,759                                    |
| Bandeirantes Empreendimento Imobiliário S.A.                  | 3,976                                     | -                            | -                     | -              | -         | -                            | (108)             | 3,868                                     |
| Bento Lisboa Participações Ltda.                              | 8,949                                     | -                            | -                     | -              | (3,548)   | (241)                        | 1,853             | 7,013                                     |
| Big Field Incorporação S.A.                                   | 2,807                                     | 8,141                        | -                     | -              | -         | -                            | 2,983             | 13,931                                    |
| Boa Viagem Empreendimento Imobiliário S.A.                    | 2,126                                     | -                            | -                     | -              | (449)     | -                            | 119               | 1,796                                     |
| Bruxelas Empreendimentos Imobiliários SPE Ltda.               | 5,279                                     | 5,230                        | -                     | -              | (8,400)   | -                            | 1,846             | 3,955                                     |
| Camburiu Empreendimento Imobiliário S.A.                      | 333                                       | 934                          | -                     | -              | (672)     | 225                          | 912               | 1,732                                     |
| CHP 1000 2 Empreend. Ltda.                                    | -   | 8,295                        | -                     | -              | -         | (2)                          | (79)              | 8,214                                     |
| Clube Felicitá Empreendimento Imobiliário S.A.                | 4,222                                     | 2,174                        | -                     | (10)           | (3,260)   | 10                           | 5,837             | 8,973                                     |
| Clube Florença Empreendimento Imobiliário S.A.                | 5,712                                     | 838                          | -                     | (4)            | -         | -                            | (1,346)           | 5,200                                     |
| Cyrela Milão Empreendimentos Imobiliários S.A.                | 20,107                                    | 200                          | -                     | -              | (1,150)   | -                            | 2,132             | 21,289                                    |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |                |           |                              |                   |   |
| Cyrela Tennessee Empreendimentos Imobiliários S.A.        | 8,708                                     | -                            | -                     | -              | (2,090)   | -                            | 1,615             | 8,233                                     |
| Dom Pedro Empreendimento Imobiliário Ltda.                | 2,090                                     | -                            | -                     | -              | -         | -                            | (2)               | 2,088                                     |
| Ecolife Campestre Empreendimentos Imobiliários SPE Ltda.  | 4,266                                     | 1,116                        | -                     | (41)           | -         | 2                            | 744               | 6,087                                     |
| Ecolife Cidade Universitária Empreend Imob. S.A.          | -   | 181                          | -                     | -              | -         | -                            | (49)              | 132                                       |
| Ecolife Independência Empreendimento Imobiliário S.A.     | 15,703                                    | 374                          | -                     | 239            | -         | (54)                         | (708)             | 15,554                                    |
| Ecolife Jaguaré Empreendimento Imobiliário S.A.           | 8,409                                     | -                            | -                     | -              | -         | (3)                          | (2,922)           | 5,484                                     |
| Ecolife Parque Prado Empreendimento Imobiliário S.A.      | 4,950                                     | 1,014                        | -                     | -              | -         | -                            | (4,937)           | 1,027                                     |
| Ecolife Recreio Empreendimento Imobiliário S.A.           | 8,993                                     | 1,745                        | -                     | 76             | -         | (9)                          | 4,880             | 15,685                                    |
| Ecolife Santana Empreendimento Imobiliário S.A.           | 5,494                                     | 2,849                        | -                     | -              | -         | -                            | (3,702)           | 4,641                                     |
| Ecolife Vila Leopoldina Empreendimento Imobiliário S.A.   | 6,374                                     | -                            | (2,720)               | 34             | (1,920)   | (2)                          | 528               | 2,294                                     |
| Finlândia Empreendimentos Imobiliários SPE Ltda.          | 1,772                                     | -                            | -                     | -              | (77)      | -                            | (493)             | 1,202                                     |
| FL 17 Empreendimento Imobiliário S.A.                     | 13,538                                    | -                            | -                     | (13,543)       | -         | -                            | 6                 | 1   |
| Gardênia Participações S.A.                               | 1,472                                     | -                            | -                     | -              | -         | -                            | 288               | 1,760                                     |
| Giardino Desenvolvimento Imobiliário S.A.                 | 781                                       | -                            | -                     | -              | -         | -                            | 41                | 822                                       |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments  | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|--|---|------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b>  |   |                              |                       |                |           |                              |                   |   |
| Girassol - Vila Madalena Empreendimentos Imobiliários S.A. | (13)                                      | -                            | -                     | -              | -         | -                            | 96                | 83  |
| Gold Acapulco Empreendimentos Imobiliários SPE Ltda.       | 7,064                                     | -                            | (6,813)               | -              | -         | -                            | (253)             | (2)                                       |
| Gold Acre Empreendimentos Imobiliários SPE Ltda.           | (1,988)                                   | 58,079                       | -                     | -              | -         | -                            | 17,254            | 73,345                                    |
| Gold Alabama Empreend. Imob. SPE Ltda.                     | -   | 88                           | -                     | -              | -         | 1                            | (11)              | 78  |
| Gold Alaska Empreendimentos Imobiliários SPE Ltda.         | 1,011                                     | 15,370                       | -                     | -              | -         | -                            | 8,476             | 24,857                                    |
| Gold Amorgos Empreend. Imob. SPE Ltda.                     | -   | 1,000                        | (997)                 | (2)            | -         | -                            | -                 | 1   |
| Gold Andros Empreend. Imob. SPE Ltda.                      | -   | 1,000                        | (998)                 | (2)            | -         | -                            | -                 | -   |
| Gold Argentina Empreendimentos Imobiliários SPE Ltda.      | 1,043                                     | 14,202                       | (1)                   | -              | -         | -                            | 3,984             | 19,228                                    |
| Gold Bahamas Empreendimentos Imobiliários SPE Ltda.        | 4,249                                     | 1,622                        | -                     | -              | (2,568)   | -                            | 1,871             | 5,174                                     |
| Gold Black Empreendimentos Imobiliários SPE Ltda.          | 3,917                                     | 854                          | -                     | -              | -         | 6                            | 5,293             | 10,070                                    |
| Gold Blue Empreend. Imob. SPE Ltda.                        | -   | 14,109                       | -                     | -              | -         | (1)                          | 4,045             | 18,153                                    |
| Gold Boston Empreendimentos Imobiliários SPE Ltda.         | 4,197                                     | 5,558                        | -                     | -              | -         | -                            | 14,966            | 24,721                                    |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |                |           |                              |                   |   |
| Gold Califórnia Empreend. Imobil SPE Ltda                 | -   | 4,098                        | -                     | -              | -         | 1                            | (381)             | 3,718                                     |
| Gold Canadá Empreendimentos Imobiliários SPE Ltda.        | 261                                       | 1,899                        | (70)                  | -              | -         | -                            | 1,323             | 3,413                                     |
| Gold Cancun Empreend. Imobil. SPE Ltda                    | -   | 1,684                        | -                     | -              | -         | 1                            | (69)              | 1,616                                     |
| Gold Celestino Bourruol Empreendimentos Imob. SPE Ltda.   | 7,688                                     | 117                          | -                     | -              | (3,904)   | -                            | 152               | 4,053                                     |
| Gold Chile Empreendimentos Imobiliários SPE Ltda.         | 1,525                                     | -                            | -                     | -              | -         | -                            | (70)              | 1,455                                     |
| Gold China Empreendimentos Imobiliários SPE Ltda.         | 6,921                                     | 654                          | -                     | (125)          | (1,064)   | -                            | 171               | 6,557                                     |
| Gold Colômbia Empreendimentos Imobiliários SPE Ltda.      | 3,894                                     | 1,015                        | -                     | -              | -         | -                            | (102)             | 4,807                                     |
| Gold Cuba Empreend. Imobil SPE Ltda                       | -   | 2,663                        | -                     | -              | -         | 1                            | 413               | 3,077                                     |
| Gold Delos Empreendimentos Imobiliários SPE Ltda.         | -   | 1,079                        | -                     | -              | -         | (83)                         | 2,908             | 3,904                                     |
| Gold Egito Empreendimentos Imobiliários SPE Ltda.         | 1,614                                     | 212                          | (2,436)               | -              | (25)      | -                            | 636               | 1   |
| Gold Escócia Empreendimentos Imobiliários SPE Ltda.       | 1,259                                     | 4,002                        | -                     | -              | (1,528)   | -                            | 3,388             | 7,121                                     |
| Gold Fiji Empreend. Imobil SPE Ltda                       | -   | 3,502                        | -                     | -              | -         | 1                            | (162)             | 3,341                                     |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |                |           |                              |                   |   |
| Gold Flórida Empreendimentos Imobiliários SPE Ltda.       | 1,089                                     | 6,760                        | -                     | -              | (461)     | -                            | 3,290             | 10,678                                    |
| Gold França Empreendimentos Imobiliários SPE Ltda.        | 10,479                                    | 10                           | (13,175)              | -              | (1,248)   | -                            | 3,934             | -   |
| Gold Gana Empreend. Imobil SPE Ltda                       | -   | 1,896                        | -                     | -              | -         | 1                            | 280               | 2,177                                     |
| Gold Geneva Empreendimentos Imobiliários SPE Ltda.        | 2,484                                     | 743                          | -                     | -              | (1,879)   | -                            | 1,356             | 2,704                                     |
| Gold Gray Empreend. Imobil SPE Ltda                       | -   | 1,816                        | -                     | -              | -         | 1                            | (18)              | 1,799                                     |
| Gold Havai Empreendimentos Imobiliários SPE Ltda.         | 12,632                                    | -                            | (16,175)              | -              | -         | -                            | 3,543             | -   |
| Gold Havana Empreendimentos Imobiliários SPE Ltda.        | 2,458                                     | 827                          | -                     | -              | -         | -                            | (159)             | 3,126                                     |
| Gold Holanda Empreendimentos Imobiliários SPE Ltda.       | 4,820                                     | -                            | -                     | -              | (2,693)   | -                            | 240               | 2,367                                     |
| Gold India Empreend. Imobil. SPE Ltda.                    | -   | 4,180                        | -                     | -              | -         | 1                            | 819               | 5,000                                     |
| Gold Irlanda Empreend. Imobil SPE Ltda                    | -   | 7,936                        | -                     | -              | (4,896)   | 1                            | 3,333             | 6,374                                     |
| Gold Japão Empreendimentos Imobiliários SPE Ltda.         | 2,131                                     | 455                          | -                     | -              | (1,988)   | -                            | 1,105             | 1,703                                     |
| Gold Limoges Empreendimentos Imobiliários SPE Ltda.       | -   | 771                          | -                     | -              | -         | -                            | -                 | 771                                       |
| Gold Linhares Empreendimentos Imobiliários Ltda.          | 298                                       | -                            | -                     | -              | -         | -                            | (6)               | 292                                       |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |                |           |                              |                   |   |
| Gold Lisboa Empreendimentos Imobiliários SPE Ltda.        | 5,588                                     | 607                          | -                     | -              | (507)     | -                            | (556)             | 5,132                                     |
| Gold Lyon Empreend. Imobil SPE Ltda                       | -   | 2,737                        | -                     | -              | -         | 1                            | (228)             | 2,510                                     |
| Gold Madri Empreendimentos Imobiliários SPE Ltda.         | 1,837                                     | 465                          | -                     | -              | (261)     | -                            | 550               | 2,591                                     |
| Gold Mali Empreendimentos Imobiliários SPE Ltda.          | 3,343                                     | 2,351                        | -                     | -              | (32)      | -                            | 4,742             | 10,404                                    |
| Gold Marília Empreendimentos Imobiliários SPE Ltda.       | 7,068                                     | 14,899                       | -                     | -              | -         | -                            | 12,733            | 34,700                                    |
| Gold Marrocos Empreendimentos Imobiliários SPE Ltda.      | 2,029                                     | 1,368                        | -                     | (1,426)        | -         | -                            | 1,034             | 3,005                                     |
| Gold Milano Empreendimentos Imobiliários SPE Ltda.        | 2,586                                     | 1,336                        | -                     | 78             | (1,240)   | -                            | 2,790             | 5,550                                     |
| Gold Minas Gerais Empreendimentos Imobiliários SPE Ltda.  | 4,071                                     | 2,125                        | -                     | -              | -         | -                            | (1,227)           | 4,969                                     |
| Gold Mônaco Empreendimentos Imobiliários SPE Ltda.        | 3,864                                     | 1,398                        | -                     | (1,733)        | -         | -                            | 3,468             | 6,997                                     |
| Gold New York Empreendimentos Imobiliários SPE Ltda.      | 2,115                                     | 614                          | (48)                  | -              | (750)     | -                            | 212               | 2,143                                     |
| Gold Noruega Empreendimentos Imobiliários SPE Ltda.       | 15,719                                    | -                            | -                     | -              | (9,650)   | -                            | 20,071            | 26,140                                    |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |                |           |                              |                   |   |
| Gold Oceania Empreendimentos Imobiliários SPE Ltda.       | 1,061                                     | 1,682                        | -                     | -              | (159)     | -                            | (16)              | 2,568                                     |
| Gold Oregon Empreendimentos Imobiliários SPE Ltda.        | 217                                       | 1,887                        | -                     | -              | (942)     | -                            | 1,753             | 2,915                                     |
| Gold Palmares Empreendimentos Imobiliários SPE Ltda.      | 341                                       | -                            | -                     | -              | -         | -                            | (1)               | 340                                       |
| Gold Panamá Empreendimentos Imobiliários SPE Ltda.        | 5,723                                     | 1,027                        | -                     | -              | (429)     | -                            | (1,879)           | 4,442                                     |
| Gold Paraíba Empreendimentos Imobiliários SPE Ltda.       | 4,062                                     | 91                           | (10)                  | -              | (67)      | -                            | (2,719)           | 1,357                                     |
| Gold Porto Alegre Empreendimentos Imobiliários SPE Ltda.  | 4,621                                     | 1,140                        | -                     | -              | (2,291)   | -                            | 4,370             | 7,840                                     |
| Gold Purple Empreend. Imob. SPE Ltda.                     | -   | 4,984                        | -                     | (5,174)        | -         | -                            | 190               | -   |
| Gold Recife Empreendimentos Imobiliários SPE Ltda.        | 4,313                                     | 1,124                        | (4)                   | -              | (1,573)   | -                            | 203               | 4,063                                     |
| Gold Roraima mpreend. Imobil. SPE Ltda.                   | -   | 3,719                        | -                     | -              | (2,839)   | 1                            | 6,027             | 6,908                                     |
| Gold Salvador Empreendimentos Imobiliários SPE Ltda.      | 6,880                                     | 2,930                        | -                     | -              | -         | -                            | 7,241             | 17,051                                    |
| Gold San Diego Empreend. Imobil SPE Ltda                  | -   | 2,648                        | -                     | -              | -         | 1                            | (123)             | 2,526                                     |
| Gold Santa Catarina Empreend. Imobil. Ltda                | -   | 2,198                        | -                     | -              | -         | 1                            | 393               | 2,592                                     |
| Gold Santiago Empreendimentos Imobiliários SPE Ltda.      | 1,376                                     | 3,925                        | -                     | -              | (123)     | -                            | 643               | 5,821                                     |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-offs | Dividends | Capital<br>gains<br>(losses) | Equity pick-<br>up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|------------|-----------|------------------------------|--------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |            |           |                              |                    |   |
| Gold São Paulo Empreendimentos Imobiliários SPE Ltda.     | 10,999                                    | 137                          | -                     | -          | (5,355)   | -                            | 1,117              | 6,898                                     |
| Gold Sidney Empreendimentos Imobiliários SPE Ltda.        | 8,214                                     | 714                          | -                     | -          | (3,510)   | -                            | 1,320              | 6,738                                     |
| Gold Singapura Empreendimentos Imobiliários SPE Ltda.     | 6,077                                     | -                            | -                     | -          | (3,771)   | -                            | 4,706              | 7,012                                     |
| Gold Suécia Empreendimentos Imobiliários SPE Ltda.        | 11,946                                    | 121                          | (8,967)               | -          | -         | -                            | (3)                | 3,097                                     |
| Gold Suíça Empreendimentos Imobiliários SPE Ltda.         | 3,414                                     | 893                          | -                     | -          | (1,058)   | -                            | (484)              | 2,765                                     |
| Gold Texas Empreend. Imobil. Ltda.                        | -   | 13,356                       | -                     | -          | (5,716)   | 1                            | 4,780              | 12,421                                    |
| Gold Uberaba Empreendimentos Imobiliários SPE Ltda.       | 5,191                                     | 2,777                        | -                     | -          | (1,593)   | -                            | 509                | 6,884                                     |
| Gold Valence Empreend. Imobil SPE Ltda                    | -   | 4,618                        | -                     | -          | -         | 1                            | (108)              | 4,511                                     |
| Gold Vênice Empreendimentos Imobiliários SPE Ltda.        | 5,305                                     | -                            | -                     | -          | (3,366)   | -                            | 9                  | 1,948                                     |
| Gold Vietnã Empreend. Imobil SPE Ltda                     | -   | -                            | (69)                  | -          | -         | 1                            | (12)               | (80)                                      |
| Gold Virgínia Empreend. Imobil SPE Ltda                   | -   | 851                          | (1,258)               | -          | -         | 1                            | 407                | 1   |
| Gold Yellow Empreendimentos Imobiliários SPE Ltda.        | 578                                       | 805                          | -                     | -          | -         | -                            | 898                | 2,281                                     |
| Goldfarb 1 Empreendimentos Imobiliários Ltda.             | 1   | 1,223                        | -                     | -          | -         | -                            | (143)              | 1,081                                     |
| Goldfarb 10 Empreendimento Imobiliário Ltda.              | -   | 1,401                        | -                     | -          | -         | -                            | (1)                | 1,400                                     |
| Goldfarb 11 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (1)                | -   |
| Goldfarb 12 Empreendimento Imobiliário Ltda.              | -   | 3,689                        | -                     | -          | -         | -                            | (658)              | 3,031                                     |
| Goldfarb 13 Empreendimento Imobiliário Ltda.              | -   | 4,565                        | -                     | -          | -         | -                            | 541                | 5,106                                     |
| Goldfarb 14 Empreendimento Imobiliário Ltda.              | -   | 2,489                        | -                     | -          | -         | -                            | (174)              | 2,315                                     |
| Goldfarb 15 Empreendimento Imobiliário Ltda.              | -   | 1,198                        | -                     | -          | -         | -                            | (7)                | 1,191                                     |
| Goldfarb 16 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (1)                | -   |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-offs | Dividends | Capital<br>gains<br>(losses) | Equity pick-<br>up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|------------|-----------|------------------------------|--------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |            |           |                              |                    |   |
| Goldfarb 17 Empreendimento Imobiliário Ltda.              | -   | 2,452                        | -                     | -          | -         | -                            | (84)               | 2,368                                     |
| Goldfarb 18 Empreendimento Imobiliário Ltda.              | -   | 7                            | -                     | -          | -         | -                            | (8)                | (1)                                       |
| Goldfarb 19 Empreendimento Imobiliário Ltda.              | -   | 3,194                        | -                     | -          | -         | -                            | 1,483              | 4,677                                     |
| Goldfarb 2 Empreendimento Imobiliário Ltda.               | -   | 1,960                        | -                     | -          | -         | -                            | 32                 | 1,992                                     |
| Goldfarb 20 Empreendimento Imobiliário Ltda.              | -   | 1,649                        | -                     | -          | -         | -                            | (59)               | 1,590                                     |
| Goldfarb 21 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (3)                | (2)                                       |
| Goldfarb 22 Empreendimento Imobiliário Ltda.              | -   | 916                          | -                     | -          | -         | -                            | (152)              | 764                                       |
| Goldfarb 23 Empreendimento Imobiliário Ltda.              | -   | 342                          | -                     | -          | -         | -                            | (2)                | 340                                       |
| Goldfarb 24 Empreendimento Imobiliário Ltda.              | -   | 155                          | -                     | -          | -         | -                            | (1)                | 154                                       |
| Goldfarb 25 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (17)               | (16)                                      |
| Goldfarb 26 Empreendimento Imobiliário Ltda.              | -   | 475                          | -                     | -          | -         | -                            | (110)              | 365                                       |
| Goldfarb 27 Empreendimento Imobiliário Ltda.              | -   | 2,974                        | -                     | -          | -         | -                            | (7)                | 2,967                                     |
| Goldfarb 28 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (2)                | (1)                                       |
| Goldfarb 29 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (9)                | (8)                                       |
| Goldfarb 3 Empreendimento Imobiliário Ltda.               | -   | 16                           | -                     | -          | -         | -                            | (10)               | 6   |
| Goldfarb 30 Empreendimento Imobiliário Ltda.              | -   | 1,254                        | -                     | -          | -         | -                            | (324)              | 930                                       |
| Goldfarb 31 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (4)                | (3)                                       |
| Goldfarb 33 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (70)               | (69)                                      |
| Goldfarb 34 Empreendimento Imobiliário Ltda.              | -   | 5                            | -                     | -          | -         | -                            | (6)                | (1)                                       |
| Goldfarb 35 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (81)               | (80)                                      |
| Goldfarb 36 Empreendimento Imobiliário Ltda.              | -   | 2,649                        | -                     | -          | -         | -                            | 230                | 2,879                                     |
| Goldfarb 37 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (2)                | (1)                                       |
| Goldfarb 38 Empreendimento Imobiliário Ltda.              | -   | 1,908                        | -                     | -          | -         | -                            | (1)                | 1,907                                     |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-offs | Dividends | Capital<br>gains<br>(losses) | Equity pick-<br>up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|------------|-----------|------------------------------|--------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |            |           |                              |                    |   |
| Goldfarb 39 Empreendimento Imobiliário Ltda.              | -   | 2                            | -                     | -          | -         | -                            | (23)               | (21)                                      |
| Goldfarb 4 Empreendimento Imobiliário Ltda.               | -   | 233                          | -                     | -          | -         | -                            | (1)                | 232                                       |
| Goldfarb 40 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | -                  | 1   |
| Goldfarb 49 Empreendimento Imobiliário Ltda.              | -   | 1                            | -                     | -          | -         | -                            | (5)                | (4)                                       |
| Goldfarb 5 Empreendimento Imobiliário Ltda.               | -   | 2,837                        | -                     | -          | -         | -                            | (161)              | 2,676                                     |
| Goldfarb 6 Empreendimento Imobiliário Ltda.               | -   | 11,996                       | -                     | -          | -         | -                            | 2,593              | 14,589                                    |
| Goldfarb 7 Empreendimento Imobiliário Ltda.               | -   | 4,152                        | -                     | -          | -         | -                            | (931)              | 3,221                                     |
| Goldfarb 8 Empreendimento Imobiliário Ltda.               | -   | 3,715                        | -                     | -          | -         | -                            | (498)              | 3,217                                     |
| Goldfarb 9 Empreendimento Imobiliário Ltda.               | -   | 1,248                        | -                     | -          | -         | -                            | (6)                | 1,242                                     |
| Goldfarb PDG 3 Incorporações Ltda.                        | 624                                       | 3,887                        | -                     | (7)        | -         | (199)                        | 2,813              | 7,118                                     |
| Goldfarb PDG 4 Incorporações Ltda.                        | -   | 2,025                        | -                     | -          | -         | (3)                          | (2)                | 2,020                                     |
| Goldfarb PDG 5 Incorp. E Constr. Ltda                     | -   | 22,048                       | -                     | -          | -         | (1)                          | 1,277              | 23,324                                    |
| GPSPE2006-A Participações S.A.                            | 85  | -                            | -                     | -          | -         | -                            | (14)               | 71  |
| Gramínea Desenvolvimento Imobiliário S.A.                 | 1,022                                     | -                            | -                     | -          | -         | -                            | 80                 | 1,102                                     |
| Gramínea Empreendimentos S.A.                             | 442                                       | -                            | -                     | -          | -         | -                            | (5)                | 437                                       |
| Habiarte Barc Olhos D'água Incorporação S.A.              | 2,513                                     | 292                          | -                     | -          | -         | -                            | (38)               | 2,767                                     |
| Habiarte Barc PDG Cidade Madri Incorporação S.A.          | 1,967                                     | -                            | -                     | -          | (2,400)   | 35                           | 3,237              | 2,839                                     |
| Habiarte Barc PDG Porto Búzios Incorporação S.A.          | 8,020                                     | 1,909                        | -                     | -          | -         | -                            | 4,606              | 14,535                                    |
| HB3 SPE Empreendimentos Imobiliários S.A.                 | -   | 182                          | -                     | -          | -         | (7)                          | 179                | 354                                       |
| HB9 SPE Empreendimentos Imobiliários S.A.                 | -   | 177                          | -                     | (6)        | -         | -                            | 217                | 388                                       |
| HL Empreendimentos S.A.                                   | 303                                       | 65                           | -                     | 25         | (300)     | 57                           | (77)               | 73  |
| Hungria Empreendimentos Imobiliários SPE Ltda.            | 1,621                                     | 426                          | (3,034)               | -          | -         | -                            | 987                | -   |
| Jardim Morumbi Empreendimento Imobiliário S.A.            | 13,773                                    | 1,512                        | -                     | -          | -         | (260)                        | (676)              | 14,349                                    |
| Jardins Incorporações SPE Ltda.                           | 906                                       | -                            | -                     | -          | -         | -                            | (1)                | 905                                       |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New capital<br>contributions | Capital<br>reductions | Write-offs | Dividends | Capital<br>gains<br>(losses) | Equity pick-<br>up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|------------------------------|-----------------------|------------|-----------|------------------------------|--------------------|---|
| <b>Investments in subsidiaries and jointly-controlled</b> |   |                              |                       |            |           |                              |                    |   |
| Jazz 2006 Participações S.A.                              | 11,631                                    | 130                          | (7,799)               | -          | -         | -                            | (578)              | 3,384                                     |
| JK16 Empreendimento Imobiliário S.A.                      | 12,812                                    | 4,408                        | -                     | (5)        | -         | -                            | (116)              | 17,099                                    |
| Kirmayr Negócios Imobiliários SPE Ltda.                   | 5,606                                     | 247                          | -                     | -          | (2,840)   | -                            | (292)              | 2,721                                     |
| KS Morumbi Empreendimento Imobiliário S.A.                | 3,527                                     | -                            | -                     | -          | (306)     | (37)                         | 445                | 3,629                                     |
| Lapin Incorporações SPE Ltda.                             | -   | 9,416                        | (8,600)               | -          | 447       | (437)                        | (657)              | 169                                       |
| LDI Desenvolvimento Imobiliário S.A.                      | -   | 60,352                       | -                     | -          | (3,419)   | (27,772)                     | 19,485             | 48,646                                    |
| LN 28 Incorporação e Empreend. Ltda.                      | -   | 886                          | -                     | (844)      | -         | -                            | (41)               | 1   |
| LN 29 Incorporação e Empreend. Ltda.                      | -   | 1,343                        | (144)                 | (1,913)    | -         | (145)                        | 858                | (1)                                       |
| LN 31 Incorporação e Empreend. Ltda.                      | -   | 696                          | (26)                  | (835)      | -         | (25)                         | 190                | -   |
| LN 8 Incorporação e Empreendimentos                       | -   | 1,997                        | -                     | -          | -         | 5                            | (304)              | 1,698                                     |
| Luxemburgo Empreendimentos Imobiliários SPE Ltda.         | 5,691                                     | 1,333                        | -                     | -          | (518)     | -                            | (1,351)            | 5,155                                     |
| Malteria Del Puerto S.A.                                  | 7,933                                     | -                            | -                     | (7,932)    | -         | -                            | -                  | 1   |
| Marpal Empreendimentos e Participações Ltda.              | 49  | -                            | -                     | -          | -         | -                            | (3)                | 46  |
| Moinho Empreendimento Imobiliário S.A.                    | 3,488                                     | 635                          | -                     | (89)       | -         | (72)                         | 312                | 4,274                                     |
| Mônaco Incorporações S.A.                                 | -   | 6,615                        | -                     | -          | -         | 54                           | 310                | 6,979                                     |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments  | Balances<br>as of<br>December<br>31, 2009 | New<br>capital<br>contributi<br>ons | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>r 31, 2010 |
|--|---|-------------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|---|
| MZT Empreendimentos Imobiliários Ltda.                   | 5,987                                     | -                                   | (5,236)               | (14)           | -         | -                            | (738)             | (1)   |
| Nova Água Rasa Empreendimentos Imobiliários<br>SPE Ltda. | 5,605                                     | 872                                 | -                     | -              | (996)     | -                            | (155)             | 5,326                                       |
| Nova Mooca Empreendimentos Imobiliários Ltda.            | 6,863                                     | -                                   | (7,572)               | -              | -         | -                            | 710               | 1   |
| Nova Tatuapé Negócios Imobiliários SPE Ltda.             | 2,030                                     | 154                                 | -                     | -              | (569)     | -                            | 720               | 2,335                                       |
| Oswaldo Lussac Empreendimentos Imobiliários<br>S.A.      | 2,086                                     | -                                   | -                     | -              | -         | -                            | (537)             | 1,549                                       |
| PDG – LN 2 Incorporação e Empreendimentos S.A.           | 1,224                                     | 480                                 | -                     | (23)           | -         | -                            | (13)              | 1,668                                       |
| PDG – LN 4 Incorporação e Empreendimentos S.A.           | 6   | 2                                   | -                     | (2)            | -         | -                            | (1)               | 5   |
| PDG – LN 6 Incorporação e Empreendimentos S.A.           | 51  | 130                                 | (154)                 | 1              | -         | (20)                         | (8)               | -   |
| PDG – LN 5 Incorporação e Empreendimentos S.A.           | 516                                       | 302                                 | -                     | (818)          | -         | -                            | -                 | -   |
| PDG – LN 7 Incorporação e Empreendimentos S.A.           | 643                                       | 3,105                               | -                     | 451            | -         | 586                          | 1,472             | 6,257                                       |
| PDG – LN 8 Incorporação e Empreendimentos S.A.           | 4   | 2                                   | -                     | -              | -         | -                            | (3)               | 3   |
| PDG – LN 9 Incorporação e Empreendimentos S.A.           | 564                                       | 1,321                               | -                     | (148)          | -         | -                            | 331               | 2,068                                       |
| PDG – LN Incorporação e Empreendimentos S.A.             | 793                                       | 139                                 | -                     | (11)           | -         | -                            | (365)             | 556   |
| PDG – LN10 Incorporação Empreendimentos S.A.             | 1   | -                                   | -                     | 1              | -         | -                            | (1)               | 1   |
| PDG BH Incorporações S.A.                                | 5,169                                     | 2,707                               | -                     | -              | -         | -                            | 665               | 8,541                                       |
| PDG Jet Casa S.A.  | -   | 4,185                               | -                     | -              | -         | -                            | 2,983             | 7,168                                       |
| PDG LN Incorporações e Construções S.A.                  | -   | 29,566                              | -                     | (374)          | (811)     | (779)                        | 2,067             | 29,669                                      |
| PDG Nova Lima Incorporações S.A.                         | 11,834                                    | 1,291                               | -                     | -              | -         | -                            | 1,677             | 14,802                                      |
| PDG São Paulo Incorporações S.A.                         | -   | 10,000                              | -                     | -              | -         | -                            | (897)             | 9,103                                       |
| Performance BR Empreendimentos Imobiliários<br>S.A.      | 8,586                                     | 1,072                               | -                     | -              | -         | -                            | (45)              | 9,613                                       |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments   | Balances<br>as of<br>December<br>31, 2009 | New<br>capital<br>contributi<br>ons | Capital<br>reductions | Write-<br>offs  | Dividends        | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>December<br>31, 2010 |
|---|---|-------------------------------------|-----------------------|-----------------|------------------|------------------------------|-------------------|---|
| Premier da Serra Incorporações Imobiliárias S.A.                    | 4,151                                     | 7,508                               | -                     | 93              | -                | -                            | 10,650            | 22,402                                    |
| Prunus Empreendimentos S.A.   | 13,861                                    | -                                   | -                     | -               | (520)            | -                            | 1,124             | 14,465                                    |
| Queiroz Galvão Cyrela Empreendimentos<br>Imobiliários S.A.          | 928                                       | -                                   | (400)                 | 637             | (20)             | -                            | 85                | 1,230                                     |
| Queiroz Galvão Cyrela Mac Veneza<br>Empreendimento Imobiliário S.A. | 7,844                                     | -                                   | 400                   | -               | -                | (98)                         | 7,265             | 15,411                                    |
| Saint Hilaire Incorporação SPE S.A.                                 | 272                                       | -                                   | -                     | 150             | (150)            | 1                            | 225               | 498                                       |
| São João Climaco Empreendimentos Imobiliários.<br>Ltda.             | 4,398                                     | 1                                   | -                     | -               | (751)            | -                            | (1,035)           | 2,613                                     |
| SCP Green Village Ltda.   | 862                                       | -                                   | -                     | -               | (67)             | -                            | 258               | 1,053                                     |
| Serra Bella Empreendimento Imobiliário S.A.                         | 20,832                                    | 9,834                               | -                     | -               | -                | 69                           | 585               | 31,320                                    |
| Splendore Empreendimentos Imobiliários S.A.                         | 1,196                                     | -                                   | -                     | -               | (215)            | (7)                          | 1,245             | 2,219                                     |
| Tagipuru Empreendimentos Imobiliários S.A.                          | -   | 15,780                              | -                     | -               | -                | -                            | (2,489)           | 13,291                                    |
| TGLT S.A.   | -   | 15,774                              | -                     | -               | -                | 35,802                       | (1,337)           | 50,239                                    |
| Tibouchina Empreendimento S.A.                                      | 7,083                                     | 2,569                               | -                     | -               | -                | -                            | 42                | 9,694                                     |
| TP 1000 Empreendimentos Imobiliários Ltda                           | -   | 7,248                               | -                     | -               | -                | -                            | (14)              | 7,234                                     |
| Três Rios Empreendimento Imobiliário S.A.                           | 8,518                                     | 1,860                               | -                     | -               | -                | -                            | (1,930)           | 8,448                                     |
| Tresefe Participações S.A.  | 35,789                                    | -                                   | (35,789)              | -               | -                | -                            | -                 | -   |
| Tutóia Empreendimento Imobiliário S.A.                              | 320                                       | -                                   | -                     | (53)            | (121)            | -                            | 27                | 173                                       |
| Vassoural Empreendimentos Imobiliários Ltda.                        | 5,394                                     | 632                                 | -                     | -               | (1,133)          | (540)                        | 1,441             | 5,794                                     |
| Vista do Sol Empreendimentos Imobiliários S.A.                      | 2,463                                     | 1,055                               | -                     | (6)             | -                | -                            | (953)             | 2,559                                     |
| ZMF 22 Incorporações S.A.   | -   | 97,167                              | (33,770)              | -               | -                | (6,585)                      | 21,135            | 77,947                                    |
| ZMF5 Incorporações S.A.   | 4,193                                     | 7,502                               | -                     | -               | -                | -                            | (39)              | 11,656                                    |
| ZMF9 Incorporações S.A.   | -   | 1,198                               | -                     | -               | -                | (11)                         | (322)             | 865                                       |
| <b>Total</b>  | <b>1,480,991</b>                          | <b>2,953,787</b>                    | <b>(174,744)</b>      | <b>(35,941)</b> | <b>(353,590)</b> | <b>(5,594)</b>               | <b>755,714</b>    | <b>4,620,620</b>                          |

## 8. Investments - continuation

### c) Changes in investments during the year ended December 31, 2010.

| Investments                                   | Balances<br>as of<br>December<br>31, 2009 | New<br>capital<br>contributi<br>ons | Capital<br>reductions | Write-<br>offs | Dividends | Capital<br>gains<br>(losses) | Equity<br>pick-up | Balances<br>as of<br>Decembe<br>r 31, 2010 |
|---|---|-------------------------------------|-----------------------|----------------|-----------|------------------------------|-------------------|--|
| <b>Properties for investments</b>             |   | -                                   | -                     | -              | -         | -                            | -                 |  |
| Av. Chile 230 Investimentos Imobiliários S.A. | 5,743                                     | -                                   | -                     | -              | (1,100)   | -                            | 1,731             | 6,374                                      |
| REP DI Desenvolvimento Imobiliário S.A.       | 11,675                                    | -                                   | -                     | -              | (500)     | (97)                         | 11,824            | 22,902                                     |
| <b>Total</b>                                  | 17,418                                    | -                                   | -                     | -              | (1,600)   | (97)                         | 13,555            | 29,276                                     |
|   |   | -                                   | -                     | -              | -         | -                            | -                 |  |
| <b>Grant Total</b>                            | 1,498,409                                 | 2,953,787                           | (174,744)             | (35,941)       | (355,190) | (5,691)                      | 769,266           | 4,649,896                                  |

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholde<br>rs' equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|--------------------------|------------------------|----------------------------------|------------------|
|  | Direct                      | Indirect |                            |                     |                  |                          |                        |                                  |                  |
| <b>Bento Lisboa Participações S.A.</b>           | 40,00%                      | 60,00%   | Proportional               | 900,000             | 900              | 18,205                   | 5,307                  | -                                | Sep/05           |
| Bento Lisboa 106 A Empreend. Imob. Ltda.         | -                           | 100,00%  | Full                       | 69,856,479          | 3,559            | 9,239                    | 3,796                  | -                                | Sep/05           |
| Bento Lisboa 106-B Empreend. Imob. Ltda.         | -                           | 100,00%  | Full                       | 25,954,284          | 531              | 12,908                   | 1,576                  | -                                | Sep/05           |
| <b>Goldfarb Incorporações e Construções S.A.</b> | 100,00%                     | -        | Full                       | 67,782,069          | 118,572          | 481,867                  | 180,748                | (161,554)                        | Feb/06           |
| Agra Jundiá Incorporadora S.A.                   | -                           | 100%     | Full                       | 1,022,099,999       | 10,221           | 8,064                    | 379                    | -                                | Nov/10           |
| Agra Kauai Incorporação Ltda.                    | -                           | 100%     | Full                       | 2,277,500           | 2,278            | 1,964                    | (68)                   | -                                | Nov/10           |
| Alencar Araripe Empreendimento Imob. S.A.        | -                           | 100%     | Full                       | 5,000               | 5                | 4,047                    | (986)                  | -                                | Aug/06           |
| Alves Pedroso Empreend. Imob. Ltda.              | 50%                         | 50%      | Proportional               | 6,400,000           | 6,400            | 6,031                    | (252)                  | -                                | Jul/07           |
| Amoreiras Campinas Incorporadora Ltda.           | -                           | 50%      | Proportional               | 530,964,963         | 5,310            | 5,988                    | 754                    | -                                | Nov/10           |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|   | % - Ownership |          |                            |                     |                  |                         |                        |                                  |                     |
|---|---------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|   | percentage    |          |                            |                     |                  |                         |                        |                                  |                     |
|   | Direct        | Indirect | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
| Amsterdam Empreend. Imob. SPE Ltda.             | 50%           | 50%      | Proportional               | 15,600,000          | 21,633           | 27,371                  | (843)                  | -                                | Dec/06              |
| API SPE 09 - Planej. e Des. de Emp. Imob. Ltda. | -             | 50%      | Proportional               | 5,949,675           | 5,950            | 5,168                   | 125                    | -                                | Oct/10              |
| API SPE 39 - Planej. e Des. de Emp. Imob. Ltda. | 49%           | 50%      | Proportional               | 13,520,972          | -                | 1,961                   | 1,961                  | -                                | Sep/10              |
| API SPE 60 - Planej. e Des. de Emp. Imob. Ltda. | -             | 100%     | Full                       | 3,525,523           | 3,526            | 3,446                   | 161                    | -                                | Nov/10              |
| API SPE 72 Planej Desenv. Emp. Imob Ltda.       | 50%           | 50%      | Proportional               | 4,715,600           | 5,167            | 4,963                   | (17)                   | -                                | Sep/07              |
| API SPE 75 - Planej Desenv. Emp. Imob Ltda.     | -             | 100%     | Full                       | 12,561,151          | 12,561           | 8,622                   | 917                    | -                                | Oct/10              |
| Áustria Empreend. Imob. SPE Ltda.               | 50%           | 50%      | Proportional               | 16,000,000          | 20,919           | 27,641                  | 1,049                  | -                                | Mar/07              |
| Baguary Empreend. Imob. SPE Ltda.               | 50%           | 50%      | Proportional               | 26,283,198          | 29,817           | 35,570                  | 6,359                  | -                                | Jul/07              |
| Big Field Incorporação S.A.                     | 55%           | 45%      | Proportional               | 14,851,624          | 14,852           | 25,327                  | 5,421                  | -                                | Dec/07              |
| Bruxelas Empreend. Imob. SPE Ltda.              | 50%           | 50%      | Proportional               | 7,600,000           | 18,060           | 7,909                   | 3,691                  | (16,800)                         | Dec/06              |
| Bulgária Empreend. Imob. SPE Ltda.              | -             | 100%     | Full                       | 2,198,678           | 2,199            | 3,625                   | 255                    | -                                | Nov/06              |
| Condessa Empreend. Imob. Ltda.                  | -             | 50%      | Proportional               | 328,958,400         | 3,290            | 7,610                   | 4,649                  | -                                | Jul/09              |
| Dinamarca Empreend. Imob. SPE Ltda.             | -             | 100%     | Full                       | 7,109,996           | 7,110            | 11,930                  | 4,659                  | -                                | May/07              |
| Estela Borges Empreend. Imob. Ltda.             | -             | 50%      | Proportional               | 2,500               | 5                | 7,602                   | 4,850                  | -                                | Aug/06              |
| Finlândia Empreend. Imob. SPE Ltda.             | 50%           | 50%      | Proportional               | 4,400,000           | 4,400            | 2,402                   | (986)                  | -                                | Jul/07              |
| Gold Acapulco Empreend. Imob. SPE Ltda.         | 49%           | 50%      | Proportional               | 6,000,000           | -                | (505)                   | (505)                  | -                                | Jul/07              |
| Gold Acre Empreend. Imob. SPE Ltda.             | 50%           | 50%      | Proportional               | 92,506,566          | 116,159          | 146,829                 | 34,647                 | -                                | Dec/07              |
| Gold Alabama Empreend. Imob. SPE Ltda.          | 50%           | 50%      | Proportional               | 168,900             | 176              | 153                     | (22)                   | -                                | Apr/08              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership |          | Consolidation | Number of  | Capital | Shareholders' | Income for | Dividends        | Acquisition |
|--|---------------|----------|---------------|------------|---------|---------------|------------|------------------|-------------|
|  | Direct        | Indirect |               |            |         |               |            |                  |             |
|  | percentage    |          | criterion     | shares     | stock   | equity        | the year   | paid or proposed | date        |
| Gold Alaska Empreend. Imob. SPE Ltda.        | 50%           | 50%      | Proportional  | 1,000      | 30,741  | 49,825        | 17,063     | -                | Dec/07      |
| Gold Anapá Empreend. Imob. SPE Ltda.         | -             | 100%     | Full          | 5,727,758  | 5,728   | 7,080         | 989        | -                | Dec/07      |
| Gold Amorgos Empreend. Imob. SPE Ltda.       | 49%           | 50%      | Proportional  | 2,000,000  | -       | (1)           | (1)        | -                | Jul/08      |
| Gold Anafi Empreend. Imob. SPE Ltda.         | -             | 100%     | Full          | 1,000      | 1       | (23)          | (22)       | -                | Jul/08      |
| Gold Andros Empreend. Imob. SPE Ltda.        | 49%           | 50%      | Proportional  | 2,000,000  | -       | (1)           | (1)        | -                | Jul/08      |
| Gold Angola Empreend. Imob. SPE Ltda.        | -             | 100%     | Full          | 1,000      | 1       | (40)          | (23)       | -                | Jul/09      |
| Gold Antiparos Empreend. Imob. SPE Ltda.     | -             | 100%     | Full          | 1,000      | 1       | (3)           | (2)        | -                | Jul/08      |
| Gold Argélia Empreend. Imob. SPE Ltda.       | -             | 100%     | Full          | 1,000      | 1       | (141)         | (134)      | -                | Apr/08      |
| Gold Argentina Empreend. Imob. SPE Ltda.     | 50%           | 50%      | Proportional  | 22,395,746 | 28,403  | 38,470        | 7,981      | -                | Dec/07      |
| Gold Bahamas Empreend. Imob. SPE Ltda.       | 50%           | 50%      | Proportional  | 5,000,000  | 8,244   | 10,350        | 3,742      | (5,136)          | Mar/07      |
| Gold Beige Empreend. Imob. SPE Ltda.         | -             | 100%     | Full          | 3,300,971  | 3,301   | 11,626        | 5,803      | -                | Dec/07      |
| Gold Black Empreend. Imob. SPE Ltda.         | 25%           | 25%      | Proportional  | 5,436,449  | 7,457   | 28,628        | 21,171     | -                | Dec/07      |
| Gold Blue Empreend. Imob. SPE Ltda.          | 50%           | 50%      | Proportional  | 7,103,100  | 25,853  | 36,307        | 8,089      | -                | Dec/07      |
| Gold Bósnia Empreend. Imob. SPE Ltda.        | -             | 100%     | Full          | 1,000      | 1       | (151)         | (152)      | -                | Jul/09      |
| Gold Boston Empreend. Imob. SPE Ltda.        | 50%           | 50%      | Proportional  | 8,433,760  | 19,550  | 49,445        | 29,933     | -                | Sep/07      |
| Gold Califórnia Empreend. Imob. SPE Ltda.    | 50%           | 50%      | Proportional  | 2,924,400  | 8,410   | 7,436         | (762)      | -                | Apr/08      |
| Gold Canadá Empreend. Imob. SPE Ltda.        | 50%           | 50%      | Proportional  | 1,032,534  | 4,690   | 6,874         | 2,695      | -                | Nov/07      |
| Gold Cancun Empreend. Imob. SPE Ltda.        | 50%           | 50%      | Proportional  | 3,216,640  | 3,217   | 3,232         | (137)      | -                | Dec/07      |
| Gold Celestino Bourruol Emp. Imob. SPE Ltda. | 50%           | 50%      | Proportional  | 8,800,000  | 9,034   | 8,105         | 302        | (7,808)          | Dec/06      |
| Gold Chile Empreend. Imob. SPE Ltda.         | 50%           | 50%      | Proportional  | 3,097,000  | 3,096   | 2,907         | (142)      | -                | Mar/08      |
| Gold China Empreend. Imob. SPE Ltda.         | 50%           | 50%      | Proportional  | 14,000,000 | 12,825  | 13,127        | 354        | (2,377)          | May/07      |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership |          |                                |                         |                      |                                 |                            |                                      |                          |
|--|---------------|----------|--------------------------------|-------------------------|----------------------|---------------------------------|----------------------------|--------------------------------------|--------------------------|
|  | percentage    |          |                                |                         |                      |                                 |                            |                                      |                          |
|  | Direct        | Indirect | Consolidation<br><br>criterion | Number of<br><br>shares | Capital<br><br>stock | Sharehol<br>ders'<br><br>equity | Income for<br><br>the year | Dividends<br>paid or<br><br>proposed | Acquisitio<br><br>n date |
| Gold Colômbia Empreend. Imob. SPE Ltda.    | 50%           | 50%      | Proportional                   | 11,000,000              | 9,908                | 9,612                           | (206)                      |                                      | Aug/07                   |
| Gold Congo Empreend. Imob. SPE Ltda.       | -             | 100%     | Full                           | 1,000                   | 1                    | (44)                            | (45)                       |                                      | Jul/09                   |
| Gold Córdoba Empreend. Imob. SPE Ltda.     | -             | 100%     | Full                           | 1,000                   | 3                    | 3                               | (0)                        |                                      | Jul/09                   |
| Gold Cuba Empreend. Imob. SPE Ltda.        | 50%           | 50%      | Proportional                   | 1,549,000               | 4,108                | 6,255                           | 928                        |                                      | Apr/08                   |
| Gold Cuiabá Empreend. Imob. SPE Ltda.      | -             | 100%     | Full                           | 1,000                   | 1                    | 2,288                           | 2,355                      | (156)                                | Dec/07                   |
| Gold Delos Empreend. Imob. SPE Ltda.       | 40%           | 40%      | Proportional                   | 1,000                   | 2,698                | 13,482                          | 10,990                     |                                      | Jul/08                   |
| Gold Donoussa Empreend. Imob. SPE Ltda.    | -             | 100%     | Full                           | 1,000                   | 1                    | (12)                            | (11)                       |                                      | Jul/08                   |
| Gold Egito Empreend. Imob. SPE Ltda.       | 49%           | 50%      | Proportional                   | 3,500,000               | -                    | 1,272                           | 1,272                      |                                      | May/07                   |
| Gold Escócia Empreend. Imob. SPE Ltda.     | 50%           | 50%      | Proportional                   | 301,000                 | 8,307                | 14,251                          | 6,782                      | (3,055)                              | Dec/07                   |
| Gold Espírito Santo Emp. Imob. SPE Ltda.   | -             | 100%     | Full                           | 1,000                   | 1                    | 9,614                           | 5,623                      |                                      | May/07                   |
| Gold Fiji Empreend. Imob. SPE Ltda.        | 50%           | 50%      | Proportional                   | 7,005,356               | 7,005                | 6,681                           | (324)                      |                                      | Jul/09                   |
| Gold Flórida Empreend. Imob. SPE Ltda.     | 50%           | 50%      | Proportional                   | 14,150,594              | 13,522               | 21,412                          | 6,635                      | (732)                                | Apr/08                   |
| Gold Folegandros Empreend. Imob. SPE Ltda. | -             | 100%     | Full                           | 1,000                   | 1                    | 2,016                           | 2,016                      |                                      | Jul/08                   |
| Gold França Empreend. Imob. SPE Ltda.      | 49%           | 50%      | Proportional                   | 15,000,000              | -                    | 7,867                           | 7,867                      |                                      | Jul/07                   |
| Gold Gana Empreend. Imob. SPE Ltda.        | 50%           | 50%      | Proportional                   | 3,737,700               | 3,794                | 4,353                           | 559                        |                                      | Jul/09                   |
| Gold Geneva Empreend. Imob. SPE Ltda.      | 50%           | 50%      | Proportional                   | 5,600,000               | 5,381                | 5,429                           | 2,732                      | (3,344)                              | May/07                   |
| Gold Gray Empreend. Imob. SPE Ltda.        | 50%           | 50%      | Proportional                   | 3,480,000               | 3,635                | 3,597                           | (35)                       |                                      | Dec/07                   |
| Gold Groelandia Empreend. Imob. SPE Ltda.  | 49%           | 50%      | Proportional                   | 1,001,000               | -                    | 52                              | 52                         |                                      | Dec/07                   |
| Gold Guine Empreend. Imob. SPE Ltda.       | -             | 100%     | Full                           | 1,000                   | 1                    | 1                               | (0)                        |                                      | Jul/09                   |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|   | % - Ownership |          | Consolidation | Number of  | Capital | Shareholders' | Income for | Dividends        | Acquisition |
|---|---------------|----------|---------------|------------|---------|---------------|------------|------------------|-------------|
|   | percentage    |          |               |            |         |               |            |                  |             |
|   | Direct        | Indirect | criterion     | shares     | stock   | equity        | the year   | paid or proposed | date        |
| Gold Haiti Empreend. Imob. SPE Ltda.    | -             | 100%     | Full          | 1,000      | 43      | 1,113         | (580)      | (136)            | May/07      |
| Gold Havai Empreend. Imob. SPE Ltda.    | 49%           | 50%      | Proportional  | 11,620,000 | -       | 7,087         | 7,087      | -                | Jun/07      |
| Gold Havana Empreend. Imob. SPE Ltda.   | 50%           | 50%      | Proportional  | 6,256,400  | 6,614   | 6,250         | (319)      | -                | May/07      |
| Gold Heraklia Empreend. Imob. SPE Ltda. | -             | 100%     | Full          | 1,000      | 1       | 5,304         | 5,329      | -                | Jul/08      |
| Gold Holanda Empreend. Imob. SPE Ltda.  | 50%           | 50%      | Proportional  | 5,200,000  | 5,200   | 4,732         | 479        | (939)            | Jan/07      |
| Gold Ikrallia Empreend. Imob. SPE Ltda. | -             | 100%     | Full          | 1,000      | 1       | (100)         | (75)       | -                | Sep/08      |
| Gold Ilhéus Empreend. Imob. SPE Ltda.   | -             | 100%     | Full          | 879,761    | 880     | 857           | (11)       | -                | Dec/07      |
| Gold India Empreend. Imob. SPE Ltda.    | 50%           | 50%      | Proportional  | 7,013,780  | 7,959   | 10,015        | 1,656      | -                | Dec/07      |
| Gold Ios Empreend. Imob. SPE Ltda.      | -             | 100%     | Full          | 1,000      | 1       | (42)          | (14)       | -                | Jul/08      |
| Gold Irlanda Empreend. Imob. SPE Ltda.  | 50%           | 50%      | Proportional  | 9,290,796  | 11,840  | 12,748        | 6,667      | (8,960)          | May/07      |
| Gold Jamaica Empreend. Imob. SPE Ltda.  | -             | 100%     | Full          | 1,000      | 4,025   | 3,367         | (764)      | -                | Nov/07      |
| Gold Japão Empreend. Imob. SPE Ltda.    | 50%           | 50%      | Proportional  | 2,910,000  | 3,411   | 3,405         | 2,210      | (3,709)          | Jul/07      |
| Gold Kea Empreend. Imob. SPE Ltda.      | -             | 100%     | Full          | 1,000      | 6       | (1)           | (6)        | -                | Sep/08      |
| Gold Kimolos Empreend. Imob. SPE Ltda.  | -             | 100%     | Full          | 1,000      | 1       | (28)          | (28)       | -                | Sep/08      |
| Gold Leros Empreend. Imob. SPE Ltda.    | -             | 100%     | Full          | 1,000      | 2,632   | 3,307         | 676        | -                | Sep/08      |
| Gold Leucada Empreend. Imob. SPE Ltda.  | -             | 100%     | Full          | 1,000      | 1       | 394           | 393        | -                | Sep/08      |
| Gold Líbia Empreend. Imob. SPE Ltda.    | -             | 100%     | Full          | 1,000      | 1       | 1             | (0)        | -                | Jul/09      |
| Gold Limoges Empreend. Imob. SPE Ltda.  | 50%           | 50%      | Proportional  | 1,541,998  | 1,542   | 1,542         | (0)        | -                | Jul/09      |
| Gold Lisboa Empreend. Imob. SPE Ltda.   | 50%           | 50%      | Proportional  | 8,500,000  | 9,714   | 10,263        | (1,112)    | (572)            | Apr/07      |
| Gold Lituania Empreend. Imob. SPE Ltda. | -             | 100%     | Full          | 1,000      | 1       | (289)         | (687)      | (236)            | Mar/08      |
| Gold Los Angeles Emp. Imob. SPE Ltda.   | -             | 100%     | Full          | 2,151,000  | 1,777   | 1,752         | (191)      | -                | Dec/07      |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| Gold Lyon Empreend. Imob. SPE Ltda.     | 50%                         | 50%      | Proportional               | 3,662,300           | 5,473            | 5,018                   | (455)                  | -                                | Jul/09              |
| Gold Madri Empreend. Imob. SPE Ltda.    | 50%                         | 50%      | Proportional               | 1,900,000           | 2,830            | 5,183                   | 1,100                  | (522)                            | Jul/07              |
| Gold Málaga Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 1,000               | 1                | (13)                    | (13)                   | -                                | Jul/09              |
| Gold Mali Empreend. Imob. SPE Ltda.     | 50%                         | 50%      | Proportional               | 3,039,565           | 7,742            | 20,860                  | 9,537                  | (65)                             | Mar/08              |
| Gold Marília Empreend. Imob. SPE Ltda.  | 50%                         | 50%      | Proportional               | 42,235,956          | 42,236           | 69,469                  | 25,536                 | -                                | Dec/07              |
| Gold Marrocos Empreend. Imob. SPE Ltda. | 50%                         | 50%      | Proportional               | 3,400,000           | 3,284            | 6,018                   | 2,074                  | -                                | Jul/07              |
| Gold Milano Empreend. Imob. SPE Ltda.   | 50%                         | 50%      | Proportional               | 4,600,000           | 7,428            | 11,101                  | 5,580                  | (2,479)                          | Nov/07              |
| Gold Minas Gerais Empd. Imob. SPE Ltda. | 50%                         | 50%      | Proportional               | 504,000             | 4,754            | 9,938                   | (2,455)                | -                                | Mar/08              |
| Gold Mônaco Empreend. Imob. SPE Ltda.   | 50%                         | 50%      | Proportional               | 5,000,000           | 4,675            | 12,800                  | 5,739                  | (344)                            | Sep/07              |
| Gold Montana Empreend. Imob. SPE Ltda.  | -                           | 100%     | Full                       | 2,702,990           | 2,703            | 2,478                   | (224)                  | -                                | Apr/08              |
| Gold Mykonos Empreend. Imob. SPE Ltda.  | -                           | 100%     | Full                       | 1,000               | 1                | 1                       | (0)                    | -                                | Sep/08              |
| Gold Naxos Empreend. Imob. SPE Ltda.    | -                           | 100%     | Full                       | 1,000               | 1                | (203)                   | (201)                  | -                                | Jul/08              |
| Gold Nevada Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 15,384,197          | 15,384           | 21,172                  | 5,023                  | -                                | Apr/08              |
| Gold New York Empreend. Imob. SPE Ltda. | 50%                         | 50%      | Proportional               | 4,000,000           | 4,793            | 4,284                   | 425                    | (384)                            | Sep/07              |
| Gold Nigéria Empreend. Imob. SPE Ltda.  | -                           | 100%     | Full                       | 1,000               | 1                | (722)                   | (657)                  | -                                | Dec/07              |
| Gold Noruega Empreend. Imob. SPE Ltda.  | 50%                         | 50%      | Proportional               | 22,250,000          | 22,250           | 52,456                  | 40,317                 | (4,473)                          | Mar/07              |
| Gold Oceania Empreend. Imob. SPE Ltda.  | 50%                         | 50%      | Proportional               | 3,700,000           | 5,768            | 5,167                   | 2                      | (319)                            | Dec/07              |
| Gold Orange Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 4,571,073           | 4,571            | 4,592                   | 85                     | -                                | Dec/07              |
| Gold Oregon Empreend. Imob. SPE Ltda.   | 50%                         | 50%      | Proportional               | 2,721,900           | 3,776            | 5,872                   | 3,546                  | (1,843)                          | Jul/08              |
| Gold Panamá Empreend. Imob. SPE Ltda.   | 50%                         | 50%      | Proportional               | 9,000,000           | 11,054           | 8,887                   | (3,755)                | (859)                            | Dec/07              |
| Gold Paraíba Empreend. Imob. SPE Ltda.  | 50%                         | 50%      | Proportional               | 4,700,000           | 4,882            | 2,714                   | (5,438)                | (89)                             | Nov/07              |
| Gold Patnos Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 1,000               | 1                | 1                       | (0)                    | -                                | Sep/08              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| Gold Pelotas Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 1,000               | 1                | (239)                   | (40)                   | -                                | Dec/07              |
| Gold Pink Empreend. Imob. SPE Ltda.      | -                           | 100%     | Full                       | 11,245,300          | 11,245           | 11,231                  | (7)                    | -                                | Dec/07              |
| Gold Polônia Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 7,554,965           | 7,555            | 7,198                   | (319)                  | -                                | Dec/07              |
| Gold Porto Alegre Emp. Imob. SPE Ltda.   | 50%                         | 50%      | Proportional               | 8,000,000           | 8,903            | 15,740                  | 8,802                  | (3,426)                          | Jun/07              |
| Gold Porto Velho Emp. Imob. SPE Ltda.    | -                           | 100%     | Full                       | 1,000               | 1                | 3,938                   | 3,561                  | (1,402)                          | Dec/07              |
| Gold Portugal Empreend. Imob. SPE Ltda.  | -                           | 100%     | Full                       | 2,557,772           | 2,558            | 4,134                   | 777                    | -                                | Dec/07              |
| Gold Properties Vila Guilherme S.A.      | -                           | 100%     | Full                       | 5,000               | 5                | 3,216                   | 630                    | (595)                            | Sep/05              |
| Gold Purple Empreend. Imob. SPE Ltda.    | 49%                         | 50%      | Proportional               | 10,001,000          | -                | 379                     | 379                    | -                                | Dec/07              |
| Gold Recife Empreend. Imob. SPE Ltda.    | 50%                         | 50%      | Proportional               | 3,500,000           | 5,740            | 8,127                   | 405                    | (3,146)                          | Apr/07              |
| Gold Red Empreend. Imob. SPE Ltda.       | 0%                          | 100%     | Full                       | 3,552,753           | 3,553            | 4,556                   | 1,454                  | -                                | Dec/07              |
| Gold Roraima Empreend. Imob. SPE Ltda.   | 50%                         | 50%      | Proportional               | 7,114,846           | 7,115            | 13,910                  | 12,147                 | (5,677)                          | Dec/07              |
| Gold Salvador Empreend. Imob. SPE Ltda.  | 50%                         | 50%      | Proportional               | 7,000,000           | 12,861           | 34,176                  | 14,555                 | -                                | Mar/07              |
| Gold San Diego Empreend. Imob. SPE Ltda. | 50%                         | 50%      | Proportional               | 2,517,300           | 5,345            | 5,070                   | (267)                  | -                                | Mar/08              |
| Gold Santa Catarina Emp. Imob. SPE Ltda. | 50%                         | 50%      | Proportional               | 4,468,400           | 5,640            | 5,231                   | 834                    | -                                | Dec/07              |
| Gold Santiago Empreend. Imob. SPE Ltda.  | 50%                         | 50%      | Proportional               | 7,603,308           | 7,603            | 11,639                  | 1,286                  | -                                | Dec/07              |
| Gold Santorini Empreend. Imob. SPE Ltda. | -                           | 100%     | Full                       | 1,000               | 1                | 862                     | 881                    | -                                | Sep/08              |
| Gold São Paulo Empreend. Imob. SPE Ltda. | 50%                         | 50%      | Proportional               | 14,810,000          | 14,810           | 13,796                  | 2,235                  | (7,052)                          | Sep/07              |
| Gold Senegal Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 1,000               | 1                | (15)                    | (15)                   | -                                | Jul/09              |
| Gold Sevilla Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 1,000               | 1                | (1)                     | (2)                    | -                                | Jul/09              |
| Gold Sidney Empreend. Imob. SPE Ltda.    | 50%                         | 50%      | Proportional               | 8,000,000           | 9,428            | 13,476                  | 2,640                  | (7,020)                          | Apr/07              |
| Gold Sikinos Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 1,000               | 1                | 1,258                   | 1,075                  | -                                | Sep/08              |
| Gold Singapura Empreend. Imob. SPE Ltda. | 50%                         | 50%      | Proportional               | 7,000,000           | 7,000            | 14,122                  | 9,512                  | (5,932)                          | Feb/07              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholder<br>s' equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|--------------------------|------------------------|----------------------------------|---------------------|
|  | Direct                      | Indirect |                            |                     |                  |                          |                        |                                  |                     |
| Gold Sudão Empreend. Imob. SPE Ltda.     | -                           | 100%     | Full                       | 1,000               | 1                | (294)                    | (66)                   | (922)                            | Dec/07              |
| Gold Suécia Empreend. Imob. SPE Ltda.    | 50%                         | 50%      | Proportional               | 22,000,000          | 6,226            | 6,191                    | (7)                    | -                                | Jun/07              |
| Gold Suíça Empreend. Imob. SPE Ltda.     | 50%                         | 50%      | Proportional               | 4,300,000           | 5,970            | 5,534                    | (967)                  | (786)                            | Feb/07              |
| Gold Texas Empreend. Imob. SPE Ltda.     | 50%                         | 50%      | Proportional               | 21,689,400          | 23,858           | 24,887                   | 9,607                  | (11,433)                         | Dec/07              |
| Gold Tunísia Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 402,373             | 402              | 776                      | 379                    | -                                | Dec/07              |
| Gold Turquia Empreend. Imob. SPE Ltda.   | -                           | 100%     | Full                       | 1,000               | 1                | 5,660                    | 4,915                  | (1,039)                          | Dec/07              |
| Gold Turquoise Empreend. Imob. SPE Ltda. | 49%                         | 50%      | Proportional               | 1,001,000           | -                | (0)                      | (0)                    | -                                | Dec/07              |
| Gold Uberaba Empreend. Imob. SPE Ltda.   | 50%                         | 50%      | Proportional               | 10,200,000          | 15,754           | 13,774                   | 1,024                  | (1,612)                          | Dec/07              |
| Gold Valence Empreend. Imob. SPE Ltda.   | 50%                         | 50%      | Proportional               | 4,177,300           | 9,238            | 9,021                    | (215)                  | -                                | Jul/09              |
| Gold Venice Empreend. Imob. SPE Ltda.    | 50%                         | 50%      | Proportional               | 8,000,000           | 8,000            | 3,896                    | 18                     | (6,707)                          | Jul/07              |
| Gold Viena Empreend. Imob. SPE Ltda.     | -                           | 100%     | Full                       | 1,000               | 1,330            | (3,555)                  | (5,840)                | (1,794)                          | Jan/07              |
| Gold Vietna Empreend. Imob. SPE Ltda.    | 50%                         | 50%      | Proportional               | 67,000              | 67               | (162)                    | (24)                   | -                                | Dec/07              |
| Gold Virginia Empreend. Imob. SPE Ltda.  | 49%                         | 50%      | Proportional               | 1,356,770           | -                | 814                      | 814                    | -                                | Jul/08              |
| Gold Withe Empreend. Imob. SPE Ltda.     | -                           | 100%     | Full                       | 3,253,973           | 3,254            | 4,235                    | 1,057                  | -                                | Dec/07              |
| Gold Yellow Empreend. Imob. SPE Ltda.    | 25%                         | 25%      | Proportional               | 3,971,433           | 4,721            | 9,127                    | 3,595                  | -                                | Dec/07              |
| Goldfarb 1 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 2,447,000           | 2,447            | 2,161                    | (286)                  | -                                | Sep/09              |
| Goldfarb 2 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 3,921,850           | 3,922            | 3,985                    | 63                     | -                                | Sep/09              |
| Goldfarb 3 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 31               | 11                       | (20)                   | -                                | Sep/09              |
| Goldfarb 4 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 466              | 463                      | (3)                    | -                                | Sep/09              |
| Goldfarb 5 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 5,672,200           | 5,672            | 5,351                    | (321)                  | -                                | Oct/09              |
| Goldfarb 6 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 23,991,598          | 23,992           | 30,308                   | 6,316                  | -                                | Sep/09              |
| Goldfarb 7 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 8,302,300           | 8,302            | 6,440                    | (1,863)                | -                                | Oct/09              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|                                   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|-----------------------------------|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|                                   | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| Goldfarb 8 Empreend. Imob. Ltda.  | 50%                         | 50%      | Proportional               | 7,429,502           | 7,430            | 6,432                   | (998)                  | -                                | Oct/09              |
| Goldfarb 9 Empreend. Imob. Ltda.  | 50%                         | 50%      | Proportional               | 2,475,800           | 2,497            | 2,483                   | (13)                   | -                                | Sep/09              |
| Goldfarb 10 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 523,000             | 2,803            | 2,800                   | (3)                    | -                                | Sep/09              |
| Goldfarb 11 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 1                | (1)                     | (2)                    | -                                | Oct/09              |
| Goldfarb 12 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 7,378,500           | 7,379            | 6,062                   | (1,317)                | -                                | Oct/09              |
| Goldfarb 13 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 9,128,900           | 9,129            | 10,217                  | 1,089                  | -                                | Oct/09              |
| Goldfarb 14 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 690,600             | 4,977            | 4,629                   | (348)                  | -                                | Oct/09              |
| Goldfarb 15 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 2,394,000           | 2,394            | 2,380                   | (14)                   | -                                | Oct/09              |
| Goldfarb 16 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 2                | (1)                     | (3)                    | -                                | Oct/09              |
| Goldfarb 17 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 4,903,500           | 4,905            | 4,737                   | (168)                  | -                                | Oct/09              |
| Goldfarb 18 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 14               | (2)                     | (16)                   | -                                | Oct/09              |
| Goldfarb 19 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 3,695,000           | 6,388            | 9,354                   | 2,966                  | -                                | Oct/09              |
| Goldfarb 20 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 982,700             | 3,299            | 3,179                   | (119)                  | -                                | Oct/09              |
| Goldfarb 21 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 2                | (5)                     | (7)                    | -                                | Oct/09              |
| Goldfarb 22 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 1,832            | 1,529                   | (303)                  | -                                | Oct/09              |
| Goldfarb 23 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 683              | 681                     | (2)                    | -                                | Oct/09              |
| Goldfarb 24 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 309              | 306                     | (3)                    | -                                | Oct/09              |
| Goldfarb 25 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 2                | (31)                    | (33)                   | -                                | Oct/09              |
| Goldfarb 26 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 945,900             | 951              | 730                     | (221)                  | -                                | Oct/09              |
| Goldfarb 27 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 595,000             | 5,948            | 5,935                   | (13)                   | -                                | Oct/09              |
| Goldfarb 28 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 2                | (2)                     | (4)                    | -                                | Oct/09              |
| Goldfarb 29 Empreend. Imob. Ltda. | 50%                         | 50%      | Proportional               | 1,000               | 1                | (17)                    | (18)                   | -                                | Oct/09              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| Goldfarb 30 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 2,506,000           | 2,506            | 1,859                   | (647)                  | -                                | Oct/09              |
| Goldfarb 31 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 2                | (4)                     | (6)                    | -                                | Oct/09              |
| Goldfarb 32 Empreend. Imob. Ltda.         | -                           | 100%     | Full                       | 1,000               | 1                | (6)                     | (7)                    | -                                | Oct/09              |
| Goldfarb 33 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 2,951            | 2,507                   | (444)                  | -                                | Oct/09              |
| Goldfarb 34 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 9                | (3)                     | (12)                   | -                                | Oct/09              |
| Goldfarb 35 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 2                | (160)                   | (162)                  | -                                | Oct/09              |
| Goldfarb 36 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 5,297,500           | 5,299            | 5,805                   | 507                    | -                                | Oct/09              |
| Goldfarb 37 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 2                | (2)                     | (4)                    | -                                | Oct/09              |
| Goldfarb 38 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 3,814,700           | 3,816            | 3,815                   | (1)                    | -                                | Oct/09              |
| Goldfarb 39 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 2                | (45)                    | (47)                   | -                                | Oct/09              |
| Goldfarb 40 Empreend. Imob. Ltda.         | 50%                         | 50%      | Proportional               | 1,000               | 2                | 1                       | (1)                    | -                                | Oct/09              |
| Goldfarb 41 Empreend. Imob. Ltda.         | -                           | 100%     | Full                       | 1,000               | 1                | 1                       | (0)                    | -                                | Apr/10              |
| Goldfarb 42 Empreend. Imob. Ltda.         | -                           | 100%     | Full                       | 1,000               | 1                | 1                       | (0)                    | -                                | Mar/10              |
| Goldfarb 49 Empreend. Imob. Ltda.         | -                           | 100%     | Full                       | 1,000               | 1                | (9)                     | (10)                   | -                                | Mar/10              |
| Goldfarb Butantã Construções Ltda.        | -                           | 100%     | Full                       | 5,000               | 1,230            | 3,186                   | 1,935                  | -                                | Jun/03              |
| Goldfarb PDG 2 Incorporações Ltda.        | -                           | 100%     | Full                       | 4,231,500           | 4,281            | 9,417                   | 4,913                  | (896)                            | Dec/07              |
| Goldfarb PDG 3 Incorporações Ltda.        | 35%                         | 35%      | Full                       | 9,690,681           | 11,155           | 20,427                  | 8,073                  | -                                | Dec/07              |
| Goldfarb PDG 4 Incorporações Ltda.        | 50%                         | 50%      | Proportional               | 4,051,100           | 4,050            | 4,041                   | (3)                    | -                                | Dec/07              |
| Goldfarb PDG 5 Incorporações Ltda.        | 50%                         | 50%      | Proportional               | 39,373,952          | 39,374           | 46,650                  | 2,551                  | -                                | Dec/07              |
| Goldfarb Tatuapé Construções Ltda.        | -                           | 100%     | Full                       | 145,000             | 1,308            | 2,954                   | 1,529                  | -                                | Jun/03              |
| Goldfarb Vila Guilherme Construções Ltda. | -                           | 80%      | Full                       | 50,000              | 50               | 34                      | (127)                  | -                                | Jun/03              |
| Goldfarb Serviços Financeiros Imob. Ltda. | -                           | 100%     | Full                       | 5,000               | 6,675            | (1,320)                 | (4,186)                | -                                | Dec/06              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| Hungria Empreend. Imob. SPE Ltda.        | 49%                         | 50%      | Proportional               | 4,400,000           | -                | 1,971                   | 1,971                  | -                                | Dec/06              |
| Kirmayr Negócios Imob. SPE Ltda.         | 50%                         | 50%      | Proportional               | 5,500,000           | 5,771            | 5,445                   | (583)                  | (5,173)                          | Nov/06              |
| Luxemburgo Empreend. Imob. SPE Ltda.     | 50%                         | 50%      | Proportional               | 8,000,000           | 10,666           | 10,307                  | (2,704)                | (1,037)                          | Jul/07              |
| Marpal Empreend. e Participações Ltda.   | 50%                         | 50%      | Proportional               | 248,170             | 248              | 93                      | (5)                    | -                                | Mar/08              |
| Nova Água Rasa Empreend. Imob. SPE Ltda. | 50%                         | 50%      | Proportional               | 9,300,000           | 10,687           | 10,652                  | (310)                  | -                                | Nov/06              |
| More Melhor Empreend. Imob. S.A          | -                           | 100%     | Full                       | 1,000               | 3                | 1,418                   | 1,416                  | -                                | Jun/07              |
| Nova Tatuapé Negócios Imob. SPE Ltda.    | 50%                         | 50%      | Proportional               | 6,000,000           | 6,308            | 4,670                   | 1,440                  | (1,138)                          | Nov/06              |
| Padre Adelino Empreend. Imob. Ltda.      | -                           | 50%      | Proportional               | 2,500               | 5                | 8,829                   | 5,730                  | (6,535)                          | Aug/06              |
| PDG SPE 1 Empreend. Imob. Ltda.          | 50%                         | 50%      | Proportional               | 1,000               | 1                | 1                       | -                      | -                                | Jan/00              |
| PDG SPE 2 Empreend. Imob. Ltda.          | 50%                         | 50%      | Proportional               | 1,000               | 1                | 1                       | -                      | -                                | Jan/00              |
| PDG SPE 3 Empreend. Imob. Ltda           | 50%                         | 50%      | Proportional               | 1,000               | 1                | 1                       | -                      | -                                | Jan/00              |
| Petrônio Portela Empreend. Imob. Ltda.   | -                           | 50%      | Proportional               | 2,500               | 5                | (197)                   | 95                     | -                                | Aug/06              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| Santa Genebra Empreend. Imob. SPE Ltda.  | -                           | 100%     | Full                       | 8,753,473           | 13,622           | 16,018                  | 2,772                  | -                                | Aug/06              |
| São João Climaco Empreend. Imob. Ltda.   | 50%                         | 50%      | Proportional               | 5,500,000           | 5,502            | 5,223                   | (2,070)                | (669)                            | Jul/07              |
| Scorpio – Americana                      | -                           | 100%     | Full                       | -                   | 3,060            | 3,060                   | (0)                    | -                                | Jan/00              |
| SCP Green Village                        | 50%                         | 50%      | Proportional               | -                   | 1,870            | 2,106                   | 517                    | (135)                            | Jul/07              |
| SCP Imirim                               | 0%                          | 40%      | Full                       | -                   | 3,663            | 5,201                   | (313)                  | -                                | Jul/07              |
| SCP Passareli - Gil Pinheiro             | 0%                          | 28%      | Full                       | -                   | -                | 2,876                   | 210                    | -                                | Sep/07              |
| SCP Tatuapé – Spazio Felicitá Emp. Imob. | 0%                          | 40%      | Full                       | -                   | 587              | 2,082                   | 154                    | -                                | Sep/07              |
| Serra Bella Empreend. Imob. S.A.         | 70%                         | 30%      | Proportional               | 21,048,688          | 21,049           | 44,675                  | 769                    | -                                | Jul/07              |
| SPE Alto Aricanduva Construções Ltda.    | 0%                          | 25%      | Full                       | 20,000              | 200              | 14,626                  | 7,086                  | (187)                            | Aug/04              |
| SPE Gama Desenvolvimento Imob. Ltda.     | 0%                          | 50%      | Full                       | 500                 | 1                | 4,699                   | 2,702                  | -                                | Sep/06              |
| SPE Gil Pinheiro Desenv. Imob. Ltda.     | 0%                          | 50%      | Full                       | 100,000             | 200              | (12)                    | (4)                    | -                                | Oct/03              |
| SPE Jaguaré Construções Ltda.            | 0%                          | 33%      | Full                       | 9,999               | 300              | 17,492                  | 1,735                  | -                                | Aug/04              |
| Vassoural Empreend. Imob. Ltda.          | 50%                         | 50%      | Proportional               | 9,000,000           | 9,000            | 11,586                  | 2,883                  | (1,876)                          | Aug/07              |
| Vila Maria Empreend. Imob. SPE Ltda.     | 0%                          | 50%      | Proportional               | 2,500               | 10               | 4,949                   | 2,178                  | -                                | Nov/06              |
| Villagio Splendore Empreend. Imob. S.A.  | 75%                         | 25%      | Proportional               | 200,000             | 200              | 2,958                   | 1,660                  | (297)                            | Oct/05              |
| Warua Empreend. Imob. SPE Ltda.          | 0%                          | 50%      | Proportional               | 149,808,000         | 2,996            | 5,402                   | 2,932                  | -                                | Jul/09              |
| ZMF 8 Incorporações S.A.                 | 50%                         | 50%      | Proportional               | 1,000               | 1                | 0                       | (1)                    | -                                | Nov/10              |
| ZMF 9 Incorporações S.A.                 | 50%                         | 50%      | Proportional               | 2,394,900           | 2,395            | 1,735                   | (634)                  | -                                | Mar/10              |
| ZMF 10 Incorporações S.A.                | 50%                         | 50%      | Proportional               | 1,000               | 1                | 1                       | (0)                    | -                                | Mar/10              |
| ZMF 11 Incorporações S.A.                | 50%                         | 50%      | Proportional               | 1,000               | 1                | 0                       | (1)                    | -                                | Mar/10              |
| ZMF 16 Incorporações S.A.                | 50%                         | 50%      | Proportional               | 1,000               | 1                | (1)                     | (2)                    | -                                | Mar/10              |
| ZMF 17 Incorporações S.A.                | 50%                         | 50%      | Proportional               | 1,000               | 1                | 1                       | (0)                    | -                                | Mar/10              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| ZMF 18 Incorporações S.A.                  | 50%                         | 50%      | Proportional               | 1,000               | -                | (0)                     | (0)                    | -                                | Mar/10              |
| ZMF 19 Incorporações S.A.                  | 50%                         | 50%      | Proportional               | 1,000               | 1                | 1                       | (0)                    | -                                | Mar/10              |
| ZMF 22 Incorporações S.A.                  | 50%                         | 50%      | Proportional               | 128,545,882         | 209,546          | 158,264                 | 43,070                 | 14,050                           | Jul/10              |
| <b>CHL Desenv. Imobiliário S.A.</b>        | <b>100,00%</b>              | -        | <b>Full</b>                | <b>121,662,793</b>  | <b>121,734</b>   | <b>435,592</b>          | <b>137,750</b>         | -                                | <b>Nov/06</b>       |
| Araxá Participações e Empreend. Imob. S.A. | -                           | 42,00%   | Proportional               | 567,420             | 13,553           | 45,760                  | 24,577                 | 10,901                           | Mar/08              |
| Assis Bueno 30 Incorporações Ltda.         | -                           | 100,00%  | Full                       | 2,140,000           | 2,041            | 5,695                   | 984                    | -                                | Jan/07              |
| CHI Desenv. Imobiliário Ltda.              | -                           | 100,00%  | Full                       | 1,355,293           | 1,355            | 119                     | (1,380)                | -                                | Nov/06              |
| CHL L Incorporações Ltda.                  | -                           | 100,00%  | Full                       | 57,000              | 8                | 4                       | (4)                    | -                                | Apr/10              |
| CHL LI Incorporações Ltda.                 | -                           | 100,00%  | Full                       | 50,000              | 50               | 13,621                  | 7,287                  | -                                | Jul/08              |
| CHL LII Incorporações Ltda.                | -                           | 100,00%  | Full                       | 6,809,835           | 6,810            | 5,014                   | (955)                  | -                                | Jul/08              |
| CHL LIII Incorporações Ltda.               | -                           | 100,00%  | Full                       | 1,513,823           | 1,514            | 1,225                   | -                      | -                                | Jul/08              |
| CHL LIV Incorporações Ltda.                | -                           | 100,00%  | Full                       | 2,029,612           | 2,030            | 2,140                   | 110                    | -                                | Jan/10              |
| CHL LIX Incorporações Ltda.                | -                           | 100,00%  | Full                       | 3,074,004           | 3,074            | 7,737                   | 2,898                  | -                                | Jul/08              |
| CHL LVI Incorporações Ltda.                | -                           | 100,00%  | Full                       | 287,019             | 287              | 259                     | (11)                   | -                                | Jul/08              |
| CHL LVII Incorporações Ltda.               | -                           | 100,00%  | Full                       | 1,222,708           | 1,223            | 2,864                   | 2,136                  | -                                | Jun/08              |
| CHL LVIII Incorporações Ltda.              | -                           | 100,00%  | Full                       | 2,069,405           | 2,077            | 2,611                   | 538                    | -                                | Jun/08              |
| CHL LX Incorporações Ltda.                 | -                           | 100,00%  | Full                       | 5,095,400           | 5,095            | 4,269                   | (824)                  | -                                | Jul/08              |
| CHL LXI Incorporações Ltda.                | -                           | 60,00%   | Proportional               | 372,874             | 373              | 4,403                   | 3,917                  | -                                | Jul/08              |
| CHL LXII Incorporações Ltda.               | -                           | 100,00%  | Full                       | 1,043,000           | 1,043            | 3,184                   | 2,142                  | -                                | Jun/08              |
| CHL LXIII Incorporações Ltda.              | -                           | 70,00%   | Proportional               | 2,023,252           | 2,023            | 6,066                   | 3,058                  | (1,500)                          | Oct/08              |
| CHL LXIV Incorporações Ltda.               | -                           | 100,00%  | Full                       | 56,086              | 7                | 4                       | (3)                    | -                                | Apr/10              |
| CHL LXV Incorporações Ltda.                | -                           | 50,00%   | Proportional               | 50,000              | 50               | 46                      | (4)                    | -                                | Nov/08              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|                                 | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|---------------------------------|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|                                 | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| CHL LXVI Incorporações Ltda.    | -                           | 100,00%  | Full                       | 459,000             | 410              | 407                     | (3)                    | -                                | Apr/10              |
| CHL LXVII Incorporações Ltda.   | -                           | 100,00%  | Full                       | 1,460,967           | 1,412            | 1,403                   | (9)                    | -                                | Apr/10              |
| CHL LXVIII Incorporações Ltda.  | -                           | 70,00%   | Proportional               | 11,731,000          | 50               | 2,587                   | 2,841                  | -                                | Nov/08              |
| CHL LXXI Incorporações Ltda.    | -                           | 100,00%  | Full                       | 733,000             | 684              | 487                     | (197)                  | -                                | Apr/10              |
| CHL LXXII Incorporações Ltda.   | -                           | 100,00%  | Full                       | 2,380,096           | 2,380            | 1,724                   | (653)                  | -                                | Nov/08              |
| CHL LXXIII Incorporações Ltda.  | -                           | 100,00%  | Full                       | 50,000              | 1                | 3,117                   | 3,116                  | -                                | Apr/10              |
| CHL LXXVI Incorporações Ltda.   | -                           | 100,00%  | Full                       | 5,036,886           | 4,988            | 7,628                   | 2,640                  | -                                | Apr/10              |
| CHL LXXVII Incorporações Ltda.  | -                           | 100,00%  | Full                       | 289,254             | 135              | 64                      | (71)                   | -                                | Apr/10              |
| CHL LXXVIII Incorporações Ltda. | -                           | 100,00%  | Full                       | 6,570,000           | 5,140            | 5,138                   | (2)                    | -                                | Apr/10              |
| CHL LXXX Incorporações LTDA     | -                           | 100,00%  | Full                       | 764,000             | 369              | 364                     | (5)                    | -                                | Apr/10              |
| CHL LXXXI Incorporações LTDA    | -                           | 100,00%  | Full                       | 11,318,250          | 11,269           | 17,957                  | 6,688                  | -                                | Apr/10              |
| CHL LXXXII Incorporações LTDA   | -                           | 100,00%  | Full                       | 4,973,000           | 4,924            | 4,845                   | (79)                   | -                                | Apr/10              |
| CHL LXXXIII Incorporações LTDA  | -                           | 100,00%  | Full                       | 50,000              | 1                | 4                       | (5)                    | -                                | Apr/10              |
| CHL LXXXIV Incorporações LTDA   | -                           | 100,00%  | Full                       | 3,527,775           | 3,479            | 3,225                   | (254)                  | -                                | Apr/10              |
| CHL LXXXV Incorporações LTDA    | -                           | 100,00%  | Full                       | 50,000              | 1                | 2                       | (3)                    | -                                | Apr/10              |
| CHL LXXXVI Incorporações LTDA   | -                           | 100,00%  | Full                       | 50,000              | 1                | 1                       | (2)                    | -                                | Apr/10              |
| CHL LXXXVII Incorporações LTDA  | -                           | 100,00%  | Full                       | 50,000              | 1                | 2                       | (3)                    | -                                | Apr/10              |
| CHL LXXXVIII Incorporações LTDA | -                           | 100,00%  | Full                       | 1,701,000           | 1,652            | 1,646                   | (6)                    | -                                | Apr/10              |
| CHL LXXXIX Incorporações LTDA   | -                           | 100,00%  | Full                       | 868,000             | 819              | 813                     | (6)                    | -                                | Apr/10              |
| CHL Serviços Financeiros Ltda   | -                           | 100,00%  | Full                       | 78,870              | 79               | 89                      | (168)                  | -                                | Apr/10              |
| CHL XC Incorporações LTDA       | -                           | 100,00%  | Full                       | 50,000              | 1                | 3                       | (4)                    | -                                | Apr/10              |
| CHL XCI Incorporações LTDA      | -                           | 100,00%  | Full                       | 141,000             | 92               | 85                      | (7)                    | -                                | Apr/10              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| CHL XCII Incorporações LTDA            | -                           | 100,00%  | Full                       | 55,000              | 1                | (11)                    | (12)                   | -                                | Apr/10              |
| CHL XCIII Incorporações LTDA           | -                           | 100,00%  | Full                       | 4,748,000           | 4,694            | 4,689                   | (5)                    | -                                | Apr/10              |
| CHL XCIV Incorporações LTDA            | -                           | 100,00%  | Full                       | 50,000              | 1                | 4                       | (5)                    | -                                | Apr/10              |
| CHL XCV Incorporações LTDA             | -                           | 100,00%  | Full                       | 50,000              | 1                | 4                       | (5)                    | -                                | Apr/10              |
| CHL VIII Incorporações Ltda.           | -                           | 100,00%  | Full                       | 200,000             | 15               | 7                       | (2)                    | -                                | Mar/08              |
| CHL XII Incorporações Ltda.            | -                           | 100,00%  | Full                       | 10,549,756          | 10,501           | 13,825                  | 3,324                  | -                                | Apr/10              |
| CHL XIII Incorporações Ltda.           | -                           | 100,00%  | Full                       | 1,730,016           | 11               | 6                       | (3)                    | -                                | Apr/10              |
| CHL XL Incorporações Ltda.             | -                           | 100,00%  | Full                       | 6,738,664           | 6,739            | 13,514                  | 6,552                  | -                                | Aug/08              |
| CHL XLIII Incorporações Ltda.          | -                           | 100,00%  | Full                       | 4,834,479           | 4,834            | 14,287                  | 9,465                  | -                                | Jul/08              |
| CHL XLIV Incorporações Ltda.           | -                           | 100,00%  | Full                       | 1,694,575           | 1,701            | 1,531                   | (51)                   | -                                | Aug/08              |
| CHL XLIX Incorporações Ltda.           | -                           | 100,00%  | Full                       | 1,165,192           | 1,165            | 2,430                   | 416                    | -                                | Jun/08              |
| CHL XLVI Incorporações Ltda.           | -                           | 100,00%  | Full                       | 8,440,263           | 8,440            | 8,173                   | (267)                  | -                                | Jul/08              |
| CHL XLVIII Incorporações Ltda.         | -                           | 100,00%  | Full                       | 1,559,087           | 1,559            | (84)                    | (994)                  | -                                | Jun/08              |
| CHL XVIII Incorporações Ltda.          | -                           | 100,00%  | Full                       | 91,099              | 91               | 40                      | (10)                   | -                                | May/07              |
| CHL XXVI Incorporações Ltda.           | -                           | 100,00%  | Full                       | 30,105,741          | 30,106           | 28,108                  | (2,302)                | -                                | May/08              |
| CHL XXXVIII Incorporações Ltda.        | -                           | 100,00%  | Full                       | 5,013,714           | 5,014            | 5,379                   | (242)                  | -                                | Apr/08              |
| CHL XXXIX Incorporações Ltda.          | -                           | 100,00%  | Full                       | 1,591,752           | 1,543            | 1,030                   | (513)                  | -                                | Apr/10              |
| Gomes Freire Empreend. Imob.Ltda.      | -                           | 50,00%   | Proportional               | 1,000               | 1                | 2,172                   | 793                    | -                                | Jan/07              |
| João de Barros 161 Incorporações Ltda. | -                           | 100,00%  | Full                       | 957,759             | 958              | 910                     | (4)                    | -                                | Nov/07              |
| SCP Franco Lewin Ltda.                 | -                           | 100,00%  | Full                       | 99,999              | 157              | 259                     | (7)                    | -                                | Nov/07              |
| SPE Abelardo Bueno 3600 Incorp. Ltda.  | -                           | 90,00%   | Proportional               | 10,001,000          | 10,001           | 19,310                  | 3,514                  | -                                | Nov/07              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| SPE Almirante Baltazar 131 Incorp. Ltda.          | -                           | 100,00%  | Full                       | 3,007,648           | 3,008            | 3,237                   | (188)                  | -                                | Nov/07              |
| SPE Baronesa de Poconé 222 Incorp Ltda.           | -                           | 100,00%  | Full                       | 1,232,023           | 1,232            | 5,614                   | 2,500                  | -                                | Mar/08              |
| SPE BMI 600 Incorporações Ltda.                   | -                           | 100,00%  | Full                       | 4,127,033           | 4,127            | 4,338                   | 317                    | -                                | Nov/07              |
| SPE Cesário de Melo 3600 Incorp. S.A.             | -                           | 85,00%   | Proportional               | 3,468,850           | 50               | 15,280                  | 14,535                 | -                                | Apr/08              |
| SPE CHL C Incorporações Ltda                      | -                           | 100,00%  | Full                       | 50,000              | 1                | (0)                     | (1)                    | -                                | Apr/10              |
| SPE CHL CIV Incorporações Ltda.                   | -                           | 100,00%  | Full                       | 50,000              | 1                | 2                       | (3)                    | -                                | Apr/10              |
| SPE CHL XCIX Incorporações Ltda                   | -                           | 100,00%  | Full                       | 50,000              | 1                | 1                       | (2)                    | -                                | Apr/10              |
| SPE CHL XCV Incorporações Ltda                    | -                           | 100,00%  | Full                       | 50,000              | 1                | 4                       | (5)                    | -                                | Apr/10              |
| SPE CHL XCVII Incorporações Ltda                  | -                           | 100,00%  | Full                       | 50,000              | 1                | 1                       | (0)                    | -                                | Apr/10              |
| SPE CHL XCVIII Incorporações Ltda                 | -                           | 100,00%  | Full                       | 50,000              | 1                | 1                       | (0)                    | -                                | Apr/10              |
| SPE Cinco de Julho Incorporações Ltda.            | -                           | 70,00%   | Proportional               | 271,516,423         | 3,579            | 6,018                   | 2,439                  | -                                | Mar/10              |
| SPE Dalcídio Jurandir 255 Incorp. Ltda.           | -                           | 100,00%  | Full                       | 3,413,147           | 3,413            | 15,417                  | 4,957                  | -                                | Jan/07              |
| SPE Dona Mariana 187 Incorporações Ltda.          | -                           | 100,00%  | Full                       | 6,039,141           | 6,039            | 11,552                  | 2,882                  | -                                | Nov/07              |
| SPE Estrada do Monteiro 323 Incorp. Ltda.         | -                           | 100,00%  | Full                       | 29,816,869          | 29,367           | 29,071                  | (9,001)                | -                                | Jan/07              |
| SPE General Mitre 137 Incorporações Ltda.         | -                           | 100,00%  | Full                       | 7,311,584           | 7,312            | 7,541                   | 359                    | -                                | May/07              |
| SPE Jaime Poggi Ltda.                             | -                           | 100,00%  | Full                       | 38,042,693          | 38,043           | 107,675                 | 48,483                 | -                                | Jan/08              |
| SPE Largo do Machado 21 Incorp. Ltda.             | -                           | 85,95%   | Proportional               | 2,730,000           | 3,176            | 15,019                  | 1,983                  | (800)                            | Jan/07              |
| SPE Lucio Costa 1700 Incorporações Ltda.          | -                           | 100,00%  | Full                       | 3,363,920           | 3,364            | 4,546                   | 456                    | -                                | Jan/07              |
| SPE Marquês de São Vicente 187 Incorporação Ltda. | -                           | 100,00%  | Full                       | 3,511,180           | 3,511            | 6,089                   | 191                    | -                                | Jan/07              |
| SPE Marquês de São Vicente 2 Incorporação Ltda.   | -                           | 100,00%  | Full                       | 6,109,772           | 6,110            | 14,725                  | 4,302                  | -                                | Mar/08              |
| SPE Mol 38 Incorporações Ltda.                    | -                           | 100,00%  | Full                       | 4,556,746           | 4,557            | 28,097                  | 1,446                  | -                                | May/07              |
| SPE Rangel Pestana 256 Incorp. Ltda.              | -                           | 100,00%  | Full                       | 17,575,301          | 17,575           | 20,385                  | 3,063                  | -                                | Jun/07              |
| SPE Voluntários da Pátria 244 Incorporações Ltda. | -                           | 100,00%  | Full                       | 1,223,161           | 1,223            | 6,952                   | (686)                  | -                                | Nov/07              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| SPE VPA 144 Incorporações Ltda.                    | -                           | 100,00%  | Full                       | 59,753              | 60               | 7,373                   | 3,383                  | -                                | Jan/07              |
| GC Desenv. Imobiliário S.A.                        | -                           | 100,00%  | Full                       | 5,346,556           | 65,791           | 71,300                  | 1,973                  | -                                | Dec/07              |
| Bandeirantes Empreend. Imob. S.A.                  | 20,00%                      | 80,00%   | Proportional               | 17,833,178          | 17,833           | 25,058                  | (3,473)                | -                                | Nov/07              |
| EP770 Empreiteira Ltda.                            | -                           | 100,00%  | Full                       | 7,551,239           | 7,551            | 15,292                  | 6,876                  | -                                | Jun/08              |
| Oswaldo Lussac Empreend. Imob. S.A.                | 20,00%                      | 80,00%   | Proportional               | 13,556,149          | 13,556           | 12,755                  | (3,263)                | -                                | Nov/07              |
| Gold Linhares Empreend. Imob. SPE Ltda.            | -                           | 100,00%  | Full                       | 4,573,263           | 4,573            | 4,482                   | 145                    | -                                | Sep/07              |
| Gold Palmares Empreend. Imob. SPE Ltda.            | -                           | 100,00%  | Full                       | 3,001,000           | 1,731            | 1,695                   | (10)                   | -                                | Nov/07              |
| SPE Dom Helder Câmara 3.152 Incorporações Ltda.    | -                           | 100,00%  | Full                       | 5,598,500           | 11,300           | 13,612                  | 3,024                  | -                                | Jun/07              |
| SPE Ernani Cardoso 364 Incomp. Ltda.               | -                           | 100,00%  | Full                       | 24,830,484          | 24,830           | 24,479                  | 4,794                  | -                                | Dec/07              |
| SPE Estrada do Cabuçu de Baixo Incorporações Ltda. | -                           | 100,00%  | Full                       | 20,332,765          | 20,333           | 22,931                  | 3,489                  | -                                | Jun/08              |
| SPE Estrada do Magarça 1870 Incorporações Ltda.    | -                           | 100,00%  | Full                       | 2,006,389           | 2,006            | 1,861                   | (131)                  | -                                | Aug/08              |
| SPE GC Estrada do Rio Grande 1.320 Incomp.Ltda.    | -                           | 100,00%  | Full                       | 14,094,144          | 14,094           | 17,624                  | 2,950                  | -                                | Aug/07              |
| PCL Investimentos e Participações Ltda.            | -                           | 100,00%  | Full                       | 29,638,156          | 22,011           | 68,111                  | 24,858                 | -                                | May/07              |
| César Cople Empreend. Imob. Ltda.                  | -                           | 50,00%   | Proportional               | 2,755,750           | 586              | 4,283                   | (798)                  | -                                | Aug/07              |
| Geraldo Martins Empreend. Imob. Ltda.              | -                           | 50,00%   | Proportional               | 2,801,477           | 2,193            | 2,110                   | (67)                   | -                                | Aug/07              |
| Miguel de Frias 156 Empreend. Imob. S.A.           | -                           | 40,00%   | Proportional               | 4,111,000           | 4,111            | 10,411                  | 1,513                  | -                                | Jan/07              |
| Savelli Empreend. e Participações Ltda.            | -                           | 50,00%   | Proportional               | 7,257,240           | 7,257            | 12,583                  | 536                    | -                                | Nov/07              |
| <b>PDG São Paulo Incorporações S.A.</b>            | <b>100,00%</b>              | -        | <b>Full</b>                | <b>10,000,000</b>   | <b>10,000</b>    | <b>10,558</b>           | <b>558</b>             | -                                | <b>Mar/08</b>       |
| Costa São Caetano Empreend. S.A.                   | -                           | 25,00%   | Proportional               | 4,627,194           | 16,681           | 16,585                  | 131                    | -                                | May/10              |
| Londres Empreend. S.A.                             | -                           | 25,00%   | Proportional               | 4,783,482           | 15,647           | 16,959                  | 1,546                  | -                                | May/10              |
| PDG Barão Geraldo Incomp. SPE Ltda.                | -                           | 100,00%  | Full                       | 4,679,912           | 4,484            | 5,623                   | 1,138                  | -                                | Dec/07              |
| PDG MASB Empreend. Imob. SPE Ltda.                 | -                           | 50,00%   | Proportional               | 3,207,402           | 5,956            | 5,303                   | (652)                  | -                                | May/10              |
| PDG SP 1 Incorporações SPE Ltda.                   | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010.

|                                   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|-----------------------------------|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|                                   | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| PDG SP 2 Incorporações SPE Ltda.  | -                           | 100,00%  | Full                       | 7,831,155           | 7,763            | 7,914                   | 151                    | -                                | Oct/10              |
| PDG SP 3 Incorporações SPE Ltda.  | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |
| PDG SP 4 Incorporações SPE Ltda.  | -                           | 75,00%   | Proportional               | 9,833,944           | 4,868            | 4,433                   | (435)                  | -                                | Oct/10              |
| PDG SP 5 Incorporações SPE Ltda.  | -                           | 50,00%   | Proportional               | 20,142,000          | 5,761            | 5,748                   | (13)                   | -                                | Oct/10              |
| PDG SP 6 Incorporações SPE Ltda.  | -                           | 100,00%  | Full                       | 8,974,246           | 8,176            | 11,141                  | 2,965                  | -                                | Oct/10              |
| PDG SP 7 Incorporações SPE Ltda.  | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |
| PDG SP 8 Incorporações SPE Ltda.  | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |
| PDG SP 9 Incorporações SPE Ltda.  | -                           | 100,00%  | Full                       | 3,399,000           | 3,398            | 3,398                   | -                      | -                                | Oct/10              |
| PDG SP 10 Incorporações SPE Ltda. | -                           | 100,00%  | Full                       | 1,829,072           | 2,315            | 2,311                   | (4)                    | -                                | Oct/10              |
| PDG SP 11 Incorporações SPE Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |
| PDG SP 12 Incorporações SPE Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |
| PDG SP 13 Incorporações SPE Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |
| PDG SP 14 Incorporações SPE Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |
| PDG SP 15 Incorporações SPE Ltda. | -                           | 100,00%  | Full                       | 827,000             | 826              | 826                     | -                      | -                                | Oct/10              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership |          |                            |                     |                  |                         |                        |                                  |                     |
|--|---------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|  | percentage    |          |                            |                     |                  |                         |                        |                                  |                     |
|  | Direct        | Indirect | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
| PDG SP 16 Incorporações SPE Ltda.            | -             | 100,00%  | Full                       | 1,000               | 1                | 1                       | -                      | -                                | Oct/10              |
| Vital Palácio Miraflores Incorporadora Ltda. | -             | 100,00%  | Full                       | 6,543,399           | 5,058            | 5,073                   | 15                     | -                                | Oct/10              |
| <b>LDI Desenvolvimento Imobiliário S.A</b>   | <b>22,79%</b> | -        | <b>Proportional</b>        | <b>27,114,094</b>   | <b>182,768</b>   | <b>201,207</b>          | <b>73,274</b>          | <b>(15,000)</b>                  | -                   |
| Acireale Incorporação SPE Ltda.              | -             | 22,79%   | Proportional               | 228                 | 1                | (15)                    | -                      | -                                | Jul/07              |
| Ares da Praça Emp. Imob. Ltda.               | -             | 6,84%    | Proportional               | 51,446,598          | 7,525            | 4,912                   | (136)                  | -                                | Sep/08              |
| Camburiú Empreendimento Imobiliário S.A.     | 22,50%        | 3,57%    | Proportional               | 734,705             | 2,225            | 3,848                   | 2,866                  | -                                | Oct/07              |
| CBR 005 Empreendimentos Imobiliários Ltda.   | -             | 11,40%   | Proportional               | 1,140               | 10               | (1,337)                 | (6)                    | -                                | May/08              |
| Construtora Adolpho Lindenberg S.A.          | -             | 10,63%   | Proportional               | 7,338               | 8,968            | (33,351)                | (5,777)                | -                                | Apr/08              |
| Dolder Incorporação SPE Ltda.                | -             | 22,79%   | Proportional               | 683,700             | 1                | -                       | 1                      | -                                | May/07              |
| Dom Pedro Empreendimento Imob. Ltda.         | 20,00%        | 18,47%   | Proportional               | 1,423,646           | 3,700            | 10,430                  | (21)                   | -                                | Mar/06              |
| Dresden Inxorporação SPE Ltda.               | -             | 22,79%   | Proportional               | 228                 | 1                | 10                      | -                      | -                                | Jul/07              |
| E.Z.L.I Empreendimento Imobiliário Ltda.     | -             | 6,84%    | Proportional               | 126,809,851         | 18,548           | 18,175                  | (286)                  | -                                | Sep/08              |
| Firenze Inxporação SPE Ltda.                 | -             | 22,79%   | Proportional               | 2,279               | 10               | 2,117                   | 103                    | (1,302)                          | Jul/08              |
| Ibirapuera Incorporação SPE Ltda.            | -             | 22,79%   | Proportional               | 2,017,397           | 8,253            | 4,507                   | 659                    | (14,200)                         | Dec/06              |
| Jardim Morumbi Empreendimento Imob.S.A.      | 50,00%        | -        | Proportional               | 17,022,927          | 33,912           | 29,680                  | (369)                  | -                                | Jul/05              |
| Jardins Incorporação SPE Ltda.               | 100,00%       | -        | Full                       | 970,000             | 970              | 905                     | (2)                    | -                                | Mar/06              |
| Jaú Incorporação SPE Ltda.                   | -             | 22,56%   | Proportional               | 203,975             | 1                | 1                       | 67                     | (3,242)                          | Aug/06              |
| Joaquim Macedo Incorporação SPE S.A.         | -             | 22,79%   | Proportional               | 2,272               | 475              | (242)                   | 1,519                  | -                                | Aug/06              |
| Lapin Incorporações SPE Ltda.                | 100,00%       | -        | Full                       | 9,415,709           | 816              | 169                     | (657)                  | (1,574)                          | Mar/10              |
| Las Brisas Incorporação SPE S.A.             | -             | 5,70%    | Proportional               | 7,724               | 136              | (740)                   | 19                     | -                                | Nov/08              |
| Lindencorp Particip. Adm. e Serviços S.A.    | -             | 22,76%   | Proportional               | 671                 | 2,967            | (3,468)                 | (6,435)                | (5,805)                          | Jun/06              |
| Lindencorp Particip. e Incorp. Ltda.         | -             | 22,79%   | Proportional               | 12,045,984          | 94,988           | 125,035                 | 34,108                 | (80)                             | Jul/07              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership |          |                                |                         |                      |                             |                            |                                  |                         |
|--|---------------|----------|--------------------------------|-------------------------|----------------------|-----------------------------|----------------------------|----------------------------------|-------------------------|
|  | percentage    |          |                                |                         |                      |                             |                            |                                  |                         |
|  | Direct        | Indirect | Consolidation<br><br>criterion | Number of<br><br>shares | Capital<br><br>stock | Shareholders'<br><br>equity | Income for<br><br>the year | Dividends<br>paid or<br>proposed | Acquisition<br><br>date |
| Lion Incorporação SPE Ltda.                      | -             | 22,79%   | Proportional                   | 2,279                   | 2                    | -                           | -                          | -                                | Aug/07                  |
| Lisboa Incproração SPE Ltda.                     | -             | 22,79%   | Proportional                   | 1,384,743               | 2,276                | 250                         | (2,066)                    | -                                | Sep/06                  |
| Mônaco Incorporação S.A.                         | 20,00%        | 20,00%   | Proportional                   | 13,906,996              | 34,767               | 34,897                      | 1,551                      | -                                | May/10                  |
| Reserva Atlântica Empreendimentos S.A.           | -             | 7,60%    | Proportional                   | 37,980                  | 600                  | 3,995                       | -                          | -                                | Sep/06                  |
| Saint Hilaire Incorporação SPE S.A.              | 50,00%        | 2,77%    | Proportional                   | 528                     | 1                    | 995                         | 451                        | -                                | Sep/05                  |
| Santa Valentina Emp. e Partic. SPE Ltda.         | -             | 11,40%   | Proportional                   | 114                     | 10                   | 701                         | 630                        | (466)                            | Mar/08                  |
| Tutóia Empreendimento Imobiliário S.A.           | 25,00%        | 5,77%    | Proportional                   | 123,090                 | 400                  | 854                         | 100                        | -                                | Mar/06                  |
| Vendre Serv. Consult. e Comerc. Imob. Ltda.      | -             | 0,23%    | Proportional                   | 2                       | 1                    | 10                          | 8                          | (665)                            | Jul/07                  |
| Viradouro Incorporação SPE S.A.                  | -             | 22,79%   | Proportional                   | 5,524,541               | 1                    | 4,784                       | 5,091                      | (17,143)                         | Jul/08                  |
| REP DI Desenv. Imobiliário S.A.                  | 25,00%        | 22,79%   | Proportional                   | 22,973,655              | 54,582               | 80,700                      | 38,255                     | -                                | Sep/07                  |
| Alto de Pinheiros Empreend. Imob. Ltda.          | -             | 8,42%    | Proportional                   | 545,626                 | 6,482                | 6,537                       | 761                        | -                                | Mar/08                  |
| CCS Cardoso de Almeida Empr. Imob. S.A.          | -             | 6,31%    | Proportional                   | 3,157                   | 765                  | 3,619                       | 551                        | -                                | Oct/07                  |
| Centro de Conveniência e Serviços Panamby S.A.   | -             | 9,68%    | Proportional                   | 5,794                   | 60                   | 8,622                       | 1,529                      | -                                | Apr/08                  |
| Centro de Conveniência e Serviços Valinhos Ltda. | -             | 12,46%   | Proportional                   | 5,493,677               | 44,080               | 45,386                      | 1,009                      | -                                | Apr/08                  |
| F.A.S. Campinas Empr. Imob. S.A.                 | -             | 21,05%   | Proportional                   | 701                     | 7                    | (3,894)                     | (1,556)                    | -                                | Mar/08                  |
| Intermart Serv. E Adm. de Empr. Com. Ltda.       | -             | 42,09%   | Proportional                   | 211                     | 1                    | -                           | -                          | -                                | Dec/07                  |
| Jacarandá Emp. e Particip SPE Ltda.              | -             | 41,67%   | Proportional                   | 417                     | 1                    | (125)                       | -                          | -                                | Oct/07                  |
| Largo XIII Empreendimento Imobiliário Ltda.      | -             | 42,09%   | Proportional                   | 11,672,554              | 27,732               | 26,547                      | 49,660                     | -                                | Oct/07                  |
| Padova Incorporação SPE Ltda.                    | -             | 41,67%   | Proportional                   | 417                     | 1                    | (2)                         | (2)                        | -                                | Oct/10                  |
| Real Estate Partners Part Adm. e Serv. Ltda.     | -             | 42,09%   | Proportional                   | 421                     | 2,968                | (5)                         | (1)                        | -                                | Mar/08                  |
| REP KRC Austin Emp. Imob. Ltda.                  | -             | 12,63%   | Proportional                   | -                       | 9,622                | 10,104                      | 724                        | -                                | Aug/08                  |
| REP KRC Abilene Emp. Imob. Ltda.                 | -             | 12,37%   | Proportional                   | 12                      | 1                    | 1                           | -                          | -                                | Aug/08                  |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership |          |                                |                         |                      |                             |                            |                                  |                         |
|--|---------------|----------|--------------------------------|-------------------------|----------------------|-----------------------------|----------------------------|----------------------------------|-------------------------|
|  | percentage    |          |                                |                         |                      |                             |                            |                                  |                         |
|  | Direct        | Indirect | Consolidation<br><br>criterion | Number of<br><br>shares | Capital<br><br>stock | Shareholders'<br><br>equity | Income for<br><br>the year | Dividends<br>paid or<br>proposed | Acquisition<br><br>date |
| REP KRC Alamo Emp. Imob. Ltda.             | -             | 12,37%   | Proportional                   | 12                      | 1                    | 1                           | -                          | -                                | Aug/08                  |
| REP KRC Amarillo Emp. Imob. Ltda.          | -             | 12,37%   | Proportional                   | 12                      | 1                    | 1                           | -                          | -                                | Aug/08                  |
| REP KRC Arlington Emp. Imob. Ltda.         | -             | 12,37%   | Proportional                   | 12                      | 1                    | 1                           | -                          | -                                | Aug/08                  |
| REP KRC Participações Imobiliárias Ltda.   | -             | 12,63%   | Proportional                   | 126                     | 73,104               | 71,811                      | 1,287                      | -                                | Mar/08                  |
| Santa Adelvina Emp. e Particip. SPE Ltda.  | -             | 41,67%   | Proportional                   | 417                     | 1                    | (42)                        | (43)                       | -                                | Mar/08                  |
| Santa Isabel Emp. e Particip SPE Ltda.     | -             | 16,42%   | Proportional                   | 716,397                 | 4,374                | 4,468                       | 452                        | -                                | Oct/07                  |
| Santa Joana Emp. e Particip SPE Ltda.      | -             | 41,67%   | Proportional                   | 4,167                   | 10                   | (43)                        | (24)                       | -                                | Mar/08                  |
| Santo Alberico Emp. e Particip SPE Ltda.   | -             | 10,52%   | Proportional                   | 526,125                 | 5,000                | 5,055                       | 582                        | -                                | Mar/08                  |
| Santo Avelino Emp. e Particip SPE Ltda.    | -             | 42,05%   | Proportional                   | 885,772                 | -                    | -                           | -                          | -                                | Mar/08                  |
| Santo Cipriano Emp. e Particip SPE Ltda.   | -             | 42,05%   | Proportional                   | 420                     | 1                    | (44)                        | (44)                       | -                                | Mar/08                  |
| Santo Cosme Emp. e Particip SPE Ltda.      | -             | 42,05%   | Proportional                   | 420                     | 1                    | (50)                        | (30)                       | -                                | Mar/08                  |
| Santo Dário Emp. e Participações SPE Ltda. | -             | 42,05%   | Proportional                   | 420                     | 1                    | -                           | -                          | -                                | Mar/08                  |
| Santo Eustáquio Emp. e Part. SPE Ltda.     | -             | 42,05%   | Proportional                   | 420                     | 1                    | -                           | -                          | -                                | Mar/08                  |
| Santo Fausto Emp. e Particip SPE Ltda.     | -             | 42,05%   | Proportional                   | 4,156                   | 10                   | (124)                       | (61)                       | -                                | Mar/08                  |
| Santo Gaspar Emp. e Particip SPE Ltda.     | -             | 42,09%   | Proportional                   | 253                     | 17,800               | 17,381                      | (418)                      | -                                | Mar/08                  |
| Santo Justo Emp. e Particip SPE Ltda.      | -             | 42,05%   | Proportional                   | 420                     | 1                    | -                           | -                          | -                                | Mar/08                  |
| Santo Zeferino Emp. e Particip. SPE Ltda.  | -             | 42,09%   | Proportional                   | 420                     | 1                    | (39)                        | (38)                       | -                                | Mar/08                  |
| Shopping Hortolândia Emp. Imob. Ltda.      | -             | 12,63%   | Proportional                   | 2,926,827               | 11,109               | 10,575                      | (202)                      | -                                | May/07                  |
| LN Group                                   |               |          |                                |                         |                      |                             |                            |                                  |                         |
| Administradora de Bens Avante S.A.         | 60,00%        | -        | Proportional                   | 12,044,584              | 35,515               | 1,796                       | 34                         | -                                | Sep/07                  |
| Club Felicitá Empreendimento Imob. S.A.    | 50,00%        | 20,00%   | Proportional                   | 7,495,215               | 19,849               | 627                         | 1,167                      | (7,500)                          | Oct/07                  |
| Club Florença Empreendimento Imob. S.A.    | 50,00%        | 20,00%   | Proportional                   | 4,235,000               | 10,707               | 1,309                       | (269)                      | -                                | Oct/07                  |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| GCLN Incorporação e Empreend. Ltda.     | -                           | 16,00%   | Proportional               | 480,000             | 4,606            | 275                     | 275                    | -                                | Aug/10              |
| LN 8 Incorporação e Empreend. Ltda.     | -                           | 80,00%   | Proportional               | 4,800,000           | 4,743            | 339                     | (61)                   | -                                | Jun/10              |
| LN 12 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 400,000             | 1,876            | 12                      | 1                      | -                                | Aug/10              |
| LN 21 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 800                 | 3,142            | (4)                     | (4)                    | -                                | Aug/10              |
| LN 28 Incorporação e Empreend. Ltda.    | -                           | 53,60%   | Proportional               | 2,144,000           | 27               | 256                     | 244                    | -                                | Jun/10              |
| LN 29 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 1,600,000           | 27               | 142                     | 354                    | -                                | Jun/10              |
| LN 31 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 1,200,000           | 1,526            | 99                      | 109                    | -                                | Jun/10              |
| LN 32 Incorporação e Empreend. Ltda.    | 1,00%                       | 79,20%   | Proportional               | 80,200              | 7,417            | 0                       | (2)                    | -                                | Jul/10              |
| LN 33 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 2,400,000           | 22               | 252                     | (0)                    | -                                | Jul/10              |
| LN 34 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 640,000             | 3,301            | 45                      | (1)                    | -                                | Jul/10              |
| LN 35 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 800                 | 1                | (0)                     | (0)                    | -                                | Jul/10              |
| LN 36 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 3,600,000           | 4,086            | 314                     | (1)                    | -                                | Jul/10              |
| LN 37 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 800                 | 139              | -                       | (0)                    | -                                | Jul/10              |
| LN 38 Incorporação e Empreend. Ltda.    | -                           | 80,00%   | Proportional               | 800                 | 2,759            | -                       | (0)                    | -                                | Jul/10              |
| PDG LN Incorporações Construções S.A.   | 80,00%                      | -        | Proportional               | 12,846,692          | 1                | 3,708                   | 258                    | (1,013)                          | Jul/10              |
| PDG LN Incorporações e Empreend. S.A.   | 50,00%                      | 40,00%   | Proportional               | 9,000,900           | 2,882            | 111                     | (73)                   | -                                | May/08              |
| PDG LN 2 Incorporações e Empreend. S.A. | 50,00%                      | 20,00%   | Proportional               | 3,150,700           | 1,424            | 308                     | (3)                    | -                                | May/08              |
| PDG LN 3 Incorporações e Empreend. S.A. | -                           | 90,00%   | Proportional               | 900,900             | 890              | 1                       | (1)                    | -                                | May/08              |
| PDG LN 4 Incorporações e Empreend. S.A. | -                           | 80,00%   | Proportional               | 40,800              | 26               | 1                       | (1)                    | -                                | May/08              |
| PDG LN 6 Incorporações e Empreend. S.A. | -                           | 80,00%   | Proportional               | 7,200,800           | 2,523            | 151                     | (93)                   | -                                | Oct/07              |
| PDG LN 7 Incorporações e Empreend. S.A. | 50,00%                      | 40,00%   | Proportional               | 3,150,900           | 465              | 958                     | 298                    | -                                | Oct/07              |
| PDG LN 8 Incorporações e Empreend. S.A. | 50,00%                      | 40,00%   | Proportional               | 9,000,900           | 1                | 1                       | (1)                    | -                                | May/08              |
| PDG LN 9 Incorporações e Empreend. S.A. | 50,00%                      | 20,00%   | Proportional               | 3,301,000           | 3,148            | 347                     | 66                     | -                                | May/08              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| PDG LN 10 Incorporações e Empreend. S.A.        | 50,00%                      | 40,00%   | Proportional               | 900                 | 1                | (0)                     | (0)                    | -                                | May/08              |
| Vista do Sol Empreend. Imobiliário S.A.         | 50,00%                      | 40,00%   | Proportional               | 4,268,335           | 1                | 702                     | (191)                  | -                                | Oct/07              |
| <b>Jazz2006 Participações S.A. (Individual)</b> | <b>50,00%</b>               | -        | <b>Proportional</b>        | <b>5,249,320</b>    | <b>10,746</b>    | <b>6,766</b>            | <b>(1,156)</b>         | -                                | <b>Oct/06</b>       |
| Amazon Empreendimento Imobiliário Ltda.         | 100,00%                     | -        | Full                       | 18,997,660          | 18,978           | 11,872                  | (7,332)                | -                                | Aug/06              |
| Aquarius Empreendimento Imobiliário Ltda.       | 100,00%                     | -        | Full                       | 10,121,843          | 10,122           | 7,521                   | (5,502)                | -                                | Aug/06              |
| Capri Empreend. Imob. Ltda.                     | -                           | 50,00%   | Proportional               | 2,280,000           | 4,560            | 4,479                   | (43)                   | -                                | Aug/06              |
| CHP 1000 2 Empreend. Ltda.                      | 100,00%                     | -        | Full                       | 8,301,230           | 8,300            | 8,215                   | (83)                   | -                                | May/09              |
| Duo Empreend. Imob. Ltda.                       | -                           | 50,00%   | Proportional               | 2,280,000           | 4,560            | 4,508                   | (22)                   | -                                | Aug/06              |
| Fator Icone Empreendimentos                     | 50,00%                      | -        | Proportional               | 7,900,000           | 15,800           | 499                     | (5,235)                | -                                | Dec/10              |
| Parque Milenio II Empreend. Imob. Ltda.         | -                           | 50,00%   | Proportional               | 2,000,000           | 4,000            | 3,585                   | (312)                  | -                                | Aug/10              |
| Parque Milenio III Empreend. Imob. Ltda.        | -                           | 50,00%   | Proportional               | 1,200,000           | 2,440            | 2,412                   | (7)                    | -                                | Aug/10              |
| Quadrade Empreend. Imob. Ltda.                  | -                           | 50,00%   | Proportional               | 5,000,001           | 10,000           | 9,746                   | (42)                   | -                                | Aug/10              |
| Sky Empreendimento Imobiliário S.A.             | 100,00%                     | -        | Full                       | 4,560,000           | 4,560            | 11,819                  | 1,230                  | -                                | Aug/06              |
| TP 1000 Empreend Imob Ltda.                     | 100,00%                     | -        | Full                       | 7,300,000           | 7,300            | 7,233                   | (19)                   | -                                | Aug/06              |
| <b>Co-incorporation</b>                         |                             |          |                            |                     |                  |                         |                        |                                  |                     |
| ATP Adelaide participações S.A                  | 100,00%                     | -        | Full                       | 11,871,017          | 9,858            | 9,764                   | (28)                   | -                                | Apr/08              |
| Avenida Chile 230 Investimentos Imob. S.A.      | 99,90%                      | -        | Proportional               | 4,711,788           | 4,717            | 6,375                   | 1,731                  | (1,100)                          | Jun/06              |
| Aztronic Engenharia de Software Ltda            | 40,00%                      | -        | Proportional               | 400                 | 1                | 3,498                   | 3,289                  | -                                | Jan/10              |
| Companhia de Serviços Compartilhados            | 100,00%                     | -        | Full                       | 1,001,000           | 682              | 34                      | (14)                   | -                                | Jul/08              |
| Girassol -Vila Madalena Empr. Imob. S.A.        | 50,00%                      | -        | Proportional               | 1,000               | 2                | 165                     | 191                    | -                                | Dec/04              |
| GPSPE 2006-A Participações S.A.                 | 66,67%                      | -        | Proportional               | 667                 | 1                | 107                     | (21)                   | -                                | Apr/07              |
| PDG Jet Casa S.A.                               | 50,00%                      | -        | Proportional               | 4,184,547           | 8,369            | 14,334                  | 5,965                  | -                                | Sep/10              |
| PDG Araxá Income S.A.                           | 100,00%                     | -        | Full                       | 15,599,581          | 9,566            | 19,892                  | 11,250                 | (6,470)                          | Apr/08              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisition<br>date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|---------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                     |
| PDG Companhia Loteadora                          | 100,00%                     | -        | Full                       | 1,000               | 1                | (12)                    | (5)                    | -                                | Apr/08              |
| PDG Companhia Securitizadora                     | 100,00%                     | -        | Full                       | 12,864,727          | 12,865           | 2,545                   | (8,783)                | -                                | Aug/08              |
| PDG Desenv. Imobiliário Ltda.                    | 99,90%                      | -        | Proportional               | 107,671,419         | 107,671          | 187,690                 | 41,480                 | -                                | Jul/05              |
| PDG Realty Co-Incorporação Ltda.                 | 100,00%                     | -        | Full                       | 100                 | -                | -                       | -                      | -                                | Jun/08              |
| Performance BR Empreend. Imob. S.A.              | 66,70%                      | -        | Proportional               | 8,667,167           | 14,576           | 14,134                  | (68)                   | -                                | Jun/07              |
| Sardenha Empreend. Imob. S.A.                    | 80,00%                      | -        | Proportional               | 2,140,000           | 2,675            | 3,315                   | 651                    | -                                | Jun/04              |
| ZMF 5 Incorporações S.A.                         | 100,00%                     | -        | Full                       | 22,280,600          | 12,768           | 12,699                  | (39)                   | -                                | Apr/08              |
| TGLT S.A.  | 27,00%                      | -        | Proportional               | 8,571               | 50,866           | 50,239                  | (1,337)                | -                                | Apr/07              |
| <b>Cyrela Group</b>                              |                             |          |                            |                     |                  |                         |                        |                                  |                     |
| Cyrela Milão Empreend. Imob. S.A.                | 50,00%                      | -        | Proportional               | 10,407,672          | 20,815           | 42,576                  | 1,630                  | (2,300)                          | Jun/05              |
| Cyrela Tennessee Empreend. Imob. S.A.            | 25,00%                      | -        | Proportional               | 4,746,859           | 19,987           | 32,939                  | 2,005                  | (7,460)                          | Jun/05              |
| Queiroz Galvão Cyrela Emp. Imob. S.A.            | 20,00%                      | -        | Proportional               | 1,300,000           | 4,500            | 6,151                   | 241                    | (100)                            | Feb/05              |
| Queiroz Galvão Mac Cyrela Veneza Emp. Imob. S.A. | 20,00%                      | -        | Proportional               | 4,480,000           | 22,400           | 77,046                  | 26,383                 | -                                | Jun/05              |
| <b>Rossi Group</b>                               |                             |          |                            |                     |                  |                         |                        |                                  |                     |
| América Piqueri Incorporadora S.A.               | 40,00%                      | -        | Proportional               | 1,664,437           | 4,161            | 985                     | (113)                  | -                                | May/05              |
| Clube Tuiuti Empreendimento S.A.                 | 40,00%                      | -        | Proportional               | 800                 | 2                | 809                     | 167                    | -                                | May/05              |
| Gardênia Participações S.A.                      | 50,00%                      | -        | Proportional               | 1,442,874           | 2,886            | 3,517                   | 573                    | -                                | Sep/05              |
| Giardino Desenv. Imobiliário S.A.                | 50,00%                      | -        | Proportional               | 500                 | 1,138            | 1,642                   | 81                     | -                                | Sep/05              |
| Giardino Empreend. Imob. S.A.                    | 50,00%                      | -        | Proportional               | 229,000             | 458              | 598                     | 7                      | -                                | Sep/05              |
| Gramínea Desenv. Imobiliário S.A.                | 50,00%                      | -        | Proportional               | 1,051,000           | 2,102            | 2,205                   | 161                    | -                                | May/05              |
| Gramínea Empreend. S.A.                          | 50,00%                      | -        | Proportional               | 458,665             | 917              | 871                     | (10)                   | -                                | May/05              |
| Prunus Empreend. S.A.                            | 42,50%                      | -        | Proportional               | 8,541,474           | 20,098           | 34,040                  | 2,647                  | -                                | Jul/06              |
| Tibouchina Empreend. S.A.                        | 50,00%                      | -        | Proportional               | 10,531,944          | 21,064           | 19,389                  | 83                     | -                                | Jul/06              |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|----------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                      |
| <b>Klabin Segall Group</b>                   |                             |          |                            |                     |                  |                         |                        |                                  |                      |
| Boa Viagem Empreendimento Imob. S.A.         | 50,00%                      | -        | Proportional               | 2,125,959           | 4,252            | 3,594                   | 240                    | (2,645)                          | Aug/04               |
| KS Morumbi Empreendimento Imob. S.A.         | 50,00%                      | 50,00%   | Proportional               | 6,857,999           | 6,858            | 7,252                   | 887                    | (3,685)                          | Sep/05               |
| <b>Stan Group</b>                            |                             |          |                            |                     |                  |                         |                        |                                  |                      |
| HL Empreend. S.A.                            | 50,00%                      | -        | Proportional               | 500                 | 1                | 146                     | (155)                  | -                                | Sep/05               |
| Moinho Empreendimento Imobiliário S.A.       | 45,00%                      | -        | Proportional               | 3,421,945           | 5,685            | 9,496                   | 694                    | -                                | Dec/05               |
| <b>Esfera Group</b>                          |                             |          |                            |                     |                  |                         |                        |                                  |                      |
| Eco Life Butanta Empreend, Imob, S.A,        | 100,00%                     | -        | Full                       | 2,353,000           | 2,353            | 2,120                   | (588)                  | (500)                            | Dec/04               |
| Ecolife Campeste Empreend, Imob, S.A,        | 80,00%                      | -        | Proportional               | 7,075,327           | 8,844            | 7,609                   | 929                    | -                                | Apr/08               |
| Ecolife Cidade Universitária Emp, Imob, S.A, | 40,00%                      | -        | Proportional               | 710,000             | 1,775            | 332                     | (1,193)                | (6,822)                          | Nov/10               |
| Ecolife Independência Empreend, Imob, S.A,   | 80,00%                      | -        | Proportional               | 11,574,966          | 14,469           | 19,443                  | (885)                  | -                                | Feb/07               |
| Ecolife Jaguaré Empreend, Imob, S.A,         | 80,00%                      | -        | Proportional               | 6,400,801           | 8,001            | 6,853                   | (3,653)                | -                                | Fev/07               |
| Ecolife Parque Prado Empreend, Imob, S.A,    | 80,00%                      | -        | Proportional               | 5,734,257           | 7,168            | 1,286                   | (6,171)                | -                                | Mar/06               |
| Ecolife Recreio Empreendimento Imob,S,A,     | 75,00%                      | -        | Proportional               | 9,751,500           | 12,581           | 20,915                  | 6,507                  | -                                | Feb/07               |
| Ecolife Santana Empreend, Imob, S.A,         | 80,00%                      | -        | Proportional               | 8,609,717           | 10,762           | 5,803                   | (4,626)                | -                                | Feb/07               |
| Ecolife Vila Leopoldina Emp, Imob, S.A,      | 80,00%                      | -        | Proportional               | 1,760,000           | 2,200            | 2,868                   | 660                    | (1,200)                          | Jul/06               |
| Três Rios Empreend, Imob, S.A,               | 80,00%                      | -        | Proportional               | 7,780,063           | 9,725            | 10,559                  | (2,414)                | -                                | Jun/06               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|----------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                      |
| <b>Etoile Group</b>                                  |                             |          |                            |                     |                  |                         |                        |                                  |                      |
| JK 16 Empreendimento Imobiliário S.A.,               | 55,80%                      | -        | Proportional               | 53,437,829          | 48,320           | 47,560                  | (322)                  | -                                | Nov/07               |
| <b>Habiarte Barc Group</b>                           |                             |          |                            |                     |                  |                         |                        |                                  |                      |
| Habiarte Barc PDG Cidade de Madri Incorporação S.A., | 50,00%                      | -        | Proportional               | 1,670,087           | 845              | 6,767                   | 6,476                  | (4,800)                          | Jul/08               |
| Habiarte Barc PDG Olhos D'água Incorporação S.A.,    | 50,00%                      | -        | Proportional               | 4,875,389           | 3,389            | 4,443                   | (77)                   | -                                | Jul/08               |
| Habiarte Barc PDG Porto Búzios Incorporação S.A.,    | 50,00%                      | -        | Proportional               | 4,041,322           | 8,083            | 29,059                  | 9,211                  | -                                | Apr/08               |
| HB3 Empreendimentos Imobiliários S.A.,               | 50,00%                      | -        | Proportional               | 1,591,198           | 365              | 708                     | 343                    | -                                | Oct/10               |
| HB9 Empreendimentos Imobiliários S.A.,               | 50,00%                      | -        | Proportional               | 117,010             | 354              | 774                     | 343                    | -                                | Sep/10               |
| <b>Dominus Group</b>                                 |                             |          |                            |                     |                  |                         |                        |                                  |                      |
| PDG BH Incorporações S.A.,                           | 80,00%                      | -        | Proportional               | 7,398,203           | 9,443            | 10,678                  | 831                    | -                                | Oct/07               |
| PDG Nova Lima Incorporação S.A.,                     | 80,00%                      | -        | Proportional               | 25,600,080          | 16,848           | 18,503                  | 2,097                  | -                                | Oct/07               |
| Premier da Serra Incorporações Imob. S.A.,           | 80,00%                      | -        | Proportional               | 13,200,000          | 13,331           | 28,003                  | 13,312                 | -                                | Jun/08               |
| <b>AGRE Empreendimentos Imobiliários S.A.,</b>       | -                           | 100,00%  | Full                       | 377,446,366         | 377,446          | 2,381,665               | 265,135                | 36,392                           | May/10               |
| Abyara Assessoria Consult, Intermediária Imob, Ltda  | -                           | 100,00%  | Full                       | 316,258             | 316              | 6,006                   | 5,689                  | -                                | Jun/07               |
| Abyara Planej, Imobiliário S.A.,                     | -                           | 100,00%  | Full                       | 358,370,250         | 20,991           | 91,457                  | 40,577                 | -                                | Jan/06               |
| Acacia Incorporadora Ltda                            | -                           | 60,00%   | Proportional               | 1,800               | 5,520            | 6,061                   | 283                    | -                                | Feb/05               |
| Acanto Incorporadora Ltda                            | -                           | 66,67%   | Proportional               | 3,466,482           | 7,799            | 29,127                  | (229)                  | -                                | Jun/06               |
| AEC Assessoria Consultoria e Intermediação Imob, a   |                             |          |                            |                     |                  |                         |                        |                                  |                      |
| Cientes Ltda,  | -                           | 100,00%  | Full                       | 50,000              | 1                | (101)                   | 39                     | -                                | Nov/05               |
| Agest Incorporadora Ltda,                            | -                           | 70,00%   | Proportional               | 420                 | 1,135            | 21,905                  | 5,609                  | -                                | Jun/07               |
| Agra Aquarele Incorporadora Ltda,                    | -                           | 100,00%  | Full                       | 689,698             | 690              | 601                     | (782)                  | -                                | Nov/08               |
| Agra Balmoral Incorporadora Ltda,                    | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (3)                    | -                                | May/08               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|----------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                      |
| Agra Bergen Incorporadora Ltda,         | -                           | 100,00%  | Full                       | 2,060,391           | 2,060            | 7,982                   | 1,389                  | -                                | May/08               |
| Agra Capadocia Incorporadora Ltda,,     | -                           | 100,00%  | Full                       | 1,000               | 1                | 10,287                  | 287                    | -                                | Jun/08               |
| Agra Corretora Imob, Ltda,              | -                           | 100,00%  | Full                       | 260,200,000         | 2,602            | 5,371                   | 4,056                  | -                                | Jul/07               |
| Agra Cyrela SPE Ltda                    | -                           | 50,00%   | Proportional               | 1,307,249           | 1,996            | 2,160                   | 269                    | -                                | Nov/02               |
| Agra Kauai Incorporadora Ltda           | -                           | 50,00%   | Proportional               | 1,675,600           | 4,405            | 6,369                   | (68)                   | -                                | JuN/07               |
| Agra Loteadora S,A                      | -                           | 55,00%   | Proportional               | 5,500               | 10               | 13,587                  | 16,853                 | -                                | Nov/07               |
| Agra Maligawa Incorporadora Ltda        | -                           | 50,00%   | Proportional               | 22,093,106          | 96,016           | 142,915                 | 69,098                 | -                                | Jun/08               |
| Agra Moab Incorporadora Ltda            | -                           | 100,00%  | Full                       | 9,553,870           | 7,798            | 12,442                  | 2,037                  | -                                | Apr/08               |
| Agra Moorea Incorporadora Ltda          | -                           | 100,00%  | Full                       | 1,000               | 1                | 20                      | (1)                    | -                                | Jul/07               |
| Agra Mykonos Incorporadora Ltda         | -                           | 70,00%   | Proportional               | 980,490             | 1                | 562                     | (0)                    | -                                | Jun/07               |
| Agra Oahu Incorporadora Ltda            | -                           | 100,00%  | Full                       | 14,593,757          | 14,594           | 8,199                   | (172)                  | -                                | Jun/07               |
| Agra Participações Ltda                 | -                           | 100,00%  | Full                       | 1,000               | 1                | -                       | -                      | -                                | Jul/07               |
| Agra Pradesh Incorporadora Ltda         | -                           | 100,00%  | Full                       | 1,000               | 1                | 8,744                   | (398)                  | -                                | May/08               |
| Agra Singolare Incorporadora Ltda       | -                           | 80,00%   | Proportional               | 7,176,559           | 11,213           | 8,546                   | 697                    | -                                | Nov/09               |
| Agra Verbier Incorporadora Ltda         | -                           | 90,00%   | Proportional               | 900                 | 10,001           | 4,893                   | (4)                    | -                                | Apr/08               |
| Agre Taubaté Urbanismo SPE Ltda         | -                           | 100,00%  | Full                       | 1,000               | 12,880           | 12,856                  | -                      | -                                | Dec/10               |
| Albacore Engenharia Ltda                | -                           | 50,00%   | Proportional               | 3,000               | 6                | 9,921                   | 4,922                  | -                                | Feb/08               |
| Aldebaram Incorporadora Ltda            | -                           | 100,00%  | Full                       | 1,355,077           | 5,949            | 34,317                  | 23,969                 | -                                | Sep/06               |
| Altair Incorporadora Ltda               | -                           | 100,00%  | Full                       | 11,764,064          | 11,764           | 15,603                  | (152)                  | -                                | Sep/06               |
| Anacã Invest, Imob, Ltda                | -                           | 100,00%  | Full                       | 1,000               | 10               | 4                       | (1)                    | -                                | Dec/10               |
| Anhanguera COP 1 Incorporadora Ltda     | -                           | 80,00%   | Proportional               | 800                 | -                | 464                     | (8)                    | -                                | Mar/08               |
| API - Coimex - São Vicente Incorp, Ltda | -                           | 50,00%   | Proportional               | 500                 | 9,687            | 9,402                   | (44)                   | -                                | Jun/07               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income for<br>the year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|------------------------|----------------------------------|----------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                        |                                  |                      |
| API AEC SPE - Plan, e Des, de Emp, Imob, Ltda, | -                           | 100,00%  | Full                       | 183,563,520         | 35,462           | 31,781                  | 5,752                  | -                                | Sep/07               |
| API GRM Participações S.A                      | -                           | 100,00%  | Full                       | 99                  | 0                | 1,709                   | 31                     | -                                | Aug/07               |
| API GRM SPE 01 Participações Ltda              | -                           | 100,00%  | Full                       | 500                 | 1                | -                       | (1)                    | -                                | Sep/07               |
| API GRM SPE 02 Participações Ltda              | -                           | 100,00%  | Full                       | 1                   | 1                | (0)                     | (3)                    | -                                | Sep/07               |
| API GRM SPE 03 Participações Ltda              | -                           | 100,00%  | Full                       | 500                 | 1                | 1                       | (2)                    | -                                | Sep/07               |
| API SPE 02 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 100,00%  | Full                       | 19,536,993          | 19,537           | 44,134                  | 5,341                  | -                                | Nov/06               |
| API SPE 03 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 100,00%  | Full                       | 27,495,558          | 27,496           | 48,342                  | 7,618                  | -                                | Nov/06               |
| API SPE 04 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 100,00%  | Full                       | 14,514,912          | 14,515           | 16,631                  | (159)                  | -                                | Nov/06               |
| API SPE 07 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 100,00%  | Full                       | 61,920,661          | 57,961           | 58,327                  | 2,232                  | -                                | Mar/07               |
| API SPE 09 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 50,00%   | Proportional               | 5,892,488           | 5,950            | 5,168                   | 125                    | -                                | Mar/07               |
| API SPE 10 Plan, e Des, de Emp, Imob, Ltda,    | -                           | 100,00%  | Full                       | 8,491,164           | 7,653            | 7,044                   | 610                    | -                                | Mar/07               |
| API SPE 11 Plan, e Des, de Emp, Imob, Ltda,    | -                           | 100,00%  | Full                       | 4,986,468           | 4,986            | 7,132                   | 1,300                  | -                                | Apr/10               |
| API SPE 12 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 100,00%  | Full                       | 1,024,074           | 1,024            | 1,022                   | (28)                   | -                                | Mar/07               |
| API SPE 13 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 100,00%  | Full                       | 2,029,729           | 2,030            | 1,900                   | 60                     | -                                | Mar/07               |
| API SPE 14 Plan, e Des, de Emp, Imob, Ltda,    | -                           | 100,00%  | Full                       | 3,252,498           | 3,252            | 3,497                   | 401                    | -                                | Mar/07               |
| API SPE 15 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 100,00%  | Full                       | 8,948,619           | 8,949            | 31,548                  | 8,780                  | -                                | Mar/07               |
| API SPE 16 - Plan, e Des, de Emp, Imob, Ltda,  | -                           | 100,00%  | Full                       | 7,704,753           | 7,705            | (258)                   | (6)                    | -                                | May/07               |
| API SPE 17 Plan, e Des, de Emp, Imob, Ltda,    | -                           | 100,00%  | Full                       | 14,548,697          | 13,081           | 11,552                  | 1,001                  | -                                | May/07               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership |          |                            |                     |                  |                         |                           |                                  |                      |
|---|---------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|   | percentage    |          |                            |                     |                  |                         |                           |                                  |                      |
|   | Direct        | Indirect | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
| API SPE 18 - Plan. e Des. de Emp. Imob. Ltda.           | -             | 100,00%  | Full                       | 9,623,901           | 9,500            | 8,624                   | (350)                     | -                                | May/07               |
| API SPE 19 Plan. e Des. de Emp. Imob. Ltda.             | -             | 100,00%  | Full                       | 15,741,074          | 15,741           | 19,550                  | (8)                       | -                                | Dec/10               |
| API SPE 20 Plan. e Des. de Emp. Imob. Ltda.             | -             | 100,00%  | Full                       | 14,648,652          | 14,649           | 16,914                  | 1,192                     | -                                | Apr/10               |
| API SPE 21 - Plan. e Des. de Emp. Imob. Ltda.           | -             | 100,00%  | Full                       | 4,448,727           | 4,588            | 3,850                   | (99)                      | -                                | May/07               |
| API SPE 22 Plan. e Des. de Emp. Imob. Ltda.             | -             | 100,00%  | Full                       | 4,042,965           | 4,043            | 5,725                   | 612                       | -                                | Apr/10               |
| API SPE 24 - Plan. e Des. de Emp. Imob. Ltda.           | -             | 100,00%  | Full                       | 8,973,782           | 15,699           | 10,207                  | (11)                      | -                                | May/07               |
| API SPE 25 - Plan. e Des. de Emp. Imob. Ltda.           | -             | 100,00%  | Full                       | 415,653             | 416              | (0)                     | (3)                       | -                                | May/07               |
| API SPE 28 - Plan. e Des. de Emp. Imob. Ltda.           | -             | 50,00%   | Proportional               | 11,139,896          | 20,354           | 27,639                  | 12,365                    | -                                | Jun-07               |
| API SPE 29 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 3,915,815           | 5,463            | 11,989                  | 469                       | -                                | Dec/10               |
| API SPE 32 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 2,822,983           | 6,144            | 8,117                   | 1,012                     | -                                | Dec/10               |
| API SPE 33 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 1,869,014           | 2,957            | 3,004                   | (33)                      | -                                | Dec/10               |
| API SPE 34 - Planej. e Desenv. de Empreend. Imob. Ltda. | -             | 100,00%  | Full                       | 7,487,529           | 1                | 0                       | (1)                       | -                                | Jul/07               |
| API SPE 35 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 6,340,995           | 10,934           | 11,075                  | 992                       | -                                | Dec/10               |
| API SPE 36 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 5,463,007           | 7,810            | 7,206                   | 712                       | -                                | Dec/10               |
| API SPE 37 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 6,144,405           | 1                | 0                       | (2)                       | -                                | Jun/07               |
| API SPE 40 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 3,574,016           | 5,380            | (0)                     | 141                       | -                                | Jun/07               |
| API SPE 41 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 1,000               | 529              | 34                      | 3                         | -                                | Jun/07               |
| API SPE 42 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 12,529,646          | 3,929            | 3,927                   | 386                       | -                                | Dec/10               |
| API SPE 44 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 8,497,648           | 4,514            | 300                     | 121                       | -                                | Jun/07               |
| API SPE 50 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 500                 | -                | 0                       | (1)                       | -                                | Sep/07               |
| API SPE 51 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 5,380,312           | -                | 0                       | (1)                       | -                                | Sep/07               |
| API SPE 54 - Planej. e Desenv. de Empreend. Imob. Ltda  | -             | 100,00%  | Full                       | 528,734             | 1                | 0                       | (1)                       | -                                | Sep/07               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership |          | Consolidation | Number of | Capital | Shareholders' | Income       | Dividends        | Acquisiti |
|--|---------------|----------|---------------|-----------|---------|---------------|--------------|------------------|-----------|
|  | Direct        | Indirect |               |           |         |               |              |                  |           |
|  | percentage    |          | criteria      | shares    | stock   | equity        | for the year | paid or proposed | on date   |
| API SPE 56 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 4,456,720 | 1       | 0             | (1)          | -                | Dec/10    |
| API SPE 57 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 4,412,004 | 1       | 0             | (1)          | -                | Sep/07    |
| API SPE 58 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 5,346   | 3,385         | (1,300)      | -                | Sep/07    |
| API SPE 59 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 2,823   | (56)          | (3)          | -                | Sep/07    |
| API SPE 61 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 1,869   | (1)           | 22           | -                | Sep/07    |
| API SPE 62 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 7,488   | 7,045         | 16           | -                | Sep/07    |
| API SPE 63 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 6,255   | 3,572         | 105          | -                | Sep/07    |
| API SPE 64 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 1       | 0             | (1)          | -                | Sep/07    |
| API SPE 65 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 1       | 0             | (1)          | -                | Sep/07    |
| API SPE 66 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 1       | 0             | (1)          | -                | Sep/07    |
| API SPE 67 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 6,844,273 | 5,751   | 7,115         | (96)         | -                | Dec/10    |
| API SPE 68 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 1       | (1)           | (3)          | -                | Sep/07    |
| API SPE 70 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 801,204   | 781     | (38)          | (4)          | -                | Sep/07    |
| API SPE 71 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 597,722   | 588     | (15)          | (8)          | -                | Sep/07    |
| API SPE 74 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 3,436   | (254)         | (4)          | -                | Sep/07    |
| API SPE 76 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | -       | 0             | (1)          | -                | Sep/07    |
| API SPE 77 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 1       | 8             | (4)          | -                | Sep/07    |
| API SPE 78 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | -       | 1             | (0)          | -                | Sep/07    |
| API SPE 79 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 1       | 1             | (0)          | -                | Sep/07    |
| API SPE 81 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | -       | 1             | (0)          | -                | Sep/07    |
| API SPE 82 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 0       | 0             | (1)          | -                | Sep/07    |
| API SPE 83 - Planej. e Desenv. de Empreend. Imob. Ltda | -             | 100,00%  | Full          | 1,000     | 1       | 1             | (0)          | -                | Sep/07    |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                           |                                  |                      |
| API SPE 84 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | -                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 85 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | -                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 86 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 87 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 88 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 89 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 90 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 91 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 92 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 93 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 94 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 95 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 96 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 97 - Planej. e Desenv. de Empreend. Imob. Ltda. | -                           | 100,00%  | Full                       | 1,000               | 1                | 1                       | (0)                       | -                                | Sep/07               |
| API SPE 100 - Planej. e Desenv. de Empr. Imob. Ltda.    | -                           | 100,00%  | Full                       | 1,000               | 1                | 58                      | (0)                       | -                                | Sep/07               |
| Aquiléia Incorporadora Ltda.                            | -                           | 50,00%   | Proportional               | 2,000,000           | 1,390            | 1,390                   | -                         | -                                | Feb/06               |
| Araçari Invest. Imob. Ltda                              | -                           | 100,00%  | Full                       | 1,000               | 1,327            | 4                       | (2)                       | -                                | Dec/10               |
| Araguaia Empreend. Imob. Ltda                           | -                           | 80,00%   | Proportional               | 2,949,760           | 2,570            | 122                     | (0)                       | -                                | Nov/05               |
| Ararajuba Invest. Imob. Ltda.                           | -                           | 100,00%  | Full                       | 1,000               | 15,481           | 15,748                  | (12)                      | -                                | Dec/10               |
| Araucaria Incorporadora Ltda                            | -                           | 87,50%   | Proportional               | 203,641,123         | 2,660            | 3,889                   | -                         | -                                | May/05               |
| Araweté Empreend. Imob. Ltda                            | -                           | 66,00%   | Proportional               | 1,000,000           | 4,891            | 18,621                  | 4,146                     | -                                | Jul/06               |
| Aroaba Empreend. Imob. Ltda                             | -                           | 100,00%  | Full                       | 29,065,657          | 29,066           | 74,245                  | 40,888                    | -                                | Feb/05               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership |          |                            |                     |                  |                         |                           |                                  |                      |
|--|---------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|  | percentage    |          |                            |                     |                  |                         |                           |                                  |                      |
|  | Direct        | Indirect | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
| Aroeira Incorporadora Ltda                 | -             | 70,00%   | Proportional               | 4,270,980           | 10               | (2,315)                 | 33                        | -                                | May/05               |
| Asacorp Empreend. e Participações S.A.     | -             | 100,00%  | Full                       | 1,640,293           | 6,271            | 69,689                  | 8,813                     | -                                | Apr/08               |
| Astroemeira Incorporadora Ltda             | -             | 80,00%   | Proportional               | 5,074,022           | 7,928            | 25,844                  | 11,283                    | -                                | Aug/05               |
| Barão de Itapoã Incorporadora Ltda         | -             | 70,00%   | Proportional               | 4,900               | 10               | 16,756                  | 3,821                     | -                                | May/06               |
| Barão do Triunfo Incorporadora Ltda        | -             | 100,00%  | Full                       | 4,900               | 10               | 10,083                  | (1,233)                   | -                                | Feb/07               |
| Barra Ville Incorporadora Ltda             | -             | 70,00%   | Proportional               | 4,900               | 10               | (1,163)                 | (10,640)                  | -                                | May/06               |
| Bela Cidade SPE - Planej. Imobiliário Ltda | -             | 50,00%   | Proportional               | 500                 | 6,008            | 5,481                   | (122)                     | -                                | Oct/07               |
| Bela Manhã SPE - Planej. Imobiliário Ltda  | -             | 50,00%   | Proportional               | 500                 | 7,791            | 5,981                   | (518)                     | -                                | Nov/07               |
| Bela Visão SPE - Planej. Imobiliário Ltda  | -             | 50,00%   | Proportional               | 500                 | 3,357            | 2,470                   | (241)                     | -                                | Oct/07               |
| Bellatrix Incorporadora Ltda               | -             | 100,00%  | Full                       | 20,581,318          | 20,581           | 28,183                  | (4)                       | -                                | Oct/06               |
| Berlim Incorporadora Ltda                  | -             | 70,00%   | Proportional               | 8,010,000           | 10               | 2,798                   | (1)                       | -                                | Aug/10               |
| Betelgeuse Incorporadora Ltda              | -             | 100,00%  | Full                       | 500,000             | 500              | 3,584                   | 73                        | -                                | Jun/06               |
| Bigua Invest. Imob. Ltda.                  | -             | 100,00%  | Full                       | 1,000               | 8                | 2                       | (2)                       | -                                | Dec/10               |
| BKO SPE I Empreend. Imob. Ltda             | -             | 100,00%  | Full                       | 5,102,060           | 1                | 17,891                  | (122)                     | -                                | Oct/07               |
| BKO SPE IX Empreend. Imob. Ltda            | -             | 50,00%   | Proportional               | 505,564,963         | 5,310            | 6,016                   | 751                       | -                                | Oct/07               |
| BKO SPE VII Empreend. Imob. Ltda           | -             | 50,00%   | Proportional               | 947,549,999         | 10,221           | 10,176                  | 379                       | -                                | Oct/07               |
| BKO SPE XII Empreend. Imob. Ltda           | -             | 100,00%  | Full                       | 1,470,928           | 1                | 1,733                   | (326)                     | -                                | Jun/08               |
| BNI Ártico Desenv. Imobiliário Ltda.       | -             | 50,38%   | Proportional               | 2,241,174           | 8,830            | 17,686                  | 4,376                     | -                                | Jul/07               |
| BNI Báltico Desenv. Imobiliário Ltda       | -             | 66,67%   | Proportional               | 19,673,078          | 4,426            | 46,286                  | 20,104                    | -                                | Dec/06               |
| BNI Estuário Desenv. Imobiliário Ltda      | -             | 33,34%   | Proportional               | 33,334              | 1                | 330                     | 2                         | -                                | Jul/07               |
| BNI Indico Desenv. Imobiliário Ltda        | -             | 50,00%   | Proportional               | 3,546,966           | 14,188           | 30,585                  | 8,696                     | -                                | Jul/07               |
| BNI Pacífico Desenv. Imobiliário Ltda      | -             | 50,00%   | Proportional               | 250                 | 1                | 1,806                   | (16)                      | -                                | Jul/07               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership |          |                            |                     |                  |                         |                           |                                  |                      |
|--|---------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|  | percentage    |          |                            |                     |                  |                         |                           |                                  |                      |
|  | Direct        | Indirect | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
| Boa Viagem Emp. Imob. S.A.                   | -             | 50,00%   | Proportional               | 1,062,980           | 4,252            | 3,608                   | 255                       | -                                | Mar/04               |
| Bolonha Incorporadora Ltda.                  | -             | 70,00%   | Proportional               | 2,330,000           | 2,330            | 3,273                   | (187)                     | -                                | Sep/10               |
| Borges de Figueiredo Empreend. Imob. Ltda.   | -             | 70,00%   | Proportional               | 840,000             | 2,000            | 3,874                   | 127                       | -                                | Feb/05               |
| Brindisi Empreend. Imob. Ltda.               | -             | 75,00%   | Proportional               | 1,852,500           | 2,470            | 8,051                   | (54)                      | -                                | Jun/07               |
| Brotas Incorporadora Ltda.                   | -             | 100,00%  | Full                       | 150,481,775         | 8,532            | 25,824                  | 14,115                    | -                                | Jun/07               |
| Buganvilia Incorporadora Ltda.               | -             | 100,00%  | Full                       | 1,000,000           | 816              | 664                     | (2)                       | -                                | Feb/06               |
| Butanta Adm. Patrim. Ltda.                   | -             | 100,00%  | Full                       | 870,520             | 1,522            | 1,935                   | (39)                      | -                                | Dec/10               |
| Búzios Paradise Emp. Imob. S.A.              | -             | 100,00%  | Full                       | 999                 | 1                | 1,259                   | (0)                       | -                                | Jun/08               |
| Calicanto Incorporadora Ltda.                | -             | 50,00%   | Proportional               | 1,200,000           | 852              | 796                     | -                         | -                                | Feb/06               |
| Callas Incorporadora Ltda.                   | -             | 50,00%   | Proportional               | 164,479,200         | 3,290            | 8,013                   | 4,649                     | -                                | May/05               |
| Cambacica Invest. Imob. Ltda.                | -             | 100,00%  | Full                       | 20,405              | 20               | 0                       | (4)                       | -                                | Dec/10               |
| Caph Incorporadora Ltda.                     | -             | 96,50%   | Proportional               | 591,950,567         | 19,762           | 34,815                  | 14,254                    | -                                | Feb/07               |
| Carcará Investimentos Imob. Ltda.            | -             | 100,00%  | Full                       | 12,000              | 20               | 49,118                  | 9,161                     | -                                | Apr/06               |
| Carlos Vicari SPE Emp. Ltda.                 | -             | 100,00%  | Full                       | 5,934,889           | 5,935            | 5,062                   | 221                       | -                                | Sep/04               |
| Caure Invest. Imob. Ltda.                    | -             | 100,00%  | Full                       | 1,000               | 8                | 1                       | (2)                       | -                                | Dec/10               |
| Ciclame Incorporadora Ltda.                  | -             | 80,00%   | Proportional               | 9,321,960           | 2,273            | (8,234)                 | (7,594)                   | -                                | Aug/05               |
| Companhia Setin de Emp. e Participações S.A. | -             | 100,00%  | Full                       | 8,246,242           | 8,246            | 97,470                  | 16,353                    | -                                | Jul/08               |
| Construtora São Jose SPE Salvador Ltda.      | -             | 50,00%   | Proportional               | 91,058,148          | 1,821            | 2,155                   | 355                       | -                                | Feb/07               |
| Coreopisis Empreendimento S.A.               | -             | 42,50%   | Proportional               | 11,497              | 64               | (10,130)                | (1,882)                   | -                                | May/07               |
| Cores da Lapa Emp. Imob. S.A.                | -             | 41,06%   | Proportional               | 20,000              | 20               | 8,262                   | 458                       | -                                | May/05               |
| Costa Caparica Administração de Bens Ltda.   | -             | 100,00%  | Full                       | 9,813,597           | 9,832            | 6,932                   | (264)                     | -                                | Jun/06               |
| Crisântemo Incorporadora Ltda.               | -             | 100,00%  | Full                       | 7,414,046           | 3,092            | 785                     | 76                        | -                                | May/06               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership |          |                            |                     |                  |                         |                           |                                  |                      |
|--|---------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|  | percentage    |          |                            |                     |                  |                         |                           |                                  |                      |
|  | Direct        | Indirect | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
| Cult Emp. Imob. SPE Ltda.                  | -             | 100,00%  | Full                       | 21,917,514          | 21,918           | 20,196                  | 221                       | -                                | Jun/05               |
| Cyrela Oceania Empreend. S.A.              | -             | 20,00%   | Proportional               | 400                 | 10               | 21,019                  | 3,097                     | -                                | May/06               |
| Cyrela Tecnisa Klabin Segall SPE Ltda.     | -             | 35,00%   | Proportional               | 796,250             | 3,500            | 5,864                   | (345)                     | -                                | Oct/03               |
| De Pinedo Incorporadora Ltda.              | -             | 80,00%   | Proportional               | 64,000              | 100              | 3,136                   | 55                        | -                                | Jan/05               |
| Delaporte Empreendimento Imob. S.A.        | -             | 80,00%   | Proportional               | 3,200               | 3,001            | 24,500                  | 9,496                     | -                                | Apr/07               |
| Dolce Vita Incorporadora Ltda.             | -             | 30,00%   | Proportional               | 90                  | 1                | 2                       | (50)                      | -                                | Jul/01               |
| Draco Incorporadora Ltda.                  | -             | 100,00%  | Full                       | 238,186,546         | 5,453            | 8,303                   | 319                       | -                                | Feb/07               |
| Dubhe Incorporadora S.A.                   | -             | 55,00%   | Proportional               | 303                 | 4,200            | 12,804                  | 1,626                     | -                                | Jun/06               |
| Eltanin Incorporadora Ltda.                | -             | 100,00%  | Full                       | 20,003,400          | 20,003           | 27,626                  | 8,486                     | -                                | Jun/06               |
| Etagé Botafogo Empreend. Imob. SPE Ltda.   | -             | 100,00%  | Full                       | 8,826,471           | 8,826            | 9,834                   | 2,412                     | -                                | May/06               |
| Eucalipto Incorporadora Ltda.              | -             | 90,00%   | Proportional               | 689                 | 1                | 5,347                   | 65                        | -                                | Feb/05               |
| Fortunato Ferraz Empreend. Imob. SPE Ltda. | -             | 100,00%  | Full                       | 5,458,049           | 1,936            | 2,037                   | 189                       | -                                | Jun/04               |
| Gan Empreend. Imob. Ltda.                  | -             | 100,00%  | Full                       | 10,000              | 10               | 8,524                   | (9,702)                   | -                                | Feb/07               |
| Gan Salvador Incorporadora Ltda.           | -             | 100,00%  | Full                       | 10,000              | -                | 3,880                   | 1,728                     | -                                | Feb/07               |
| Garibaldi Incorporadora Ltda.              | -             | 70,00%   | Proportional               | 4,900               | 10               | 24,651                  | 3,057                     | -                                | Feb/07               |
| Gérbera Incorporadora Ltda.                | -             | 71,67%   | Proportional               | 2,172,012           | 4,227            | 17,567                  | 12,622                    | -                                | Aug/05               |
| Giesta Incorporadora Ltda.                 | -             | 100,00%  | Full                       | 1,000               | 1                | 16                      | (68)                      | -                                | Feb/06               |
| Gliese Incorporadora Ltda.                 | -             | 42,46%   | Proportional               | 2,481,441           | 13,764           | 32,037                  | 20,136                    | -                                | Sep/06               |
| Gonder Incorporadora Ltda.                 | -             | 100,00%  | Full                       | 22,175,500          | 12,176           | 20,477                  | 301                       | -                                | Mar/07               |
| Grajaú Empreend. Imob. Ltda.               | -             | 45,00%   | Proportional               | 202,500             | 1,000            | 5,240                   | 59                        | -                                | Dec/03               |
| Guara Invest. Imob. Ltda.                  | -             | 100,00%  | Full                       | 1,000               | 56               | 7                       | (2)                       | -                                | Dec/10               |
| Gundel Incorporadora Ltda.                 | -             | 70,00%   | Proportional               | 4,038,193           | 10               | 10,121                  | 7,406                     | -                                | Apr/07               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership |          | Consolidation | Number        | of     | Capital | Shareholders' | Income   | Dividends | Acquisiti |
|---|---------------|----------|---------------|---------------|--------|---------|---------------|----------|-----------|-----------|
|   | Direct        | Indirect |               |               |        |         |               |          |           |           |
|   | percentage    |          | crit          | shares        | stock  | equity  | for           | the      | paid      | on date   |
|   |               |          |               |               |        |         | year          | proposed |           |           |
| Harmonica Incorporadora Ltda.                 | -             | 70,00%   | Proportional  | 102,900       | 10     | 3,767   | 1,906         | -        | -         | May/10    |
| Heliconia Incorporadora Ltda.                 | -             | 100,00%  | Full          | 510,487,208   | 9,319  | 2,466   | (5,942)       | -        | -         | May/05    |
| Iepê Investimentos Imob. Ltda.                | -             | 30,00%   | Proportional  | 1,440,000     | 16,000 | 19,844  | 790           | -        | -         | Jul/02    |
| Imperatriz Leopoldina Empreend. Imob. Ltda.   | -             | 100,00%  | Full          | 2,842,592     | 9,533  | 32,405  | 17,994        | -        | -         | Jun/06    |
| Imperial Incorporadora Ltda.                  | -             | 70,00%   | Proportional  | 470,400       | 960    | 4,393   | 207           | -        | -         | Jul/09    |
| Ipiranga SPE Ltda.                            | -             | 35,00%   | Proportional  | 735           | 1,712  | 262     | (1,531)       | -        | -         | Dec/02    |
| Ita SPE Empreend. Imob. Ltda.                 | -             | 80,00%   | Proportional  | 640           | 1      | 30      | (76)          | -        | -         | Aug/08    |
| Jarash Incorporadora Ltda.                    | -             | 100,00%  | Full          | 20,430,740    | 16,123 | 15,710  | (403)         | -        | -         | Mar/07    |
| Jardim das Vertentes Incorporadora SPE Ltda.  | -             | 87,50%   | Proportional  | 94,191,753    | 1,230  | 17,278  | 9,632         | -        | -         | May/05    |
| Jardim Florida Incorporadora Ltda.            | -             | 80,00%   | Proportional  | 640           | 1      | 0       | (5)           | -        | -         | Jun/08    |
| Jardim Guedala Incorporação Ltda.             | -             | 30,00%   | Proportional  | 90            | 4      | (0)     | -             | -        | -         | May/02    |
| Jardim Sul Incorporação Ltda.                 | -             | 20,00%   | Proportional  | 120,000       | 10     | 3,577   | 142           | -        | -         | Jul/01    |
| Jetirana Empreend. S.A.                       | -             | 50,00%   | Proportional  | 8,099,676     | 16,199 | 14,620  | (1,269)       | -        | -         | Aug/06    |
| Juriti Invest. Imob. Ltda.                    | -             | 100,00%  | Full          | 608,594       | 1,242  | 1,937   | (2)           | -        | -         | Dec/10    |
| Kaiapo Empreend. Imob. Ltda.                  | -             | 100,00%  | Full          | 3,200,000     | 3,849  | 20,312  | 5,955         | -        | -         | Aug/04    |
| Kalapalo Empreend. Imob. Ltda.                | -             | 100,00%  | Full          | 424,116,840   | 17,126 | 36,484  | 14,747        | -        | -         | Mar/06    |
| Kamayura Empreend. Imob. Ltda.                | -             | 100,00%  | Full          | 1,025,352,450 | 12,817 | 18,269  | (12,543)      | -        | -         | Sep/04    |
| Kantarure Empreend. Imob. Ltda.               | -             | 100,00%  | Full          | 1,117,039,796 | 13,963 | 30,078  | (5,366)       | -        | -         | Dec/05    |
| Kaxiwana Empreend. Imob. Ltda.                | -             | 100,00%  | Full          | 476,248       | 476    | 1,011   | (24)          | -        | -         | Apr/06    |
| KFA Empreend. Imob. Ltda.                     | -             | 100,00%  | Full          | 8,471,190     | 8,471  | 64,071  | 9,195         | -        | -         | Oct/04    |
| Klabin Segall Anápolis Emp. Imob. SPE Ltda.   | -             | 50,00%   | Proportional  | 330,750       | 1,323  | 54,434  | (3,665)       | -        | -         | Apr/08    |
| Klabin Segall Cyrela RJZ Emp. Imob. SPE Ltda. | -             | 50,00%   | Proportional  | 200,000       | 800    | 5,678   | (524)         | -        | -         | May/04    |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                           |                                  |                      |
| Klabin Segall Cyrela SPE Ltda.                   | -                           | 41,50%   | Proportional               | 516,675             | 2,930            | 673                     | (206)                     | -                                | Jul/03               |
| Klabin Segall Empreend. Imob. Ltda.              | -                           | 50,00%   | Proportional               | 1,000,000           | 2,000            | 18,589                  | 1,814                     | -                                | Jan/06               |
| Klabin Segall Investimentos e Participações S.A. | -                           | 70,00%   | Proportional               | 570,618,999         | 15,170           | 38,175                  | 20,089                    | -                                | Jul/07               |
| Klabin Segall RJ2 Emp. Imob. Ltda.               | -                           | 100,00%  | Full                       | 13,600              | 21,606           | 129,218                 | 17,524                    | -                                | May/06               |
| Klabin Segall RJ3 Emp. Imob. Ltda.               | -                           | 100,00%  | Full                       | 10,908,781          | 10,909           | 25,038                  | 6,269                     | -                                | May/06               |
| Klabin Segall RJ4 Emp. Imob. Ltda.               | -                           | 80,00%   | Proportional               | 3,840,000           | 6,000            | 4,814                   | (551)                     | -                                | Feb/07               |
| Klabin Segall RJ5 Emp. Imob. Ltda.               | -                           | 100,00%  | Full                       | 12,505,409          | 12,505           | 22,480                  | 6,152                     | -                                | Feb/07               |
| Klabin Segall RJ6 Emp. Imob. Ltda.               | -                           | 60,00%   | Proportional               | 10,404,000          | 155              | 2,400                   | (6,897)                   | -                                | Feb/07               |
| Klabin Segall RJ7 Emp. Imob. Ltda.               | -                           | 100,00%  | Full                       | 7,983,960           | 7,984            | 9,800                   | (12)                      | -                                | Feb/07               |
| Klabin Segall S.A.                               | -                           | 100,00%  | Full                       | 147,210,240         | 147,210          | 173,153                 | 34,363                    | -                                | Dec/10               |
| Klabin Segall Santana Emp. Imob. Ltda.           | -                           | 80,00%   | Proportional               | 11,815,038          | 18,461           | 11,352                  | 4,347                     | -                                | Jan/06               |
| Klabin Segall SP3 Emp. Imob. Ltda.               | -                           | 80,00%   | Proportional               | 6,891,200           | 10,768           | 36,893                  | 7,179                     | -                                | Nov/06               |
| Klabin Segall SP4 Emp. Imob. Ltda.               | -                           | 100,00%  | Full                       | 7,294,160           | 7,294            | 1,328                   | 1,982                     | -                                | Nov/06               |
| Klabin Segall SP5 Emp. Imob. Ltda.               | -                           | 100,00%  | Full                       | 8,523,851           | 8,524            | 8,705                   | (1)                       | -                                | Oct/10               |
| Klabin Segall SP6 Emp. Imob. Ltda.               | -                           | 80,00%   | Proportional               | 6,419,589           | 10,031           | 13,628                  | (2,216)                   | -                                | Dec/06               |
| Klabin Segall SP7 Emp. Imob. Ltda.               | -                           | 100,00%  | Full                       | 20,866,932          | 24,678           | 20,215                  | 719                       | -                                | Dec/06               |
| Klabin Segall SP8 Emp. Imob. Ltda.               | -                           | 70,00%   | Proportional               | 4,428,223           | 9,037            | 19,006                  | 4,395                     | -                                | Dec/06               |
| Klabin Segall SP9 Emp. Imob. Ltda.               | -                           | 100,00%  | Full                       | 12,235,121          | 19,654           | 27,112                  | 9,108                     | -                                | Dec/06               |
| Klabin Segall SP10 Emp. Imob. Ltda.              | -                           | 100,00%  | Full                       | 13,228,557          | 35,381           | 24,264                  | 7,923                     | -                                | Feb/07               |
| Klabin Segall SP11 Emp. Imob. Ltda.              | -                           | 100,00%  | Full                       | 5,576,628           | 3,499            | 6                       | (3)                       | -                                | Feb/07               |
| Klabin Segall SP13 Emp. Imob. Ltda.              | -                           | 100,00%  | Full                       | 96,227              | 101              | 1                       | 1                         | -                                | Feb/07               |
| Klabin Segall SP14 Emp. Imob. Ltda.              | -                           | 100,00%  | Full                       | 9,352,395           | 10,284           | 13,805                  | (7,931)                   | -                                | Feb/07               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                           |                                  |                      |
| Klabin Segall SP16 Emp. Imob. Ltda.       | -                           | 50,00%   | Proportional               | 1,275               | 5,100            | 6,339                   | (11)                      | -                                | Apr/07               |
| Klabin Segall SP17 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 44,425,096          | 49,918           | 63,241                  | 2,289                     | -                                | Apr/07               |
| Klabin Segall SP18 Emp. Imob. Ltda.       | -                           | 50,00%   | Proportional               | 500                 | 1,325            | 5,073                   | (782)                     | -                                | Apr/07               |
| Klabin Segall SP24 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 3,321,533           | 1,124            | 7                       | (1)                       | -                                | Apr/07               |
| Klabin Segall SP31 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 4,402,000           | 12,573           | 16,344                  | (23)                      | -                                | Jul/07               |
| Klabin Segall SP32 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 6,240,821           | 10,978           | 13,860                  | (33)                      | -                                | Jul/07               |
| Klabin Segall SP33 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 3,418,083           | 7,907            | 2,052                   | (45)                      | -                                | Jul/07               |
| Klabin Segall SP34 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 2,503,823           | 4,940            | 614                     | (1)                       | -                                | Jul/07               |
| Klabin Segall SP35 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 1,000               | 11               | 4                       | (0)                       | -                                | Jul/07               |
| Klabin Segall SP36 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 1,000               | 268              | 1                       | (2)                       | -                                | Jan/08               |
| Klabin Segall SP37 Emp. Imob. Ltda.       | -                           | 100,00%  | Full                       | 12,713,213          | 363              | 6                       | 1                         | -                                | Jan/08               |
| Klabin Segall SP 38 Emp. Imob. Ltda.      | -                           | 100,00%  | Full                       | 1,000               | 5                | 0                       | (0)                       | -                                | Jan/08               |
| Klabin Segall SP 39 Emp. Imob. Ltda.      | -                           | 100,00%  | Full                       | 1,000               | 9                | 3                       | (0)                       | -                                | Jan/08               |
| Klabin Segall Vergueiro Empr. Imob. Ltda. | -                           | 61,40%   | Proportional               | 1,639,441           | 4,348            | 4,180                   | 1,931                     | -                                | Aug/05               |
| Klasell Construção Ltda.                  | -                           | 100,00%  | Full                       | 15,670,997          | 15,796           | (30,333)                | (32,981)                  | -                                | Jun/01               |
| Kochab Incorporadora Ltda.                | -                           | 100,00%  | Full                       | 19,840,399          | 19,840           | 53,700                  | (5,153)                   | -                                | Jun/06               |
| KS Morumbi Emp. Imob. S.A.                | -                           | 50,00%   | Proportional               | 3,429,000           | 6,858            | 7,252                   | 887                       | -                                | Jan/03               |
| KSC 1 Emp. Imob. Ltda.                    | -                           | 50,00%   | Proportional               | 2,162,500           | 8,650            | 9,538                   | (1)                       | -                                | Sep/08               |
| KSS Negócios Imob. S.S. Ltda.             | -                           | 100,00%  | Full                       | 59,994              | 10               | 338                     | (781)                     | -                                | Jun/08               |
| Lacerda Franco Incorporadora SPE Ltda.    | -                           | 60,00%   | Proportional               | 6,000,000           | 10               | (1,649)                 | 2                         | -                                | Mar/04               |
| Lagoa Alpha Empreend. Imob. Ltda.         | -                           | 100,00%  | Full                       | 789,000             | 12,508           | 3,492                   | (10,504)                  | -                                | Apr/06               |
| Laguna Incorporadora Ltda.                | -                           | 55,00%   | Proportional               | 3,025,000           | 5,928            | 2,353                   | (511)                     | -                                | Jan/05               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|--|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|  | Direct                      | Indirect |                            |                     |                  |                         |                           |                                  |                      |
| Lalibela Incorporadora Ltda.           | -                           | 100,00%  | Full                       | 11,936,791          | 11,937           | 7,569                   | (939)                     | -                                | Mar/07               |
| Laranjeiras 1 Empreend. Imob. Ltda.    | -                           | 100,00%  | Full                       | 1,708,067           | 1,568            | 1,271                   | (109)                     | -                                | Mar/06               |
| Le Mans Incorporação Imobiliária Ltda. | -                           | 70,00%   | Proportional               | 700                 | 1                | 151                     | (6)                       | -                                | Sep/07               |
| Leituga Incorporadora Ltda.            | -                           | 100,00%  | Full                       | 500,000             | 430              | 290                     | (10)                      | -                                | Feb/06               |
| Lisianthus Incorporadora Ltda.         | -                           | 80,00%   | Proportional               | 1,588,480           | 2,482            | 121                     | (0)                       | -                                | Aug/05               |
| Lordello Empreend. Imob. Ltda.         | -                           | 100,00%  | Full                       | 7,662,550           | 2,069            | 21,558                  | 14,408                    | -                                | Jul/07               |
| Madri Incorporadora Ltda.              | -                           | 70,00%   | Proportional               | 7,000               | 10               | 4,708                   | 112                       | -                                | Apr/10               |
| Maioruna Empreend. Imob. Ltda.         | -                           | 100,00%  | Full                       | 2,665,759           | 8,940            | 10,785                  | (488)                     | -                                | May/06               |
| Maitaca Invest. Imob. Ltda.            | -                           | 100,00%  | Full                       | 1,000               | 44               | 2                       | (2)                       | -                                | Dec/10               |
| Malmequer Empreend. S.A.               | -                           | 42,50%   | Proportional               | 18,536,463          | 40,001           | 82,252                  | 14,733                    | -                                | Feb/07               |
| Malte Investimentos Imobiliários Ltda. | -                           | 100,00%  | Full                       | 2,832,698           | 3,786            | 6,547                   | 3,367                     | -                                | Feb/08               |
| Marcial Investimentos Imob. Ltda.      | -                           | 66,66%   | Proportional               | 11,303,905          | 10,379           | 9,524                   | 561                       | -                                | Jul/02               |
| Maria Máximo Empreend. Imob. Ltda.     | -                           | 100,00%  | Full                       | 569,970,293         | 7,125            | 15,515                  | 4,285                     | -                                | Dec/05               |
| Marina Búzios 1 Empreend. Imob. Ltda.  | -                           | 100,00%  | Full                       | 26,016              | 26               | 0                       | (3)                       | -                                | Mar/07               |
| Marina Búzios 2 Empreend. Imob. Ltda.  | -                           | 100,00%  | Full                       | 18,007              | 18               | 0                       | (3)                       | -                                | Mar/07               |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership |          |               |             |            |               |              |                  |           |
|---|---------------|----------|---------------|-------------|------------|---------------|--------------|------------------|-----------|
|   | percentage    |          |               |             |            |               |              |                  |           |
|   | Direct        | Indirect | Consolidation | Number      | of Capital | Shareholders' | Income       | Dividends        | Acquisiti |
|   |               |          | criterion     | shares      | stock      | equity        | for the year | paid or proposed | on date   |
| Marina Búzios 4 Empreend. Imob. Ltda.       | -             | 100,00%  | Full          | 18,046      | 18         | 0             | (2)          | -                | Oct/07    |
| Marina Búzios 5 Empreend. Imob. Ltda.       | -             | 100,00%  | Full          | 14,190      | 14         | 0             | (2)          | -                | Oct/07    |
| Marina Búzios 6 Empreend. Imob. Ltda.       | -             | 100,00%  | Full          | 13,727      | 14         | 0             | (2)          | -                | Oct/07    |
| Marina Búzios 7 Empreend. Imob. Ltda.       | -             | 100,00%  | Full          | 17,214      | 17         | (0)           | (2)          | -                | Oct/07    |
| Marina Búzios 8 Empreend. Imob. Ltda.       | -             | 100,00%  | Full          | 13,436      | 13         | (1)           | (3)          | -                | Oct/07    |
| Marina Búzios 9 Empreend. Imob. Ltda.       | -             | 100,00%  | Full          | 18,050      | 18         | (0)           | (3)          | -                | Oct/07    |
| Marina Búzios 10 Empreend. Imob. Ltda.      | -             | 100,00%  | Full          | 17,410      | 17         | (0)           | (3)          | -                | Oct/07    |
| Maroma Incorporadora Ltda.                  | -             | 100,00%  | Full          | 10,528,921  | 8,317      | 8,550         | 160          | -                | Mar/07    |
| Marubo Empreend. Imob. Ltda.                | -             | 100,00%  | Full          | 30,703,800  | 25,689     | 30,275        | 3,446        | -                | Feb/07    |
| Matheus Leão Empreend. Imob. Ltda.          | -             | 100,00%  | Full          | 267,931,854 | 1,000      | 10,484        | 4,849        | -                | Nov/05    |
| Matipu Empreend. Imob. Ltda.                | -             | 100,00%  | Full          | 1,000,000   | 1,000      | 13,170        | (7,943)      | -                | Jul/06    |
| Merak Incorporadora Ltda.                   | -             | 100,00%  | Full          | 1,000       | 1          | 1             | (4)          | -                | Jun/06    |
| Mintaka Incorporadora Ltda.                 | -             | 100,00%  | Full          | 85,122,668  | 149,797    | 285,889       | 66,454       | -                | Sep/06    |
| Moema Emp. Imob. SPE Ltda.                  | -             | 100,00%  | Full          | 15,879,096  | 15,699     | 15,839        | 564          | -                | Feb/05    |
| Mogno Incorporadora Ltda.                   | -             | 80,00%   | Proportional  | 640         | 10         | (442)         | 139          | -                | Feb/02    |
| Moinho Dos Ventos Incorporadora Ltda.       | -             | 100,00%  | Full          | 1,000       | -          | 7,322         | (133)        | -                | Jun/10    |
| More Alphaville Empreend. Imob. Ltda.       | -             | 80,00%   | Proportional  | 3,200       | 5          | 843           | 1,058        | -                | Jul/06    |
| Morumbi SPE Ltda.                           | -             | 40,00%   | Proportional  | 818,000     | 8,498      | 9,655         | 1,559        | -                | Dec/02    |
| Munduruku Empreend. Imob. Ltda.             | -             | 55,00%   | Proportional  | 302,500     | 995        | 13,714        | 1,707        | -                | Jul/05    |
| Murcia Empreendimentos Imob. Ltda.          | -             | 30,00%   | Proportional  | 5,640,000   | 18,800     | 26,516        | (1,451)      | -                | Jul/07    |
| Mutinga Empreend. Imob. Ltda.               | -             | 71,67%   | Proportional  | 1,033,349   | 2,012      | (910)         | 757          | -                | Mar/07    |
| Nova Iguaçu Agre Comercial Emp. Imob. Ltda. | -             | 100,00%  | Full          | 14,779      | 15         | 171           | (68)         | -                | Oct/07    |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership |          |               |               |        |         |               |        |           |           |
|---|---------------|----------|---------------|---------------|--------|---------|---------------|--------|-----------|-----------|
|   | percentage    |          |               |               |        |         |               |        |           |           |
|   | Direct        | Indirect | Consolidation | Number        | of     | Capital | Shareholders' | Income | Dividends | Acquisiti |
|   |               |          | criteria      | shares        | stock  | equity  | for the       | year   | paid or   | on date   |
|   |               |          |               |               |        |         |               |        | proposed  |           |
| Oceania Incorporadora Ltda.               | -             | 100,00%  | Full          | 10,000        | 10     | 376     | (175)         |        |           | Aug/07    |
| Ondina Incorporadora Ltda.                | -             | 100,00%  | Full          | 10,000        | 10     | 664     | (103)         |        |           | Jul/07    |
| Orion Incorporadora Ltda.                 | -             | 70,00%   | Proportional  | 2,744,490     | 1      | 11,462  | 1,483         |        |           | Feb/07    |
| Orozimbo Incorporadora Ltda.              | -             | 100,00%  | Full          | 1,467,658,847 | 5,872  | 5,733   | (139)         |        |           | Mar/08    |
| Paineira Incorporadora Ltda.              | -             | 30,00%   | Proportional  | 90            | 1      | 1,510   | 1,614         |        |           | Feb/05    |
| Paio Velho Ltda.                          | -             | 39,00%   | Proportional  | 389           | 1      | 7,800   | (736)         |        |           | May/04    |
| Penidre Administração de Bens Ltda.       | -             | 100,00%  | Full          | 13,251,895    | 13,252 | 12,908  | 352           |        |           | Jun/06    |
| Pereira Barreto Empreend. Imob. SPE Ltda. | -             | 100,00%  | Full          | 54,231,427    | 54,231 | 186,277 | 68,923        |        |           | Mar/05    |
| Persépolis Incorporadora Ltda.            | -             | 100,00%  | Full          | 1,141,915     | 1,102  | 1,075   | (10)          |        |           | Mar/07    |
| Pinheiro Incorporadora Ltda.              | -             | 100,00%  | Full          | 3,359,700     | 10     | 137     | 635           |        |           | Feb/05    |
| Piracantos Incorporadora Ltda.            | -             | 100,00%  | Full          | 1,137,000     | 1,137  | 1,853   | (16)          |        |           | Jun/06    |
| Poli Investimentos Imob. Ltda.            | -             | 100,00%  | Full          | 15,210,337    | 25,351 | 5,986   | (7,429)       |        |           | Jan/06    |
| Praia Nova Empreend. Imob. Ltda.          | -             | 100,00%  | Full          | 13,496,000    | 5,720  | (7,678) | (2,363)       |        |           | Aug/04    |
| Projeto Residencial América SPE Ltda.     | -             | 30,00%   | Proportional  | 336,000       | 1,120  | 60,368  | 16,849        |        |           | Sep/06    |
| Projeto Residencial Santo Amaro Ltda.     | -             | 30,00%   | Proportional  | 6,839,387     | 22,798 | 48,433  | 21,912        |        |           | Jan/08    |
| Quadra B 05 Incorporadora Ltda.           | -             | 50,00%   | Proportional  | 500           | -      | (17)    | (8)           |        |           | Mar/08    |
| Quadra B 20 Incorporadora Ltda.           | -             | 50,00%   | Proportional  | 500           | -      | (0)     | (8)           |        |           | Mar/08    |
| Quadra B 54 Incorporadora Ltda.           | -             | 33,34%   | Proportional  | 333           | -      | (0)     | (8)           |        |           | Mar/08    |
| Quadra B 71 Incorporadora Ltda.           | -             | 33,34%   | Proportional  | 333           | -      | (59)    | (8)           |        |           | Mar/08    |
| Quatorze de maio Empreend. Imob. Ltda.    | -             | 18,00%   | Proportional  | 324           | 10     | 2,258   | (9)           |        |           | Jun/07    |
| Quiron Incorporadora Ltda.                | -             | 32,50%   | Proportional  | 4,747,353     | 14,607 | 24,490  | 3,868         |        |           | Jun/07    |
| Ragusa Empreend. Imob. Ltda.              | -             | 100,00%  | Full          | 986,664       | 987    | 24,856  | 3,342         |        |           | Nov/07    |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|  | % - Ownership |          | Consolidation | Number of   | Capital | Shareholders' | Income   | Dividends | Acquisiti |
|--|---------------|----------|---------------|-------------|---------|---------------|----------|-----------|-----------|
|  | Direct        | Indirect |               |             |         |               |          |           |           |
|  |               |          | percentage    | shares      | stock   | equity        | for the  | paid or   | on date   |
|  |               |          | percentage    |             |         |               | year     | proposed  |           |
| Reserva de Alphaville Salvador Emp. Imob. Ltda.  | -             | 100,00%  | Full          | 670,008     | 670     | 16,382        | 52       | -         | Jun/04    |
| Rigel Incorporadora Ltda.                        | -             | 100,00%  | Full          | 1,000       | 1       | 3,736         | (41)     | -         | Sep/06    |
| Saiph Incorporadora Ltda.                        | -             | 100,00%  | Full          | 3,134,984   | 13,762  | 31,397        | 411      | -         | Sep/05    |
| Salvador 2 Incorporadora Ltda.                   | -             | 100,00%  | Full          | 1,000,000   | 2       | 5,102         | 1,902    | -         | May/06    |
| São Bernardo 1 - Empreend. Imob. SPE Ltda.       | -             | 90,00%   | Proportional  | 8,892,081   | 10      | (726)         | (56)     | -         | Aug/03    |
| São Bernardo 2 SPE Ltda.                         | -             | 90,00%   | Proportional  | 865,482,052 | 7,092   | 6,831         | 87       | -         | Jun/03    |
| Schahin Astúrias Incorporadora Ltda.             | -             | 30,00%   | Proportional  | 1,920,000   | 6,400   | 21,416        | 8,690    | -         | Jul/07    |
| Schahin Borges de Figueiredo Incorporadora Ltda. | -             | 30,00%   | Proportional  | 3,930,000   | 13,100  | 20,480        | (77)     | -         | Mar/08    |
| Schahin Jaragua Incorporadora Ltda.              | -             | 30,00%   | Proportional  | 2,212,000   | 3,160   | 9,806         | -        | -         | Nov/07    |
| Schahin Santo André Incorporadora Ltda.          | -             | 24,00%   | Proportional  | 6,900,000   | 19,801  | 21,681        | (62)     | -         | Aug/07    |
| Schahin Zike Tuma Incorporadora Ltda.            | -             | 30,00%   | Proportional  | 75,000      | 250     | (23)          | 1        | -         | Oct/08    |
| Schedar Incorporadora Ltda.                      | -             | 100,00%  | Full          | 42,691,435  | 427     | 244           | 3,336    | -         | Feb/07    |
| SCP - API SPE 08 Plan. Des. Emp. Imob. Ltda.     | -             | 50,00%   | Proportional  | 11,160,895  | 22,322  | 44,426        | 12,524   | -         | Jul/09    |
| SCP - API SPE 26 Plan. Des. Emp. Imob. Ltda.     | -             | 50,00%   | Proportional  | 6,752,972   | 13,756  | 20,684        | 2,485    | -         | Jun/09    |
| Setin Construtora Ltda.                          | -             | 100,00%  | Full          | 19,050,000  | 19,050  | (6,857)       | (22,087) | -         | Dec/10    |
| Shimpako Incorporadora Ltda.                     | -             | 66,67%   | Proportional  | 5,649,320   | 12,710  | 42,781        | (20)     | -         | May/06    |
| Sirius Incorporadora Ltda.                       | -             | 100,00%  | Full          | 1,000       | 1       | 5,871         | (5)      | -         | Jan/06    |
| SJC Investimentos Imob. Ltda.                    | -             | 20,00%   | Proportional  | 720,000     | 18,000  | 17,320        | 1,403    | -         | Jul/00    |
| Tagipuru Empreend. Imobiliarios S.A.             | -             | 55,00%   | Proportional  | 5,500       | 10      | 26,582        | 15,126   | -         | Aug/07    |
| Tangara Invest. Imob. Ltda.                      | -             | 100,00%  | Full          | 1,000       | 12,061  | 16,667        | (29)     | -         | Dec/10    |
| Teixeira de Barros Incorporadora Ltda.           | -             | 30,00%   | Proportional  | 10,000      | 3,590   | 10,059        | 3,838    | -         | Jul/07    |
| Tembé Empreend. Imob. Ltda.                      | -             | 39,00%   | Proportional  | 152,100     | 1,000   | 3,352         | (761)    | -         | May/04    |

## 8. Investments - continuation

### d) Information on the subsidiaries and jointly-owned companies included in the consolidation as of December 31, 2010

|   | % - Ownership<br>percentage |          | Consolidation<br>criterion | Number of<br>shares | Capital<br>stock | Shareholders'<br>equity | Income<br>for the<br>year | Dividends<br>paid or<br>proposed | Acquisiti<br>on date |
|---|-----------------------------|----------|----------------------------|---------------------|------------------|-------------------------|---------------------------|----------------------------------|----------------------|
|   | Direct                      | Indirect |                            |                     |                  |                         |                           |                                  |                      |
| Tempo Incorporadora Ltda.                     | -                           | 70,00%   | Proportional               | 4,900               | 10               | 2,591                   | 483                       | -                                | Feb/08               |
| Terras de Bonito Empreend. Imob. SPE 03 Ltda. | -                           | 100,00%  | Full                       | 2,343,573,035       | 23,436           | 43,005                  | (1,060)                   | -                                | Jul/06               |
| Topkapi Incorporadora Ltda.                   | -                           | 100,00%  | Full                       | 1,000               | 1                | (3)                     | (5)                       | -                                | Mar/07               |
| Trinta e Um de Janeiro Empreend. Imob. Ltda.  | -                           | 50,00%   | Proportional               | 3,506,800           | 14,027           | 69,510                  | 46,277                    | -                                | Mar/07               |
| Vega Incorporadora Ltda.                      | -                           | 56,00%   | Proportional               | 1,778,650           | 4,072            | 10,706                  | 6,616                     | -                                | Feb/07               |
| Vila Leopoldina SPE S.A.                      | -                           | 80,00%   | Proportional               | 3,840               | 10               | 1,965                   | 610                       | -                                | Feb/03               |
| Vila Mascote SPE Ltda.                        | -                           | 35,00%   | Proportional               | 1,591,275           | 4,218            | 2,170                   | 493                       | -                                | Dec/02               |
| Village Recreio Emp. Imob. S.A.               | -                           | 100,00%  | Full                       | 29,861,191          | 31,621           | 37,989                  | (17,165)                  | -                                | May/05               |
| Waura Empreend. Imob. Ltda.                   | -                           | 50,00%   | Proportional               | 149,808,000         | 2,996            | 5,577                   | 2,932                     | -                                | Apr/06               |
| Windsor Investimentos Imob. Ltda.             | -                           | 25,00%   | Proportional               | 8,572,408           | 137,159          | 136,993                 | (39)                      | -                                | Sep/06               |
| Trinta e Um de Janeiro Empreend. Imob. Ltda.  | -                           | 50,00%   | Proportional               | 3,506,800           | 1                | (3)                     | (5)                       | -                                | Dec/10               |
| Vega Incorporadora Ltda.                      | -                           | 56,00%   | Proportional               | 1,778,650           | 14,027           | 69,510                  | 46,277                    | -                                | May/06               |
| Vila Leopoldina SPE S.A.                      | -                           | 80,00%   | Proportional               | 3,840               | 4,072            | 10,706                  | 6,616                     | -                                | Jan/06               |
| Vila Mascote SPE Ltda.                        | -                           | 35,00%   | Proportional               | 1,591,275           | 10               | 1,965                   | 610                       | -                                | Jul/00               |
| Village Recreio Emp. Imob. S.A.               | -                           | 100,00%  | Full                       | 29,861,191          | 4,218            | 2,170                   | 493                       | -                                | Aug/07               |
| Waura Empreend. Imob. Ltda.                   | -                           | 50,00%   | Proportional               | 149,808,000         | 31,621           | 37,989                  | (17,165)                  | -                                | Dec/10               |
| Windsor Investimentos Imob. Ltda.             | -                           | 25,00%   | Proportional               | 8,572,408           | 2,996            | 5,577                   | 2,932                     | -                                | Jul/07               |

## 9. Property and equipment

In accordance with CPC 27 - Property, plant and equipment, the Company opted not to evaluate its property and equipment at fair value as deemed cost, considering that: (i) the cost method, less provision for impairment losses is the best method to value its property and equipment items; (ii) its property and equipment items are segregated into well defined classes, the main assets being sales stands and depreciation directly associated with the sale of property units, and other assets refer to its operating activities; and (iii) the Company has effective controls over its property and equipment items that permit identifying impairment and changes in the estimated economic useful lives of the assets.

Annual depreciation is calculated on the straight-line basis over the useful life of the assets, at rates that take into consideration the estimated useful lives of the assets, as follows:

|                                    | % - Annual depreciation rate | Controlling company 12/31/10 |                          |                            | Controlling company 12/31/09 | Controlling company 01/01/09 |
|------------------------------------|------------------------------|------------------------------|--------------------------|----------------------------|------------------------------|------------------------------|
|                                    |                              | Cost                         | Accumulated depreciation | Net property and equipment | Net property and equipment   | Net property and equipment   |
| Property and equipment in progress | -                            | -                            | -                        | -                          | 2,699                        | -                            |
| Property and equipment in use      |                              |                              |                          |                            |                              |                              |
| Furniture and fixtures             | 10%                          | 369                          | (123)                    | 246                        | 239                          | 268                          |
| Computers                          | 20%                          | 3,085                        | (257)                    | 2,828                      | 166                          | 232                          |
| Sales stands                       | (*)                          | 7,833                        | (6,141)                  | 1,692                      | 2,790                        | 3,632                        |
| <b>Total</b>                       |                              | <b>11,287</b>                | <b>(6,521)</b>           | <b>4,766</b>               | <b>5,894</b>                 | <b>4,132</b>                 |

(\*) The annual depreciation rate depends on the useful life of each sales stand.

## 9. Property and equipment - continuation

|                                    |                                    | Consolidated<br>12/31/10 |                             |                               | Consolidated<br>12/31/09      | Consolidated<br>01/01/09      |
|------------------------------------|------------------------------------|--------------------------|-----------------------------|-------------------------------|-------------------------------|-------------------------------|
|                                    | % - Annual<br>depreciation<br>rate | Cost                     | Accumulated<br>depreciation | Net property<br>and equipment | Net property<br>and equipment | Net property<br>and equipment |
| Property and equipment in progress | -                                  | 9,018                    | -                           | 9,018                         | 12,078                        | -                             |
| Property and equipment in use      |                                    | 393,907                  | (198,001)                   | 195,906                       | 70,235                        | 75,689                        |
| Sales stands                       | (*)                                | 251,979                  | (178,063)                   | 73,916                        | 37,591                        | 40,099                        |
| Land                               | -                                  | 32,216                   | -                           | 32,216                        | 12,223                        | 12,418                        |
| Buildings                          | 4%                                 | 12,530                   | (365)                       | 12,165                        | 1,819                         | 8,523                         |
| Machinery and equipment            | 10%                                | 34,238                   | (2,214)                     | 32,024                        | 7,000                         | 3,934                         |
| Furniture and fixtures             | 10%                                | 12,997                   | (3,426)                     | 9,571                         | 2,942                         | 2,203                         |
| Computers                          | 20%                                | 18,505                   | (6,269)                     | 12,236                        | 3,221                         | 2,269                         |
| Vehicles                           | 20%                                | 15,456                   | (1,649)                     | 13,807                        | 4,770                         | 5,291                         |
| Leasehold improvements             | 10%                                | 9,640                    | (4,474)                     | 5,166                         | -                             | -                             |
| Others                             | 0% a 10%                           | 6,346                    | (1,541)                     | 4,805                         | 669                           | 952                           |
| <b>Total</b>                       |                                    | <b>402,925</b>           | <b>(198,001)</b>            | <b>204,924</b>                | <b>82,313</b>                 | <b>75,689</b>                 |

(\*) The annual depreciation rate depends on the useful life of each sales stand.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset is included in the income statement when the asset is derecognized.

## 9. Property and equipment - continuation

### Finance leases

In accordance with CPC 06 – Lease Operations, Finance leases, which transfer to the Company substantially all the risks and benefits incidental to ownership of the leased item, are capitalized at the commencement of the lease at the fair value of the leased property or, if lower, at the present value of the minimum lease payments. Indirect initial costs incurred in the transaction are included in the lease costs, as applicable.

Lease payments are apportioned as finance charges and reduction of the finance lease liability so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are recognized in the income statement.

The subsidiary Goldfarb Incorporações e Construções Ltda. has a financial leasing contract referring to a Cessna 550 (Citation Bravo) aircraft with Safra Leasing S.A., contracted on January 15, 2010 for a forty-two-month period. The Company also has a contract with the Commercial Investment Trust Bank of Brazil SA - Commercial Bank Leasing - six cranes model ZHONGWEN QYZ63, contracted on June 4, 2008 for a period of thirty-six months.

The Company paid off the lease with Bradesco Leasing SA Financial of an aircraft King Air C-90, and on March 25, 2010, sold it for R\$5,100. The net value of the aircraft written-off from the category of fixed assets was R\$ 4,288 on sale date, and revenues earned in this transaction was R\$812.

Pursuant to the requirements of CVM Rule No. 554, of November 12, 2008, and of CPC 06 – Lease Operations, please find below information on lease operations:

| <b><i>Lease</i></b>  | <b><i>12/31/10</i></b> | <b><i>12/31/09</i></b> | <b><i>01/01/09</i></b> | <b><i>Acquisition</i></b> |
|--|------------------------|------------------------|------------------------|---------------------------|
| Cost - 06 Gruas Modelo ZHONGWEN QYZ63                            | 2,340                  | 2,340                  | 2,340                  | 4/6/2008                  |
| Cost – Aircraft Model King Air C 90 - Year 2007                  | -                      | 5,095                  | 5,095                  | 23/07/2008                |
| Cost – Aircraft Cessna Model 550<br>(Citation Bravo) – Year 2006 | 7,806                  | -                      | -                      | 15/1/2010                 |
| <b><i>Total</i></b>  | <b><i>10,146</i></b>   | <b><i>7,435</i></b>    | <b><i>7,435</i></b>    |                           |
| Accumulated depreciation   | (1,412)                | (1,092)                | -                      |                           |
| <b><i>Total Net</i></b>  | <b><i>(8,734)</i></b>  | <b><i>(6,343)</i></b>  | <b><i>7,435</i></b>    |                           |

## 9. Property and equipment - continuation

### Finance leases

For the year ended December 31, 2010, the Company recognized in the income statement as depreciation expenses referring to the aircraft lease the amount of R\$ 878 (R\$ 743 as of December 31, 2009).

The operations' assets are recorded in the financial statements in a specific item under "Property and equipment", and is depreciated according to the assets' estimated useful life. The operations' liabilities are recorded at present value under "Loans and Financing", whose maturity, fees and guarantees are described in Note 12.

The present value of minimum future payments of the leasing operations on December 31, 2010 is presented below:

| <i><b>Present value of future payments</b></i> | <b>12/31/10</b> | <b>12/31/09</b> |
|--|-----------------|-----------------|
| Current  | 2,231           | 2,585           |
| Non-current                                    | 4,825           | 3,135           |
| <b>Total</b>                                   | <b>7,056</b>    | <b>5,720</b>    |

## 10. Intangible assets

The breakdown of the intangible assets in the quarter is shown below:

|  | Controlling company                       |          |           | Net<br>intangible<br>assets<br>12/31/2010 | Consolidated                              |          |           | Net<br>intangible<br>assets<br>12/31/2010 |
|--|---|----------|-----------|---|---|----------|-----------|---|
|  | Net<br>intangible<br>assets<br>12/31/2009 | Addition | Exclusion |   | Net<br>intangible<br>assets<br>12/31/2009 | Addition | Exclusion |   |
|  |   |          |           |   |   |          |           |   |
| <b>Goodwill</b>                                  |   |          |           |   |   |          |           |   |
| Administradora de Bens Avante Ltda.              | -1,451                                    | 407      | (1,858)   | -   | 1,451                                     | 407      | (1,858)   | -   |
| Agre Empreendimentos Imobiliarios                | -   | 417,461  | -         | 417,461                                   | -   | 581,145  | -         | 581,145                                   |
| Av. Chile 230 Investimentos<br>Imobiliários S.A. | 7,638                                     | 1,521    | (1,521)   | 7,638                                     | 7,638                                     | 1,521    | (1,521)   | 7,638                                     |
| Aztronic Engenharia de Softwares<br>Ltda         |   | 2,201    | -         | 2,201                                     | -   | 2,201    | -         | 2,201                                     |
| CHL Desenvolvimento Imobiliários<br>S.A.         | -59,443                                   | 795      | (795)     | 59,443                                    | 60,750                                    | 10,177   | (795)     | 70,132                                    |
| Fator Icone Empreendimento<br>Imobiliário Ltda   |   | 2,587    | -         | 2,587                                     | -   | 2,587    | -         | 2,587                                     |
| Gold França Empreend.Imob SPE<br>Ltda.           | -1,864                                    | (1,210)  | (654)     | -   | 1,864                                     | (1,210)  | (654)     | -   |
| Gold São Paulo Empreend. Imobil<br>SPE Ltda      |   | -        | -         | -   | -   | 42       | -         | 42  |
| Goldfarb Incorporações e<br>Construções S.A.     | -38,377                                   | 48,113   | (48,112)  | 38,378                                    | 43,361                                    | 67,989   | (57,192)  | 54,158                                    |
| Jazz 2006 Participações S.A.                     |   | -        | -         | -   | -   | 8,563    | -         | 8,563                                     |
| LDI  |   | -        | -         | -   | -   | 4,206    | -         | 4,206                                     |
| LN 8 Incorporação e<br>Empreendimentos           |   | 2,944    | -         | 2,944                                     | -   | 2,944    | -         | 2,944                                     |
| PDG Desenvolvimento Imobiliário<br>S.A.          | -   |          |           |   | 37,895                                    | (2,128)  |           | 35,767                                    |

## 10. Intangible assets - continuation

|  | Controlling company                |                |                 |                                    | Consolidated                       |                |                 |                                    |
|--|------------------------------------|----------------|-----------------|------------------------------------|------------------------------------|----------------|-----------------|------------------------------------|
|  | Net                                | Addition       | Exclusion       | Net                                | Net                                | Addition       | Exclusion       | Net                                |
|  | intangible<br>assets<br>12/31/2009 |                |                 | intangible<br>assets<br>12/31/2010 | intangible<br>assets<br>12/31/2009 |                |                 | intangible<br>assets<br>12/31/2010 |
| <b>Goodwill</b>                            |                                    |                |                 |                                    |                                    |                |                 |                                    |
| PDG Jet Casa S.A.                          | -                                  | 815            | -               | 815                                | -                                  | 816            | -               | 816                                |
| PDG LN Incorporações e<br>Construções S.A. | -                                  | 4,299          | -               | 4,299                              | -                                  | 4,299          | -               | 4,299                              |
| REP DI Desenvolvimento Imobiliário<br>S.A. | 11,926                             | 1              | -               | 11,927                             | 13,324                             | (1,385)        | -               | 11,939                             |
| TGLT                                       | -                                  | 22,397         | -               | 22,397                             | -                                  | 22,397         | -               | 22,397                             |
| Others                                     | -                                  | 6,136          | (5,054)         | 1,082                              | -                                  | 5,404          | (4,309)         | 1,095                              |
| <b>Total</b>                               | <b>120,699</b>                     | <b>508,467</b> | <b>(57,994)</b> | <b>571,172</b>                     | <b>166,283</b>                     | <b>709,975</b> | <b>(66,329)</b> | <b>809,929</b>                     |
| <b>Negative goodwill</b>                   |                                    |                |                 |                                    |                                    |                |                 |                                    |
| Br Brokers                                 | (210)                              | -              | -               | (210)                              | (210)                              | -              | -               | (210)                              |
| CHP 1000 Empreend Imob                     | -                                  | (2,073)        | -               | (2,073)                            | -                                  | (2,073)        | -               | (2,073)                            |
| Fator Aquarius Empreend. Imob.<br>Ltda     | (75)                               | 75             | -               | -                                  | (75)                               | 75             | -               | -                                  |
| Gold Blue Empreend. Imob. SPE<br>Ltda.     | -                                  | (1,182)        | 891             | (291)                              | -                                  | (1,182)        | 891             | (291)                              |
| Gold Cancun Empreend. Imob. SPE<br>Ltda.   | -                                  | (76)           | -               | (76)                               | -                                  | (76)           | -               | (76)                               |
| Gold Cuba Empreend. Imob. SPE<br>Ltda.     | -                                  | (609)          | 155             | (454)                              | -                                  | (609)          | 155             | (454)                              |
| Gold India Empreend. Imob. SPE<br>Ltda.    | -                                  | (200)          | -               | (200)                              | -                                  | (200)          | -               | (200)                              |

## 10. Intangible assets - continuation

|   | Controlling company                |                |                 |                                    | Consolidated                       |                |                 |                                    |
|---|------------------------------------|----------------|-----------------|------------------------------------|------------------------------------|----------------|-----------------|------------------------------------|
|   | Net                                | Addition       | Exclusion       | Net                                | Net                                | Addition       | Exclusion       | Net                                |
|   | intangible<br>assets<br>12/31/2009 |                |                 | intangible<br>assets<br>12/31/2010 | intangible<br>assets<br>12/31/2009 |                |                 | intangible<br>assets<br>12/31/2010 |
| <b><i>Negative Goodwill</i></b>               |                                    |                |                 |                                    |                                    |                |                 |                                    |
| Gold Minas Gerais Empreend                    |                                    |                |                 |                                    |                                    |                |                 |                                    |
| Imobiliários SPE Ltda,                        | (937)                              | -              | 937             | -                                  | (937)                              | -              | 937             | -                                  |
| Gold São Paulo Empreend, Imob                 |                                    |                |                 |                                    |                                    |                |                 |                                    |
| SPE Ltda,                                     | (3,139)                            | -              | 3,139           | -                                  | (3,139)                            | -              | 3,139           | -                                  |
| Goldfarb PDG 5 Empreend, Imob,                |                                    |                |                 |                                    |                                    |                |                 |                                    |
| SPE Ltda,                                     | -                                  | (2,361)        | 2,239           | (122)                              | -                                  | (2,361)        | 2,239           | (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)                            |
| <b>Total</b>                                  | <b>(11,621)</b>                    | <b>(7,624)</b> | <b>7,361</b>    | <b>(11,884)</b>                    | <b>(11,621)</b>                    | <b>(7,624)</b> | <b>7,361</b>    | <b>(11,884)</b>                    |
| <b><i>Softwares and others intangible</i></b> |                                    |                |                 |                                    |                                    |                |                 |                                    |
| <b>assets</b>                                 | 13,932                             | 14,718         | (37)            | 28,613                             | 11,807                             | 17,382         | (37)            | 29,152                             |
| <b>Total</b>                                  | <b>123,010</b>                     | <b>515,561</b> | <b>(50,670)</b> | <b>587,901</b>                     | <b>166,469</b>                     | <b>719,733</b> | <b>(59,005)</b> | <b>827,197</b>                     |

## 10. Intangible assets - continuation

|  | Controlling company                    |               |                 | Consolidated                           |  |               |                 |   |
|--|--|---------------|-----------------|--|--|---------------|-----------------|---|
|  | Net intangible<br>assets<br>12/31/2009 | Addition      | Exclusion       | Net intangible<br>assets<br>12/31/2010 | Net intangible<br>assets<br>12/31/2009 | Addition      | Exclusion       | Net<br>intangible<br>assets<br>12/31/2010 |
| <b>Goodwill</b>                                  |  |               |                 |  |  |               |                 |   |
| Administradora de Bens<br>Avante Ltda.           | 1,451                                  | -             | -               | 1,451                                  | 1,451                                  | -             | -               | 1,451                                     |
| Av. Chile 230 Investimentos<br>Imobiliários S.A. | 7,638                                  | -             | -               | 7,638                                  | 7,638                                  | -             | -               | 7,638                                     |
| CHL Desenvolvimento<br>Imobiliários S.A.         | 59,443                                 | -             | -               | 59,443                                 | 60,750                                 | -             | -               | 60,750                                    |
| Goldfarb Incorporações e<br>Construções S.A.     | -                                      | 65,751        | -               | 65,751                                 | 3,389                                  | 67,346        | -               | 70,735                                    |
| PDG Co-incorporações S.A.                        | 62,897                                 | -             | (62,897)        | -                                      | 62,897                                 | -             | (62,897)        | -   |
| PDG Desenvolvimento<br>Imobiliário S.A.          | -                                      | -             | -               | -                                      | 37,895                                 | -             | -               | 37,895                                    |
| REP DI Desenvolvimento<br>Imobiliário S.A.       | 11,926                                 | -             | -               | 11,926                                 | 13,324                                 | -             | -               | 13,324                                    |
| Gold França Empreend.Imob<br>SPE Ltda.           | -                                      | 1,864         | -               | 1,864                                  | -                                      | 1,864         | -               | 1,864                                     |
| <b>Total</b>                                     | <b>143,355</b>                         | <b>67,615</b> | <b>(62,897)</b> | <b>148,073</b>                         | <b>187,344</b>                         | <b>69,210</b> | <b>(62,897)</b> | <b>193,657</b>                            |
| <b>Negative goodwill</b>                         |  |               |                 |  |  |               |                 |   |
| Brasil Brokers Participações<br>S.A.             | (210)                                  | -             | -               | (210)                                  | (210)                                  | -             | -               | (210)                                     |
| Fator Aquarius Empreend.<br>Imob. Ltda           | (75)                                   | -             | -               | (75)                                   | (75)                                   | -             | -               | (75)                                      |
| Jazz 2006 Participações S.A.                     | (7,260)                                | -             | -               | (7,260)                                | (7,260)                                | -             | -               | (7,260)                                   |
| PDG Co-incorporações S.A.                        | -                                      | -             | -               | -                                      | (4,964)                                | 4,964         | -               | -   |

## 10. Intangible assets - continuation

|   | Controlling company                    |                |                 | Consolidated                           |  |               |                 | Net<br>intangible<br>assets<br>12/31/2010 |
|---|--|----------------|-----------------|--|--|---------------|-----------------|---|
|   | Net intangible<br>assets<br>12/31/2009 | Addition       | Exclusion       | Net intangible<br>assets<br>12/31/2010 | Net intangible<br>assets<br>12/31/2009 | Addition      | Exclusion       |   |
| <b>Negative Goodwill</b>                                |  |                |                 |  |  |               |                 |   |
| Gold São Paulo Empreend.                                |  |                |                 |  |  |               |                 |   |
| Imob SPE Ltda.  | -                                      | (3,139)        | -               | (3,139)                                | -                                      | (3,139)       | -               | (3,139)                                   |
| Gold Minas Gerais<br>Empreend Imobiliários SPE<br>Ltda. | -                                      | (937)          | -               | (937)                                  | -                                      | (937)         | -               | (937)                                     |
| <b>Total</b>  | <b>(7,545)</b>                         | <b>(4,076)</b> | <b>-</b>        | <b>(11,621)</b>                        | <b>(12,509)</b>                        | <b>888</b>    | <b>-</b>        | <b>(11,621)</b>                           |
| <b>Softwares and others<br/>intangible assets</b>       | <b>34</b>                              | <b>13,898</b>  |                 | <b>13,932</b>                          | <b>1,049</b>                           | <b>10,758</b> |                 | <b>11,807</b>                             |
| <b>Total</b>  | <b>135,844</b>                         | <b>77,437</b>  | <b>(62,897)</b> | <b>150,384</b>                         | <b>175,884</b>                         | <b>80,856</b> | <b>(62,897)</b> | <b>193,843</b>                            |

Goodwill on the acquisition of AGRE Empreendimentos Imobiliários S.A. is further detailed in Note 26 – Business combinations.

Avenida Chile's goodwill is based on the difference between market value and book value of the property owned by this subsidiary.

All other goodwill was determined upon the acquisition and/or capital increase on the respective subsidiaries and is based on the expected future profitability generated by these subsidiaries' assets.

Assets classified as "Software and other intangible assets" correspond basically to acquisition and implementation costs of the Company's new operational software, the amortization of which is forecast to begin on January, 2010.

As from January 1<sup>st</sup>, 2009, goodwill is annually assessed for impairment.

## **11. Operations with related parties**

The Company's operations with related parties are carried out in terms proven to be equivalent to those contracted in transactions with independent parties.

### **11.1. Advance for future capital increase**

Amounts classified in current and non-current assets as advance for future capital increase (AFAC) refer to contributions to make the initial phase of the projects feasible. These contributions are not subject to any index or interest rate and the shareholders will decide on the capitalization or refund of these balances to shareholders.

### **11.2. Debentures operations**

The balances of debentures, recorded in the Controlling Company's non-current assets, are remunerated at rates varying from IGPM plus interest 12% p.y. to IGPM plus interest 14% p.y. and from CDI plus interest 3% to TR plus interest 8.75% p.y., as shown in the chart of Note 7.

### **11.3. Management compensation**

The Company's Executive Board and Management compensation limit for 2010 was established at R\$ 30,000 (R\$25,000 for the year 2009), by the Annual General Meeting held on April 29, 2010. The amount paid as compensation, employee profit-sharing, dividends and/or benefits in general, in the year ended December 31, 2010, was R\$19,025 (R\$ 11,001 during the year ended December 31, 2009).

## 11. Operations with related parties - continuation

### 11.3. Management's compensation - continuation

As of December 31, 2010, the Company's Executive Board and management's compensation was:

|                               | 12/31/10      | 12/31/09      |
|-------------------------------|---------------|---------------|
| <b>Board of Directors</b>     |               |               |
| <i>Reference compensation</i> | 915           | 738           |
|                               |               |               |
| <b>Audit Committee</b>        |               |               |
| <i>Reference compensation</i> | 111           | -             |
|                               |               |               |
| <b>Executive Board</b>        |               |               |
| <i>Reference compensation</i> | 2,030         | 1,283         |
| <i>Profit sharing</i>         | 17,913        | 8,980         |
|                               |               |               |
| <b>Total</b>                  | <b>20,969</b> | <b>11,001</b> |

### 11.4. Sureties and guarantees

As of December 31, 2010, the Company provided sureties and guarantees to its subsidiaries in the approximate amount of R\$ 3,372,219 (R\$ 797,287 as of December 31, 2009) in order to guarantee real estate loan operations with top financial institutions.

The subsidiaries have so far complied with each and every contractual condition in the aforementioned loan operations.

### 11.5. Credit assignment operations sold with guarantee

In May 2010, the Company carried out an operation to purchase real estate credits of consolidated companies through its investee, CHL Desenvolvimento Imobiliário S.A. These operations amounted to R\$168,157 at a discount rate of 12.68% p.y. On December 31, 2010, there is no outstanding balance on the credit assignment with related parties.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

These operations were sold with guarantee by the parties assigning the credits. For this reason, real estate credits were not written off from the balances of the companies controlled by CHL Desenvolvimento Imobiliário S.A. and the amounts received by these companies were recorded as liabilities stating the corresponding financial guarantee. Revenues and expenses from the operation are apportioned *pro rata temporis* in item "Financial expenses", as the customers pay the installments of assigned credits, consequently ending the guarantee of these instalments.

There were charged to income in the period ended December 31, 2010, R\$ 3,947 (R\$ 1,014 during the ended December 31, 2010 under "Financial income" in the Company arising from the operation of receivables in the subsidiary CHL, and R\$ 1,153 (R\$ 283 in the ended December 31, 2009) under "Financial expenses" in the securitization transaction with the subsidiary PDG Securitizadora. For consolidation purposes, the effects of the operations of financial income and expenses are eliminated.

The balances and operations with related parties are shown as follows:

|  | <b>Controlling Company</b> |                 |                 | <b>consolidated</b> |                 |                 |
|--|----------------------------|-----------------|-----------------|---------------------|-----------------|-----------------|
|  | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| <b>Assets</b>  |                            |                 |                 |                     |                 |                 |
| <i>Debentures - non-current assets (Note 7)</i>                | 514,476                    | 405,721         | 69,819          | 19,157              | 52,499          | 63,088          |
| <i>Loan - related parties - current and non-current assets</i> | 13,496                     | 15,870          | 8,096           | 28,014              | 16,298          | 9,165           |
| <i>Related Parties – Current and non-current assets</i>        | 208,684                    | 51,955          | 39,772          | 64,893              | 54,652          | 28,083          |
| <i>AFAC - current and non-current assets</i>                   | 433,326                    | 253,071         | 185,576         | 41,512              | 28,710          | 43,515          |
|  |                            |                 |                 |                     |                 |                 |
| <b>Liabilities</b>   |                            |                 |                 |                     |                 |                 |
| <i>Related Parties – Current and non-current liabilities</i>   | 26,350                     | 13,863          | 2,590           | 59,665              | 24,268          | 55,551          |
| <i>AFAC – Current and non-current liabilities</i>              | -                          | -               | -               | 31,735              | 41,938          | 9,551           |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

The balances and operations with related parties are shown as follows:

|   | Controlling Company                             |  |   |  |  | AFAC <sup>1</sup> –                        |
|---|---|--|---|--|--|--|
|   | <i>Debentures - non-current assets (Note 7)</i> | <i>Loan - related parties - current and non-current assets</i> | <i>Related Parties – Current and non-current assets</i> | <i>Related Parties – Current and non-current liabilities</i> | <i>AFAC<sup>1</sup> - current and non-current assets</i> | <i>Current and non-current liabilities</i> |
| Administradora de Bens Avante S.A.                                | -   | -  | -   | -  | 138  | -  |
| Agre  | -   | -  | 167,819   | 15,016   | 13,045   | -  |
| Alves Pedroso Empreend. Imob. SPE Ltda.                           | -   | -  | -   | 1,014  | (1,114)  | -  |
| Amazon Empreend. Imob. Ltda.                                      | 8,248   | -  | -   | -  | -  | -  |
| América Piqueri Incorporadora S.A.                                | -   | -  | 346   | -  | (796)  | -  |
| Amsterdam Empreend. Imob. Ltda.                                   | -   | -  | -   | -  | (388)  | -  |
| API SPE 39 – Plan. e Desenvolvimento Empreend. Imob. Ltda.        | -   | -  | -   | -  | 9,989  | -  |
| API SPE 72 - Planejamento e Desenvolvimento Empreend. Imob. Ltda. | -   | -  | -   | -  | (2,084)  | -  |
| Áustria Empreend. Imob. Ltda.                                     | -   | -  | -   | -  | 221  | -  |
| Av. Chile 230 Investimentos Imob. S.A.                            | -   | -  | -   | 32   | -  | -  |
| Badeirantes Empreend. Imob. Ltda.                                 | -   | -  | -   | -  | 1,769  | -  |
| Baquary Empreend. Imob. Ltda.                                     | -   | -  | -   | -  | 206  | -  |
| Bento Lisboa Participações S.A.                                   | -   | -  | 1,153   | -  | 2,712  | -  |
| Bruxelas Empreend. Imob. Ltda.                                    | -   | -  | -   | -  | 141  | -  |
| CHL Desenvolvimento Imob. Ltda.                                   | 173,312   | -  | -   | -  | -  | -  |

<sup>1</sup> Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company                             |  |   |  |  |   |
|---|---|--|---|--|--|---|
|   | <i>Debentures - non-current assets (Note 7)</i> | <i>Loan - related parties - current and non-current assets</i> | <i>Related Parties – Current and non-current assets</i> | <i>Related Parties – Current and non-current liabilities</i> | <i>AFAC<sup>2</sup> - current and non-current assets</i> | <i>AFAC<sup>1</sup> – Current and non-current liabilities</i> |
| Cipasa Desenvolvimento Urbano S.A.            | -   | -  | 13,047  | -  | 845  | -   |
| Club Felicitá Empreendimento Imobiliário S.A. | -   | -  | (362)   | -  | 120  | -   |
| Club Florença Empreendimento Imobiliário S.A. | -   | -  | (204)   | -  | 29   | -   |
| Cyrela Milão Empreend. Imob. S.A.             | -   | -  | -   | -  | 550  | -   |
| Cyrela Tennessee Empreend. Imob. S.A.         | -   | -  | 23  | -  | 72   | -   |
| Dinamarca Empreend. Imob. SPE Ltda.           | -   | -  | -   | 529  | -  | -   |
| Dominus Engenharia Ltda.                      | -   | 9,735  | -   | -  | -  | -   |
| Eco Life Butanta Empreend. Imob. S.A.         | -   | -  | -   | -  | 269  | -   |
| Eco Três Rios Empreend. Imob. S.A.            | -   | -  | -   | -  | 9,049  | -   |
| Ecolife Campestre Empreend. Imob. S.A.        | -   | -  | 8   | -  | 3,206  | -   |
| Ecolife Independência Empreend. Imob. S.A.    | -   | -  | -   | -  | 10,726   | -   |
| Ecolife Jaguaré Empreend. Imob. S.A.          | -   | -  | -   | -  | 11,398   | -   |
| Ecolife Parque Prado Empreend. Imob. S.A.     | -   | -  | -   | -  | 4,695  | -   |
| Ecolife Recreio Empreend. Imob. S.A.          | -   | -  | (177)   | -  | 10,737   | -   |
| Ecolife Santana Empreend. Imob. S.A.          | -   | -  | -   | -  | 3,488  | -   |
| Ecolife Vila Leopoldina Empreend. Imob. S.A.  | -   | -  | -   | -  | (21)   | -   |

<sup>2</sup> Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company                             |  |   |  |  |   |
|---|---|--|---|--|--|---|
|   | <i>Debentures - non-current assets (Note 7)</i> | <i>Loan - related parties - current and non-current assets</i> | <i>Related Parties – Current and non-current assets</i> | <i>Related Parties – Current and non-current liabilities</i> | <i>AFAC<sup>3</sup> - current and non-current assets</i> | <i>AFAC<sup>1</sup> – Current and non-current liabilities</i> |
| Fator da Vinci Empreend. Imob. Ltda.          | -   | -  | 8   | -  | -  | -   |
| Fator Icone Empreendimentos                   | 4,653   | -  | -   | -  | -  | -   |
| Fator Realty Participações                    | -   | 3,112  | -   | -  | -  | -   |
| Finlândia Empreend. Imob. Ltda.               | -   | -  | -   | 22   | (411)  | -   |
| Gardênia Participações S.A.                   | -   | -  | 200   | -  | (639)  | -   |
| Giardino Participações                        | -   | -  | -   | -  | (286)  | -   |
| Girassol - Vila Madalena Empreend. Imob. S.A. | -   | -  | 1,052   | 705  | -  | -   |
| Gold Acapulco Empreend. Imob. SPE Ltda.       | -   | -  | -   | -  | (704)  | -   |
| Gold Acre Empreend. Imob. SPE Ltda.           | -   | -  | -   | -  | 1  | -   |
| Gold Alabama Empreend. Imob. PE Ltda.         | -   | -  | -   | -  | 1  | -   |
| Gold Alaska Empreend. Imob. SPE Ltda.         | -   | -  | -   | -  | 61,838   | -   |
| Gold Amapá Empreend. Imob. SPE Ltda.          | -   | -  | -   | 886  | (5)  | -   |

<sup>3</sup> Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee – continuation

|  | Controlling Company         |   |                                       |  |                                       |  |
|--|-----------------------------|---|---------------------------------------|--|---------------------------------------|--|
|  | <i>Debentures</i>           | <i>Loan - related</i>                           | <i>Related Parties –</i>              | <i>Related Parties –</i>                   | <i>AFAC<sup>4</sup></i>               | <i>AFAC<sup>1</sup> –</i>                  |
|  | <i>- non-current assets</i> | <i>parties - current and non-current assets</i> | <i>Current and non-current assets</i> | <i>Current and non-current liabilities</i> | <i>current and non-current assets</i> | <i>Current and non-current liabilities</i> |
|  | <i>(Note 7)</i>             | <i>assets</i>                                   | <i>current assets</i>                 | <i>current liabilities</i>                 | <i>assets</i>                         | <i>liabilities</i>                         |
| Gold Amorgos Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | 7,876                                 | -  |
| Gold Anafi Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | 1  | -                                     | -  |
| Gold Andros Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 2,433                                 | -  |
| Gold Angola Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 6,801                                 | -  |
| Gold Antiparos Empreend. Imob. SPE Ltda. | -                           | -   | -                                     | -  | 2,462                                 | -  |
| Gold Argélia Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | 2,805                                 | -  |
| Gold Bahamas Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | (459)                                 | -  |
| Gold Beige Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | 416  | -                                     | -  |
| Gold Black Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | 3,384                                 | -  |
| Gold Bosnia Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 898                                   | -  |
| Gold Canadá Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 1,141                                 | -  |
| Gold Celestino Empreend. Imob. SPE Ltda. | -                           | -   | -                                     | -  | (406)                                 | -  |
| Gold Chile Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | 5,470                                 | -  |
| Gold China Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | 541                                   | -  |
| Gold Congo Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | 128                                   | -  |
| Gold Cordoba Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | 14                                    | -  |
| Gold Cuba Empreend. Imob. SPE Ltda.      | -                           | -   | -                                     | -  | 643                                   | -  |
| Gold Cuiabá Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | 203  | -                                     | -  |
| Gold Delos Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | 4,836                                 | -  |
| Gold Donoussa Empreend. Imob. SPE Ltda.  | -                           | -   | -                                     | -  | 4                                     | -  |
| Gold Egito Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | (132)                                 | -  |

<sup>1</sup>Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company                               |  |  |   |  |  |
|---|---|--|--|---|--|--|
|   | Debentures<br>- non-current<br>assets<br>(Note 7) | Loan - related<br>parties - current<br>and non-current<br>assets | Related Parties –<br>Current and non-current<br>assets | Related Parties –<br>Current and non-current<br>liabilities | AFAC <sup>5</sup> - current<br>and non-current<br>assets | AFAC <sup>1</sup> –<br>Current<br>and non-current<br>liabilities |
| Gold Escócia Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | 1,647  | -  |
| Gold Espírito Santo Empreend. Imob. SPE Ltda. | -   | -  | -  | -   | 10,502   | -  |
| Gold Flórida Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | 297  | -  |
| Gold Folegrandos Empreend. Imob. SPE Ltda.    | -   | -  | -  | -   | 6,970  | -  |
| Gold França Empreend. Imob. SPE Ltda.         | -   | -  | -  | -   | 16,143   | -  |
| Gold Geneva Empreend. Imob. SPE Ltda.         | -   | -  | -  | -   | (69)   | -  |
| Gold Gray Empreend. Imob. SPE Ltda.           | -   | -  | -  | -   | 16   | -  |
| Gold Groelândia Empreend. Imob. SPE Ltda.     | -   | -  | -  | 694   | -  | -  |
| Gold Guiné Empreend. Imob. SPE Ltda.          | -   | -  | -  | -   | 109  | -  |
| Gold Havaí Empreend. Imob. SPE Ltda.          | -   | -  | -  | -   | (4,427)  | -  |
| Gold Herákliia Empreend. Imob. SPE Ltda.      | -   | -  | -  | -   | 723  | -  |
| Gold Holanda Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | (411)  | -  |
| Gold Ikrália Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | 1,561  | -  |
| Gold Ílhéus Empreend. Imob. SPE Ltda.         | -   | -  | -  | 44  | -  | -  |
| Gold ÍOS Empreend. Imob. SPE Ltda.            | -   | -  | -  | -   | 2  | -  |
| Gold Irlanda Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | 1,343  | -  |
| Gold Japão Empreend. Imob. SPE Ltda.          | -   | -  | -  | -   | 742  | -  |
| Gold Kimolos Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | 158  | -  |
| Gold Leucada Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | 462  | -  |

<sup>5</sup> Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company                               |  |  |   |  |  |
|---|---|--|--|---|--|--|
|   | Debentures<br>- non-current<br>assets<br>(Note 7) | Loan - related<br>parties - current<br>and non-current<br>assets | Related Parties –<br>Current and non-current<br>assets | Related Parties –<br>Current and non-current<br>liabilities | AFAC <sup>6</sup> - current<br>and non-current<br>assets | AFAC <sup>1</sup> –<br>Current<br>and non-current<br>liabilities |
| Gold Libia Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | 7  | -  |
| Gold Limonges Empreend. Imob. SPE Ltda.     | -   | -  | -  | -   | 1  | -  |
| Gold Linhares Empreend. Imob. SPE Ltda.     | -   | -  | -  | -   | 610  | -  |
| Gold Lisboa Empreend. Imob. SPE Ltda.       | -   | -  | -  | -   | 1,138  | -  |
| Gold Lituania Empreend. Imob. SPE Ltda.     | -   | -  | -  | (50)  | -  | -  |
| Gold Los Angeles Empreend. Imob. SPE Ltda.  | -   | -  | -  | -   | 2,155  | -  |
| Gold Madri Empreend. Imob. PE Ltda.         | -   | -  | -  | -   | (186)  | -  |
| Gold Málaga Empreend. Imob. SPE Ltda.       | -   | -  | -  | -   | 1,615  | -  |
| Gold Mali Empreend. Imob. SPE Ltda.         | -   | -  | -  | -   | 366  | -  |
| Gold Marília Empreend. Imob. SPE Ltda.      | -   | -  | -  | -   | (3,162)  | -  |
| Gold Marrocos Empreend. Imob. SPE Ltda.     | -   | -  | -  | -   | 1,426  | -  |
| Gold Milano Empreend. Imob. SPE Ltda.       | -   | -  | -  | -   | 212  | -  |
| Gold Minas Gerais Empreend. Imob. SPE Ltda. | -   | -  | -  | -   | 1,080  | -  |
| Gold Monaco Empreend. Imob. SPE Ltda.       | -   | -  | 1,733  | -   | (558)  | -  |
| Gold Montana Empreend. Imob. SPE Ltda.      | -   | -  | -  | 247   | -  | -  |
| Gold Mykonos Empreend. Imob. SPE Ltda.      | -   | -  | -  | -   | 3  | -  |
| Gold Naxos Empreend. Imob. SPE Ltda.        | -   | -  | -  | -   | 1  | -  |
| Gold Nevada Empreend. Imob. SPE Ltda.       | -   | -  | -  | -   | 52,500   | -  |

<sup>6</sup> Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company                               |  |   |  |  |  |
|---|---|--|---|--|--|--|
|   | Debentures<br>- non-current<br>assets<br>(Note 7) | Loan - related<br>parties - current<br>and non-current<br>assets | Related Parties –<br>Current and non-<br>current assets | Related Parties –<br>Current and non-<br>current liabilities | AFAC <sup>7</sup> -<br>current and non-<br>current<br>assets | AFAC <sup>1</sup> –<br>Current<br>and non-<br>current<br>liabilities |
| Gold New York Empreend. Imob. SPE Ltda.     | -   | -  | -   | -  | (94)   | -  |
| Gold Nigéria Empreend. Imob. SPE Ltda.      | -   | -  | -   | -  | 7,129  | -  |
| Gold Noruega Empreend. Imob. SPE Ltda.      | -   | -  | -   | -  | (6,830)  | -  |
| Gold Oceania Empreend. Imob. SPE Ltda.      | -   | -  | -   | -  | (911)  | -  |
| Gold Orange Empreend. Imob. SPE Ltda.       | -   | -  | -   | 410  | -  | -  |
| Gold Oregon Empreend. Imob. SPE Ltda.       | -   | -  | -   | -  | (63)   | -  |
| Gold Palmares Empreend. Imob. SPE Ltda.     | -   | -  | -   | -  | 47   | -  |
| Gold Panamá Empreend. Imob. SPE Ltda.       | -   | -  | -   | 588  | 2,047  | -  |
| Gold Paraíba Empreend. Imob. SPE Ltda.      | -   | -  | -   | -  | 1,068  | -  |
| Gold Patnos Empreend. Imob. SPE Ltda.       | -   | -  | -   | -  | 758  | -  |
| Gold Pelotas Empreend. Imob. SPE Ltda.      | -   | -  | -   | -  | 1,938  | -  |
| Gold Piauí Empreend. Imob. SPE Ltda.        | -   | -  | -   | 17   | -  | -  |
| Gold Pink Empreend. Imob. SPE Ltda.         | -   | -  | -   | 991  | -  | -  |
| Gold Polônia Empreend. Imob. SPE Ltda.      | -   | -  | -   | 973  | -  | -  |
| Gold Porto Alegre Empreend. Imob. SPE Ltda. | -   | -  | -   | -  | (2,340)  | -  |
| Gold Portugal Empreend. Imob. SPE Ltda.     | -   | -  | -   | 271  | -  | -  |

<sup>7</sup> Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company           |  |                                |                                     |                                |                                     |
|---|-------------------------------|--|--------------------------------|-------------------------------------|--------------------------------|-------------------------------------|
|   | Debentures                    | Loan - related                           | Related Parties –              | Related Parties –                   | AFAC <sup>8</sup>              | AFAC <sup>1</sup> –                 |
|   | - non-current assets (Note 7) | parties - current and non-current assets | Current and non-current assets | Current and non-current liabilities | current and non-current assets | Current and non-current liabilities |
| Gold Purple Empreend. Imob. SPE Ltda.         | -                             | -  | -                              | -                                   | 2,935                          | -                                   |
| Gold Recife Empreend. Imob. SPE Ltda.         | -                             | -  | -                              | -                                   | 586                            | -                                   |
| Gold Red Empreend. Imob. SPE Ltda.            | -                             | -  | -                              | 3                                   | -                              | -                                   |
| Gold Roraima Empreend. Imob. SPE Ltda.        | -                             | -  | -                              | -                                   | (689)                          | -                                   |
| Gold Salvador Empreend. Imob. SPE Ltda.       | -                             | -  | -                              | -                                   | 3,191                          | -                                   |
| Gold San Diego Empreend. Imob. SPE Ltda.      | -                             | -  | 7,500                          | -                                   | -                              | -                                   |
| Gold Santa Catarina Empreend. Imob. SPE Ltda. | -                             | -  | -                              | -                                   | 65                             | -                                   |
| Gold Santorini Empreend. Imob. SPE Ltda.      | -                             | -  | -                              | -                                   | 10,461                         | -                                   |
| Gold São Paulo Empreend. Imob. SPE Ltda.      | -                             | -  | -                              | 155                                 | (1,095)                        | -                                   |
| Gold Senegal Empreend. Imob. SPE Ltda.        | -                             | -  | -                              | -                                   | 618                            | -                                   |
| Gold Sevilla Empreend. Imob. SPE Ltda.        | -                             | -  | -                              | -                                   | 1,571                          | -                                   |
| Gold Sidney Empreend. Imob. SPE Ltda.         | -                             | -  | -                              | -                                   | (869)                          | -                                   |
| Gold Sikinos Empreend. Imob. SPE Ltda.        | -                             | -  | -                              | -                                   | 30,159                         | -                                   |
| Gold Singapura Empreend. Imob. SPE Ltda.      | -                             | -  | -                              | -                                   | 1,141                          | -                                   |
| Gold Suécia Empreend. Imob. SPE Ltda.         | -                             | -  | -                              | -                                   | 9,359                          | -                                   |
| Gold Suiça Empreend. Imob. SPE Ltda.          | -                             | -  | -                              | -                                   | 687                            | -                                   |
| Gold Texas Empreend. Imob. SPE Ltda.          | -                             | -  | -                              | -                                   | 694                            | -                                   |

<sup>8</sup> Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|  | Controlling Company         |   |                                       |  |   |  |
|--|-----------------------------|---|---------------------------------------|--|---|--|
|  | <i>Debentures</i>           | <i>Loan - related</i>                           | <i>Related Parties –</i>              | <i>Related Parties –</i>                   | <i>AFAC<sup>9</sup></i>                 | <i>AFAC<sup>1</sup> –</i>                  |
|  | <i>- non-current assets</i> | <i>parties - current and non-current assets</i> | <i>Current and non-current assets</i> | <i>Current and non-current liabilities</i> | <i>- current and non-current assets</i> | <i>Current and non-current liabilities</i> |
|  | <i>(Note 7)</i>             |   |                                       |  |   |  |
| Gold Tunisia Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | (76)                                    | -  |
| Gold Turquoise Empreend. Imob. SPE Ltda. | -                           | -   | -                                     | 969  | -                                       | -  |
| Gold Uberaba Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | (3,161)                                 | -  |
| Gold Venice Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 282                                     | -  |
| Gold Viena Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | (11)                                    | -  |
| Gold Vietnã Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 3                                       | -  |
| Gold Virginia Empreend. Imob. SPE Ltda.  | -                           | -   | -                                     | -  | 370                                     | -  |
| Gold White Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | 441  | -                                       | -  |
| Gold Yellow Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 403                                     | -  |

<sup>9</sup> Advance for future capital increase.

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|                                      | Controlling Company |                          |                          |                            |                                   |                           |
|--------------------------------------|---------------------|--------------------------|--------------------------|----------------------------|-----------------------------------|---------------------------|
|                                      | <i>Debentures</i>   | <i>Loan - related</i>    |                          |                            |                                   | <i>AFAC<sup>1</sup> –</i> |
|                                      | <i>- non-</i>       | <i>parties - current</i> | <i>Related Parties –</i> | <i>Related Parties –</i>   | <i>AFAC<sup>1</sup> - current</i> | <i>Current</i>            |
|                                      | <i>current</i>      | <i>and non-current</i>   | <i>Current and non-</i>  | <i>Current and non-</i>    | <i>and non-current</i>            | <i>and non-</i>           |
|                                      | <i>assets</i>       | <i>assets</i>            | <i>current assets</i>    | <i>current liabilities</i> | <i>assets</i>                     | <i>current</i>            |
|                                      | <i>(Note 7)</i>     |                          |                          |                            |                                   | <i>liabilities</i>        |
| Goldfarb 1 Empreend. Imob. SPE Ltda. | -                   | -                        | -                        | -                          | 1                                 | -                         |
| Goldfarb 11 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 1                                 | -                         |
| Goldfarb 13 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 42                                | -                         |
| Goldfarb 16 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 1,280                             | -                         |
| Goldfarb 2 Empreend. Imob. SPE Ltda. | -                   | -                        | -                        | -                          | (629)                             | -                         |
| Goldfarb 20 Empreend. Imob. Ltda.    | -                   | -                        | 6,300                    | -                          | -                                 | -                         |
| Goldfarb 21 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 2,209                             | -                         |
| Goldfarb 25 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 4,254                             | -                         |
| Goldfarb 26 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 1                                 | -                         |
| Goldfarb 28 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 1                                 | -                         |
| Goldfarb 29 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 503                               | -                         |
| Goldfarb 31 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 540                               | -                         |
| Goldfarb 34 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 2                                 | -                         |
| Goldfarb 35 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 4,459                             | -                         |
| Goldfarb 37 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 1                                 | -                         |
| Goldfarb 39 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 518                               | -                         |
| Goldfarb 4 Empreend. Imob. Ltda.     | -                   | -                        | -                        | -                          | 309                               | -                         |
| Goldfarb 40 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 5,007                             | -                         |
| Goldfarb 41 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 1,357                             | -                         |
| Goldfarb 42 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 2                                 | -                         |
| Goldfarb 49 Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 7,085                             | -                         |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company |                          |                          |                            |                                   |                           |
|---|---------------------|--------------------------|--------------------------|----------------------------|-----------------------------------|---------------------------|
|   | <i>Debentures</i>   | <i>Loan - related</i>    | <i>Related Parties -</i> | <i>Related Parties -</i>   | <i>AFAC<sup>1</sup> - current</i> | <i>AFAC<sup>1</sup> -</i> |
|   | <i>- non-</i>       | <i>parties - current</i> | <i>Current and non-</i>  | <i>Current and non-</i>    | <i>and non-current</i>            | <i>Current</i>            |
|   | <i>current</i>      | <i>and non-current</i>   | <i>current assets</i>    | <i>current liabilities</i> | <i>assets</i>                     | <i>and non-</i>           |
|   | <i>assets</i>       | <i>assets</i>            |                          |                            |                                   | <i>current</i>            |
|   | <i>(Note 7)</i>     |                          |                          |                            |                                   | <i>liabilities</i>        |
| Goldfarb Incorporações e Construções S.A.   | 294,522             | -                        | -                        | 1,520                      | 6,220                             | -                         |
| Goldfarb PDG 3 Inc Construções S.A.         | -                   | -                        | -                        | -                          | 3,099                             | -                         |
| Goldfarb PDG 4 Inc Construções S.A.         | -                   | -                        | -                        | -                          | 627                               | -                         |
| Goldfarb PDG 5 Inc Construções S.A.         | -                   | -                        | -                        | -                          | (2,703)                           | -                         |
| Habiarte Barc PDG Olhos D'Água Incorp. S.A. | -                   | -                        | (21)                     | -                          | -                                 | -                         |
| Habiarte Barc PDG Porto Búzios Incorp. S.A. | -                   | -                        | -                        | -                          | 770                               | -                         |
| HB9 Empreendimentos Imobiliários S.A.       | -                   | -                        | 6                        | -                          | -                                 | -                         |
| HL Empreend. S.A.                           | -                   | -                        | 64                       | -                          | -                                 | -                         |
| Hungria Empreend. Imob. SPE Ltda.           | -                   | -                        | -                        | -                          | 5,523                             | -                         |
| Jardim Morumbi Empreend. Imob. S.A.         | -                   | -                        | -                        | -                          | 968                               | -                         |
| Jardins Incorporação SPE Ltda.              | -                   | -                        | -                        | -                          | 57                                | -                         |
| Jazz 2006 Participações S.A.                | 33,741              | -                        | 2,028                    | -                          | 276                               | -                         |
| JK 16 Empreendimento Imobiliário S.A.       | -                   | -                        | 2                        | -                          | -                                 | -                         |
| Kirmayr Negócios Imob. SPE Ltda.            | -                   | -                        | -                        | -                          | 712                               | -                         |
| Lapin Incorporações SPE Ltda.               | -                   | -                        | -                        | -                          | 156                               | -                         |
| Lindencorp Desenvolvimento Imob. S.A.       | -                   | -                        | -                        | -                          | (3,463)                           | -                         |
| LN Empreendimentos Imobiliários             | -                   | 649                      | 570                      | -                          | -                                 | -                         |
| Luxemburgo Empreend. Imob. SPE Ltda.        | -                   | -                        | -                        | -                          | (4)                               | -                         |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company |                          |                          |                            |                                   |                           |
|---|---------------------|--------------------------|--------------------------|----------------------------|-----------------------------------|---------------------------|
|   | <i>Debentures</i>   | <i>Loan - related</i>    |                          |                            |                                   | <i>AFAC<sup>1</sup> –</i> |
|   | <i>- non-</i>       | <i>parties - current</i> | <i>Related Parties –</i> | <i>Related Parties –</i>   | <i>AFAC<sup>1</sup> - current</i> | <i>Current</i>            |
|   | <i>current</i>      | <i>and non-current</i>   | <i>Current and non-</i>  | <i>Current and non-</i>    | <i>and non-current</i>            | <i>and non-</i>           |
|   | <i>assets</i>       | <i>assets</i>            | <i>current assets</i>    | <i>current liabilities</i> | <i>assets</i>                     | <i>current</i>            |
|   | <i>(Note 7)</i>     |                          |                          |                            |                                   | <i>liabilities</i>        |
| Marpal Empreend. e Participações Ltda.  | -                   | -                        | -                        | -                          | 8                                 | -                         |
| Moinho Empreend. e Participações Ltda.  | -                   | -                        | 89                       | -                          | -                                 | -                         |
| MZT Empreend. Imob. Ltda.               | -                   | -                        | 44                       | -                          | -                                 | -                         |
| Nova Água Rasa Empreend. Imob. Ltda.    | -                   | -                        | -                        | -                          | 444                               | -                         |
| Nova Mooca Empreend. Imob. Ltda.        | -                   | -                        | -                        | -                          | (1,141)                           | -                         |
| Nova Tatuapé Empreend. Imob. Ltda.      | -                   | -                        | -                        | -                          | (461)                             | -                         |
| Oswaldo Lussac Empreend. Imob. S.A.     | -                   | -                        | -                        | -                          | 1,168                             | -                         |
| PDG BH Empreend. Imob. Ltda.            | -                   | -                        | -                        | -                          | (4)                               | -                         |
| PDG Companhia Securitizadora            | -                   | -                        | -                        | -                          | 3,500                             | -                         |
| PDG Jet Casa S.A.                       | -                   | -                        | -                        | -                          | 41                                | -                         |
| PDG LN 2 Incorporações e Empreend. S.A. | -                   | -                        | 13                       | -                          | -                                 | -                         |
| PDG LN 4 Incorporações e Empreend. S.A. | -                   | -                        | 2                        | -                          | -                                 | -                         |
| PDG LN 6 Incorporações e Empreend. S.A. | -                   | -                        | (1)                      | -                          | -                                 | -                         |
| PDG LN 7 Incorporações e Empreend. S.A. | -                   | -                        | (451)                    | -                          | 50                                | -                         |
| PDG LN 9 Incorporações e Empreend. S.A. | -                   | -                        | 46                       | -                          | 385                               | -                         |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Controlling Company                    |  |   |  |  |   |
|---|--|--|---|--|--|---|
|   | <i>Debentures - non-current assets</i> | <i>Loan - related parties - current and non-current assets</i> | <i>Related Parties - Current and non-current assets</i> | <i>Related Parties - Current and non-current liabilities</i> | <i>AFAC<sup>1</sup> - current and non-current assets</i> | <i>AFAC<sup>1</sup> - Current and non-current liabilities</i> |
|   | (Note 7)                               |  |   |  |  |   |
| PDG LN Incorporações e Empreend. S.A.     | -                                      | -  | 382   | -  | -  | -   |
| PDG Loteadora S.A.                        | -                                      | -  | -   | 4  | 1,294  | -   |
| PDG Nova Lima Incorporação S.A.           | -                                      | -  | 2   | -  | -  | -   |
| PDG São Paulo Incorporações S.A.          | -                                      | -  | -   | -  | 59,740   | -   |
| PDG SPE 1 Empreend. Imob. Ltda            | -                                      | -  | -   | -  | (1)  | -   |
| PDG SPE 2 Empreend. Imob. Ltda            | -                                      | -  | -   | -  | (1)  | -   |
| PDG SPE 3 Empreend. Imob. Ltda            | -                                      | -  | -   | -  | (1)  | -   |
| Performance BR Empreend. Imob. S.A.       | -                                      | -  | -   | -  | 121  | -   |
| Premier da Serra Incorporações Imob. S.A. | -                                      | -  | 93  | -  | -  | -   |
| Prunus Empreend. S.A.                     | -                                      | -  | -   | -  | 688  | -   |
| Saint Hilaire Empreend. Imob. Ltda.       | -                                      | -  | 101   | -  | -  | -   |
| São João Clímaco Empreend. Imob. Ltda.    | -                                      | -  | -   | -  | (44)   | -   |
| Sardenha Empreend. Imob. S.A.             | -                                      | -  | 4,464   | 147  | (936)  | -   |
| SCP Green Village                         | -                                      | -  | -   | 39   | (14)   | -   |
| Splendore Empreend. Imob. S/A             | -                                      | -  | -   | 63   | (447)  | -   |
| Vassoural Empreend. Imob. Ltda.           | -                                      | -  | -   | -  | 494  | -   |
| Vista do Sol Empreend. Imobiliário S.A.   | -                                      | -  | -   | -  | 70   | -   |
| ZMF 10 Incorporações S.A.                 | -                                      | -  | -   | -  | (1)  | -   |
| ZMF 11 Incorporações S.A.                 | -                                      | -  | -   | -  | (1)  | -   |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|                                      | Controlling Company                             |  |   |  |  |   |
|--------------------------------------|---|--|---|--|--|---|
|                                      | <i>Debentures - non-current assets (Note 7)</i> | <i>Loan - related parties - current and non-current assets</i> | <i>Related Parties – Current and non-current assets</i> | <i>Related Parties – Current and non-current liabilities</i> | <i>AFAC<sup>1</sup> - current and non-current assets</i> | <i>AFAC<sup>1</sup> – Current and non-current liabilities</i> |
| ZMF 17 Incorporações S.A.            | -   | -  | -   | -  | 1  | -   |
| ZMF 19 INCORPORAÇÕES LTDA            | -   | -  | -   | -  | 383  | -   |
| ZMF 9 Incorporações S.A.             | -   | -  | -   | -  | (775)  | -   |
| Others                               | -   | -  | 2,805   | -  | -  | -   |
| <b>Total as of December 31, 2010</b> | <b>514,476</b>                                  | <b>13,496</b>  | <b>208,684</b>  | <b>26,350</b>  | <b>433,326</b>   | <b>-</b>  |

|   | Consolidated                                    |  |   |  |  |   |
|---|---|--|---|--|--|---|
|   | <i>Debentures - non-current assets (Note 7)</i> | <i>Loan - related parties - current and non-current assets</i> | <i>Related Parties – Current and non-current assets</i> | <i>Related Parties – Current and non-current liabilities</i> | <i>AFAC<sup>1</sup> - current and non-current assets</i> | <i>AFAC<sup>1</sup> – Current and non-current liabilities</i> |
| Agre  | -   | -  | (21,939)  | 24,294   | 13,050   | -   |
| Administradora de Bens Avante S.A.                                | -   | -  | -   | -  | 138  | -   |
| Alves Pedroso Empreend. Imob. SPE Ltda.                           | -   | -  | -   | -  | (1,114)  | -   |
| Amazon Empreend. Imob. Ltda.                                      | 8,248   | -  | -   | -  | -  | -   |
| América Piqueri Incorporadora S.A.                                | -   | -  | 346   | 346  | -  | -   |
| Amsterdam Empreend. Imob. Ltda.                                   | -   | -  | 68  | 47   | -  | -   |
| API SPE 39 - Planejamento e Desenvolvimento Empreend. Imob. Ltda. | -   | -  | -   | -  | 6,721  | -   |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Consolidated                |   |                                       |  |                               |  |
|---|-----------------------------|---|---------------------------------------|--|-------------------------------|--|
|   | <i>Debentures</i>           | <i>Loan - related</i>                           | <i>Related Parties –</i>              | <i>Related Parties –</i>                   | <i>AFAC' - current</i>        | <i>AFAC' –</i>                             |
|   | <i>- non-current assets</i> | <i>parties - current and non-current assets</i> | <i>Current and non-current assets</i> | <i>Current and non-current liabilities</i> | <i>and non-current assets</i> | <i>Current and non-current liabilities</i> |
|   | <i>(Note 7)</i>             |   |                                       |  |                               |  |
| Áustria Empreend. Imob. Ltda.                 | -                           | -   | -                                     | -  | 221                           | -  |
| Av. Chile 230 Investimentos Imob. S.A.        | -                           | -   | 32                                    | 32   | -                             | -  |
| Badeirantes Empreend. Imob. Ltda.             | -                           | -   | 123                                   | (33)                                       | 1,769                         | -  |
| Baguary Empreend. Imob. Ltda.                 | -                           | -   | 139                                   | 140  | 206                           | -  |
| Bento Lisboa Participações S.A.               | -                           | -   | 4,331                                 | 4,332                                      | -                             | -  |
| Big Field Empreend. Imob. Ltda.               | -                           | -   | -                                     | -  | -                             | 75   |
| CHL Desenvolvimento Imob. Ltda.               | -                           | 13,844  | 6,709                                 | -  | 14,285                        | 3,368                                      |
| Cipasa Desenvolvimento Urbano S.A.            | -                           | -   | 13,047                                | 13,047                                     | 845                           | -  |
| Club Felicitá Empreendimento Imobiliário S.A. | -                           | -   | (362)                                 | -  | 120                           | -  |
| Club Florença Empreendimento Imobiliário S.A. | -                           | -   | (204)                                 | -  | 5                             | -  |
| Cyrela Milão Empreend. Imob. S.A.             | -                           | -   | -                                     | 90   | 550                           | -  |
| Cyrela Tennessee Empreend. Imob. S.A.         | -                           | -   | 166                                   | 93   | -                             | -  |
| Dominus Engenharia Ltda.                      | -                           | 9,735   | -                                     | -  | -                             | -  |
| Eco Life Butanta Empreend. Imob. S.A.         | -                           | -   | -                                     | -  | 269                           | -  |
| Eco Três Rios Empreend. Imob. S.A.            | -                           | -   | -                                     | 100  | -                             | 101  |
| Ecolife Campestre Empreend. Imob. S.A.        | -                           | -   | 8                                     | -  | 207                           | -  |
| Ecolife Independência Empreend. Imob. S.A.    | -                           | -   | -                                     | -  | 1,337                         | -  |
| Ecolife Jaguaré Empreend. Imob. S.A.          | -                           | -   | -                                     | -  | 995                           | -  |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Consolidated                |   |                                       |  |                               |  |
|---|-----------------------------|---|---------------------------------------|--|-------------------------------|--|
|   | <i>Debentures</i>           | <i>Loan - related</i>                           | <i>Related Parties –</i>              | <i>Related Parties –</i>                   | <i>AFAC' - current</i>        | <i>AFAC' –</i>                             |
|   | <i>- non-current assets</i> | <i>parties - current and non-current assets</i> | <i>Current and non-current assets</i> | <i>Current and non-current liabilities</i> | <i>and non-current assets</i> | <i>Current and non-current liabilities</i> |
|   | <i>(Note 7)</i>             | <i>assets</i>                                   | <i>current assets</i>                 | <i>current liabilities</i>                 | <i>assets</i>                 | <i>liabilities</i>                         |
| Ecolife Parque Prado Empreend. Imob. S.A.     | -                           | -   | -                                     | -  | -                             | 158  |
| Ecolife Recreio Empreend. Imob. S.A.          | -                           | -   | (177)                                 | (891)                                      | 1,233                         | (1)  |
| Ecolife Santana Empreend. Imob. S.A.          | -                           | -   | -                                     | 8  | 399                           | -  |
| Ecolife Vila Leopoldina Empreend. Imob. S.A.  | -                           | -   | -                                     | -  | (21)                          | -  |
| Fator da Vinci Empreend. Imob. Ltda.          | -                           | -   | 7                                     | 8  | -                             | -  |
| Fator Icone Empreendimentos                   | 4,653                       | -   | -                                     | (700)                                      | -                             | 700  |
| Fator Realty Participações                    | -                           | 3,112   | -                                     | -  | -                             | -  |
| Finlândia Empreend. Imob. Ltda.               | -                           | -   | -                                     | -  | (411)                         | -  |
| Gardênia Participações S.A.                   | -                           | -   | 200                                   | 200  | (639)                         | -  |
| Giardino Participações                        | -                           | -   | -                                     | -  | (286)                         | -  |
| Girassol - Vila Madalena Empreend. Imob. S.A. | -                           | -   | 1,052                                 | 1,052                                      | -                             | -  |
| Gold Acapulco Empreend. Imob. SPE Ltda.       | -                           | -   | -                                     | -  | (704)                         | -  |
| Gold Acre Empreend. Imob. SPE Ltda.           | -                           | -   | 3                                     | 3  | 1                             | -  |
| Gold Alabama Empreend. Imob. PE Ltda.         | -                           | -   | -                                     | -  | 1                             | -  |
| Gold Alaska Empreend. Imob. SPE Ltda.         | -                           | -   | 4                                     | 4  | -                             | -  |
| Gold Amapá Empreend. Imob. SPE Ltda.          | -                           | -   | -                                     | -  | (5)                           | -  |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Consolidated                |   |                                       |  |   |  |
|---|-----------------------------|---|---------------------------------------|--|---|--|
|   | <i>Debentures</i>           | <i>Loan - related</i>                           | <i>Related Parties –</i>              | <i>Related Parties –</i>                   | <i>AFAC<sup>i</sup></i>                 | <i>AFAC –</i>                              |
|   | <i>- non-current assets</i> | <i>parties - current and non-current assets</i> | <i>Current and non-current assets</i> | <i>Current and non-current liabilities</i> | <i>- current and non-current assets</i> | <i>Current and non-current liabilities</i> |
|   | <i>(Note 7)</i>             |   |                                       |  |   |  |
| Gold Andros Empreend. Imob. SPE Ltda.   | -                           | -   | 6                                     | -  | -                                       | -  |
| Gold Bahamas Empreend. Imob. SPE Ltda.  | -                           | -   | 20                                    | 20   | -                                       | -  |
| Gold Black Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | 2  | -                                       | -  |
| Gold Bosnia Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | 33                                      | -  |
| Gold Canadá Empreend. Imob. SPE Ltda.   | -                           | -   | 12                                    | 12   | -                                       | -  |
| Gold China Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 541                                     | -  |
| Gold Congo Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 128                                     | -  |
| Gold Cordoba Empreend. Imob. SPE Ltda.  | -                           | -   | -                                     | -  | 14                                      | -  |
| Gold Cuba Empreend. Imob. SPE Ltda.     | -                           | -   | 29                                    | 29   | 350                                     | -  |
| Gold Donoussa Empreend. Imob. SPE Ltda. | -                           | -   | -                                     | -  | 4                                       | -  |
| Gold Escócia Empreend. Imob. SPE Ltda.  | -                           | -   | 1                                     | 1  | -                                       | 18   |
| Gold Flórida Empreend. Imob. SPE Ltda.  | -                           | -   | 29                                    | -  | -                                       | -  |
| Gold Geneva Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | (69)                                    | -  |
| Gold Gray Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | 2  | 16                                      | -  |
| Gold Guiné Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 109                                     | -  |
| Gold Havai Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | (4,427)                                 | -  |
| Gold Heráklia Empreend. Imob. SPE Ltda. | -                           | -   | -                                     | -  | 723                                     | -  |
| Gold Holanda Empreend. Imob. SPE Ltda.  | -                           | -   | -                                     | -  | (411)                                   | -  |
| Gold ÍOS Empreend. Imob. SPE Ltda.      | -                           | -   | -                                     | -  | 2                                       | -  |
| Gold Irlanda Empreend. Imob. SPE Ltda.  | -                           | -   | 94                                    | 28   | -                                       | (4)  |
| Gold Linhares Empreend. Imob. SPE Ltda. | -                           | -   | -                                     | -  | 610                                     | -  |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Consolidated                |   |                                       |  |   |  |
|---|-----------------------------|---|---------------------------------------|--|---|--|
|   | <i>Debentures</i>           | <i>Loan - related</i>                           | <i>Related Parties –</i>              | <i>Related Parties –</i>                   | <i>AFAC<sup>i</sup></i>                 | <i>AFAC –</i>                              |
|   | <i>- non-current assets</i> | <i>parties - current and non-current assets</i> | <i>Current and non-current assets</i> | <i>Current and non-current liabilities</i> | <i>- current and non-current assets</i> | <i>Current and non-current liabilities</i> |
|   | <i>(Note 7)</i>             |   |                                       |  |   |  |
| Gold Lisboa Empreend. Imob. SPE Ltda.         | -                           | -   | 155                                   | 155  | -                                       | -  |
| Gold Lyon Empreend. Imob. SPE Ltda.           | -                           | -   | -                                     | -  | -                                       | 15   |
| Gold Madri Empreend. Imob. SPE Ltda.          | -                           | -   | 115                                   | 115  | (186)                                   | -  |
| Gold Marília Empreend. Imob. SPE Ltda.        | -                           | -   | 21                                    | 21   | (3,162)                                 | -  |
| Gold Marrocos Empreend. Imob. SPE Ltda.       | -                           | -   | -                                     | -  | -                                       | 713  |
| Gold Minas Gerais Empreend. Imob. SPE Ltda.   | -                           | -   | 76                                    | -  | -                                       | (38)                                       |
| Gold Monaco Empreend. Imob. SPE Ltda.         | -                           | -   | 1,733                                 | 1,733                                      | -                                       | 588  |
| Gold New York Empreend. Imob. SPE Ltda.       | -                           | -   | 9                                     | -  | (94)                                    | (1)  |
| Gold Noruega Empreend. Imob. SPE Ltda.        | -                           | -   | -                                     | -  | (8,440)                                 | -  |
| Gold Oceania Empreend. Imob. SPE Ltda.        | -                           | -   | 26                                    | 26   | (911)                                   | -  |
| Gold Oregon Empreend. Imob. SPE Ltda.         | -                           | -   | 3                                     | 1  | (63)                                    | -  |
| Gold Palmares Empreend. Imob. SPE Ltda.       | -                           | -   | 88                                    | 158  | 47                                      | (9)  |
| Gold Panamá Empreend. Imob. SPE Ltda.         | -                           | -   | -                                     | -  | 21                                      | -  |
| Gold Porto Alegre Empreend. Imob. SPE Ltda.   | -                           | -   | 57                                    | 57   | (2,340)                                 | -  |
| Gold Recife Empreend. Imob. SPE Ltda.         | -                           | -   | 187                                   | 187  | -                                       | -  |
| Gold Roraima Empreend. Imob. SPE Ltda.        | -                           | -   | -                                     | -  | (689)                                   | -  |
| Gold San Diego Empreend. Imob. SPE Ltda.      | -                           | -   | 7,500                                 | 7,498                                      | -                                       | (3)  |
| Gold Santa Catarina Empreend. Imob. SPE Ltda. | -                           | -   | -                                     | -  | 65                                      | -  |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|  | Consolidated                |   |                                       |  |   |  |
|--|-----------------------------|---|---------------------------------------|--|---|--|
|  | <i>Debentures</i>           | <i>Loan - related</i>                           | <i>Related Parties –</i>              | <i>Related Parties –</i>                   | <i>AFAC<sup>i</sup></i>                 | <i>AFAC –</i>                              |
|  | <i>- non-current assets</i> | <i>parties - current and non-current assets</i> | <i>Current and non-current assets</i> | <i>Current and non-current liabilities</i> | <i>- current and non-current assets</i> | <i>Current and non-current liabilities</i> |
|  | <i>(Note 7)</i>             |   |                                       |  |   |  |
| Gold Santiago Empreend. Imob. SPE Ltda.  | -                           | -   | 48                                    | 47   | -                                       | 219  |
| Gold Senegal Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | 618                                     | -  |
| Gold Sevilla Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | 1,571                                   | -  |
| Gold Sidney Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | (869)                                   | (3)  |
| Gold Singapura Empreend. Imob. SPE Ltda. | -                           | -   | -                                     | -  | 22                                      | -  |
| Gold Suiça Empreend. Imob. SPE Ltda.     | -                           | -   | 50                                    | 50   | -                                       | 1  |
| Gold Texas Empreend. Imob. SPE Ltda.     | -                           | -   | 4                                     | 4  | -                                       | 168  |
| Gold Tunisia Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | (76)                                    | -  |
| Gold Uberaba Empreend. Imob. SPE Ltda.   | -                           | -   | -                                     | -  | (3,161)                                 | -  |
| Gold Venice Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 282                                     | -  |
| Gold Viena Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | (11)                                    | -  |
| Gold Vietnã Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 3                                       | 2  |
| Gold Virginia Empreend. Imob. SPE Ltda.  | -                           | -   | -                                     | -  | 370                                     | -  |
| Gold Yellow Empreend. Imob. SPE Ltda.    | -                           | -   | -                                     | -  | 403                                     | -  |
| Goldfarb 1 Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | 1                                       | -  |
| Goldfarb 11 Empreend. Imob. Ltda.        | -                           | -   | -                                     | -  | 1                                       | -  |
| Goldfarb 13 Empreend. Imob. Ltda.        | -                           | -   | (16)                                  | -  | 42                                      | -  |
| Goldfarb 14 Empreend. Imob. Ltda.        | -                           | -   | -                                     | -  | -                                       | 65   |
| Goldfarb 16 Empreend. Imob. Ltda.        | -                           | -   | -                                     | -  | (1)                                     | -  |
| Goldfarb 2 Empreend. Imob. SPE Ltda.     | -                           | -   | -                                     | -  | (629)                                   | -  |
| Goldfarb 20 Empreend. Imob. Ltda.        | -                           | -   | 6,300                                 | 6,300                                      | -                                       | -  |
| Goldfarb 22 Empreend. Imob. Ltda.        | -                           | -   | -                                     | -  | -                                       | 27   |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Consolidated                  |  |                                  |   |                                  |                                       |
|---|-------------------------------|--|----------------------------------|---|----------------------------------|---------------------------------------|
|   | Debentures                    | Loan   | Related Parties                  |   | AFAC <sup>i</sup>                | AFAC –                                |
|   | - non-current assets (Note 7) | - related parties - current and non-current assets | - Current and non-current assets | Related Parties – Current and non-current liabilities | - current and non-current assets | - Current and non-current liabilities |
| Goldfarb 26 Empreend. Imob. Ltda.           | -                             | -  | -                                | -   | 1                                | -                                     |
| Goldfarb 28 Empreend. Imob. Ltda.           | -                             | -  | -                                | -   | 1                                | -                                     |
| Goldfarb 33 Empreend. Imob. Ltda.           | -                             | -  | -                                | -   | -                                | 2,779                                 |
| Goldfarb 39 Empreend. Imob. Ltda.           | -                             | -  | 31                               | -   | -                                | 43                                    |
| Goldfarb 4 Empreend. Imob. Ltda.            | -                             | -  | 110                              | -   | -                                | 3                                     |
| Goldfarb 8 Empreend. Imob. Ltda.            | -                             | -  | -                                | -   | -                                | 83                                    |
| Goldfarb Incorporações e Construções S.A.   | -                             | 300  | 80,028                           | 1,732   | 4,593                            | (12,870)                              |
| Goldfarb PDG 3 Inc Construções S.A          | -                             | -  | -                                | 8   | 396                              | -                                     |
| Goldfarb PDG 4 Inc Construções S.A          | -                             | -  | -                                | -   | 627                              | 13                                    |
| Goldfarb PDG 5 Inc Construções S.A          | -                             | -  | -                                | -   | -                                | -                                     |
| Habiarte Barc PDG Cidade Madri Incorp. S.A. | -                             | -  | -                                | 1,217   | -                                | -                                     |
| Habiarte Barc PDG Olhos D'Água Incorp. S.A  | -                             | -  | (21)                             | -   | -                                | -                                     |
| Habiarte Barc PDG Porto Búzios Incorp. S.A. | -                             | -  | -                                | 75  | 770                              | -                                     |
| HB9 Empreendimentos Imobiliários S.A.       | -                             | -  | 6                                | 6   | -                                | -                                     |
| HL Empreend. S.A.                           | -                             | -  | 64                               | 64  | -                                | -                                     |
| Jardim Morumbi Empreend. Imob. S.A.         | -                             | -  | -                                | -   | 32                               | -                                     |
| Jardins Incorporação SPE Ltda.              | -                             | -  | -                                | -   | 57                               | -                                     |
| Jazz 2006 Participações S.A.                | 6,255                         | -  | 2,033                            | 1,799   | 47                               | -                                     |
| JK 16 Empreendimento Imobiliário S.A.       | -                             | -  | 2                                | (222)   | -                                | -                                     |
| Kirmayr Negócios Imob. SPE Ltda.            | -                             | -  | 77                               | 77  | 712                              | 16                                    |
| Lapin Incorporações SPE Ltda.               | -                             | -  | -                                | -   | 156                              | 10                                    |
| Lindencorp Desenvolvimento Imob. S.A.       | -                             | -  | 2,305                            | 2,199   | -                                | -                                     |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Consolidated                  |  |                                  |   |                                  |                                       |
|---|-------------------------------|--|----------------------------------|---|----------------------------------|---------------------------------------|
|   | Debentures                    | Loan   | Related Parties                  |   | AFAC <sup>i</sup>                | AFAC –                                |
|   | - non-current assets (Note 7) | - related parties - current and non-current assets | - Current and non-current assets | Related Parties – Current and non-current liabilities | - current and non-current assets | - Current and non-current liabilities |
| LN Empreendimentos Imobiliários         | -                             | 649  | 570                              | 570   | -                                | -                                     |
| LN 8 Incorpor. Empreend. Ltda.          | -                             | -  | -                                | -   | -                                | 667                                   |
| Luxemburgo Empreend. Imob. SPE Ltda.    | -                             | -  | 211                              | 212   | (4)                              | -                                     |
| Marpal Empreend. e Participações Ltda.  | -                             | -  | 39                               | 39  | 8                                | 32                                    |
| Moinho Empreend. e Participações Ltda.  | -                             | 374  | 89                               | 240   | -                                | -                                     |
| Mônaco Incorporação S.A                 | -                             | -  | -                                | -   | -                                | 830                                   |
| Nova Água Rasa Empreend. Imob. Ltda.    | -                             | -  | -                                | -   | -                                | 62                                    |
| Nova Tatuapé Empreend. Imob. Ltda.      | -                             | -  | 223                              | -   | (17)                             | -                                     |
| Oswaldo Lussac Empreend. Imob. S.A.     | -                             | -  | -                                | 46  | 27                               | -                                     |
| PDG Araxá                               | -                             | -  | 7,146                            | -   | -                                | -                                     |
| PDG BH Empreend. Imob. Ltda.            | -                             | -  | -                                | 50  | (4)                              | -                                     |
| PDG Companhia Securitizadora S.A.       | -                             | -  | -                                | 100   | 3,500                            | -                                     |
| PDG Desenvolvimento Imob. Ltda.         | -                             | -  | -                                | 76  | -                                | -                                     |
| PDG Jet Casa S.A.                       | -                             | -  | -                                | -   | 41                               | -                                     |
| PDG LN 2 Incorporações e Empreend. S.A. | -                             | -  | 13                               | 23  | -                                | -                                     |
| PDG LN 4 Incorporações e Empreend. S.A. | -                             | -  | 2                                | 2   | -                                | -                                     |
| PDG LN 5 Incorporações e Empreend. S.A. | -                             | -  | -                                | 62  | -                                | -                                     |
| PDG LN 6 Incorporações e Empreend. S.A. | -                             | -  | (1)                              | (20)  | -                                | -                                     |
| PDG LN 7 Incorporações e Empreend. S.A. | -                             | -  | (451)                            | (542)   | 50                               | 25                                    |
| PDG LN 9 Incorporações e Empreend. S.A. | -                             | -  | 46                               | 148   | 20                               | -                                     |
| PDG LN Incorporações e Empreend. S.A.   | -                             | -  | 810                              | -   | 317                              | 317                                   |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|   | Consolidated                  |  |  |   |                                  |                                       |
|---|-------------------------------|--|--|---|----------------------------------|---------------------------------------|
|   | Debentures                    | Loan   | Related                                  |   | AFAC <sup>i</sup>                | AFAC –                                |
|   | - non-current assets (Note 7) | - related parties - current and non-current assets | Parties – Current and non-current assets | Related Parties – Current and non-current liabilities | - current and non-current assets | - Current and non-current liabilities |
| PDG Loteadora S.A.                        | -                             | -  | -  | -   | 1,294                            | 1,032                                 |
| PDG Nova Lima Incorporação S.A.           | -                             | -  | 2  | -   | -                                | -                                     |
| PDG São Paulo Incorporações S.A.          | -                             | -  | -  | -   | 10,063                           | 34,028                                |
| Performance BR Empreend. Imob. S.A.       | -                             | -  | -  | 43  | 118                              | 113                                   |
| Premier da Serra Incorporações Imob. S.A. | -                             | -  | 93                                       | 12  | -                                | -                                     |
| Prunus Empreendimentos. S.A.              | -                             | -  | -  | (81)  | 688                              | -                                     |
| Queiroz Galvão Cyrela Emp., Imob. S.A.    | -                             | -  | 637                                      | -   | -                                | -                                     |
| REP DI Desenvolvimento Imob. S.A.         | -                             | -  | 347                                      | 2,988   | -                                | 438                                   |
| Saint Hilaire Empreend. Imob. Ltda.       | -                             | -  | 101                                      | (2,704)   | -                                | -                                     |
| São João Clímaco Empreend. Imob. Ltda.    | -                             | -  | -  | -   | (22)                             | -                                     |
| Sardenha Empreend. Imob. S.A.             | -                             | -  | 880                                      | 879   | (936)                            | (2,562)                               |
| SCP Green Village                         | -                             | -  | 429                                      | (51)  | (14)                             | -                                     |
| Serra Bella Empreend. Imob. S.A.          | -                             | -  | 195                                      | -   | -                                | 30                                    |
| Splendore Empreend. Imob. S.A.            | -                             | -  | -  | -   | (201)                            | (89)                                  |
| Tibouchina Empreend. S.A.                 | -                             | -  | -  | 126   | -                                | -                                     |
| Vassoural Empreend. Imob. Ltda.           | -                             | -  | -  | -   | -                                | 540                                   |
| Vista do Sol Empreend. Imobiliário S.A.   | -                             | -  | -  | -   | 33                               | -                                     |
| ZMF 11 Incorporações S.A.                 | -                             | -  | -  | -   | 1                                | -                                     |
| ZMF 17 Incorporações S.A.                 | -                             | -  | -  | -   | 383                              | (1)                                   |
| ZMF 9 Incorporações Ltda.                 | -                             | -  | -  | -   | (847)                            | 28                                    |

## 11. Operations with related parties - continuation

### 11.5. Credit assignment operations sold with guarantee - continuation

|                                      | Consolidated                  |  |                                |                                     |                                |                                     |
|--------------------------------------|-------------------------------|--|--------------------------------|-------------------------------------|--------------------------------|-------------------------------------|
|                                      | Debentures                    | Loan - related                           | Related Parties -              | Related Parties -                   | AFAC <sup>1</sup> -            | AFAC -                              |
|                                      | - non-current assets (Note 7) | parties - current and non-current assets | Current and non-current assets | Current and non-current liabilities | current and non-current assets | Current and non-current liabilities |
| ZMF 22 Incorporações S.A.            | 1                             | -  | (51,223)                       | -                                   | -                              | -                                   |
| Other                                | -                             | -  | -                              | (8,126)                             | 13                             | 9                                   |
| <b>Total as of December 31, 2010</b> | <b>19,157</b>                 | <b>28,014</b>                            | <b>64,893</b>                  | <b>59,665</b>                       | <b>41,512</b>                  | <b>31,735</b>                       |

## 12. Loans and financing

The Company seeks to reduce cash exposure in each project by using third-party funds for construction financing through the Housing Financial System and other working capital lines offered by first-tier financial institutions. On December 31, 2010, the Company's consolidated financial position was:

| Controlling company and Consolidated                 | Interest        | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee  | Bank       |
|--|-----------------|----------|----------|----------|----------|--|------------|
| <b>PDG Realty S.A. Empreendimentos Participações</b> |                 |          |          |          |          |  |            |
| Dinamarca Empreendimentos Imobiliários SPE Ltda.     | CDI + 1.9% p.y. | 384      | 768      | 776      | jan/11   | Garantia Fidejussória PDG                          | Votorantim |
| Dinamarca Empreendimentos Imobiliários SPE Ltda.     | TR + 9.92% p.y. | 1,357    | -        | -        | apr/13   | Mortgage   | CEF        |
| Gold Amapá Empreendimentos Imobiliários SPE Ltda.    | TR + 11% p.y.   | 9,277    | 3,441    | -        | apr/14   | Mortgage / Receivables / Garantia Fidejussória PDG | Bradesco   |
| Gold Aruba Empreendimentos Imobiliários SPE Ltda.    | CDI + 1.9% p.y. | -        | 768      | 777      | jan/11   | Personal guarantees PDG                            | Votorantim |

## 12. Loans and financing - continuation

| Controlling company and<br>Consolidated                       | Interest            | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee               | Bank               |
|---|---------------------|----------|----------|----------|----------|-------------------------|--------------------|
| Gold Beige Empreendimentos<br>Imobiliários SPE Ltda.          | TR + 10.70%<br>p.y. | 9,215    | -        | -        | jun/12   | Mortgage                | Itaú-<br>Unibanco  |
| Gold Cuiabá Empreendimentos<br>Imobiliários SPE Ltda.         | TR + 10.50%<br>p.y. | 5,675    | -        | -        | oct/11   | Mortgage                | Santander          |
| Gold Groelândia<br>Empreendimentos Imobiliários<br>SPE Ltda.  | CDI + 1.90%<br>p.y. | -        | 1,024    | -        | jan/11   | Personal guarantees PDG | Votorantim         |
| Gold Ilhéus Empreendimentos<br>Imobiliários SPE Ltda.         | CDI + 1.9%<br>p.y.  | 128      | 255      | 259      | jan/11   | Personal guarantees PDG | Votorantim         |
| Gold Lituania Empreendimentos<br>Imobiliários SPE Ltda.       | TR + 8.3%<br>p.y.   | 219      | -        | -        | sep/12   | Mortgage                | CEF                |
| Gold Orange Empreendimentos<br>Imobiliários SPE Ltda.         | CDI + 1.9%<br>p.y.  | 385      | 768      | 776      | jan/11   | Personal guarantees PDG | Votorantim         |
| Gold Polônia Empreendimentos<br>Imobiliários SPE Ltda.        | CDI + 1.9%<br>p.y.  | 257      | 512      | 518      | jan/11   | Personal guarantees PDG | Votorantim         |
| Gold Porto Velho<br>Empreendimentos Imobiliários<br>SPE Ltda. | CDI + 1.9%<br>p.y.  | 514      | 1,024    | 1,035    | jan/11   | Personal guarantees PDG | Votorantim         |
| Gold Portugal<br>Empreendimentos Imobiliários<br>SPE Ltda.    | CDI + 1.9%<br>p.y.  | 257      | 2,257    | 518      | jan/11   | Personal guarantees PDG | Votorantim         |
| Gold Portugal<br>Empreendimentos Imobiliários<br>SPE Ltda.    | TR + 11%<br>p.y.    | 3,695    | 1,792    | -        | aug/12   | Mortgage                | Banco do<br>Brasil |
| Gold Red Empreendimentos<br>Imobiliários SPE Ltda.            | CDI + 1.9%<br>p.y.  | 899      | -        | 1,811    | jan/11   | Personal guarantees PDG | Votorantim         |
| Gold Sudão Empreendimentos<br>Imobiliários SPE Ltda.          | CDI + 1.9%<br>p.y.  | 385      | 775      | 776      | jan/11   | Personal guarantees PDG | Votorantim         |

## 12. Loans and financing - continuation

| Controlling company and Consolidated                | Interest         | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee                                      | Bank            |
|---|------------------|----------|----------|----------|----------|--|-----------------|
| Gold Tunísia Empreendimentos Imobiliários SPE Ltda. | CDI + 1.9% p.y.  | -        | 614      | -        | jan/11   | Personal guarantees PDG                        | Votorantim      |
| Gold Turquia Empreendimentos Imobiliários SPE Ltda. | CDI + 1.9% p.y.  | 771      | 1,535    | 1,553    | jan/11   | Personal guarantees PDG                        | Votorantim      |
| Gold Turquia Empreendimentos Imobiliários SPE Ltda. | TR + 8.3% p.y.   | 108      | -        | -        | oct/12   | Mortgage / Receivables / Surety                | Caixa           |
| Gold Turquia Empreendimentos Imobiliários SPE Ltda. | TR + 8.3% p.y.   | 1,530    | -        | -        | jun/13   | Mortgage                                       | CEF             |
| Gold Withe Empreendimentos Imobiliários SPE Ltda.   | CDI + 1.9% p.y.  | 385      | 767      | 776      | jan/11   | Personal guarantees PDG                        | Votorantim      |
| Goldfarb PDG 2 Incorporações Ltda.                  | TR + 11% p.y.    | 9,535    | -        | -        | aug/12   | Mortgage                                       | Banco do Brasil |
| PDG Realty S.A. e Participações Empreendimentos     | CDI + 8.25% p.y. | 23,198   | -        | -        | feb/18   | Personal guarantees PDG                        | FINEP           |
| PDG Realty S.A. Empreendimentos e Participações     | CDI + 5.25% p.y. | 23,062   | -        | -        | feb/18   | Personal guarantees PDG                        | FINEP           |
| PDG Realty S.A. Empreendimentos e Participações     | CDI + 2.5% p.y.  | 3,500    | 7,201    | 500      | feb/11   | Mortgage/ Receivables / Surety<br>Proportional | IBM             |
| PDG Realty S.A. Empreendimentos e Participações     | CDI + 1.5% p.y.  | 22,474   | -        | -        | jun/12   | Mortgage / Receivables                         | BTG<br>Pactual  |
| PDG Realty S.A. Empreendimentos e Participações     | CDI              | 22,641   | -        | -        | mar/15   | Mortgage / Receivables                         | ABC Brasil      |
| PDG Realty S.A. Empreendimentos e Participações     | CDI + 2.2% p.y.  | 27,646   | -        | -        | apr/17   | Mortgage / Receivables                         | Votorantim      |
| PDG Realty S.A. Empreendimentos e Participações     | CDI              | 12,938   | -        | -        | jan/13   | Promissory note                                | Fibra           |
| PDG Realty S.A. Empreendimentos e Participações     | CDI + 2.2% p.y.  | 73,617   | -        | -        | aug/15   | Mortgage / Receivables                         | HSBC            |

## 12. Loans and financing - continuation

| Controlling company and                               |                   |                |               |               |          |   |                     |
|---|-------------------|----------------|---------------|---------------|----------|---|---------------------|
| Consolidated  | Interest          | 12/31/10       | 12/31/09      | 01/01/09      | Maturity | Guarantee   | Bank                |
| PDG Realty S.A.<br>Empreendimentos e Participações    | CDI + 3%          | 2,744          | -             | -             | apr/12   | Mortgage / Receivables                              | Safra               |
| PDG Realty S.A.<br>Empreendimentos e Participações    | CDI + 3%          | 4,120          | -             | -             | jan/11   | Mortgage / Receivables                              | Votorantim          |
| <b>Total PDG Realty</b>                               |                   | <b>260,916</b> | <b>23,501</b> | <b>10,075</b> |          |   |                     |
|   |                   |                |               |               |          |   |                     |
| <b>Goldfarb e PDG Co</b>                              |                   |                |               |               |          |   |                     |
| Alencar Araripe Empreendimentos<br>Imobiliários Ltda. | IGPM + 12,0% p.y. | -              | -             | 5,068         | oct/11   | Quota de participação                               | Rio Bravo<br>/ GMAC |
| Alencar Araripe Empreendimentos<br>Imobiliários Ltda. | TR + 9% p.y.      | -              | -             | 5,981         | aug/09   | Mortgage/Receivables/Surety<br>Proportional         | ABN Amro            |
| Alves Pedroso Empreendimento<br>Imobiliário Ltda.     | TR + 8,3% p.y.    | 335            | 834           | 500           | aug/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Caixa               |
| Amsterdam Empreendimentos<br>Imobiliários SPE Ltda.   | TR + 10,5% p.y.   | 28,932         | 27,906        | 6,800         | feb/11   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro            |
| Áustria Empreendimentos<br>Imobiliários SPE Ltda.     | TR + 10,5% p.y.   | 822            | 18,796        | 11,043        | jun/11   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro            |
| Áustria Empreendimentos<br>Imobiliários SPE Ltda.     | TR + 10,5% p.y.   | 327            | -             | -             | sep/11   | Mortgage / Receivables /<br>Surety                  | Santander           |
| Áustria Empreendimentos<br>Imobiliários SPE Ltda.     | TR + 10,5% p.y.   | 845            | -             | -             | feb/11   | Mortgage / Receivables /<br>Surety                  | Santander           |
| Áustria Empreendimentos<br>Imobiliários SPE Ltda.     | TR + 10,5% p.y.   | 2,302          | -             | -             | aug/11   | Mortgage / Receivables /<br>Surety                  | Santander           |
| Bandeirantes Empreendimentos<br>Imobiliários S.A.     | TR + 8,3% p.y.    | 1,765          | -             | -             | apr/13   | Receivables / Surety<br>Proportional                | CEF                 |
| Big Field S.A Incorporações                           | TR + 10,5% p.y.   | 29,646         | 11,827        | -             | nov/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Itaú-<br>Unibanco   |

## 12. Loans and financing - continuation

| Controlling company and Consolidated                  | Interest         | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee  | Bank            |
|---|------------------|----------|----------|----------|----------|--|-----------------|
| Bruxelas Empreendimentos Imobiliários SPE Ltda.       | TR + 9,92% p.y.  | 7,678    | -        | -        | sep/12   | Mortgage   | CEF             |
| Dinamarca Empreendimentos Imobiliários SPE Ltda.      | CDI + 1,9% p.y.  | 384      | 768      | 776      | jan/11   | Personal guarantees PDG                          | Votorantim      |
| Dinamarca Empreendimentos Imobiliários SPE Ltda.      | TR + 9,92% p.y.  | 1,357    | -        | -        | apr/13   | Mortgage   | CEF             |
| Estela Borges Empreendimentos Imobiliários Ltda.      | TR + 10% p.y.    | -        | 7,119    | 667      | mar/12   | Mortgage / Receivables / Personal guarantees PDG | Itaú- Unibanco  |
| Estela Borges Empreendimentos Imobiliários Ltda.      | INCC + 12% p.y.  | -        | -        | 1,134    | sep/11   | Penhor de Participação                           | Cyrela          |
| Finlândia Empreendimentos Imobiliários SPE Ltda.      | TR + 11% p.y.    | -        | -        | 6,614    | nov/09   | Mortgage/Receivables/Surety Proportional         | Unibanco        |
| Gold Acapulco Empreendimentos Imobiliários SPE Ltda.  | TR + 11% p.y.    | -        | 4,316    | -        | mar/12   | Mortgage / Personal guarantees PDG               | Caixa           |
| Gold Acre Empreendimentos Imobiliários SPE Ltda.      | CDI + 1,30% p.y. | -        | -        | 16,447   | jul/11   | Mortgage / Personal guarantees PDG               | Itaú- Unibanco  |
| Gold Alaska Empreendimentos Imobiliários SPE Ltda.    | CDI + 1,90% p.y. | 524      | 1,024    | 1,035    | jan/11   | Personal guarantees PDG                          | Votorantim      |
| Gold Amapá Empreendimentos Imobiliários SPE Ltda.     | TR + 11% p.y.    | 9,277    | 3,441    | -        | apr/14   | Mortgage / Receivables / Personal guarantees PDG | Bradesco        |
| Gold Argentina Empreendimentos Imobiliários SPE Ltda. | CDI + 1,90% p.y. | 771      | 1,536    | 1,553    | jan/11   | Personal guarantees PDG                          | Votorantim      |
| Gold Argentina Empreendimentos Imobiliários SPE Ltda. | TR + 9,70% p.y.  | 1,300    | -        | -        | jul/15   | Mortgage   | Banco do Brasil |
| Gold Aruba Empreendimentos Imobiliários SPE Ltda.     | CDI + 1,90% p.y. | -        | 768      | 776      | jan/11   | Personal guarantees PDG                          | Votorantim      |

## 12. Loans and financing - continuation

| Controlling company and Consolidated                     | Interest         | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee  | Bank          |
|--|------------------|----------|----------|----------|----------|--|---------------|
| Gold Beige Empreendimentos Imobiliários SPE Ltda.        | TR + 10,7% p.y.  | 9,215    | -        | -        | jun/12   | Mortgage   | Itaú-Unibanco |
| Gold Black Empreendimentos Imobiliários SPE Ltda.        | TR + 8,30% p.y.  | 4,868    | -        | -        | apr/11   | Mortgage   | Caixa         |
| Gold Black Empreendimentos Imobiliários SPE Ltda.        | TR + 8,30% p.y.  | 2,338    | -        | -        | may/11   | Mortgage   | Caixa         |
| Gold Black Empreendimentos Imobiliários SPE Ltda.        | TR + 8,30% p.y.  | 490      | -        | -        | nov/11   | Mortgage   | Caixa         |
| Gold Canadá Empreendimentos Imobiliários SPE Ltda.       | CDI + 1,9% p.y.  | 514      | 1,024    | 1,035    | jan/11   | Personal guarantees PDG                          | Votorantim    |
| Gold Canadá Empreendimentos Imobiliários SPE Ltda.       | TR + 11,5% p.y.  | 6,350    | -        | -        | aug/11   | Mortgage   | Santander     |
| Gold Cancun Empreendimentos Imobiliários SPE Ltda.       | CDI + 1,90% p.y. | 2,313    | 4,606    | 4,658    | jan/11   | Personal guarantees PDG                          | Votorantim    |
| Gold Celestino Bourroul Empreend. Imobiliários SPE Ltda. | TR + 10,5% p.y.  | 28,651   | 11,078   | 2,703    | jan/11   | Mortgage / Receivables / Personal guarantees PDG | Itaú-Unibanco |
| Gold Cuiabá Empreendimentos Imobiliários SPE Ltda.       | TR + 10,5% p.y.  | 5,675    | -        | -        | oct/11   | Mortgage   | Santander     |
| Gold Egito Empreendimentos Imobiliários SPE Ltda.        | TR + 10,5% p.y.  | 3,615    | -        | -        | dec/11   | Mortgage   | Santander     |

## 12. Loans and financing - continuation

| <b>Controlling company and</b>                            |                  |                 |                 |                 |                 |   |                   |
|---|------------------|-----------------|-----------------|-----------------|-----------------|---|-------------------|
| <b>Consolidated</b>                                       | <b>Interest</b>  | <b>12/31/10</b> | <b>12/31/09</b> | <b>01/01/09</b> | <b>Maturity</b> | <b>Guarantee</b>                                    | <b>Bank</b>       |
| Gold Escócia Empreendimentos<br>Imobiliários SPE Ltda.    | CDI + 1,90% p.y. | 2,056           | 6,259           | 4,140           | jan/11          | Personal guarantees PDG                             | Votorantim        |
| Gold Escócia Empreendimentos<br>Imobiliários SPE Ltda.    | CDI + 10,5% p.y. | 12,768          | 2,165           | -               | jul/11          | Mortgage / Receivables /<br>Personal guarantees PDG | Santander         |
| Gold França Empreendimentos<br>Imobiliários SPE Ltda.     | TR + 10,5% p.y.  | -               | 17,538          | -               | sep/11          | Mortgage / Receivables /<br>Personal guarantees PDG | Itaú-<br>Unibanco |
| Gold Geneva Empreendimentos<br>Imobiliários SPE Ltda.     | TR + 10,5% p.y.  | 6,019           | -               | -               | sep/11          | Mortgage / Receivables /<br>Surety                  | HSBC              |
| Gold Groelândia Empreendimentos<br>Imobiliários SPE Ltda. | CDI + 1,90% p.y. | -               | 1,024           | 2,070           | jan/11          | Personal guarantees PDG                             | Votorantim        |
| Gold Haiti Empreendimentos<br>Imobiliários SPE Ltda.      | TR + 9% p.y.     | -               | 113             | 5,234           | feb/10          | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro          |
| Gold Ilhéus Empreendimentos<br>Imobiliários SPE Ltda.     | CDI + 1,90% p.y. | 128             | 256             | 259             | jan/11          | Personal guarantees PDG                             | Votorantim        |
| Gold Índia Empreendimentos<br>Imobiliários SPE Ltda.      | CDI + 1,90% p.y. | 1,285           | 2,559           | 2,588           | jan/11          | Personal guarantees PDG                             | Votorantim        |
| Gold Irlanda Empreendimentos<br>Imobiliários SPE Ltda.    | CDI + 1,90% p.y. | 2,864           | 1,842           | 1,863           | jan/11          | Personal guarantees PDG                             | Votorantim        |
| Gold Irlanda Empreendimentos<br>Imobiliários SPE Ltda.    | TR + 8,3% p.y.   | 1,418           | -               | -               | feb/13          | Mortgage / Receivables /<br>Surety                  | Caixa             |
| Gold Irlanda Empreendimentos<br>Imobiliários SPE Ltda.    | CDI + 1,90% p.y. | 925             | -               | -               | jan/11          | Personal guarantees PDG                             | Votorantim        |
| Gold Jamaica Empreendimentos<br>Imobiliários SPE Ltda.    | TR + 9,5% a.a    | -               | -               | 6,130           | jul/09          | Mortgage/Receivables/Surety<br>Proportional         | Safr              |

## 12. Loans and financing - continuation

| Controlling company and Consolidated                     | Interest         | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee   | Bank              |
|--|------------------|----------|----------|----------|----------|---|-------------------|
| Gold Lisboa Empreendimentos Imobiliários SPE Ltda.       | TR + 12,0% p.y.  | -        | 12,998   | -        | jul/11   | Mortgage / Receivables /<br>Personal guarantees PDG | HSBC              |
| Gold Lituania Empreendimentos Imobiliários SPE Ltda.     | TR + 8,3% p.y.   | 219      | -        | -        | sep/12   | Mortgage  | CEF               |
| Gold Madri Empreendimentos Imobiliários SPE Ltda.        | TR + 10,5% p.y.  | -        | -        | 3,051    | jan/10   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro          |
| Gold Marília Empreendimentos Imobiliários SPE Ltda.      | CDI + 1,50% p.y. | 46,482   | 39,848   | 25,055   | feb/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Votorantim        |
| Gold Marrocos Empreendimentos Imobiliários SPE Ltda.     | TR + 10,5% p.y.  | 9,206    | 4,544    | -        | oct/11   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro          |
| Gold Milano Empreendimentos Imobiliários SPE Ltda.       | TR + 10,7% p.y.  | 5,204    | -        | -        | jun/12   | Mortgage  | Itaú-<br>Unibanco |
| Gold Minas Gerais Empreendimentos Imobiliários SPE Ltda. | TR + 12,0% p.y.  | -        | 19,901   | 1,812    | jun/11   | Mortgage / Receivables /<br>Personal guarantees PDG | HSBC              |
| Gold Minas Gerais Empreendimentos Imobiliários SPE Ltda. | CDI + 1,9% p.y.  | 2,152    | 1,791    | 1,811    | jan/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Votorantim        |
| Gold Mônaco Empreendimentos Imobiliários SPE Ltda.       | TR + 11,5% p.y.  | 11,690   | 3,772    | -        | sep/11   | Mortgage/ Cessão Fiduciária/<br>Surety              | Santander         |
| Gold New York Empreendimentos Imobiliários Ltda.         | TR + 8,3% p.y.   | -        | 277      | -        | feb/13   | Mortgage / Receivables /<br>Personal guarantees PDG | Caixa             |
| Gold Noruega Empreendimentos Imobiliários SPE Ltda.      | CDI + 3,00% p.y. | 74,534   | 32,110   | 21,808   | mar/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Votorantim        |
| Gold Noruega Empreendimentos Imobiliários SPE Ltda.      | TR + 9,92% p.y.  | 30,058   | -        | -        | mar/13   | Mortgage  | CEF               |
| Gold Noruega Empreendimentos Imobiliários SPE Ltda.      | TR + 8,3% p.y.   | 11,116   | -        | -        | feb/14   | Mortgage  | CEF               |

## 12. Loans and financing - continuation

| <b>Controlling company and Consolidated</b>             | <b>Interest</b>  | <b>12/31/10</b> | <b>12/31/09</b> | <b>01/01/09</b> | <b>Maturity</b> | <b>Guarantee</b>                                    | <b>Bank</b>     |
|---|------------------|-----------------|-----------------|-----------------|-----------------|---|-----------------|
| Gold Oceania Empreendimentos Imobiliários SPE Ltda.     | CDI + 1,90% p.y. | 514             | 1,024           | 1,035           | jan/11          | Personal guarantees PDG                             | Votorantim      |
| Gold Oceania Empreendimentos Imobiliários SPE Ltda.     | TR + 9,2% p.y.   | 3,854           | -               | -               | feb/13          | Mortgage  | Caixa           |
| Gold Orange Empreendimentos Imobiliários SPE Ltda.      | CDI + 1,90% p.y. | 385             | 768             | 776             | jan/11          | Personal guarantees PDG                             | Votorantim      |
| Gold Oregon Empreendimentos Imobiliários SPE S.A.       | TR + 8,3% p.y.   | 644             | -               | -               | aug/13          | Mortgage  | CEF             |
| Gold Panamá Empreendimentos Imobiliários SPE Ltda.      | TR + 10,5% p.y.  | 17,193          | 14,632          | 3,370           | nov/11          | Mortgage / Receivables /<br>Personal guarantees PDG | Bradesco        |
| Gold Paraíba Empreendimentos Imobiliários SPE Ltda.     | TR + 10,5% p.y.  | -               | 1,836           | -               | dec/17          | Mortgage / Receivables /<br>Personal guarantees PDG | Caixa           |
| Gold Polônia Empreendimentos Imobiliários SPE Ltda.     | CDI + 1,90% p.y. | 257             | 512             | 518             | jan/11          | Personal guarantees PDG                             | Votorantim      |
| Gold Porto Velho Empreendimentos Imobiliários SPE Ltda. | CDI + 1,90% p.y. | 514             | 1,024           | 1,035           | jan/11          | Personal guarantees PDG                             | Votorantim      |
| Gold Portugal Empreendimentos Imobiliários SPE Ltda.    | CDI + 1,90% p.y. | 257             | 512             | 518             | jan/11          | Personal guarantees PDG                             | Votorantim      |
| Gold Portugal Empreendimentos Imobiliários SPE Ltda.    | TR + 11,0% p.y.  | 3,695           | 1,745           | -               | aug/12          | Mortgage  | Banco do Brasil |

## 12. Loans and financing – continuation

| <b>Controlling company and Consolidated</b>           | <b>Interest</b>  | <b>12/31/10</b> | <b>12/31/09</b> | <b>01/01/09</b> | <b>Maturity</b> | <b>Guarantee</b>                                 | <b>Bank</b>   |
|---|------------------|-----------------|-----------------|-----------------|-----------------|--|---------------|
| Gold Properties Vila Guilherme S.A.                   | TR + 11,5% p.y.  | -               | -               | 9,202           | jul/09          | Mortgage   | Itaú-Unibanco |
| Gold Purple Empreendimentos Imobiliários SPE Ltda.    | CDI + 1,90% p.y. | -               | 1,541           | 1,553           | jan/11          | Personal guarantees PDG                          | Votorantim    |
| Gold Purple Empreendimentos Imobiliários SPE Ltda.    | TR + 10,5% p.y.  | 7,842           | -               | -               | may/12          | Mortgage/ Direitos Creditórios                   | Bradesco      |
| Gold Recife Empreendimentos Imobiliários SPE Ltda     | TR + 10,5% p.y.  | 9,332           | 9,330           | -               | aug/11          | Mortgage / Receivables / Personal guarantees PDG | Bradesco      |
| Gold Red Empreendimentos Imobiliários SPE Ltda.       | CDI + 1,90% p.y. | 899             | 1,791           | 1,811           | jan/11          | Personal guarantees PDG                          | Votorantim    |
| Gold Roraima Empreendimentos Imobiliários SPE Ltda.   | CDI + 1,90% p.y. | 770             | 1,535           | 1,553           | jan/11          | Personal guarantees PDG                          | Votorantim    |
| Gold Roraima Empreendimentos Imobiliários SPE Ltda.   | TR + 10,70% p.y. | 20,496          | -               | -               | jan/12          | Mortgage   | Itaú-Unibanco |
| Gold Santiago Empreendimentos Imobiliários SPE Ltda   | TR + 11,02% p.y. | -               | 3,642           | -               | jul/12          | Mortgage / Receivables / Personal guarantees PDG | Caixa         |
| Gold Santiago Empreendimentos Imobiliários SPE Ltda   | TR + 8,3% p.y.   | -               | 429             | -               | apr/12          | Mortgage / Receivables / Personal guarantees PDG | Caixa         |
| Gold São Paulo Empreendimentos Imobiliários SPE Ltda. | TR + 9% p.y.     | -               | 7,824           | 9,473           | jun/10          | Mortgage / Receivables / Personal guarantees PDG | ABN Amro      |
| Gold Sidney Empreendimentos Imobiliários SPE Ltda.    | CDI + 1,5% p.y.  | -               | -               | 8,202           | feb/10          | Mortgage/Receivables/Surety Proportional         | Matone        |
| Gold Sidney Empreendimentos Imobiliários SPE Ltda.    | TR + 11,02% p.y. | -               | 3,220           | -               | aug/12          | Mortgage   | Caixa         |
| Gold Singapura Empreendimentos Imobiliários SPE Ltda. | TR + 8,3% p.y.   | 3,198           | 688             | -               | nov/12          | Mortgage   | Caixa         |

## 12. Loans and financing – continuation

| <b>Controlling company and Consolidated</b>         | <b>Interest</b>  | <b>12/31/10</b> | <b>12/31/09</b> | <b>01/01/09</b> | <b>Maturity</b> | <b>Guarantee</b>                                 | <b>Bank</b>   |
|---|------------------|-----------------|-----------------|-----------------|-----------------|--|---------------|
| Gold Sudão Empreendimentos Imobiliários SPE Ltda.   | CDI + 1,90% p.y. | 385             | 775             | 776             | jan/11          | Personal guarantees PDG                          | Votorantim    |
| Gold Sudão Empreendimentos Imobiliários SPE Ltda.   | TR + 8,3% p.y.   | -               | 61              | -               | sep/12          | Mortgage   | Caixa         |
| Gold Suíça Empreendimentos Imobiliários SPE Ltda.   | TR + 10,5% p.y.  | 1,146           | 7,694           | -               | aug/11          | Mortgage / Receivables / Personal guarantees PDG | Bradesco      |
| Gold Texas Empreendimentos Imobiliários SPE Ltda.   | TR + 10,5% p.y.  | 27,932          | 6,882           | -               | jul/11          | Mortgage/ Cessão Fiduciária/ Surety              | Santander     |
| Gold Tunísia Empreendimentos Imobiliários SPE Ltda. | CDI + 1,90% p.y. | 617             | 614             | 1,242           | jan/11          | Personal guarantees PDG                          | Votorantim    |
| Gold Turquia Empreendimentos Imobiliários SPE Ltda. | CDI + 1,90% p.y. | 771             | 1,535           | 1,553           | jan/11          | Personal guarantees PDG                          | Votorantim    |
| Gold Turquia Empreendimentos Imobiliários SPE Ltda. | TR + 8,5% p.y.   | 1,639           | -               | -               | jun/12          | Imóvel Araçatuba / SP e Imóvel Manaus / AM       | BTG Pactual   |
| Gold Uberaba Empreendimentos Imobiliários SPE Ltda. | TR + 10,5% p.y.  | 27,526          | 20,379          | -               | may/11          | Mortgage / Receivables / Personal guarantees PDG | ABN Amro      |
| Gold Uberaba Empreendimentos Imobiliários SPE Ltda. | CDI + 1,9% p.y.  | 2,313           | 2,303           | 4,658           | jan/11          | Personal guarantees PDG                          | Votorantim    |
| Gold Venice Empreendimentos Imobiliários SPE Ltda.  | TR + 10,7% p.y.  | 15,988          | -               | -               | sep/11          | Mortgage   | Itaú-Unibanco |
| Gold Viena Empreendimentos Imobiliários SPE Ltda.   | TR + 11,2% p.y.  | -               | 1,870           | -               | may/12          | Mortgage / Receivables / Personal guarantees PDG | Caixa         |
| Gold Viena Empreendimentos Imobiliários SPE Ltda.   | TR + 8,3% p.y.   | 497             | 2,357           | -               | feb/12          | Mortgage   | Caixa         |
| Gold Withe Empreendimentos Imobiliários SPE Ltda.   | CDI + 1,90% p.y. | 385             | 768             | 776             | jan/11          | Personal guarantees PDG                          | Votorantim    |

## 12. Loans and financing – continuation

| <i>Controlling company and Consolidated</i>               | <i>Interest</i>             | <i>12/31/10</i> | <i>12/31/09</i> | <i>01/01/09</i> | <i>Maturity</i> | <i>Guarantee</i>                                    | <i>Bank</i>     |
|---|-----------------------------|-----------------|-----------------|-----------------|-----------------|---|-----------------|
| <i>Gold Yellow Empreendimentos Imobiliários SPE Ltda.</i> | <i>TR + 10,5%<br/>p.y.</i>  |                 |                 |                 |                 |   |                 |
|   |                             | 1,342           | -               | -               | jul/12          | Mortgage e outras Avenças                           | Bradesco        |
| <i>Goldfarb Incorporações e Construções S.A.</i>          | <i>CDI + 3,66%<br/>p.y.</i> |                 |                 |                 |                 |   |                 |
|   |                             | -               | 814             | 12,483          | jan/10          | Personal guarantees PDG                             | ABC Brasil      |
| <i>Goldfarb Incorporações e Construções S.A.</i>          | <i>CDI + 1,7%<br/>p.y.</i>  |                 |                 |                 |                 |   |                 |
|   |                             | -               | -               | 13,361          | aug/09          | Personal guarantees PDG                             | Banco do Brasil |
| <i>Goldfarb Incorporações e Construções S.A.</i>          | <i>CDI + 2,2%<br/>p.y.</i>  |                 |                 |                 |                 |   |                 |
|   |                             | -               | 4,562           | 5,345           | apr/12          | Mortgage / Receivables /<br>Personal guarantees PDG | Bradesco        |
| <i>Goldfarb Incorporações e Construções S.A.</i>          | <i>CDI + 2,00%<br/>p.y.</i> |                 |                 |                 |                 |   |                 |
|   |                             | 15,639          | 12,566          | 12,823          | jan/14          | Personal guarantees PDG                             | Brascan         |
| <i>Goldfarb Incorporações e Construções S.A.</i>          | <i>TR + 8,3%<br/>p.y.</i>   |                 |                 |                 |                 |   |                 |
|   |                             | 83              | 1,924           | 5,289           | feb/11          | Mortgage / Receivables /<br>Personal guarantees PDG | Caixa           |
| <i>Goldfarb Incorporações e Construções S.A.</i>          | <i>CDI + 3,54%<br/>a,a</i>  |                 |                 |                 |                 |   |                 |
|   |                             | -               | -               | 30,789          | aug/10          | Aplicação de R\$ 2 Milhões a<br>98% CDI             | Caixa           |
| <i>Goldfarb Incorporações e Construções S.A.</i>          | <i>CDI + 1,35%<br/>a,a</i>  |                 |                 |                 |                 |   |                 |
|   |                             | 820             | 1,424           | 1,872           | jan/12          | Personal guarantees PDG                             | CIT Brasil      |
| <i>Goldfarb Incorporações e Construções S.A.</i>          | <i>CDI + 2,00%<br/>a,a</i>  |                 |                 |                 |                 |   |                 |
|   |                             | 8,459           | 28,392          | 30,368          | may/11          | Personal guarantees PDG                             | Safr            |

## 12. Loans and financing – continuation

| Controlling company and            |                       |     |              |          |          |          |          |                          |             |
|------------------------------------|-----------------------|-----|--------------|----------|----------|----------|----------|--------------------------|-------------|
| Consolidated                       |                       |     | Interest     | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee                | Bank        |
| Goldfarb                           | Incorporações         | e   | CDI + 1,5 %  |          |          |          |          |                          |             |
| Construções S.A.                   |                       |     | p.y.         | -        | 17,568   | -        | jun/10   | Statutory Lien PDG       | BTG Pactual |
| Goldfarb                           | Incorporações         | e   | TR + 8,3%    |          |          |          |          |                          |             |
| Construções S.A.                   |                       |     | p.y.         | 532      | -        | -        | mar/12   | Mortgage                 | Caixa       |
| Goldfarb                           | Incorporações         | e   | CDI +        |          |          |          |          |                          |             |
| Construções S.A.                   |                       |     | 3,35% p.y.   | 6,678    | -        | -        | jan/14   | Promissory note          | Safra       |
| Goldfarb                           | Incorporações         | e   | TR + 8,3%    |          |          |          | mar/14   | Mortgage                 | Caixa       |
| Construções S.A.                   |                       |     | p.y.         | 1,871    | -        | -        |          |                          |             |
| Goldfarb                           | Incorporações         | e   | TR + 8,16%   |          |          |          | aug/15   | Statutory Lien PDG       | Caixa       |
| Construções S.A.                   |                       |     | p.y.         | 15,469   | -        | -        |          |                          |             |
|                                    |                       |     | TR + 10,5%   |          | -        | -        | jul/11   | Mortgage / Receivables / | HSBC        |
| Goldfarb PDG 2 Incorporações Ltda. |                       |     | p.y.         | 9,535    |          |          |          | Surety                   |             |
|                                    |                       |     | TR + 8,3%    |          | -        | -        | jul/14   | Mortgage                 | Caixa       |
| Goldfarb PDG Incorporações S.A.    |                       |     | p.y.         | 176      |          |          |          |                          |             |
| Holanda                            | Empreendimentos       |     | CDI + 1,5%   |          |          |          |          | Mortgage / Receivables / |             |
| Imobiliários SPE Ltda.             |                       |     | p.y.         | -        | 5,044    | 7,551    | mar/10   | Personal guarantees PDG  | Matone      |
| Kirmayr                            | Negócios Imobiliários | SPE | TR + 10,5%   |          |          |          |          | Mortgage / Receivables / |             |
| Ltda.                              |                       |     | p.y.         | -        | 7,922    | 1,710    | nov/10   | Personal guarantees PDG  | Bradesco    |
| Luxemburgo                         | Empreendimentos       |     |              |          |          |          |          | Mortgage / Receivables / |             |
| Imobiliários SPE Ltda.             |                       |     | TR + 9% p.y. | 6,666    | 18,156   | 8,708    | aug/11   | Personal guarantees PDG  | ABN Amro    |
| Nova Água Rasa                     | Empreendimentos       |     | TR + 11%     |          |          |          |          | Mortgage / Receivables / |             |
| Imobiliários SPE S.A.              |                       |     | p.y.         | -        | 8,510    | 11,196   | feb/11   | Personal guarantees PDG  | HSBC        |
| Nova Mooca                         | Empreendimentos       |     | TR + 10%     |          | -        |          | apr/12   | Mortgage                 | Santander   |
| Imobiliários Ltda.                 |                       |     | p.y.         | 7,505    |          | -        |          |                          |             |
| Nova Tatuapé                       | Negócios Imobiliários |     | TR + 11,5%   |          |          |          |          | Mortgage / Receivables / |             |
| SPE Ltda.                          |                       |     | p.y.         | -        | -        | 10,817   | dec/10   | Personal guarantees PDG  | HSBC        |

## 12. Loans and financing – continuation

| Controlling company and            |              |                |                |                |          |                          |          |
|------------------------------------|--------------|----------------|----------------|----------------|----------|--------------------------|----------|
| Consolidated                       | Interest     | 12/31/10       | 12/31/09       | 01/01/09       | Maturity | Guarantee                | Bank     |
| Oswaldo Lussac Empreendimentos     | TR + 11,5%   |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliários S.A.                  | p.y.         | -              | 5,307          | -              | feb/10   | Personal guarantees PDG  | Bradesco |
| Oswaldo Lussac Empreendimentos     | TR + 10,5%   |                | -              |                | feb/11   | Receivables / Surety     | Bradesco |
| Imobiliários S.A.                  | p.y.         | 1,896          |                | -              |          | Proportional             |          |
| Padre Adelino Empreendimentos      | TR + 9,31%   |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliários S.A.                  | p.y.         | -              | 9,520          | 5,894          | jul/10   | Personal guarantees PDG  | ABN Amro |
| Petrônio Portela Empreendimentos   |              |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliários Ltda.                 | TR + 9% p.y. | -              | 1,001          | 2,414          | dec/12   | Personal guarantees PDG  | ABN Amro |
| Santa Genebra Empreendimentos      | INCC + 12%   |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliários Ltda.                 | p.y.         | -              | -              | 1,877          | oct/11   | Personal guarantees PDG  | Cyrela   |
| São João Clímaco                   | TR + 8,3%    |                |                |                |          | Mortgage / Receivables / |          |
| Empreendimentos Imobiliários Ltda. | p.y.         | -              | 698            | -              | jun/11   | Personal guarantees PDG  | Caixa    |
| São João Clímaco                   | TR + 8,3%    |                |                |                |          | Mortgage / Receivables / |          |
| Empreendimentos Imobiliários Ltda. | p.y.         | -              | -              | 3,658          | dec/10   | Personal guarantees PDG  | Caixa    |
| Serra Bella Empreendimento         | TR + 8,3%    |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliário S.A.                   | p.y.         | 3,345          | 11,885         | 4,852          | jun/12   | Personal guarantees PDG  | Caixa    |
| SPE Gama Desenvolvimento           | TR + 11%     |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliário Ltda.                  | p.y.         | 376            | 11,131         | 10,306         | jul/11   | Personal guarantees PDG  | Bradesco |
| SPE Reserva do Alto Aricanduva     | TR + 12%     |                |                |                |          | Mortgage / Receivables / |          |
| Construções Ltda.                  | p.y.         | -              | 107            | 15,131         | jul/11   | Personal guarantees PDG  | Bradesco |
| Vassoural Empreendimentos          | TR + 10,5%   |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliários Ltda                  | p.y.         | 20,125         | 13,816         | -              | oct/11   | Personal guarantees PDG  | Bradesco |
| Vila Maria Empreendimentos         | TR + 10%     |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliários S.A.                  | p.y.         | 2,364          | 3,316          | -              | mar/12   | Personal guarantees PDG  | ABN Amro |
| Vila Maria Empreendimentos         | INCC + 12%   |                |                |                |          | Mortgage / Receivables / |          |
| Imobiliários S.A.                  | p.y.         | -              | -              | 1,145          | nov/09   | Personal guarantees PDG  | Cyrela   |
| Others                             |              | -              | 277            | 12             |          |                          |          |
| <b>Total Goldfarb e PDG Co</b>     |              | <b>620,348</b> | <b>523,131</b> | <b>399,800</b> |          |                          |          |

## 12. Loans and financing – continuation

| Controlling company and Consolidated                    | Interest        | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee  | Bank     |
|---|-----------------|----------|----------|----------|----------|--|----------|
| <b>CHL Desenvolvimento Imobiliário S.A.</b>             |                 |          |          |          |          |  |          |
| Araxá Participações e Empreendimentos Imobiliários S.A. | TR + 12% p.y.   | 14,013   | 34,669   | -        | feb/11   | Mortgage / Receivables / Personal guarantees PDG | Bradesco |
| Assis Bueno 30 Incorporações Ltda.                      | CDI + 2,3% p.y. | -        | 2,100    | 2,146    | jul/10   | Personal guarantees PDG                          | Unibanco |
| Assis Bueno 30 Incorporações Ltda.                      | TR + 11,5% p.y. | 4,296    | 6,311    | -        | apr/11   | Mortgage / Receivables / Personal guarantees PDG | Bradesco |
| Bandeirantes Empreendimentos Imobiliários S.A.          | TR + 8,3% p.y.  | 3,530    | -        | -        | apr/13   | Receivables / Surety Proportional                | CEF      |
| Bento Lisboa 106-A Empreendimento Imobiliário S.A.      | TR + 12% p.y.   | -        | -        | 17,534   | jul/09   | Receivables / Surety Proportional                | Unibanco |
| Bento Lisboa 106-B Empreendimento Imobiliário S.A.      | TR + 12% p.y.   | -        | -        | 7,400    | oct/10   | Receivables / Surety Proportional                | Bradesco |
| CHL Desenvolvimento Imobiliário S.A.                    | CDI + 1,4% p.y. | -        | 10,947   | 10,764   | jun/10   | Personal guarantees PDG                          | Bradesco |
| CHL Desenvolvimento Imobiliário S.A.                    | CDI + 2,0% p.y. | -        | 3,807    | 11,307   | jun/10   | Personal guarantees PDG                          | Safrá    |
| CHL Desenvolvimento Imobiliário S.A.                    | CDI + 2,3% p.y. | -        | -        | 2,778    | jun/09   | Personal guarantees PDG                          | Unibanco |
| CHL Desenvolvimento Imobiliário S.A.                    | CDI + 2,3% p.y. | -        | 21,327   | 21,655   | aug/10   | Personal guarantees PDG                          | Unibanco |
| CHL Desenvolvimento Imobiliário S.A.                    | TR + 10,4% p.y. | 21,390   | -        | -        | aug/11   | Surety Proportional                              | Itaú BBA |
| CHL Desenvolvimento Imobiliário S.A.                    | CDI + 2,3% p.y. | 5,265    | -        | -        | jul/11   | Surety Proportional                              | Itaú BBA |
| CHL Desenvolvimento Imobiliário S.A.                    | CDI + 2,3% p.y. | 5,783    | -        | -        | aug/11   | Surety Proportional                              | Itaú BBA |

## 12. Loans and financing – continuation

| <b>Controlling company and Consolidated</b>       | <b>Interest</b> | <b>12/31/10</b> | <b>12/31/09</b> | <b>01/01/09</b> | <b>Maturity</b> | <b>Guarantee</b>                                    | <b>Bank</b>       |
|---|-----------------|-----------------|-----------------|-----------------|-----------------|---|-------------------|
| CHL Desenvolvimento Imobiliário S.A.              | CDI + 2,0% p.y. | 10,453          | -               | -               | aug/11          | Surety Proportional                                 | Itaú BBA          |
| CHL LI Incorporações Ltda.                        | TR + 10,5% p.y. | 4,160           | -               | -               | jun/11          | Surety Proportional                                 | Itaú BBA          |
| CHL LIV Incorporações Ltda.                       | CDI + 2,3% p.y. | 3,715           | -               | -               | jun/11          | Surety Proportional                                 | Itaú BBA          |
| CHL LXXII Incorporações Ltda.                     | CDI + 0,0% p.y. | 4,251           | -               | -               | jun/11          | Surety Proportional                                 | Itaú BBA          |
| CHL LXXIII Incorporações Ltda.                    | CDI + 0,0% p.y. | 4,251           | -               | -               | jun/11          | Surety Proportional                                 | Itaú BBA          |
| EP770 Empreiteira Ltda                            | CDI + 0,0% p.y. | 5,921           | -               | -               | jan/12          | Receivables / Surety<br>Proportional                | Bradesco          |
| Estrada do Cabuçu de baixo<br>Incorporações Ltda  | TR + 8,3% a.a   | 1,960           | -               | -               | jun/13          | Receivables / Surety<br>Proportional                | Caixa             |
| Jaime Poggi Incorporações Ltda.                   | TR + 10,5% p.y. | 104,227         | 58,042          | -               | feb/12          | Mortgage / Receivables /<br>Personal guarantees PDG | Itaú-<br>Unibanco |
| Savelli Empreendimentos e Participações<br>Ltda.  | TR + 10,4% p.y. | 9,871           | 3,907           | 1,175           | nov/13          | Mortgage / Receivables /<br>Personal guarantees PDG | HSBC              |
| SPE Aberlardo Bueno 3600 Incorporações<br>Ltda.   | TR + 11,5% p.y. | 12,061          | -               | -               | may/11          | Receivables / Surety<br>Proportional                | Santander         |
| SPE Almirante Baltazar 131 Incorporações<br>Ltda. | TR + 10,5% p.y. | 6,061           | 13,728          | 3,565           | oct/12          | Mortgage / Receivables /<br>Personal guarantees PDG | HSBC              |
| SPE Almirante Baltazar 131 Incorporações<br>Ltda. | CDI + 2,3% p.y. | -               | 1,470           | 1,502           | jul/10          | Personal guarantees PDG                             | Unibanco          |
| SPE Baronesa de Poconé 222<br>Incorporações Ltda. | TR + 13% p.y.   | 1,636           | 3,796           | 4,326           | sep/11          | Mortgage / Receivables /<br>Personal guarantees PDG | Bradesco          |

## 12. Loans and financing – continuation

| <i>Controlling company and Consolidated</i>                  | <i>Interest</i>                   | <i>12/31/10</i> | <i>12/31/09</i> | <i>01/01/09</i> | <i>Maturity</i> | <i>Guarantee</i>  | <i>Bank</i>           |
|--|-----------------------------------|-----------------|-----------------|-----------------|-----------------|---|-----------------------|
| <i>SPE BMI 600 Incorporações Ltda.</i>                       | <i>TR + 13%</i><br><i>p.y.</i>    | -               | 6,081           | 8,036           | dec/10          | <i>Mortgage / Receivables /</i><br><i>Personal guarantees PDG</i> | <i>Unibanco</i>       |
| <i>SPE BMI 600 Incorporações Ltda.</i>                       | <i>CDI + 2,3%</i><br><i>p.y.</i>  | -               | 2,086           | 2,127           | aug/10          | <i>Personal guarantees PDG</i>                                    | <i>Unibanco</i>       |
| <i>SPE CHL LVII Incorporações Ltda</i>                       | <i>TR + 11%</i><br><i>p.y.</i>    | 2,836           | -               | -               | nov/11          | <i>Receivables / Surety</i><br><i>Proportional</i>                | <i>Bradesco</i>       |
| <i>SPE Dalcidio Jurandir 255 Incorporações Ltda.</i>         | <i>TR + 10,5%</i><br><i>p.y.</i>  | -               | 13,236          | 12,681          | feb/10          | <i>Mortgage / Receivables /</i><br><i>Personal guarantees PDG</i> | <i>Bradesco</i>       |
| <i>SPE Dona Mariana 187 Incorporações Ltda.</i>              | <i>TR + 10,75%</i><br><i>p.y.</i> | 7,910           | -               | -               | sep/11          | <i>Receivables / Surety</i><br><i>Proportional</i>                | <i>Itaú- Unibanco</i> |
| <i>SPE Estrada do Monteiro 323 Incorporações Ltda</i>        | <i>TR + 10,4%</i><br><i>p.y.</i>  | 58,292          | 49,183          | 7,330           | apr/11          | <i>Mortgage / Receivables /</i><br><i>Personal guarantees PDG</i> | <i>Unibanco</i>       |
| <i>SPE Estrada do Monteiro 323 Incorporações Ltda.</i>       | <i>CDI + 2,2%</i><br><i>p.y.</i>  | -               | 5,984           | 6,114           | jul/10          | <i>Personal guarantees PDG</i>                                    | <i>Unibanco</i>       |
| <i>SPE General Mitre 137 Incorporações LTDA</i>              | <i>TR + 11,25%</i><br><i>p.y.</i> | 15,016          | 7,631           | -               | apr/11          | <i>Mortgage / Receivables /</i><br><i>Personal guarantees PDG</i> | <i>Unibanco</i>       |
| <i>SPE MOL 38 Incorporações Ltda.</i>                        | <i>TR + 10,5%</i><br><i>p.y.</i>  | 13,341          | -               | -               | may/11          | <i>Receivables / Surety</i><br><i>Proportional</i>                | <i>Itaú- Unibanco</i> |
| <i>Miguel de Frias 156 Empreendimentos Imobiliários S.A.</i> | <i>TR + 10,5%</i><br><i>p.y.</i>  | 9,882           | 19,249          | 3,735           | may/11          | <i>Mortgage / Receivables /</i><br><i>Personal guarantees PDG</i> | <i>Itaú- Unibanco</i> |
| <i>SPE Parque Anchieta Empreendimentos Imobiliários S.A</i>  | <i>TR + 10,4%</i><br><i>p.y.</i>  | -               | 7,032           | 27              | dec/10          | <i>Mortgage / Receivables /</i><br><i>Personal guarantees PDG</i> | <i>Unibanco</i>       |
| <i>SPE VPA 144 Incorporações Ltda.</i>                       | <i>TR + 10,5%</i><br><i>p.y.</i>  | 10,688          | 6,721           | 11,901          | apr/11          | <i>Mortgage / Receivables /</i><br><i>Personal guarantees PDG</i> | <i>Bradesco</i>       |

## 12. Loans and financing – continuation

| Controlling company and                          |                     |                |                |                |          |  |                    |
|--|---------------------|----------------|----------------|----------------|----------|--|--------------------|
| Consolidated                                     | Interest            | 12/31/10       | 12/31/09       | 01/01/09       | Maturity | Guarantee                                | Bank               |
| SPE VPA 144 Incorporações Ltda.                  | CDI + 2,3%<br>p.y.  | -              | 19,332         | 6,867          | jul/10   | Personal<br>guarantees PDG               | Unibanco           |
| Oswaldo Lussac Empreendimentos Imobiliários S.A. | TR + 11,5%<br>p.y.  | -              | 3,538          | -              | feb/10   | Receivables / Surety<br>Proportional     | Itaú-<br>Unibanco  |
| Oswaldo Lussac Empreendimentos Imobiliários S.A. | TR + 11,5%<br>p.y.  | 895            | -              | -              | jan/11   | Receivables / Surety<br>Proportional     | Bradesco           |
| Oswaldo Lussac Empreendimentos Imobiliários S.A. | TR + 10,5%<br>p.y.  | 2,897          | -              | -              | feb/11   | Receivables / Surety<br>Proportional     | Bradesco           |
| <b>Total CHL</b>                                 |                     | <b>344,601</b> | <b>300,177</b> | <b>142,970</b> |          |  |                    |
| <b>Agre Empreendimentos Imobiliários S.A.</b>    |                     |                |                |                |          |  |                    |
| Abyara Planejamento Imobiliário S.A.             | CDI + 1,5%<br>p.y.  | 91             | -              | -              | mar/11   | Mortgage                                 | BTG Pactual        |
| Agest Incorporadora Ltda.                        | TR + 10,5%<br>p.y.  | 12,998         | -              | -              | feb/12   | Statutory Lien and<br>Mortgage Guarantee | Bradesco<br>S/A    |
| Agra Empreendimentos Imobiliários S.A.           | CDI + 2%<br>p.y.    | 71,623         | -              | -              | jul/12   | Statutory Lien                           | Safrá              |
| Agra Empreendimentos Imobiliários S.A.           | CDI +<br>5,75% p.y. | 32,781         | -              | -              | apr/15   | Statutory Lien                           | Deutsche<br>Bank   |
| Agra Empreendimentos Imobiliários S.A.           | CDI +<br>4,91% p.y. | 30,053         | -              | -              | mar/12   | Personal guarantee                       | Fibra              |
| Agra Empreendimentos Imobiliários S.A.           | CDI + 2,3%<br>p.y.  | 29,928         | -              | -              | may/12   | N/A                                      | Banco do<br>Brasil |

## 12. Loans and financing – continuation

| Controlling company and                             |                       |          |          |          |          |                              |                   |
|---|-----------------------|----------|----------|----------|----------|------------------------------|-------------------|
| Consolidated  | Interest              | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee                    | Bank              |
| Agra Empreendimentos Imobiliários S.A.              | CDI + 2%<br>p.y.      | 7,484    | -        | -        | mar/11   | Mortgage / Statutory<br>Lien | Safra             |
| Agra Empreendimentos Imobiliários S.A.              | CDI + 0%<br>p.y.      | 9,397    | -        | -        | aug/12   | Statutory Lien               | Fibra             |
| Agra Empreendimentos Imobiliários S.A.              | CDI + 0,5%<br>p.y.    | 3,430    | -        | -        | mar/14   | Mortgage / Statutory<br>Lien | Safra             |
| Agra Empreendimentos Imobiliários S.A.              | IGPM +<br>12% p.y.    | 1,749    | -        | -        | jan/16   | Receivables                  | Safra             |
| Agra Empreendimentos Imobiliários S.A.              | TR + 10,5%<br>p.y.,   | 3,997    | -        | -        | nov/11   | Mortgage                     | Santander         |
| Agra Empreendimentos Imobiliários S.A.              | IGPM +<br>12,5% p.y., | 485      | -        | -        | aug/15   | Statutory Lien               | Daycoval          |
| Agra Loteadora S.A                                  | CDI +<br>7,44% p.y.   | 11,294   | -        | -        | may/12   | Statutory Lien               | BIC BANCO         |
| Agra Moab Incorporadora Ltda.                       | TR + 11%<br>p.y.,     | 6,370    | -        | -        | sep/13   | Mortgage                     | CEF               |
| Agre Empreendimentos Imobiliários S.A.              | CDI + 2%<br>p.y.      | 80,150   | -        | -        | jun/14   | Statutory Lien               | HSBC              |
| Agre Empreendimentos Imobiliários S.A.              | CDI + 1,75%<br>p.y.   | 250,976  | -        | -        | jul/13   | Receivables                  | Banco do Brasil   |
| Alive Morumbi Empreendimento Imobiliário S.A.       | IGPM +<br>12% a.a.,   | 771      | -        | -        | jun/16   | Receivables                  | Safra             |
| API SPE 02 Planej.Desenv.Empreend. Imobiliário Ltda | TR + 9,75%<br>p.y.    | 15,805   | -        | -        | dec/12   | Mortgage                     | Itaú-<br>Unibanco |

## 12. Loans and financing – continuation

| <b>Controlling company and</b>                            |                         |                 |                 |                 |                 |                              |                   |
|---|-------------------------|-----------------|-----------------|-----------------|-----------------|------------------------------|-------------------|
| <b>Consolidated</b>                                       | <b>Interest</b>         | <b>12/31/10</b> | <b>12/31/09</b> | <b>01/01/09</b> | <b>Maturity</b> | <b>Guarantee</b>             | <b>Bank</b>       |
| API SPE 02<br>Planej.Desenv.Empreend.<br>Imobiliario Ltda | TR + 9,75%<br>p.y.      | 5,793           | -               | -               | mar/13          | Mortgage                     | Itaú-<br>Unibanco |
| API SPE 02<br>Planej.Desenv.Empreend.<br>Imobiliario Ltda | TR + 9,90%<br>p.y.      | 16,084          | -               | -               | may/12          | Mortgage /<br>Receivables    | Itaú-<br>Unibanco |
| API SPE 02<br>Planej.Desenv.Empreend.<br>Imobiliario Ltda | TR + 9,90%<br>p.y.      | 5,876           | -               | -               | jan/13          | Mortgage /<br>Receivables    | Itaú-<br>Unibanco |
| API SPE 15<br>Planej.Desenv.Empreend.<br>Imobiliario Ltda | TR + 11%<br>p.y.        | 20,213          | -               | -               | jun/11          | Mortgage                     | Bradesco          |
| API SPE08 - Plan. Desenv.<br>de Empreendimentos Imob.     | TR + 9,56%<br>p.y.      | 903             | -               | -               | jan/13          | Mortgage                     | CEF               |
| Arena Park Empreendimento<br>Imobiliário SPE Ltda         | TR + 11,7%<br>p.y.      | 50,399          | -               | -               | mar/13          | Receivables                  | Itaú-<br>Unibanco |
| ASACORP<br>Empreendimentos<br>Participações S.A.          | -<br>TR + 9,92%<br>p.y. | 509             | -               | -               | aug/13          | Mortgage /<br>Receivables    | CEF               |
| Barra Ville Incorporadora<br>Ltda.                        | TR + 11%<br>p.y.        | 13,937          | -               | -               | jan/11          | Mortgage / Statutory<br>Lien | Santander         |
| BNI Artico Desenvolvimento<br>Imobiliário Ltda            | TR + 10,5%<br>p.y.      | 6,593           | -               | -               | dec/12          | Receivables                  | HSBC              |
| BNI Báltico Desenvolvimento<br>Imobiliário Ltda.          | TR + 10,5%<br>p.y.      | 16,877          | -               | -               | dec/14          | Mortgage                     | Bradesco          |

## 12. Loans and financing – continuation

| Controlling company and                            |                        |          |          |          |          |  |                 |
|--|------------------------|----------|----------|----------|----------|--|-----------------|
| Consolidated                                       | Interest               | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee                              | Bank            |
| BNI Báltico Desenvolvimento Imobiliário Ltda.      | TR +<br>10,5% p.y.     | 7,714    | -        | -        | dec/14   | Mortgage                               | Bradesco        |
| BNI Índico Des. Imob. Ltda                         | TR +<br>9,75% p.y.     | 11,543   | -        | -        | may/12   | Mortgage / Statutory Lien              | Itaú-Unibanco   |
| Brindisi Empreendimentos Imobiliários Ltda.        | CDI +<br>2,15% p.y.    | 469      | -        | -        | jun/11   | Mortgage                               | Itaú-Unibanco   |
| Brotas Incorporadora Ltda.                         | TR +<br>11,5% p.y.     | 1,104    | -        | -        | jan/13   | Statutory Lien                         | Itaú-Unibanco   |
| Brotas Incorporadora Ltda.                         | CDI + 2%<br>p.y.       | 13,156   | -        | -        | jan/13   | Mortgage / Statutory Lien              | Itaú-Unibanco   |
| Caph Incorporadora Ltda.                           | CDI + 2%<br>p.y.       | 10,901   | -        | -        | jan/12   | Mortgage / Statutory Lien              | Itaú-Unibanco   |
| Ciclame Incorporadora Ltda.                        | TR +<br>13,5% p.y.     | 16,145   | -        | -        | feb/11   | Mortgage / Statutory Lien              | Unibanco        |
| Colina De Piata Incorporadora Ltda                 | TR + 10%<br>p.y.,      | 27,788   | -        | -        | nov/11   | Mortgage Guarantee e<br>outras avenças | Banco do Brasil |
| Companhia Setin de Empreendimentos e Participações | TR +<br>10,5% p.y.     | 41,617   | -        | -        | dec/12   | Receivables                            | Santander       |
| Conquista Empreendimento Imobiliário SPE Ltda      | TR +<br>9,90%<br>p.y., | 34,191   | -        | -        | feb/12   | Mortgage / Receivables                 | Itaú-Unibanco   |
| Contemporanium Empreendimento Imobiliário          | TR +<br>9,90%<br>p.y., | 8,571    | -        | -        | dec/13   | Mortgage / Receivables                 | Itaú-Unibanco   |
| Coreopisis Empreendimento S.A.                     | TR +<br>10,5% p.y.     | 12,953   | -        | -        | jun/11   | Mortgage / Statutory Lien              | Bradesco        |

## 12. Loans and financing – continuation

| Controlling company and       |               |          |          |          |          |   |                      |
|-------------------------------|---------------|----------|----------|----------|----------|---|----------------------|
| Consolidated                  |               | Interest | 12/31/10 | 12/31/09 | 01/01/09 | Maturity  | Guarantee Bank       |
| Cyrela Oceania                |               |          |          |          |          |   |                      |
| Empreendimentos Imobiliários  | TR +          |          |          |          |          |   |                      |
| Ltda                          | 10,6% p.y.    | 332      | -        | -        | nov/12   | Receivables   | HSBC                 |
| Delaporte Empreendimento      | TR +          |          |          |          |          |   |                      |
| Imobiliários S/A              | 10,3% p.y.,   | 9,283    | -        | -        | feb/13   | Penhor de Receivables, Surety e Mortgage do terreno | HSBC Bank Brasil S/A |
| Draco Incorporadora Ltda      | TR +          |          |          |          |          |   |                      |
|                               | 9,8% p.y.,    | 8,884    | -        | -        | jun/12   | Statutory Lien e Mortgage Guarantee                 | Bradesco S/A         |
| Eltanin Incorporadora Ltda.   | TR +          |          |          |          |          |   |                      |
|                               | 10,3% p.y.    | 4,363    | -        | -        | sep/12   | Mortgage  | Itaú-Unibanco        |
| Etage Botafogo                |               |          |          |          |          |   |                      |
| Empreendimentos Imobiliários  | TR +          |          |          |          |          |   |                      |
| SPE Ltda                      | 10,5% p.y.    | 9,942    | -        | -        | jul/13   | Personal guarantee / Surety / Mortgage              | Real                 |
| Exuberance Empreendimento     | TR +          |          |          |          |          |   |                      |
| Imobiliário SPE Ltda          | 10,5% p.y.    | 14,973   | -        | -        | may/11   | Receivables   | Santander            |
| Gan Empreendimentos           | TR +          |          |          |          |          |   |                      |
| Imobiliários Ltda.            | 10,5% p.y.    | 10,214   | -        | -        | oct/11   | Mortgage  | HSBC                 |
| Gliese Incorporadora Ltda.    | CDI + 2% p.y. | 1,771    | -        | -        | jan/12   | Mortgage / Statutory Lien                           | Itaú-Unibanco        |
| Grajaú Empreendimentos        | IGPM +        |          |          |          |          |   |                      |
| Imobiliários Ltda.            | 12% p.y.      | 962      | -        | -        | aug/15   | Receivables   | Unibanco             |
| Gundel Incorporadora Ltda.    | TR +          |          |          |          |          |   |                      |
|                               | 10,5% p.y.    | 7,166    | -        | -        | apr/12   | Mortgage / Statutory Lien                           | Itaú-Unibanco        |
| Heliconia Incorporadora Ltda. | TR +          |          |          |          |          |   |                      |
|                               | 10,5% p.y.    | 9,184    | -        | -        | jan/11   | Mortgage / Statutory Lien                           | Santander            |

## 12. Loans and financing – continuation

| Controlling company and       |                 |            |          |          |          |          |                           |               |
|-------------------------------|-----------------|------------|----------|----------|----------|----------|---------------------------|---------------|
| Consolidated                  |                 | Interest   | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee                 | Bank          |
| Icarai                        | Village         |            |          |          |          |          |                           |               |
| Empreendimentos               | Imobiliários    | TR + 12%   |          |          |          |          |                           |               |
| Ltda                          |                 | p.y.       | 13,259   | -        | -        | aug/12   | Receivables               | HSBC          |
| Inpar                         | Abyara          | Projeto    | CDI +    |          |          |          |                           |               |
| Residencial América SPE LTDA. |                 | 7,44% p.y. | 775      | -        | -        | feb/12   | Mortgage                  | BICBANCO      |
| Inpar                         | Abyara          | Projeto    | TR +     |          |          |          |                           |               |
| Residencial América SPE LTDA. |                 | 10,5% p.y. | 18,111   | -        | -        | jun/12   | Mortgage                  | Santander     |
| Inpar                         | Abyara          | Projeto    |          |          |          |          |                           |               |
| Residencial Santo Amaro SPE   |                 | TR +       |          |          |          |          |                           |               |
| LTDA.                         |                 | 10,5% p.y. | 12,490   | -        | -        | oct/11   | Mortgage                  | Real          |
| Kalapalo                      | Empreendimentos | TR +       |          |          |          |          |                           |               |
| Imobiliários Ltda.            |                 | 11,5% p.y. | 3,617    | -        | -        | oct/12   | Statutory Lien            | Itaú-Unibanco |
| Kalapalo                      | Empreendimentos | CDI + 2%   |          |          |          |          |                           |               |
| Imobiliários Ltda.            |                 | p.y.       | 15,646   | -        | -        | jan/12   | Mortgage / Statutory Lien | Itaú-Unibanco |
|                               |                 | TR +       |          |          |          |          |                           |               |
| Kamayura                      | Empreendimentos | 10,03%     |          |          |          |          |                           |               |
| Imobiliários Ltda.            |                 | p.y.       | 22,900   | -        | -        | nov/11   | Mortgage                  | Santander     |
|                               |                 | TR +       |          |          |          |          |                           |               |
| Kantarure                     | Empreendimentos | 9,60%      |          |          |          |          |                           |               |
| Imobiliarios Ltda             |                 | p.y.,      | 43,217   | -        | -        | aug/12   | Mortgage / Receivables    | Itaú-Unibanco |
| KFA                           | Empreendimentos | TR +       |          |          |          |          |                           |               |
| Imobiliários Ltda             |                 | 10,5% p.y. | 32,554   | -        | -        | jan/11   | Mortgage / Receivables    | Santander     |
| Klabin Segal Invetimentos e   |                 | TR +       |          |          |          |          |                           |               |
| Participações SPE S.A.        |                 | 11,7% p.y. | 34,138   | -        | -        | mar/12   | Receivables               | Safrá         |
| Klabin Segall Lider Praça     |                 | TR +       |          |          |          |          |                           |               |
| Louveira SPE Ltda             |                 | 10,5% p.y. | 13,339   | -        | -        | feb/11   | Receivables               | Santander     |

## 12. Loans and financing – continuation

| Controlling company and   |                           |          |          |          |          |   |               |
|---|---------------------------|----------|----------|----------|----------|---|---------------|
| Consolidated  | Interest                  | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee                                 | Bank          |
| Klabin Segall S.A.  | TJLP +<br>3,8% a.<br>aa,, | 842      | -        | -        | dec/11   | Personal guarantee                        | Safra         |
| Klabin Segall Santana<br>Empreendimentos Imobiliários<br>Ltda     | TR +<br>10,5% p.y.        | 4,326    | -        | -        | oct/12   | Receivables                               | Real          |
| Klabin Segall Vergueiro<br>Empreendimento Imobiliário SPE<br>Ltda | TR +<br>10,5% p.y.        | 2,783    | -        | -        | aug/12   | Personal guarantee / Surety /<br>Mortgage | Real          |
| Klabin Tagipuru<br>Empreendimento Imobiliário SPE<br>S.A.         | TR +<br>10,5% p.y.        | 40,602   | -        | -        | may/11   | Mortgage / Receivables                    | Itaú-Unibanco |
| Kochab Incorporadora Ltda.  | TR +<br>11,5% p.y.        | 5,332    | -        | -        | jan/12   | Mortgage / Receivables                    | Itaú-Unibanco |
| Kochab Incorporadora Ltda.  | CDI + 2%<br>p.y.          | 47,910   | -        | -        | sep/12   | Mortgage                                  | Itaú-Unibanco |
| KSC 2 Empreendimento<br>Imobiliário SPE Ltda                      | TR +<br>10,5% p.y.        | 4,075    | -        | -        | jul/13   | Personal guarantee / Surety /<br>Mortgage | Real          |
| Lagoa Alpha Empreendimentos<br>Imobiliários Ltda.                 | TR + 11%<br>p.y.          | 11,119   | -        | -        | aug/11   | Mortgage                                  | HSBC          |
| Laguna Incorporadora Ltda.  | TR + 12%<br>p.y.          | 3,406    | -        | -        | nov/12   | Mortgage                                  | Bradesco      |

## 12. Loans and financing – continuation

| Controlling company and               |             |          |          |          |          |                        |               |
|---------------------------------------|-------------|----------|----------|----------|----------|------------------------|---------------|
| Consolidated                          | Interest    | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee              | Bank          |
|                                       | TR +        |          |          |          |          |                        |               |
| Lordello Emp. Imob. Ltda              | 9,90% p.y., | 10,999   | -        | -        | jun/12   | Mortgage / Receivables | Itaú-Unibanco |
|                                       | TR +        |          |          |          |          |                        |               |
| Lordello Emp. Imob. Ltda              | 9,90% p.y., | 2,153    | -        | -        | oct/12   | Mortgage / Receivables | Itaú-Unibanco |
| Luau do Recreio Empreendimentos       | TR +        |          |          |          |          | Personal guarantee /   |               |
| Imobiliários SPE Ltda                 | 10,5% p.y., | 26,125   | -        | -        | aug/13   | Surety / Mortgage      | Real          |
| Maioruna Empreendimentos              | TR +        |          |          |          |          |                        |               |
| Imobiliários Ltda.                    | 10,5% p.y., | 8,358    | -        | -        | dec/11   | Mortgage               | Santander     |
|                                       | TR +        |          |          |          |          |                        |               |
| Malte Investimentos Imobiliários Ltda | 10,5% p.y., | 6,600    | -        | -        | aug/11   | Receivables            | Itaú-Unibanco |
| Mareas Empreendimento Imobiliário     | TR +        |          |          |          |          |                        |               |
| SPE Ltda                              | 10,5% p.y., | 25,562   | -        | -        | nov/13   | Receivables            | Brasdesco     |
| Marubo Empreendimento Imobiliários    | TR +        |          |          |          |          |                        |               |
| Ltda                                  | 10,5% p.y., | 22,426   | -        | -        | jan/13   | Mortgage / Receivables | Santander     |
|                                       | TR +        |          |          |          |          |                        |               |
| Matipu Empreendimento Imob. Ltda      | 9,75% p.y., | 34,481   | -        | -        | sep/12   | Mortgage / Receivables | Itaú-Unibanco |
| Moema Empreendimentos Imobiliários    | IGPM +      |          |          |          |          |                        |               |
| SPE Ltda                              | 12% a.a.,   | 5,305    | -        | -        | dec/20   | Receivables            | Safrá         |
| More Alphaville Empreendimentos       | CDI + 2%    |          |          |          |          | Mortgage / Statutory   |               |
| Imobiliários Ltda.                    | p.y.,       | 23,835   | -        | -        | jan/13   | Lien                   | ABC Brasil    |
|                                       | IGPM +      |          |          |          |          |                        |               |
| Morumbi SPE Ltda.                     | 11,39%      |          |          |          |          |                        |               |
|                                       | p.y.,       | 1,679    | -        | -        | jul/19   | Receivables            | Real          |
| Mutinga Empreendimentos Imobiliários  | TR +        |          |          |          |          |                        |               |
| Ltda.                                 | 10,5% p.y., | 15,129   | -        | -        | nov/11   | Mortgage               | Unibanco      |
| Parque do Sol Empreendimento          | TR +        |          |          |          |          |                        |               |
| Imobiliário SPE Ltda                  | 9,90% p.y., | 62,835   | -        | -        | feb/12   | Mortgage / Receivables | Itaú-Unibanco |

## 12. Loans and financing – continuation

| Controlling company and               |            |          |          |          |          |                        |               |
|---------------------------------------|------------|----------|----------|----------|----------|------------------------|---------------|
| Consolidated                          | Interest   | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee              | Bank          |
| Pereira Barreto Empreendimentos       | TR + 11%   |          |          |          |          | Mortgage / Statutory   |               |
| Imobiliários SPE Ltda.                | p.y.       | 58,176   | -        | -        | mar/12   | Lien                   | Santander     |
| Pereira Barreto Empreendimentos       | TR +       |          |          |          |          | Mortgage / Statutory   |               |
| Imobiliários SPE Ltda.                | 10,5% p.y. | 46,257   | -        | -        | oct/11   | Lien                   | Real          |
| Pereira Barreto Empreendimentos       | TR +       |          |          |          |          |                        |               |
| Imobiliários SPE Ltda.                | 10,5% p.y. | 19,983   | -        | -        | may/12   | Mortgage               | Real          |
| Pereira Barreto Empreendimentos       | TR +       |          |          |          |          |                        |               |
| Imobiliários SPE Ltda.                | 9,75% p.y. | 14,402   | -        | -        | dec/12   | Mortgage / Receivables | Itaú-Unibanco |
| Pereira Barreto Empreendimentos       | TR +       |          |          |          |          | Mortgage / Statutory   |               |
| Imobiliários SPE Ltda.                | 9,90% p.y. | 10,365   | -        | -        | mar/13   | Lien                   | Itaú-Unibanco |
|                                       | TR + 12%   |          |          |          |          |                        |               |
| Poli Investimentos Imobiliários Ltda. | p.y.       | 36,623   | -        | -        | mar/11   | Mortgage / Receivables | Bradesco      |
|                                       | TR +       |          |          |          |          |                        |               |
| Saiph Incorporadora Ltda.             | 10,5% p.y. | 13,985   | -        | -        | sep/11   | Statutory Lien         | Real          |
|                                       | TR +       |          |          |          |          |                        |               |
| Saiph Incorporadora Ltda.             | 10,5% p.y. | 4,924    | -        | -        | sep/12   | Statutory Lien         | Real          |
|                                       | TR +       |          |          |          |          |                        |               |
| Schahin Astúrias Incorporadora Ltda   | 10,5% p.y. | 7,746    | -        | -        | oct/11   | Mortgage               | Bradesco      |
| Spasso Mooca Empreendimento           | TR +       |          |          |          |          |                        |               |
| Imobiliário SPE Ltda                  | 10,5% p.y. | 14,185   | -        | -        | mar/11   | Receivables            | HSBC          |
| Springs Empreendimento Imobiliário    | TR +       |          |          |          |          |                        |               |
| SPE Ltda                              | 10,5% p.y. | 19,621   | -        | -        | apr/11   | Receivables            | Santander     |
|                                       | TR +       |          |          |          |          |                        |               |
| Torre de Ferrara Incorp Ltda          | 9,90% p.y. | 4,336    | -        | -        | apr/12   | Mortgage / Receivables | Itaú-Unibanco |
|                                       | TR +       |          |          |          |          | Mortgage / Statutory   |               |
| Torre de Rhodes Incorporadora Ltda.   | 11,5% p.y. | 4,154    | -        | -        | nov/12   | Lien                   | Itaú-Unibanco |

## 12. Loans and financing – continuation

| Controlling company and                                   |                       |                  |          |          |          |   |               |
|---|-----------------------|------------------|----------|----------|----------|---|---------------|
| Consolidated  | Interest              | 12/31/10         | 12/31/09 | 01/01/09 | Maturity | Guarantee   | Bank          |
| Trinta e Um de Janeiro Empreendimentos Imobiliários Ltda. | IGPM +<br>12,25% p.y. | 37,563           | -        | -        | mar/11   | Mortgage / Statutory Lien                         | BTG Pactual   |
| Vila Mascote SPE Ltda.                                    | IGPM +<br>9,5% p.y.   | 485              | -        | -        | aug/14   | Receivables                                       | ABC Brasil    |
| Village Recreio Empreendimentos Imobiliários S.A.         | TR + 10,5%<br>p.y.    | 21,546           | -        | -        | mar/11   | Receivables                                       | Santander     |
| Vitality Empreendimento Imobiliário SPE Ltda              | TR + 10,5%<br>p.y.    | 23,895           | -        | -        | apr/12   | Receivables                                       | Santander     |
| <b>Total AGRE</b>   |                       | <b>1,883,966</b> | -        | -        |          |   |               |
| <b>LDI Desenvolvimento Imobiliário S.A.</b>               |                       |                  |          |          |          |   |               |
| LDI Desenvolvimento Imobiliário S.A.                      | CDI + 5,8%<br>p.y.    | 4,798            | -        | -        | jun/19   | Statutory Lien e Mortgage                         | Banif         |
| LDI Desenvolvimento Imobiliário S.A.                      | CDI +<br>2,75% p.y.   | 15,445           | -        | -        | aug/11   | Statutory Lien                                    | BTG Pactual   |
| LDI Desenvolvimento Imobiliário S.A.                      | CDI + 4%<br>p.y.      | 4,433            | -        | -        | apr/13   | Mortgage, Statutory Lien e<br>Surety Proportional | ABC Brasil    |
| LDI Desenvolvimento Imobiliário S.A.                      | CDI + 4%<br>p.y.      | 321              | -        | -        | feb/11   | Statutory Lien e Receivables                      | Safra         |
| Lindencorp Participações e Incorporações Ltda.            | CDI + 4,2%<br>p.y.    | 611              | -        | -        | jan/11   | CEPAC Aguas Espraiadas/<br>Statutory Lien         | Itaú-Unibanco |
| Lindencorp Participações e Incorporações Ltda.            | CDI +<br>4,25% p.y.   | 4,581            | -        | -        | dec/13   | Statutory Lien LDI /<br>Mortgage / land           | Votorantim    |
| Lindencorp Participações e Incorporações Ltda.            | CDI +<br>3,66% p.y.   | 1,531            | -        | -        | oct/11   | Statutory Lien                                    | Bradesco      |

## 12. Loans and financing – continuation

| Controlling company and Consolidated                      | Interest             | 12/31/10      | 12/31/09 | 01/01/09 | Maturity | Guarantee   | Bank          |
|---|----------------------|---------------|----------|----------|----------|---|---------------|
| SPE Trinidad Desenvolvimento Imobiliário Ltda             | CDI + 4%<br>p.y.     | 2,308         | -        | -        | oct/12   | Statutory Lien / Receivables                        | Fibra         |
| REP Real Estate Partners Desenvolvimento Imobiliário S.A. | CDI +<br>13,8% p.y.  | 2,820         | -        | -        | mar/11   | Statutory Lien                                      | Bradesco      |
| FAS Campinas Empreendimento Imobiliário S.A.              | CDI +<br>12,68% p.y. | 447           | -        | -        | mar/11   | Statutory Lien                                      | Banif         |
| Construtora Adolpho Lindenberg S.A.                       | CDI +<br>5,66% p.y.  | 206           | -        | -        | apr/11   | Statutory Lien                                      | Bradesco      |
| Construtora Adolpho Lindenberg S.A.                       | CDI + 4%<br>p.y.     | 404           | -        | -        | jul/11   | Statutory Lien                                      | Bradesco      |
| SPE Vista Marina Ltda.                                    | TR + 11%<br>p.y.     | 1,271         | -        | -        | oct/11   | Receivables/ Mortgage                               | Bradesco      |
| SPE Raízes Iluminadas Ltda.                               | TR + 11%<br>p.y.     | 1,261         | -        | -        | apr/11   | Receivables/ Mortgage/<br>Statutory Lien            | Bradesco      |
| Spe Varandas Ltda.  | TR + 11,5%<br>p.y.   | 1,223         | -        | -        | jan/11   | Receivables/ Mortgage/<br>Statutory Lien            | Bradesco      |
| <b>Total LDI</b>  |                      | <b>41,660</b> | -        | -        |          |   |               |
| Tagipuru Empreendimento Imobiliário SPE S.A.              | TR + 10,5%<br>p.y.   | 36,911        | -        | -        | may/11   | Receivables/ Mortgage/<br>Suretys                   | Itaú-Unibanco |
| Fator Sky Empreendimentos Imobiliários Ltda.              | TR + 10,5%<br>p.y.   | 1,414         | 6,869    | 2,193    | oct/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Santander     |
| Fator Amazon Empreendimentos Imobiliários Ltda.           | TR + 10,5%<br>p.y.   | 15,209        | 12,634   | 1,726    | mar/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Santander     |
| Fator Aquarius Empreendimentos Imobiliários Ltda.         | TR + 12%<br>p.y.     | 16,915        | 12,039   | -        | sep/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Unibanco      |

## 12. Loans and financing – continuation

| Controlling company and                               |                    |          |          |          |          |   |               |
|---|--------------------|----------|----------|----------|----------|---|---------------|
| Consolidated  | Interest           | 12/31/10 | 12/31/09 | 01/01/09 | Maturity | Guarantee   | Bank          |
| Fator Ícone Empreendimentos Imobiliários Ltda.        | TR + 10,5%<br>p.y. | 8,320    | -        | -        | jun/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Bradesco      |
| Jaguaré Empreendimentos Imobiliários S.A.             | TR +<br>10,5%p.y.  | 3,610    | 3,590    | -        | may/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Bradesco      |
| Prunus Empreendimentos S.A.                           | TR + 10%<br>p.y.   | -        | 6,835    | 6,288    | may/11   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro      |
| Cyrela Milão Empreendimentos Imobiliários S.A.        | TR + 10%<br>p.y.   | 2,757    | 6,572    | 9,649    | oct/12   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro      |
| Ecolife Vila Leopoldina Empreend. Imobiliários S.A.   | TR + 10,5%<br>p.y. | -        | -        | 6,357    | mar/11   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro      |
| Ecolife Independência Empreend. Imobiliários S.A.     | TR +<br>10,5%p.y.  | 8,404    | 8,353    | -        | apr/11   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro      |
| Administradora de Bens Avante S.A.                    | TR +<br>11,5%p.y.  | 8,455    | 8,375    | -        | feb/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Itaú-Unibanco |
| Ecolife Parque Prado Empreendimento Imobiliário Ltda. | TR +<br>10,5%p.y.  | 7,092    | 6,371    | 2,910    | mar/11   | Mortgage / Receivables /<br>Personal guarantees PDG | ABN Amro      |
| Bento Lisboa Participações S.A.                       | TR +<br>12%p.y.    | -        | -        | 16,622   | jul/09   | Mortgage / Receivables /<br>Personal guarantees PDG | Unibanco      |
| Ecolife Santana Empreendimentos e Participações S.A.  | TR + 10,5%<br>p.y. | 8,988    | 7,571    | 24       | jan/13   | Mortgage / Receivables /<br>Personal guarantees PDG | Bradesco      |
| Habiarte Barc PDG Porto Búzios Incorporações S.A.     | TR +<br>10,5%p.y.  | 8,629    | 4,233    | -        | jun/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Bradesco      |
| Club Florença Empreendimentos Imobiliários S.A.       | TR +<br>10,5%p.y.  | 6,605    | 3,953    | -        | aug/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Itaú-Unibanco |
| Club Felicitá Empreendimento Imobiliário S.A.         | TR +<br>10,5%p.y.  | 5,929    | -        | -        | sep/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Itaú-Unibanco |

## 12. Loans and financing – continuation

| Controlling company and                                |                    |                  |                |                |          |   |               |
|--|--------------------|------------------|----------------|----------------|----------|---|---------------|
| Consolidated   | Interest           | 12/31/10         | 12/31/09       | 01/01/09       | Maturity | Guarantee   | Bank          |
| REP DI Desenvolvimento Imobiliário S.A.                | CDI + 0,5%<br>AA   | 4,611            | 583            | 441            | mar/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Diversos      |
| Vista do Sol Empreendimentos Imobiliários S.A.         | TR +<br>10,5%p.y.  | 3,044            | 2,186          | -              | sep/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Itaú-Unibanco |
| Ecolife Campestre Empreendimentos e Participações S.A. | TR + 10,5%<br>p.y. | 5,747            | -              | -              | jul/14   | Mortgage / Receivables /<br>Personal guarantees PDG | Santander     |
| Ecolife Recreio Empreendimento Imobiliário S.A.        | TR +<br>10,5%p.y.  | 8,006            | -              | -              | sep/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Santander     |
| PDG LN Inc. e Construções SA                           | TR +<br>10,5%p.y.  | 7,449            | -              | -              | mar/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Santander     |
| Três Rios Empreend. Imob. S.A.                         | TR + 10,5%<br>p.y. | 5,800            | -              | -              | jul/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Bradesco      |
| Queiroz Galvão Mac Cyrela Veneza Emp.Imob. S.A.        | TR +<br>10%p.y.    | 8,613            | -              | -              | jul/11   | Mortgage / Receivables /<br>Personal guarantees PDG | Santander     |
| Others   |                    | 2,837            | 3,221          | 544            |          |   |               |
| <b>TOTAL LOANS AND FINANCINGS</b>                      |                    | <b>3,336,836</b> | <b>940,194</b> | <b>599,097</b> |          |   |               |

## 12. Loans and financing – continuation

The Company's consolidated loans breakdown by type of debt on December 31, 2010 and 2009 was as follows:

|                        | <b>Controlling company</b> |                 |                 |
|------------------------|----------------------------|-----------------|-----------------|
| <b>Type of debt</b>    | <b>12/31/10</b>            | <b>12/31/09</b> | <b>12/01/09</b> |
| <i>SFH.</i>            | 40,613                     | 16,300          | 9,574           |
| <i>Working capital</i> | 174,046                    | 7,201           | 500             |
| <i>FINEP</i>           | 42,260                     | -               | -               |
| <b>Total</b>           | <b>260,919</b>             | <b>23,501</b>   | <b>10,074</b>   |

|                        | <b>Consolidated</b> |                 |                 |
|------------------------|---------------------|-----------------|-----------------|
| <b>Type of debt</b>    | <b>12/31/10</b>     | <b>12/31/09</b> | <b>12/01/09</b> |
| <i>SFH</i>             | 2,221,813           | 677,750         | 286,478         |
| <i>Working capital</i> | 1,016,154           | 255,243         | 310,916         |
| <i>FINEP</i>           | 46,260              | -               | -               |
| <i>Other</i>           | 52,609              | 7,201           | 1,705           |
| <b>Total</b>           | <b>3,336,836</b>    | <b>940,194</b>  | <b>599,099</b>  |

Long-term loans and financing mature as follows:

| <b>Year</b>       | <b>Consolidated</b> |                 |                 |
|-------------------|---------------------|-----------------|-----------------|
|                   | <b>12/31/10</b>     | <b>12/31/09</b> | <b>12/01/09</b> |
| <i>2010</i>       | -                   | -               | 32,226          |
| <i>2011</i>       | -                   | 256,035         | 45,179          |
| <i>2012</i>       | 940,286             | 105,833         | 18,422          |
| <i>2013</i>       | 253,650             | 30,904          | 283,908         |
| <i>2014</i>       | 69,707              | 4,180           | -               |
| <i>After 2015</i> | 446,627             | -               | -               |
| <b>Total</b>      | <b>1,710,270</b>    | <b>396,952</b>  | <b>379,735</b>  |

### 13. Redeemable preferred shares

On June 14, 2010 there has been issued 52,434,457 redeemable preferred shares by ZMF 22, a subsidiary of PDG at an issue price of R\$ 2.97 per Redeemable Preferred Stock. The total issuance of redeemable preferred shares was R \$ 140,000, and of this total: (i) 33.33%, equivalent to R\$ 46,667 was allocated to capital stock of the Company and (ii) 66.67%, equivalent R\$ 93,333 was allocated to Capital Reserve.

On September of 2010, was held new issue of 59,925,094 redeemable preferred shares by ZMF 22, a subsidiary of PDG at an issue price of R\$ 2.67 per Redeemable Preferred Stock. The total issuance of redeemable preferred shares was R \$ 160,000, and of this total: (i) 33.33%, equivalent to R \$ 53,328 was allocated to capital stock of the Company and (ii) 66.67%, equivalent R\$ 106,672 was allocated to Capital Reserve.

The redeemable preferred shares have limited voting rights and are entitled to the following economic benefits:

- a)** Fixed, priority and cumulative dividends to be annually paid ("Fixed Cumulative Dividends") on the following dates: June 15, 2011, June 15, 2012, June 15, 2013, June 15, 2014 and June 15, 2015, regardless of the General Meeting and Setting-up of special balance sheet for both;
- b)** Cumulative Fixed Dividend, payable on each Fixed Dividend Payment Day, tied to the value contributed by the investor holder of preferred shares;
- c)** Shall be redeemable, in accordance with the ZMF 22 Company's Bylaws;
- d)** Other rights related to the preferred investor status.

The Redeemable Preferred Shares due to their characteristics were classified as "Financial Instruments" and the dividends classified as "Other Expenses"

The outstanding balances are as follows:

|                    | <b>Consolidated</b> |
|--------------------|---------------------|
|                    | <b>12/31/10</b>     |
| <i>Primary</i>     | <i>300,000</i>      |
| <i>Restatement</i> | <i>13,351</i>       |
|                    | <b>313,351</b>      |

## 14. Debentures e Mortgage-backed securities (CRI's)

|   | Controlling company |                |                | Consolidated     |                |                |
|---|---------------------|----------------|----------------|------------------|----------------|----------------|
|   | 12/31/10            | 12/31/09       | 01/01/09       | 12/31/10         | 12/31/09       | 01/01/09       |
| <b>Debentures</b>                       |                     |                |                |                  |                |                |
| PDG Realty S.A. – 1 <sup>st</sup> Issue | 264,183             | 261,888        | -              | 264,183          | 261,888        | -              |
| PDG Realty S.A. – 2 <sup>nd</sup> Issue | -                   | -              | 267,280        |                  |                | 267,280        |
| PDG Realty S.A. – 3 <sup>rd</sup> Issue | 309,536             | 306,526        | -              | 309,536          | 306,526        | -              |
| (-)3 <sup>rd</sup> Issue Cost           | (2,044)             | (2,677)        | -              | (2,044)          | (2,677)        | -              |
| PDG Realty S.A. – 4 <sup>th</sup> Issue | 285,038             | -              | -              | 285,038          | -              | -              |
| (-)4 <sup>th</sup> Issue Cost           | (3,215)             | -              | -              | (3,215)          | -              | -              |
| PDG Realty S.A. – 5 <sup>th</sup> Issue | 614,302             | -              | -              | 614,302          | -              | -              |
| (-)5 <sup>th</sup> Issue Cost           | (6,382)             | -              | -              | (6,382)          | -              | -              |
| <b>Total</b>                            | <b>1,461,418</b>    | <b>565,737</b> | <b>267,280</b> | <b>1,461,418</b> | <b>565,737</b> | <b>267,280</b> |
| Current                                 | -                   | -              | -              | -                | -              | -              |
| Non-current                             | 1,461,418           | 565,737        | 267,280        | 1,461,418        | 565,737        | 267,280        |

|   | Controlling company |          |          | Consolidated   |               |          |
|---|---------------------|----------|----------|----------------|---------------|----------|
|   | 12/31/10            | 12/31/09 | 01/01/09 | 12/31/10       | 12/31/09      | 01/01/09 |
| <b>Mortgage-backed securities (CRI's)</b>     |                     |          |          |                |               |          |
| 1 <sup>st</sup> Serie - 1 <sup>st</sup> Issue | -                   | -        | -        | 27,488         | 40,369        | -        |
| 1 <sup>st</sup> Serie - 2 <sup>nd</sup> Issue | -                   | -        | -        | 34,182         | 30,719        | -        |
| 2 <sup>nd</sup> Serie - 2 <sup>nd</sup> Issue | -                   | -        | -        | 92,774         | -             | -        |
| 3 <sup>rd</sup> Serie - 2 <sup>nd</sup> Issue | -                   | -        | -        | 114,789        | -             | -        |
| 1 <sup>st</sup> Serie - 3 <sup>rd</sup> Issue | -                   | -        | -        | 25,216         | 25,373        | -        |
| 2 <sup>nd</sup> Serie - 3 <sup>rd</sup> Issue | -                   | -        | -        | 165,654        | -             | -        |
| 3 <sup>rd</sup> Serie - 3 <sup>rd</sup> Issue | -                   | -        | -        | 407,158        | -             | -        |
| <b>Total</b>                                  | <b>-</b>            | <b>-</b> | <b>-</b> | <b>867,261</b> | <b>96,461</b> | <b>-</b> |
| Current                                       | -                   | -        | -        | 101,179        | 14,226        | -        |
| Non-current                                   | -                   | -        | -        | 766,082        | 82,235        | -        |

## **14. Debentures e Mortgage-backed securities (CRI's) - continuation**

### **14.1. First debentures not convertible into shares issue**

On July 24, 2007 the Company completed its First Issue for the Primary Public Distribution of debentures. There have been issued twenty-five thousand (25,000) nominative debentures, not convertible into shares, of unsecured type, in a single series, with unitary nominal value at R\$ 10. The debentures were fully subscribed by an investment fund. The debentures mature within seven years and the securities earn interest at the CDI rate variation plus 0.9% per year. Amortization will be annual and divided into four (4) installments as of the 48<sup>th</sup> month after the issuance date, beginning on July 1, 2011.

The debentures have legal clauses determining maximum indebtedness levels and EBITDA ratios, based on the Company's consolidated financial statement. On December 31, 2010, the Company had fulfilled all contractual conditions due up to then.

The 1<sup>st</sup> Debentures Issueance have legal clauses of early maturity in the event of certain events, such as: (i) legitimate protest of securities against the Company in the individual value of R\$ 7,000 or higher aggregate equivalent to 2% of the Company's shareholders' equity; (ii) Failure to comply with any decision or a final court ruling determining the performance of securities or aggregate unit value than the equivalent in reais to 2% of the Company's shareholders' equity; (iii) a default or prepayment of any financial obligations value, individually or in aggregate, exceeding R\$ 5,000; and (iv) approval of a merger, spin-off, amalgamation, or any form of corporate restructuring involving the Company and/or its subsidiaries, unless the merger, spin-off or amalgamation: (a) meet the requirements of Article No 231 of the Brazilian Corporation Law; or (b) if the Company's and the 1<sup>st</sup> Debentures issue rating risks are reviewed by an international rating agency and are not downgraded to a lower rating when compared to the rating of the issue ; or (c) its purpose is to hold equity interest in CHL Desenvolvimento Imobiliário S.A. or Goldfarb Incorporações e Construções S.A., among others.

## **14. Debentures e Mortgage-backed securities (CRI's) - continuation**

### **14.2. Third debentures convertible into shares issue**

On August 31, 2009, the General Meeting approved the 3rd Issue of the Company's Debentures not convertible into shares, with secured guarantee, in a single series, issuing 300 debentures, registered and book-entry, with unit face value of R\$ 1,000, totaling R\$ 300,000. The deed of the 3rd Issue of Debentures was executed on September 11, 2009 with the Government Severance Indemnity Fund for Employees and foresees maturity in five years as of the issue. The payment of the principal will have a grace period of thirty-six (36) months and, after this period, it will occur on a six-month basis. These debentures yield interest according to TR variation plus 8.75% p.y. and interest will be paid in a six-month basis.

Funds raised from the issue of these debentures are used to finance the construction of residential developments that fit on the National Housing System rules.

The Company's liabilities resulting from the 3<sup>rd</sup> Debentures Issue are guaranteed mainly by fiduciary assignment of credit rights of the Specific Purpose Entities (SPEs) that develop the projects to be financed, as well as by statutory lien of quotas issued by these SPEs.

Securities of the 3<sup>rd</sup> Debentures Issue have clauses that set forth maximum indebtedness levels and EBITDA indexes, based on the Company's consolidated financial statements. On December 30, 2010, the Company had fulfilled all contractual conditions related to the issue of debentures.

Securities of the 3<sup>rd</sup> Debentures Issue have clauses for early maturity in case of certain events, such as: (i) legitimate protest and repeated the titles in individual value exceeding the equivalent of 1% the Company's net worth, or aggregate, exceed the equivalent to 2% of the Company's shareholders' equity; (ii) the occurrence of any sale, assignment or transfer of assets of the Company with a value equal to or greater than 10% of the Issuer's shareholders' equity; and (iii) spin-off, merger, amalgamation or any form of restructuring of the Company and/or its relevant subsidiaries, unless the merger, spin-off or amalgamation: (a) conform to the requirements of Article 231 of the Brazilian Corporations Law; or (b) if the Company's and the 3<sup>rd</sup> Debentures Issue rating risks are reviewed by an international reputation agency and are not downgraded to a lower rating when compared to the rating of the issue; or (c) its purpose is the Company holds equity interest or company which holds as its main asset ownership interest in the entity in which the Company also holds interest; or (d) if the merger, spin-off or amalgamation does not involve SPEs whose stocks or shares have been pledged to fulfill the obligations of the Company within the scope of the 3<sup>rd</sup> Debentures Issue ; or also (e) if the Company is the mergor and Goldfarb or CHL are the mergees.

## **14. Debentures e Mortgage-backed securities (CRI's) - continuation**

### **14.3. Debentures - Subsidiary Klabin Segall S.A.**

On October 29, 2007, the subsidiary issued debentures within the scope of the "Program for public issue of debentures", duly registered at CVM on October 25, 2007, and 3,850 1<sup>st</sup> series debentures were subscribed in the amount of R\$38,500 and 16,400 2<sup>nd</sup> series debentures in the amount of R\$ 164,000. These debentures are yielded by CDI plus 1.15% p.y. for the 1<sup>st</sup> series and Extended Consumer Index Price plus 9% p.y. for the 2<sup>nd</sup> series, and the maturity of both series are estimated to August 15, 2012. At the Debenture Holders General Meeting held on October 23, 2008, debentures yield rates changed to CDI plus 3.0% p.y. for the 1<sup>st</sup> series and Extended Consumer Index Price (IPCA) plus 13.4% p.y. for the 2<sup>nd</sup> series. At the Debenture Holders General Meeting held on August 14, 2009, the maturity of both series changed to August 15, 2013 and for the 2<sup>nd</sup> series, if there is no default, the yield rate will be the Extended Consumer Price Index plus 12% p.y. from August 2010.

Pursuant to Clauses 4.4, 10 and 5.7 of the "Registration Statement for the First Public Debentures Issue involving nonconvertible, unsecured debentures, the subsidiary approved, at a Board Meeting held on July 13, 2010, the early redemption of debentures of the 1st Issuance ("Debentures ") to August 17, 2010, which actually took place on that date.

On June 13, 2008, the subsidiary issued debentures within the scope of the "Program for public issue of debentures", duly registered at CVM on June 6, 2008, and 23,000 debentures were subscribed in a single series in the amount of R\$230,000. These debentures are yielded by CDI plus 2.0% p.y. which are floating, registered, book-entry debentures not convertible into shares, with maturity estimated to April 1, 2013.

On September 24, 2008, the Company by means of Debenture Holders General Meeting, agreed with debenture holders to pay a single and non-recurring premium corresponding to 0.5% of debentures unit price on October 1, 2008. At the Debenture Holders General Meeting held on August 14, 2009, the yield rate changed to CDI plus 3.0% p.y..

The subsidiary, pursuant to Section 4.3.11 of the "Private Deed of the Second Public Issue of Debentures, not-convertible into shares of the species with floating, Klabin Segall SA, through its Board of Directors meeting in July 21, 2010, approved the implementation of mandatory early redemption of debentures of the 2<sup>nd</sup> Issue ("Debentures" and "Mandatory Redemption") for July 23, 2010.

## **14. Debentures e Mortgage-backed securities (CRI's) - continuation**

### **14.4. Fourth Debentures Issue - not convertible into shares**

On August 10, 2010, the Company approved the 4th Debentures issue convertible into shares, unsecured, for public distribution in the amount of R\$ 280,000. 280 debentures were issued with a par value of R\$ 1,000. The debentures will be paid in cash in local currency, on subscription.

The debentures will be entitled to remuneration ("Interest") corresponding to the cumulative variation of the average daily rates of DI - Deposits for one day, Over Extra-Group ("DI Rate") plus surcharge of 2.40% per year, expressed as a percentage per year of 252 days, calculated and published daily by CETIP the daily newsletter, available on its website (<http://www.cetip.com.br>), calculated exponentially and cumulatively pro rata by days elapsed, incidents on the Face Value of the Debentures not amortized from the issue date or the date of payment of compensation immediately preceding, whichever is applicable, and paid to end of the Capitalization Period until its actual payment.

### **14.5. Issue of debentures - not convertible into shares**

On September 17, 2010, the Company approved the 5<sup>th</sup> Debentures issue not convertible into shares, unsecured, for public distribution in the amount of R\$ 600,000. We issued 600 (six hundred) debentures with a face value of R\$ 1,000. The debentures will be paid in cash in local currency, upon subscription.

The Company may at any time, acquire the outstanding debentures at a price no higher than its Nominal Value added remuneration calculated pro rata from the date of issuance or the date of payment of remuneration immediately before.

The 5<sup>th</sup> issue may be amortized in advance, limited to 90% of the debit balance of debentures outstanding unit, or partially in this case, since it is written off at least 25% of the debit balance of debentures outstanding unit. For realization of prepayment, the Company shall publish Notice to Debenture Holders or other form of notice described in Law 6404/76, in addition to notifying the trustee, with a minimum of 05 days from the date of publication of the Notice to Debenture Holders or of any other form of notice, if any. A premium will be added to the amortization share, as described in clause 4.22 of the Indenture.

## 14. Debentures e Mortgage-backed securities (CRI's) - continuation

### 14.5. Issue of debentures - not convertible into shares - continuation

The debentures will bear interest corresponding to the cumulative variation of the TR - Referential Rate, released by the Central Bank, calculated pro rata temporis per business days, plus a coupon of 8.16% p.y. calculated on a pro rata temporis, revised every Capitalization Period, both on a funded composite incidents since the date of issuance, on the Par Value or balance of the Par Value (nominal remaining after repayment of principal, or incorporation, if any) of debentures, paid at the end of each compounding period.

### 14.6. Debenture amortization forecast

According to the expected debentures amortization, on December 31, 2010, the balance was distributed as follows:

| <i><b>Amortization period</b></i>        | <i><b>Amortization period</b></i> | <i><b>12/31/2010</b></i> |
|--|-----------------------------------|--------------------------|
| <i><b>1<sup>st</sup> Issue</b></i>       |                                   |                          |
| 2011                                     | 29,03%                            | 76,683                   |
| 2012                                     | 23,66%                            | 62,500                   |
| 2013                                     | 23,66%                            | 62,500                   |
| 2014                                     | 23,66%                            | 62,500                   |
| <i><b>Total 1<sup>st</sup> Issue</b></i> | <i><b>100,00%</b></i>             | <i><b>264,183</b></i>    |
|  |                                   |                          |
| <i><b>3<sup>rd</sup> Issue</b></i>       |                                   |                          |
| 2011                                     | 3,10%                             | 9,536                    |
| 2012                                     | 19,51%                            | 60,000                   |
| 2013                                     | 39,03%                            | 120,000                  |
| 2014                                     | 39,03%                            | 120,000                  |
| <i><b>Unexpired expenses</b></i>         | <i><b>-0,66%</b></i>              | <i><b>(2,044)</b></i>    |
| <i><b>Total 3<sup>rd</sup> Issue</b></i> | <i><b>100,00%</b></i>             | <i><b>307,492</b></i>    |

## 14. Debentures e Mortgage-backed securities (CRI's) - continuation

### 14.6. Debenture amortization forecast - continuation

| <i>Amortization period</i>        | <i>Amortization period</i> | <i>12/31/2010</i> |
|-----------------------------------|----------------------------|-------------------|
| <b>4<sup>th</sup> Issue</b>       |                            |                   |
| 2011                              | 1,79%                      | 5,038             |
| 2012                              | 6,21%                      | 17,500            |
| 2013                              | 24,84%                     | 70,000            |
| 2014                              | 24,84%                     | 70,000            |
| 2015                              | 24,84%                     | 70,000            |
| 2016                              | 18,63%                     | 52,500            |
| <i>Unexpired expenses</i>         | -1,14%                     | (3,215)           |
| <b>Total 4<sup>th</sup> Issue</b> | <b>100,00%</b>             | <b>281,823</b>    |
| <b>5<sup>th</sup> Issue</b>       |                            |                   |
| 2011                              | 0,00%                      | -                 |
| 2012                              | 2,35%                      | 14,302            |
| 2013                              | 19,74%                     | 120,000           |
| 2014                              | 39,48%                     | 240,000           |
| 2015                              | 39,48%                     | 240,000           |
| <i>Unexpired expenses</i>         | -1,05%                     | (6,382)           |
| <b>Total 5<sup>th</sup> Issue</b> | <b>100,00%</b>             | <b>607,920</b>    |
| <b>Total</b>                      |                            | <b>1,461,418</b>  |

## 14. Debentures e Mortgage-backed securities (CRI's) - continuation

### 14.7. Transaction costs

In compliance with CPC 08 - Transaction Costs and Premiums of Securities Issue, we present below the treatment given to the cost of transactions of the abovementioned fundings:

| 12/31/2010   | PDG Realty<br>3 <sup>rd</sup> Issue | PDG Realty<br>4 <sup>th</sup> Issue | PDG Realty<br>5 <sup>th</sup> Issue |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| <i>Issue</i>   | 300,000                             | 280,000                             | 600,000                             |
| <i>(-) Transaction costs</i>                                       | (2,677)                             | (3,217)                             | (7,024)                             |
| <b>Net inflow of funds at the Company on the date of operation</b> | <b>297,323</b>                      | <b>276,783</b>                      | <b>592,976</b>                      |
| <i>Operation nominal rate</i>                                      | TR + 10,45%                         | CDI+2,40%                           | TR+8,16%                            |
| <i>Operation effective rate</i>                                    | TR + 10,70%                         | CDI+2,78%                           | TR+8,40%                            |
| <b>Allocation of transaction costs to results:</b>                 |                                     |                                     |                                     |
| <b>Earned amounts</b>  |                                     |                                     |                                     |
| 2009   | (66)                                | -                                   | -                                   |
| 2010   | (567)                               | (2)                                 | (642)                               |
| <b>Subtotal</b>  | <b>(633)</b>                        | <b>(2)</b>                          | <b>(642)</b>                        |
| <b>Unearned amounts</b>  |                                     |                                     |                                     |
| 2011   | (567)                               | (517)                               | (1,418)                             |
| 2012   | (563)                               | (498)                               | (1,418)                             |
| 2013   | (559)                               | (498)                               | (1,418)                             |
| 2014   | (355)                               | (498)                               | (1,418)                             |
| 2015   | -                                   | (498)                               | (710)                               |
| 2016   | -                                   | (706)                               | -                                   |
| <b>Subtotal</b>  | <b>(2,044)</b>                      | <b>(3,215)</b>                      | <b>(6,382)</b>                      |
| <b>Total</b>   | <b>(2,677)</b>                      | <b>(3,217)</b>                      | <b>(7,024)</b>                      |

## **14. Debentures e Mortgage-backed securities (CRI's) - continuation**

### **14.8. Financial expenses allocation**

Debentures financial expenses are capitalized at the cost of each development and land, according to the use of funds, and are apportioned to the result according to the criteria adopted for revenue recognition.

### **14.9. Mortgage-backed securities (CRI's)**

On December 31, 2010, PDG Companhia Securitizadora S.A., a subsidiary of the Company, had the following issues of Mortgage-Backed Securities (CRI's):

- 1<sup>st</sup> Serie 1<sup>st</sup> Issue: the project refers to the securitization of receivables arising from contracts of sale of real estate with the GDC Partners Serviços Fiduciários Distribuidora de Títulos Imobiliários Ltda. (GDC) and coordination, placement and public offering with Banco UBS Pactual S.A.. The definitive registration at CETIP S.A. – OTC Clearing House was made on July 13, 2009;
- 1<sup>st</sup> Serie 2<sup>nd</sup> Issue: the project refers to the securitization of receivables arising from contracts of sale of real estate with Pavarini Distribuidora de Títulos Imobiliários Ltda. and coordination, placement and public offering with Banco Votorantim S.A.. The definitive registration at CETIP SA – OTC Clearing House was on October 1, 2009;
- 2<sup>nd</sup> Serie 2<sup>nd</sup> Issue: The project refers to securitization of Bank Credit Notes, and the Real Estate Securities Pavarini Distribuidora Ltda. as trustee and coordination, placement and public offering with Banco Itau BBA S.A.. The definitive record CETIP SA - OTC Derivative Asset was on August 5, 2010; and;
- 3<sup>rd</sup> Serie 2<sup>nd</sup> Issue: The project refers to securitization of Bank Credit Notes, and the Real Estate Securities Pavarini Distribuidora Ltda. as trustee and coordination, placement and public offering with Banco Itaú BBA S.A.. The definitive record CETIP S.A. – OTC Derivative Asset and gave up on September 2, 2010;

## 14. Debentures e Mortgage-backed securities (CRI's) - continuation

### 14.9. Mortgage-backed securities (CRI's) - continuation

- 1<sup>st</sup> Serie of the 3<sup>rd</sup> Issue: This project refers to the securitization of receivables from real estate sales agreements, with Pentágono S.A. Distribuidora de Títulos Imobiliários as the trustee, and Banco BTG Pactual S.A. being responsible for the coordination, placement and public distribution. Final registration with CETIP S.A. – Organized OTC Securities Market was on November 3, 2009;
- 2<sup>nd</sup> Serie of the 3<sup>rd</sup> Issue: This project refers to the securitization of receivables from real estate sales agreements, with Pentágono S.A. Distribuidora de Títulos Imobiliários as the trustee, and Banco BTG Pactual S.A. being responsible for the coordination, placement and public distribution. Final registration with CETIP S.A. – Organized OTC Securities Market was on May 18, 2010; and
- 3<sup>rd</sup> Serie of the 3<sup>rd</sup> Issue: This project refers to the securitization of receivables from Bank Credit Notes, with Pentágono S.A. Distribuidora de Títulos Imobiliários as the trustee, and Banco Itaú BBA S.A. being responsible for the coordination, placement and public distribution. Final registration with CETIP S.A. – Organized OTC Securities Market and with the Brazilian Securities Commission (CVM) was on October 13, 2010.

Below, the breakdown of balance for the issue of Mortgage-Backed Securities (CRI's):

| <i>Issue</i>                                | <i>Start<br/>Date</i> | <i>End<br/>Date</i> | <i>Unit value<br/>(Issue)</i> | <i>Amount<br/>Of CRI</i> | <i>Interest per<br/>year</i> | <i>Balance<br/>12/31/10</i> | <i>Balance<br/>12/31/09</i> |
|---|-----------------------|---------------------|-------------------------------|--------------------------|------------------------------|-----------------------------|-----------------------------|
| 1 <sup>st</sup> Serie 1 <sup>st</sup> Issue | 07/13/09              | 08/01/12            | 1,000                         | 45                       | 110% do CDI                  | 27,488                      | 40,369                      |
| 1 <sup>st</sup> Serie 2 <sup>nd</sup> Issue | 10/01/09              | 10/01/14            | 1,000                         | 30                       | 115% do CDI                  | 34,182                      | 30,719                      |
| 2 <sup>nd</sup> Serie 2 <sup>nd</sup> Issue | 08/05/10              | 08/05/13            | 1,000                         | 89                       | TR + 9,8%                    | 92,774                      | -                           |
| 3 <sup>rd</sup> Serie 2 <sup>nd</sup> Issue | 09/02/10              | 09/02/13            | 1,000                         | 111                      | TR + 9,8%                    | 114,789                     | -                           |
| 1 <sup>st</sup> Serie 3 <sup>rd</sup> Issue | 11/03/09              | 01/03/18            | 1,000                         | 25                       | 110% do CDI                  | 25,216                      | 25,373                      |
| 2 <sup>nd</sup> Serie 3 <sup>rd</sup> Issue | 05/07/10              | 07/07/20            | 1,005                         | 186                      | 9,4%+ IGP-M                  | 165,654                     | -                           |
| 3 <sup>rd</sup> Serie 3 <sup>rd</sup> Issue | 10/14/10              | 10/03/18            | 300                           | 1,350                    | 107% do CDI                  | 407,158                     | -                           |
| <b>Total</b>                                |                       |                     |                               |                          |                              | <b>867,261</b>              | <b>96,461</b>               |

## 14. Debentures e Mortgage-backed securities (CRI's) - continuation

### 14.9. Mortgage-backed securities (CRI's) - continuation

|                    | <i>Balance</i>  | <i>Balance</i>  |
|--------------------|-----------------|-----------------|
|                    | <i>12/31/10</i> | <i>12/31/09</i> |
| <i>Current</i>     | 101,179         | 14,226          |
| <i>Non-current</i> | 766,082         | 82,235          |

## 15. Property acquisition obligations

Refer to commitments undertaken upon the purchase of land for real estate development ventures, as follows:

|   | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                 |                 |
|---|----------------------------|-----------------|-----------------|---------------------|-----------------|-----------------|
|   | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| Cash                                    | 9,015                      | 127             | 17,281          | 459,746             | 288,709         | 233,398         |
| Based on Sales revenues of the projects | 30,489                     | 14,163          | -               | 743,753             | 414,804         | 89,873          |
| (-)Adjustment to present value          | (4,340)                    | (2,336)         | -               | (14,281)            | (9,084)         | (2,363)         |
| <b>Total</b>                            | <b>35,164</b>              | <b>11,954</b>   | <b>17,281</b>   | <b>1,189,218</b>    | <b>694,429</b>  | <b>320,908</b>  |
|   |                            |                 |                 |                     |                 |                 |
| <i>Current</i>                          | 31,419                     | 11,954          | 13,076          | 786,391             | 546,517         | 239,084         |
| <i>Non-current</i>                      | 3,745                      | -               | 4,205           | 402,827             | 147,912         | 81,824          |

The balances payable, R\$ 743,753 on December 31, 2010 (R\$ 414,804 on December 31, 2009) refer to commitments undertaken in the purchase of lands for the development of real estate projects, and are settled upon the delivery of units built, by transferring financial resources, according the selling contract.

The classification as current and non-current liabilities, as shown above, was carried out according to the expectation of execution of construction work.

The liabilities are mostly updated according to the variation of the National Civil Construction Index or to the variation of the General Market Price Index and interest of 6% to 12% per year.

## 15. Property acquisition obligations - continuation

The values of land payable from the non-current liabilities are broken down by maturity, as follows:

|              | <b>Consolidated</b> |                 |                 |
|--------------|---------------------|-----------------|-----------------|
|              | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| 2010         | -                   | -               | 64,228          |
| 2011         | -                   | 137,962         | 12,837          |
| 2012         | 218,044             | 5,923           | 4,275           |
| 2013         | 88,237              | 4,027           | 484             |
| After 2014   | 96,546              | -               | -               |
| <b>Total</b> | <b>402,827</b>      | <b>147,912</b>  | <b>81,824</b>   |

## 16. Tax payable in installments

Taxes payable in installments refer to income tax, social contribution tax, PIS, COFINS, and CPMF of subsidiary Goldfarb Incorporações e Construções S.A., which were included in the Program for Payment of Taxes by Installments (PAES) introduced by Law no. 10,684/03 and November 27, 2009, the Company formalized the option of migrating to REFIS IV. The current balance of debt is comprised as follows:

| <b>Tax</b>             | <b>Consolidated</b> |                 |                 |
|------------------------|---------------------|-----------------|-----------------|
|                        | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| PIS                    | 575                 | 575             | 1,581           |
| COFINS                 | 2,168               | 2,168           | 6,578           |
| IR                     | 452                 | 452             | 1,487           |
| CPMF                   | 166                 | 166             | 684             |
| IRRF                   | 1                   | 1               | 31              |
| ISS                    | 1,712               | -               | -               |
| <b>Other</b>           | <b>2,082</b>        | <b>-</b>        | <b>4,652</b>    |
| <b>Total</b>           | <b>7,156</b>        | <b>3,362</b>    | <b>15,013</b>   |
| Juros provisionados    | 1,690               | 1,709           | 3,059           |
| Pagamentos             | (1,308)             | (91)            | (3,762)         |
| <b>Balance payable</b> | <b>7,538</b>        | <b>4,980</b>    | <b>14,310</b>   |
| Current (*)            | 1,295               | 1,096           | 5,631           |
| Non Current            | 6,243               | 3,884           | 8,679           |

(\*) Included in tax and labor liabilities,

## **16. Tax payable in installments - continuation**

On May 27, 2009, by Law No. 11941/09 and Ordinance Joint PGFN / RFB No. 06/2009, the Federal Revenue in Brazil "RFB" established the Special Installment Program, called "REFIS IV.

The Company formalized the option of paying by 60 installments, and up to date has been fulfilling the legal requirements for the maintenance of the program. In particular, it is emphasized that the maintenance of the taxpayer in the program is linked to no delay of payment of benefits and, as applicable, waiver of actions related to debts in installments. The payment comprises 60 monthly installments and, on December 31, 2010, 47 installments remaining to be paid (59 installments on December 31, 2010). The balance payable of installments is monthly adjusted by Selic rate variation.

During the year ended December 31, 2010, and according to Law nº 691/84 in Articles 8, item 7.02, combined with article 14, section IV, Article 20, Article 34, item III, art.47 some of CHL Desenvolvimento Imobiliário S.A. subsidiaries have been paying ISS in stallments.. The total amount recorded is R\$ 1,712 and is registered in the line of taxes in installments in non-current liabilities.

## **17. Tax liabilities**

Income tax and social contribution are recorded in the financial statements based on the revenue recognized and on the cost incurred by the accrual basis of accounting. Regulatory Instruction SRF nº 84/79 (Development and Sale of Real Estate) allows, for tax purposes, the Company to defer the payment of the tax to equate to the proportion of contracted sales received. As a result, it is recorded in deferred tax asset or liability based on the difference between the income recognized in these financial statements, pursuant to Resolution 963/03, and the current tax ("payable"), according to the cash basis.

## 17. Tax liabilities - continuation

|                                   | Consolidated - 12/31/10 |                 |                  | Consolidated - 12/31/09 |                |                 |
|-----------------------------------|-------------------------|-----------------|------------------|-------------------------|----------------|-----------------|
|                                   | Current                 | Deferred        | Total            | Current                 | Deferred       | Total           |
| <b><i>Income Tax</i></b>          |                         |                 |                  |                         |                |                 |
| Taxable income                    | -                       | -               | -                | -                       | 7,743          | <b>7,743</b>    |
| Presumed profit                   | (35,765)                | (30,828)        | <b>(66,593)</b>  | (23,678)                | (2,927)        | <b>(26,605)</b> |
| <b><i>Subtotal</i></b>            | <b>(35,765)</b>         | <b>(30,828)</b> | <b>(66,593)</b>  | <b>(23,678)</b>         | <b>4,816</b>   | <b>(18,862)</b> |
| <b><i>Social Contribution</i></b> |                         |                 |                  |                         |                |                 |
| Taxable income                    | -                       | -               | -                | -                       | 2,787          | <b>2,787</b>    |
| Presumed profit                   | (23,763)                | (23,239)        | <b>(47,002)</b>  | (13,139)                | (8,152)        | <b>(21,291)</b> |
| <b><i>Subtotal</i></b>            | <b>(23,763)</b>         | <b>(23,239)</b> | <b>(47,002)</b>  | <b>(13,139)</b>         | <b>(5,365)</b> | <b>(18,504)</b> |
| <b><i>TOTAL</i></b>               | <b>(59,528)</b>         | <b>(54,067)</b> | <b>(113,595)</b> | <b>(36,817)</b>         | <b>(549)</b>   | <b>(37,366)</b> |

### a) Expenses with income tax and social contribution

The consolidated expenses with income tax and social contribution substantially derive from the presumed profit tax system for which the tax rates are directly applied on the revenue from sales of ventures.

## 17. Tax liabilities - continuation

### a) Expenses with income tax and social contribution

|  | 12/31/10         |                  | 12/31/09         |                  |
|--|------------------|------------------|------------------|------------------|
|  | IRPJ             | CSLL             | IRPJ             | CSLL             |
| <b>Revenue from real estate development</b>                              | <b>5,314,578</b> | <b>5,314,578</b> | <b>2,046,375</b> | <b>2,046,375</b> |
| (+) Revenue from real estate development-<br>Controlling companys        | (799,972)        | (799,972)        | (109,283)        | (109,283)        |
| Real Estate Income   | 4,514,606        | 4,514,606        | 1,937,092        | 1,937,092        |
| <b>Presumed profit incorporation real estate-<br/>IRPJ 8% - CSLL 12%</b> | <b>361,168</b>   | <b>541,753</b>   | <b>154,967</b>   | <b>232,451</b>   |
|  |                  |                  |                  |                  |
| <b>Revenue Rents/Services</b>  | <b>4,578</b>     | <b>4,578</b>     | <b>2,764</b>     | <b>2,764</b>     |
| <b>Presumed profit Services/Rents - IRPJ -<br/>CSLL 32%</b>              | <b>1,465</b>     | <b>1,465</b>     | <b>884</b>       | <b>884</b>       |
|  |                  |                  |                  |                  |
| <b>Presumed profit (Incorp + Serv)</b>                                   | <b>362,633</b>   | <b>543,218</b>   | <b>155,851</b>   | <b>233,335</b>   |
| (+) Financial Income   | 273,263          | 273,263          | 77,995           | 77,995           |
| (+) Financial Income – Actual Profit                                     | (272,722)        | (272,722)        | (75,571)         | (75,571)         |
| (+) Other Revenues   | 98,720           | 98,720           | 5,473            | 5,473            |
| (+) Other Revenues - Actual Profit                                       | (95,324)         | (95,324)         | (5,816)          | (5,816)          |
|  |                  |                  |                  |                  |
| <b>Based on Estimated Profit</b>   | <b>366,570</b>   | <b>547,155</b>   | <b>157,932</b>   | <b>235,416</b>   |
|  |                  |                  |                  |                  |
| Consolidated Expenditure Estimated Profit –<br>IRPJ                      | (91,643)         | (49,244)         | (39,483)         | (21,187)         |
| IRPJ Deferred Timing Differences – Actual<br>Profit                      | 17,252           | 5,595            | 18,802           | 2,450            |
| <b>Companies Taxed on Deemed Income</b>                                  | <b>(74,391)</b>  | <b>(43,649)</b>  | <b>(20,681)</b>  | <b>(18,737)</b>  |
| (+) Others   | (7,798)          | 3,353            | 1,819            | 232              |
| <b>Expense in the Income</b>   | <b>(66,593)</b>  | <b>(47,002)</b>  | <b>(18,862)</b>  | <b>(18,505)</b>  |

## 17. Tax liabilities - continuation

### a) Expenses with income tax and social contribution

|                                   | 12/31/10 |          | 12/31/09 |          |
|-----------------------------------|----------|----------|----------|----------|
|                                   | IRPJ     | CSLL     | IRPJ     | CSLL     |
| <b>Composition of Expenditure</b> |          |          |          |          |
| <i>Current</i>                    | (35,765) | (23,763) | (23,678) | (13,139) |
| <i>Deferred</i>                   | (30,828) | (23,239) | 4,816    | (5,365)  |

Some of PDG's group companies, such as the holdings: PDG Realty S.A. Empreendimentos e Participações, Goldfarb Incorporações e Construções S.A. and CHL Desenvolvimento Imobiliário S.A., calculate their income tax and social contribution by the taxable income method. During the period ended December 31, 2010, the Controlling company's taxable income generated income tax and social contribution expenses in the controlling company, as shown below:

|   | Controlling company<br>12/31/10 |                  | Controlling company<br>12/31/09 |                |
|---|---------------------------------|------------------|---------------------------------|----------------|
|   | IRPJ                            | CSLL             | IRPJ                            | CSLL           |
| <b>Adjusted Net Income for the Year</b> | <b>789,552</b>                  | <b>789,552</b>   | <b>327,601</b>                  | <b>327,601</b> |
| <b>Additions</b>                        |                                 |                  |                                 |                |
| <i>Equity Pick-up</i>                   | 166,444                         | 166,444          | 88,647                          | 88,647         |
| <i>Other Additions</i>                  | 54,709                          | 54,709           | 33,387                          | 33,387         |
| <b>Total Additions</b>                  | <b>221,153</b>                  | <b>221,153</b>   | <b>122,034</b>                  | <b>122,034</b> |
| <b>Exclusions</b>                       |                                 |                  |                                 |                |
| <i>Equity Pick-up</i>                   | 935,710                         | 935,710          | 402,867                         | 402,867        |
| <i>Other Exclusions</i>                 | 77,694                          | 77,694           | 74,773                          | 74,773         |
| <b>Total Exclusions</b>                 | <b>1,013,404</b>                | <b>1,013,404</b> | <b>477,640</b>                  | <b>477,640</b> |

## 17. Tax liabilities - continuation

### a) Expenses with income tax and social contribution

|  | <i>Controlling company</i> |                | <i>Controlling company</i> |                 |
|--|----------------------------|----------------|----------------------------|-----------------|
|  | <i>12/31/10</i>            |                | <i>12/31/09</i>            |                 |
|  | <i>IRPJ</i>                | <i>CSLL</i>    | <i>IRPJ</i>                | <i>CSLL</i>     |
| <i>Taxable income</i>                    |                            |                |                            |                 |
| <i>Offsetting tax loss</i>               | -                          | -              | -                          | -               |
| <i>Actual Profits After Compensation</i> | <i>(2,699)</i>             | <i>(2,699)</i> | <i>(28,006)</i>            | <i>(28,006)</i> |
|  |                            |                |                            |                 |
| <i>IRPJ / CSLL</i>                       | -                          | -              | -                          | -               |

### b) Deferred tax – tax losses and social contribution tax loss carryforward

Deferred tax resulting from tax loss and/or social contribution tax loss carryforward are recorded as their realization is probable, and are based on the profitability history. Advances and recoverable amounts are recorded under current or non-current assets, according to the expectation of their realization. These credits were created based on technical studies prepared by the Company's Management and are periodically revised. They are shown below:

|  | <i>Controlling company</i> |                 |                 | <i>Consolidated</i> |                 |                 |
|--|----------------------------|-----------------|-----------------|---------------------|-----------------|-----------------|
|  | <i>12/31/10</i>            | <i>12/31/09</i> | <i>01/01/09</i> | <i>12/31/10</i>     | <i>12/31/09</i> | <i>01/01/09</i> |
| <i>Income tax on tax losses</i>          | 14,222                     | 14,857          | 7,115           | 33,558              | 20,299          | 8,879           |
| <i>Social contribution on tax losses</i> | 5,119                      | 5,349           | 2,561           | 11,790              | 7,307           | 3,197           |
| <i>Total</i>                             | <i>19,341</i>              | <i>20,206</i>   | <i>9,676</i>    | <i>45,348</i>       | <i>27,606</i>   | <i>12,076</i>   |

## 17. Tax liabilities - continuation

### b) Deferred tax – tax losses and social contribution tax loss carryforward

The term of utilization is as follows:

| Year         | Controlling company |               |              | Consolidated  |               |               |
|--------------|---------------------|---------------|--------------|---------------|---------------|---------------|
|              | 12/31/10            | 12/31/09      | 01/01/09     | 12/31/10      | 12/31/09      | 01/01/09      |
| 2009         | -                   | -             | 1,888        | -             | -             | 1,888         |
| 2010         | -                   | 6,927         | 7,788        | -             | 6,927         | 10,188        |
| 2011         | 6,062               | 9,230         | -            | 14,057        | 9,230         | -             |
| 2012         | 9,230               | 4,049         | -            | 21,767        | 9,814         | -             |
| 2013         | 4,049               | -             | -            | 9,524         | 1,635         | -             |
| <b>Total</b> | <b>19,341</b>       | <b>20,206</b> | <b>9,676</b> | <b>45,348</b> | <b>27,606</b> | <b>12,076</b> |

The criteria used by the Company to offset the deferred taxes on the social contribution tax loss carryforward is the expectation of future earnings, the next four years as per table above. This expectation of generating future taxable income, discounted to present value was based on technical viability study, which was approved by the Company's Board of Directors. The study is filed at the headquarters of the Company available for submission by the deadline specified in Article 4 and 6 of the CVM Instruction 371/02.

On December 31, 2010, the Controlling Company's accumulated tax losses balance was R\$ 78,345 (R\$ 81,904 on December 31, 2009).

The Company does not have tax credits resulting from tax losses carryforward not recorded, considering the expectation for the Company's future profitability.

### c) Deferred tax liabilities - temporary differences

The deferred income tax, social contribution, PIS and COFINS are recorded in order to reflect the tax effects deriving from temporary differences between this tax basis, which calculated the taxation by cash basis, (Normative Instruction SRF nº 84/79) and the effective appropriation of real estate profit (Note 2.11)

## 17. Tax liabilities - continuation

### c) Deferred tax liabilities - temporary differences

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

| <b>Tax</b>            | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                 |                 |
|-----------------------|----------------------------|-----------------|-----------------|---------------------|-----------------|-----------------|
|                       | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| <i>IRPJ and CSLL</i>  | -                          | 559             | 559             | 280,923             | 101,434         | 61,781          |
| <i>PIS and COFINS</i> | 11,258                     | 3,451           | 1,230           | 151,803             | 67,491          | 30,860          |
| <b>Total</b>          | <b>11,258</b>              | <b>4,010</b>    | <b>1,789</b>    | <b>432,726</b>      | <b>168,925</b>  | <b>92,641</b>   |
| <i>Current</i>        | -                          | -               | -               | -                   | -               | -               |
| <i>Non current</i>    | 11,258                     | 4,010           | 1,789           | 432,726             | 168,925         | 92,641          |

## 18. Result from unexpired real estate sales and advances from clients

It refers to unexpired revenues deriving from contracted sales of development projects in progress (under construction) that are not reflected in the financial statements. The amounts are stated below:

|                                     | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                 |                 |
|-------------------------------------|----------------------------|-----------------|-----------------|---------------------|-----------------|-----------------|
|                                     | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| <i>Unexpired contracted sales</i>   | 141,051                    | 120,884         | 48,780          | 5,094,844           | 2,029,365       | 1,746,768       |
| <i>Unit construction commitment</i> | (93,121)                   | (82,947)        | (35,003)        | (3,043,141)         | (1,233,673)     | (1,020,198)     |
| <b>Total</b>                        | <b>47,930</b>              | <b>37,937</b>   | <b>13,777</b>   | <b>2,051,703</b>    | <b>795,692</b>  | <b>726,570</b>  |

## 18. Result from unexpired real estate sales and advances from clients - continuation

The amounts of unexpired contracted sales are broken down by maturity of the contract price of units sold, as follows:

|              | <b>Controlling company</b> |                 |                 | <b>Consolidated</b> |                  |                  |
|--------------|----------------------------|-----------------|-----------------|---------------------|------------------|------------------|
|              | <b>12/31/10</b>            | <b>12/31/09</b> | <b>01/01/09</b> | <b>12/31/10</b>     | <b>12/31/09</b>  | <b>01/01/09</b>  |
| 2009         | -                          | -               | 21,136          | -                   | -                | 1,186,543        |
| 2010         | -                          | 82,444          | 18,966          | -                   | 1,326,644        | 472,555          |
| 2011         | 94,504                     | 36,251          | 7,967           | 3,413,544           | 614,407          | 85,176           |
| 2012         | 31,031                     | 2,189           | 711             | 1,120,866           | 86,609           | 2,494            |
| 2013         | 12,695                     | -               | -               | 458,536             | 1,705            | -                |
| 2014         | 2,821                      | -               | -               | 101,898             | -                | -                |
| <b>Total</b> | <b>141,051</b>             | <b>120,884</b>  | <b>48,780</b>   | <b>5,094,844</b>    | <b>2,029,365</b> | <b>1,746,768</b> |

As mentioned in Note 2.11, the result of real estate operations carried out are recorded based on the cost incurred. Therefore, the balance of accounts receivable from the units sold and not concluded is partially reflected in the financial statements of December 31, 2010, once its accounting entry reflects the revenue recognized, net of the installments already received.

The consolidated amount received of sales, totaling R\$ 668,323 (R\$ 179,802 at December 31, 2009), in excess of recorded sales revenue, is classified as advances from customers, under current and noncurrent liabilities.

## 19. Provision for contingencies

The subsidiary Goldfarb Incorporações e Construções S.A. and its subsidiaries Gold Acapulco Empreendimentos Imobiliários SPE Ltda. and Gold Marrocos Empreendimentos Imobiliários SPE Ltda., as well as the subsidiary Agre Empreendimentos Imobiliários S.A. and some of its subsidiaries, are defendants in several labor claims and civil suits arising in the normal course of its activities.

The respective provisions for contingencies were set up considering the chances of an unfavorable outcome assessed by legal advisors, and are recorded under item "Other operating expenses".

## 19. Provision for contingencies - continuation

The Management, based on the opinion of its legal advisors, understands that the provisions for contingencies set up are sufficient to cover probable unfavorable decisions in legal proceedings and differences in tax calculations, as shown below:

|                               | <b>Consolidated</b> |                 |                 |
|-------------------------------|---------------------|-----------------|-----------------|
| <b>Nature – Probable loss</b> | <b>12/31/10</b>     | <b>12/31/09</b> | <b>01/01/09</b> |
| <i>Labor</i>                  | 1,739               | 1,718           | 767             |
| <i>Tax</i>                    | 18,047              | 1,034           | 3,879           |
| <i>Civil</i>                  | 756                 | 460             | 120             |
| <b>Total</b>                  | <b>20,542</b>       | <b>3,212</b>    | <b>4,766</b>    |
|                               |                     |                 |                 |
| <i>Non current</i>            | 20,542              | 3,212           | 4,766           |

Below is the breakdown of contingency provisions transactions of the Company and its subsidiaries and jointly-owned companies:

|                            | <b>Consolidated</b> |                   |                     |               |
|----------------------------|---------------------|-------------------|---------------------|---------------|
|                            | <b>Labor claims</b> | <b>Tax claims</b> | <b>Civil claims</b> | <b>Total</b>  |
| <b>Balance on 01/01/09</b> | <b>767</b>          | <b>3,720</b>      | <b>120</b>          | <b>4,607</b>  |
| <i>Additions</i>           | 951                 | -                 | 340                 | 1,291         |
| <i>Reversals</i>           | -                   | (2,686)           | -                   | (2,686)       |
| <b>Balance on 12/31/09</b> | <b>1,718</b>        | <b>1,034</b>      | <b>460</b>          | <b>3,212</b>  |
| <i>Additions</i>           | 2,384               | 17,954            | 2,510               | 22,848        |
| <i>Reversals</i>           | (2,363)             | (941)             | (2,214)             | (5,518)       |
| <b>Balance on 12/31/10</b> | <b>1,739</b>        | <b>18,047</b>     | <b>756</b>          | <b>20,542</b> |

Additions to the balance of contingencies in the ended December 31<sup>th</sup>, 2010, correspond to the balance of contingencies on this date of Agre Empreendimentos Imobiliários S.A..

## 19. Provision for contingencies - continuation

Causes deemed as “possible” losses by the Company's legal advisors are as follows:

|                               | <i>Consolidated</i> |                 |                 |
|-------------------------------|---------------------|-----------------|-----------------|
| <i>Nature – Probable Loss</i> | <i>12/31/10</i>     | <i>12/31/09</i> | <i>01/01/09</i> |
| Labor                         | 23,691              | 2,601           | 1,227           |
| Civil                         | 57,787              | 8,912           | -               |
| Tax                           | 14                  | -               | 7,406           |
| <b>Total</b>                  | <b>81,492</b>       | <b>11,513</b>   | <b>8,633</b>    |

The Controlling company and the other subsidiaries and jointly-owned companies are not parties in any significant legal proceedings as of December 31, 2010.

## 20. Shareholders' equity

### a) Capital stock

On December 31, 2010, the Company's capital stock was represented by 1,106,242,174 common shares (389,877,818 common shares on December 31, 2009), fully subscribed and paid-up in the total amount of R\$ 4,810,099 (R\$ 2,429,078 on December 31, 2009).

On December 31, 2010, considering the cost of R\$ 52,240 incurred in the placement of shares during the year of 2009 (R\$ 35,492 on December 31, 2009), the Company's capital stock is R\$ 4,757,859 (R\$ 2,393,585 on December 31, 2009).

On December 31, 2010 and 2009, the Company's authorized limit for capital stock increase was 340,000,000 common shares, and the Board of Directors decides on the issue of shares to increase capital and establishes the exclusion of the preemptive right.

## 20. Shareholders' equity - continuation

During the year ended December 31, 2010, the number of shares of the Company is broken down as follows:

|   | Number of<br>shares  | R\$              |
|---|----------------------|------------------|
| <b>Balance on 12/31/09</b>                                | <b>389,877,818</b>   | <b>2,429,078</b> |
| <i>Exercise of stock option – 2.11.2010</i>               | 796,740              | 5,816            |
| <i>Exercise of stock option – 2.25.2010</i>               | 231,638              | 1,639            |
| <i>Exercise of stock option – 3.26.2010</i>               | 700,000              | 5,012            |
| <b>Balance on 03/31/10</b>                                | <b>391,606,196</b>   | <b>2,441,545</b> |
| <i>Subscription bonus B class 1 – 4.30.2010</i>           | 3,886,049            | 17,369           |
| <i>Subscription bonus B class 2 – 4.30.2010</i>           | 4,204,896            | 14,932           |
| <i>Exercise of stock option – 5.13.2010</i>               | 94,870               | 1,107            |
| <i>Exercise of stock option – 5.20.2010</i>               | 386,300              | 2,735            |
| <i>Exercise of stock option – 5.25.2010</i>               | 636,559              | 4,507            |
| <i>Share issue in the acquisition of Agre - 6.10.2010</i> | 148,500,001          | 2,298,963        |
| <i>Exercise of stock option – 6.25.2010</i>               | 36,272               | 428              |
| <i>Exercise of stock option – 6.30.2010</i>               | 1,887,633            | 13,895           |
| <b>Balance on 06/30/10</b>                                | <b>551,238,776</b>   | <b>4,795,481</b> |
| <i>Exercise of stock option – 7.9.2010</i>                | 360,000              | 2,602            |
| <i>Exercise of stock option – 7.14.2010</i>               | 676,016              | 5,616            |
| <i>Exercise of stock option – 7.26.2010</i>               | 846,295              | 6,400            |
| <b>Balance on 09/30/10</b>                                | <b>553,121,087</b>   | <b>4,810,099</b> |
| <i>Stock split – 10/10/04</i>                             | 1,106,242,174        | 4,810,099        |
| <b>Balance on 12/31/10</b>                                | <b>1,106,242,174</b> | <b>4,810,099</b> |

## 20. Shareholders' equity - continuation

### b) Minimum mandatory dividends and allocation of net income

Pursuant to the Company's Bylaws and the Brazilian Corporation Law (Law no. 6,404/76 and Law no. 11,637/07), the net income for the year, after deducting the management profit sharing up to the maximum legal limit and after the offset of possible accumulated losses, will be allocated as follows: (i) 5% to legal reserve, up to 20% of the paid-up capital stock; and (ii) 25% of the outstanding balance to the payment of mandatory dividends.

The Company's administration will propose the distribution of dividends as calculated below:

|   | 10/12/31       | 09/12/31       |
|---|----------------|----------------|
| <b><i>Net income before noncontrolling shareholders share</i></b> | 800,848        | 342,303        |
| <b><i>Noncontrolling shareholders share</i></b>                   | (11,296)       | (4,171)        |
| <b><i>Net income</i></b>  | 789,552        | 338,132        |
| <b><i>Reserves:</i></b>   |                |                |
| <i>Legal reserve</i>  | (39,478)       | (16,907)       |
| <b><i>Income after reserves</i></b>                               | <b>750,074</b> | <b>321,225</b> |
| <i>Minimum mandatory dividends</i>                                | (187,519)      | (80,306)       |

### c) Right of common shares

Each common share entitles its holder to one vote at any Shareholders' General Meeting, to receive dividends and/or other distributions, to sell the shares under the same conditions ensured to the controlling shareholder (tag along). Shareholders are not obliged to subscribe to future capital increases that may be carried out, but are entitled to preemptive right in the subscription of new shares, in compliance with the Brazilian Corporation Law.

## 20. Shareholders' equity - continuation

### d) Earnings per share

As required by CPC 41 - Earnings per share, the following tables show the net income and the weighted average number of outstanding shares reconciled with the amounts used to calculate basic and diluted earnings per share (Company and consolidated):

#### Earnings per share basic

|  | 10/12/31 | 09/12/31 |
|--|----------|----------|
| <i>Net income available to common shareholders</i>               | 789,552  | 338,132  |
| <i>Weighted average common shares outstanding (in thousands)</i> | 823,470  | 638,725  |
| <i>Earnings per share (in reais) - basic</i>                     | 0,9588   | 0,5294   |

#### Earnings per share diluted

|  | 10/12/31 | 09/12/31 |
|--|----------|----------|
| <i>Net income available to common shareholders</i>                 | 789,552  | 338,132  |
| <i>Diluted denominator</i>   |          |          |
| <i>Weighted average common shares outstanding (in thousands)</i>   | 823,470  | 638,725  |
| <i>Potential increase in common shares under stock option plan</i> | 8,956    | 4,409    |
| <i>Total (in thousands)</i>  | 832,426  | 643,134  |
| <i>Earnings per share (R \$) - diluted</i>                         | 0,9485   | 0,5258   |

There was no other transaction involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these financial statements.

## 21. Financial instruments

The Company, its subsidiaries and jointly-owned companies participate in operations that involve financial instruments with the purpose of financing their activities or investing its financial resources available. The management of such risks is performed by defining conservative strategies that aim liquidity, profitability and security. The control policy consists of actively monitoring the rates contracted versus the rates in force in the market.

The main financial instruments used by the Company, its subsidiaries and jointly-owned companies are those recorded under “Cash and cash equivalents,” “Loans and Financing”, “Debentures”, all under normal market conditions. All these instruments are recognized according to the criteria mentioned in Note 2.

The Company restricts its exposure to credit risks associated to banks and financial investment by investing in first-tier financial institutions with high remuneration in short-term securities. With regard to accounts receivable, the Company restricts its exposure to credit risks by means of sales to a wide range of clients and continuous credit analyses. On December 31, 2010, there were no significant credit risk concentrations associated with clients.

The wholly-owned subsidiary Agre Empreendimentos contracted a “traditional” swap operation with the same reference value of the restricted funding, recorded by its fair value with effects on results.

The fair value was obtained by using yield curves available on the market, published by BM&F.

On December 31, 2010 the operation held by the Company is shown as follows:

## 21. Financial instruments - continuation

### Derivative instrument operation – cash flow swap

| Description                                 | Original amount<br>in R\$ thousand | Long<br>position<br>(Agre) | Short position<br>(HSBC Bank) | Fair value<br>(AGRE)<br>Position (b) | Fair value (HSBC<br>Bank) Position<br>(b) |
|---|------------------------------------|----------------------------|-------------------------------|--------------------------------------|---|
|   |                                    |                            |                               | 12/31/10                             | 12/31/10                                  |
| Cash flow swap<br>restricted to<br>funding. | 80,000                             | 117% CDI<br>+ TJLP         | 100% CDI +<br>2,03 % p.y.     | 83,649                               | 84,712                                    |

The operation started on June 25, 2010, maturing on 25 June, 2014 and the *pro-rata* position recorded on December 31, 2010 was R\$ 80,154 (AGRE) and R\$ 80,150 (HSBC),

The fair value was determined through information available on the market and valuation methodologies defined by Management.

Sensitivity analysis:

| Operation                             | Risk              | Probable<br>Scenario<br>MTM | Possible<br>Scenario –<br>Stress 25% | Remote<br>Scenario –<br>Stress 50% |
|---------------------------------------|-------------------|-----------------------------|--------------------------------------|------------------------------------|
| CDI Debt                              | CDI high          | 83,743                      | 83,686                               | 83,634                             |
| Swap (long position in CDI)           | CDI high          | 83,743                      | 83,686                               | 83,634                             |
| Swap (short position in CDI and TJLP) | CDI and TJLP high | (83,392)                    | (86,458)                             | (89,295)                           |
| <b>Net effect (MtM)</b>               |                   | <b>351</b>                  | <b>(2,772)</b>                       | <b>(5,661)</b>                     |

The results shown in possible (25% stress) and remote scenarios (50% stress) were calculated based on the fair value on December 31, 2010, using the stress over CDI and TJLP variations (debt and swap short position) and CDI (swap long position).

CDI information was obtained from BM&FBOVESPA website on December 31, 2010 referring to the maturities requested.

## 21. Financial instruments - continuation

Maturity estimated to June 25, 2014 with effective rate:

| Scenario                   | CDI + TJLP | CDI    |
|----------------------------|------------|--------|
| Probable (expected)        | 13,16%     | 13,51% |
| Possible <i>stress</i> 25% | 17,87%     | 16,38% |
| Remote <i>stress</i> 50%   | 22,57%     | 19,25% |

The book value of the financial instruments on the balance sheet date, which are substantially represented by financial investments, loans, and financing, are close to their estimated market values, since most operations are post-fixed.

### a) Considerations on risks over financial instruments

#### Interest rate risk

The Company is exposed to floating interest rates mainly related to the variation of CDI (Interbank Deposit Certificate), because its financial investments at Bank Deposit Certificate and Purchase and Sale Commitments Backed in Debentures contracted in reais bear interest base on this variation; and of interests on loans receivable contracted at IGPM + 12% to 18% p.y. and CDI + 2% to 3% p.y., interests on bank loans contracted at CDI + 1.35% to 5.83% p.y. and TR + 11.02% and loans contracted with the Brazilian Housing System at TR + 8.3% to 12% p.y. on debentures issued to CDI + 0.9% p.y. and TR + 8.75% p.y..

In order to check the debt indexes to which the Company is exposed at December 31, 2010 for sensitivity, 3 different scenarios were defined. Based on TJLP and IPCA rates at December 31, 2010, the probable scenario for 2011 was defined and variations of 25% and 50% based thereon were calculated.

## 21. Financial instruments - continuation

Gross financial expenses were calculated for each scenario not taking into consideration any taxation and the aging list of each contract scheduled for 2010. The base date used for financing and debentures was December 31, 2010 considering one-year projections and checking indexes for sensitivity at each scenario.

| <i>Operation</i>               | <i>Risk</i> | <i>Scenario<br/>probable (I)</i> | <i>Scenario II</i> | <i>Scenario III</i> |
|--------------------------------|-------------|----------------------------------|--------------------|---------------------|
| <b>Loans</b>                   |             |                                  |                    |                     |
| <i>Rates subject to change</i> | <i>CDI</i>  | 110,815                          | 133,737            | 156,698             |
| <i>Rates subject to change</i> | <i>TR</i>   | 187,714                          | 190,633            | 193,552             |
| <b>Total of Loans</b>          |             | <b>298,529</b>                   | <b>324,370</b>     | <b>350,250</b>      |
| <b>Debentures</b>              |             |                                  |                    |                     |
| <i>Rates subject to change</i> | <i>CDI</i>  | 67,431                           | 82,128             | 96,835              |
| <i>Rates subject to change</i> | <i>TR</i>   | 87,749                           | 89,343             | 90,936              |
| <b>Total of Debentures</b>     |             | <b>155,180</b>                   | <b>171,471</b>     | <b>187,771</b>      |

### Liquidity risk

The Company manages the liquidity risk based on cash flow, maintaining a solid capital structure and low leverage level. In addition, the Company monitors assets and liabilities to mitigate risks of eventual mismatching.

### Foreign exchange risk

On December 31, 2010, the Company did not have debts or amounts receivable denominated in foreign currency. In addition, there are no significant Company costs denominated in foreign currencies.

### Credit risk

Financial instruments that potentially expose the Company to concentrations of credit risk primarily consist of bank accounts balance, financial investments (especially government bonds) and trade accounts receivable. The balance of accounts receivable is split into several clients and there is lien of the respective real estate properties.

## 21. Financial instruments - continuation

### a) Considerations on risks over financial instruments - Continued

#### Market value of financial instruments

The book values of financial instruments, primarily represented by financial investments and financing, are presented in the balance sheets of December 31, 2010 and 2009 by amounts that are close to their market values considering similar transactions,

### b) Sensitivity analysis

As required by CVM Rule 475 of December 17, 2008, the Company and its subsidiaries are obliged to present a sensitivity analysis for each type of market risk deemed as material by the Management, originated by financial instruments, to which the entity is exposed on the closing date of each year.

Most of our costs and receipts of our portfolio of projects not completed by the index is updated INCC. An increase of one percentage point on this rate during the ended December 31, 2010, would represent a decrease in the Company's net income at R\$ 19,491 (a reduction in R\$ 6,600 during ended December 31, 2009).

In order to check the short-term investment indexes to which the Company is exposed at December 31, 2010 for sensitivity, 3 different scenarios were defined. Based on forecasts disclosed by financial institutions, the CDI projection for the next 12 months was obtained, an average of 10.75% for years 2010 (this being defined as the probable scenario); variations of 25% and 50% were calculated based on this scenario.

Gross financial income was calculated for each scenario not taking into consideration any tax levies on earnings. The base date for the portfolio was December 31, 2010, with a one-year projection and checking the CDI sensitivity at each scenario.

| <i>Operation</i>                  | <i>Risk</i> | <i>Scenario I Probable</i> | <i>Scenario II</i> | <i>Scenario III</i> |
|-----------------------------------|-------------|----------------------------|--------------------|---------------------|
| <b>Short-term investments</b>     | <b>CDI</b>  |                            |                    |                     |
| <i>Position – 12/31/10</i>        | -           | 1,989,810                  | 2,040,579          | 2,091,349           |
| <i>Amount applied to 12/31/10</i> | 1,786,732   | 203,229                    | 254,036            | 304,843             |

## **22. Business risk management**

### **a) Implementation of the risk control system**

To be able to manage the risk control system more efficiently, the Company has operational control over all projects in its portfolio, which makes possible, for example, to speed up sales of units to reduce the Company's risk exposure in relation to certain projects. This acceleration usually takes place by reducing the sale price, changing the media vehicles, offering prizes to the real estate brokers, etc.

### **b) Risk control system**

Risk control includes an individual risk analysis of each project and the risk analysis of our investment portfolio. In the model, we calculate the potential losses within a stress scenario for each project and for the portfolio as a whole, as well as the maximum cash exposure required by the portfolio.

### **c) Control over risk of losses**

The risk of a new project is calculated considering how much the Company may lose should it decide, under extreme circumstances, to liquidate this investment. For this purpose, the Company establishes a liquidation price, which is a reference showing at which price it may quickly sell the total investment. The liquidation price may be estimated only in markets with consistent pricing, and this consistency is defined as demand's sensitivity to price variations. The maximum expected loss in each project is calculated, and a portion of capital is assigned to support this risk.

The Company's total risk is represented by the sum of the individual risks of each project. After the launch, the project's risk is reduced in proportion to the sale of units. The Company seeks maximum efficiency for its capital, since it believes that this efficiency is reached when the sum of the project's individual risks approximates its total available capital.

### **d) Control over maximum cash exposure**

The Company's risk control system monitors the future cash requirements for the projects scheduled in its portfolio, based on an economic viability study of each project and the need for individual cash flows in relation to the projected cash flows of its portfolio as a whole. This projection helps the Company define its financing strategy and make decisions regarding which projects should be included in the portfolio.

## **22. Business risk management - continuation**

### **e) Operating in a liquid market**

Based on its knowledge of the market and the assistance of its partners, the Company is able to determine the need for new projects in different regions and the income range of potential buyers. The Company concentrates its projects according to the liquidity of each geographic location, that is, each region's potential to absorb a certain quantity of properties and respond to price variations. The Company has no intention of operating in markets where no data is available or where there are no partners with specific knowledge of these markets. Thus, the Company believes that it reduces the risk of its investments since it operates in liquid regions, with known market data, and work in association with local partners.

### **f) Operational risks**

The purpose of the management of operational risks is monitoring the: (i) construction contract in relation to the maximum guaranteed cost of the work; (ii) construction, since the Company engages firms specialized in inspecting services provided by construction companies (quality and percentage of completion of the work); (iii) financial and accounting audits performed by the main independent audit firms; (iv) legal documentation and risks; and (v) credit risk of the Units' buyers through active management of receivables from projects.

## **23. Insurance coverage**

The Company adopts the policy of hiring insurance coverage for the assets that are subject to risks at amounts considered by the Management as sufficient to cover possible losses, considering the nature of its activities. The insurance policies are effective and the premiums have been duly paid. We consider we have a risk management program that aims at delimiting risks, seeking in the market insurance cover that is compatible with our size and operations, and our insurance coverage is consistent with those of other companies of similar size that operate in the real estate industry.

## 23. Insurance coverage - continuation

On December 31, 2010, the Company's insurance coverage was as follows:

| <b>Topics</b>  | <b>Types of coverage</b>   | <b>Insured Amount</b> |
|--|--|-----------------------|
| Construction insurance<br>(Engineering Risk and Civil Liability) | 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 | 5,520,280             |
| Guarantee of delivery of real estate property insurance          | Ensures the delivery of properties to conditional buyers   | 2,169,099             |
| Vehicle insurance  | Covers damages to insured vehicles and personal injuries of passengers   | -                     |
| Equipament   | Covers property damage to machinery and equipment of any nature  | 1,655                 |
| Business   | Covers property damage caused by electricity, fire, winds, disturbances and ensures loss of rental   | 5,850                 |
| Aeronautical   | Covers hull, seizure, LUC/AV53   | 39,313                |
| Salesstand   | Property damages caused to sales stands due to fire, robbery, lightning and explosion  | 30                    |
| <b>Total</b>   |  | <b>7,736,227</b>      |

The scope of our auditor's work does not include reviewing the sufficiency of the insurance cover, whose adequacy was determined and assessed by the Company's management.

## **24. Stock option plan**

On January 9, 2007 the Company's Board of Directors approved a stock option plan, through the Option Agreement, appointing the top Management members. The goal of this plan is to align these persons' interests and goals with the strategies and results expected by the Company.

The Share Purchase Option Plan is managed by a committee ("Committee") comprising 3 (three) members of the Company's Board of Directors. The Committee has powers to establish the proper standards referring to granting options every year by means of stock option programs ("Programs"). Such granting of options, through these Programs, shall observe the maximum limit of 8,0% of the Company shares existing on the granting date of each Program. The shares issued for such Plan have the same rights as those shares existing on the respective dates of issue, including the right to fully receive dividends and interest on equity.

The Compensation Committee resolved on the creation of a first program ("First Program") with the total volume of 12,380,000 common shares (Number of shares after the split occurred on September 9, 2009 and November 7, 2010 at a ratio of 1:2) issued by the Company, the options of which were fully allocated to the beneficiaries of the Program at the subscription price of R\$ 3,15 (three reais and fifteen cents) per share (price per share after the split occurred on September 9, 2009 and November 7, 2010 at a ratio of 1:2), restated according to the IGP-M between the date they were granted and the effective date the options were exercised. The options may be exercised in four (4) equal lots, thus commencing the term to exercise the first lot on May 2, 2008 and of the last lot on 2011. Until December 31, 2010 this program has been fully exercised.

Additionally, the Compensation Committee deliberated on starting a second program ("Second Program"), including a total volume of 2,400,000 common shares (number of shares after the 1 for 2 share splits on September 9, 2009 and November 7, 2010) issued by the Company, with options being fully allocated to the program's beneficiaries at the subscription price of R\$ 5.58 (five reais and fifty-eight cents) per share (price per share after the 1 for 2 share splits on September 9, 2009 and November 7, 2010), adjusted by the IGP-M rate difference between the date the options were granted and exercised. Options may be exercised in 4 (four) equal lots, with the first lot being exercisable in February 2009 and the last one in February 2012.

## 24. Stock option plan - continuation

On January 3, 2010, the Compensation Committee deliberated on starting a third program ("Third Program"), including a total volume of 35,200,000 common shares (number of shares after the 1 for 2 share splits on September 9, 2009 and November 7, 2010) issued by the Company, with options being fully allocated to the program's beneficiaries at the subscription price of R\$ 6.00 (six reais) per share (price per share after the 1 for 2 share splits on September 9, 2009 and November 7, 2010), adjusted by the IGP-M rate difference between the date the options were granted and exercised. Options may be exercised in 4 (four) equal lots, with the first lot being exercisable in January 2011 and the last one in January 2014.

Please find below a summary of changes in the Company's stock options after the 1 for 2 share split on September 9, 2009, as mentioned in Note 1:

| Description   | Number of options       |                         |                         |
|---|-------------------------|-------------------------|-------------------------|
|   | 1 <sup>st</sup> program | 1 <sup>st</sup> program | 1 <sup>st</sup> program |
| <b>Balance of common share options not exercised at the end of the period – December 31th, 2008 (*)</b> | <b>24,760,000</b>       | <b>2,400,000</b>        | <b>-</b>                |
| <b>Transactions occurred up to December 31th, 2009</b>  |                         |                         |                         |
| Exercised (*)   | (11,786,728)            | -                       | -                       |
| Cancelled (*)   | (593,272)               | (485,354)               | -                       |
| <b>Balance of common share options not exercised at the end of the period – December 31th, 2009</b>     | <b>12,380,000</b>       | <b>1,914,646</b>        | <b>-</b>                |
| <b>Transactions occurred up to December 31th, 2010</b>  |                         |                         |                         |
| Entry (*)   | -                       | -                       | 35,200,000              |
| Exercised (*)   | (12,380,000)            | (924,646)               | -                       |
| <b>Balance of common share options not exercised at the end of the period – December 31th, 2010</b>     | <b>-</b>                | <b>990,000</b>          | <b>35,200,000</b>       |

(\*) For comparison purposes, the values of 2008 and 2009 have been adjusted for stock split that occurred on September 9<sup>th</sup>, 2009 and November 7<sup>th</sup>, 2010 at the ratio of 1:2.

The average fair value of stock options is adjusted using the Black & Scholes pricing model, assuming dividend payments of 1.31%, expected volatility of some 36.73% per year for the First Program and 53.19% per year for the Second Program, a weighted average risk-free rate of 11.17% and final maturity of 4.8 years.

## 24. Stock option plan - continuation

The dilution of current shareholders in case the stock options granted were to be fully exercised would be 3.27%, calculated as follows:

|  | 12/31/10             | 12/31/09           |                     |
|--|----------------------|--------------------|---------------------|
| <i>Number of outstanding stock options</i> | 36,190,000           | 7,147,323          | (a)                 |
| <i>Total Company's shares</i>              | 1,106,242,174        | 389,877,818        | (b)                 |
| <b>Total</b>                               | <b>1,142,432,174</b> | <b>397,025,141</b> | <b>(c)= (a)+(b)</b> |
| <b>Dilution - %</b>                        | <b>3,27%</b>         | <b>1,83%</b>       | <b>(c)/(b)-1</b>    |

Until the plan settlement in 2016, total expenses on stock options will be R\$ 190,841, calculated using the Black & Scholes method, considering the exercise period, volatility based on the history record of the Company's shares, the risk-free rate and the rate of proposed dividends.

As required by CPC 10 - Share-based Payments, as approved by CVM Rule No. 564/08, the premium of these options was calculated on their granting date and has been recognized as an expense matched with a net equity account over the grace period as the services are provided.

The amount recognized in the net income for the year ended December 31, 2010 was R\$ 41,682 (R\$ 11,576 for the year ended December 31, 2009)

The balance to be recognized in the Company's financial statements over the next years is shown below:

| <b>Year</b> | <b>12/31/10</b> |
|-------------|-----------------|
| <i>2011</i> | <i>39,143</i>   |
| <i>2012</i> | <i>36,529</i>   |
| <i>2013</i> | <i>23,703</i>   |
| <i>2014</i> | <i>14,149</i>   |
| <i>2015</i> | <i>6,622</i>    |

## 25. Segment information

In accordance with CPC 22 – Segment information, and for management purposes, the Company is divided into business units, based on products and services, with 5 (five) operating segments being subject to report information:

**High income segment:** This segment includes real estate developments whose selling price is more than R\$ 1,000.

**Medium to high income segment:** This segment includes real estate developments whose selling price is between R\$ 500 and R\$ 1,000.

**Medium income segment:** This segment includes real estate developments whose selling price is between R\$ 250 and R\$ 500.

**Economical segment:** This segment includes real estate developments whose selling price is less than R\$ 250.

**Commercial segment:** This segment includes real estate developments of office units, regardless of their selling price.

**Other segments:** This segment includes the parent company's operations, as well as segments the Company does not consider to be relevant.

The Company's management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss.

## 25. Segment information - continuation

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

Segment information is broken down as follows:

|   | CONSOLIDATED 2010      |                                     |                             |                       |                       |                   |                    |                   |
|---|------------------------|-------------------------------------|-----------------------------|-----------------------|-----------------------|-------------------|--------------------|-------------------|
| 12/31/10  | High income<br>segment | Medium to<br>high income<br>segment | Medium<br>income<br>segment | Economical<br>segment | Commercial<br>segment | Other<br>segments | Eliminations       | Consolidated      |
| <b>Net revenue</b>  |                        |                                     |                             |                       |                       |                   |                    |                   |
| Sales   | 83,326                 | 717,921                             | 1,245,586                   | 2,555,310             | 168,570               | 360,382           | -                  | 5,131,095         |
| Services  | 2                      | 4,407                               | 5,583                       | 4,562                 | 60                    | 84,106            | -                  | 98,720            |
| <b>Total revenue</b>  | <b>83,328</b>          | <b>722,328</b>                      | <b>1,251,169</b>            | <b>2,559,872</b>      | <b>168,630</b>        | <b>444,488</b>    | <b>-</b>           | <b>5,229,815</b>  |
| <b>Cost of Goods and/or</b>                                     |                        |                                     |                             |                       |                       |                   |                    |                   |
| <b>Services Sold</b>  | (48,392)               | (522,498)                           | (911,961)                   | (1,773,625)           | (92,309)              | (356,087)         | -                  | (3,704,872)       |
| <b>Gross income</b>   | <b>34,936</b>          | <b>199,830</b>                      | <b>339,208</b>              | <b>786,247</b>        | <b>76,321</b>         | <b>88,401</b>     | <b>-</b>           | <b>1,524,943</b>  |
| Net equity income   | -                      | -                                   | -                           | -                     | -                     | 827,887           | (813,231)          | 14,656            |
| General and<br>administrative                                   | (1,304)                | (20,280)                            | (7,842)                     | (44,258)              | (1,350)               | (271,210)         | -                  | (346,244)         |
| Selling expenses  | (3,092)                | (29,335)                            | (47,980)                    | (153,887)             | (9,486)               | (57,040)          | -                  | (300,820)         |
| Financial, liquid   | 5                      | (4,803)                             | (80)                        | (1,242)               | (1,855)               | 60,519            | -                  | 52,544            |
| Depreciation and<br>amortization                                | (2)                    | (720)                               | (119)                       | (1,251)               | (16)                  | (22,847)          | -                  | (24,955)          |
| Other   | (141)                  | (3,458)                             | (1,696)                     | 1,012                 | (515)                 | (12,179)          | -                  | (16,977)          |
| <b>Operating expenses</b>                                       | <b>(4,534)</b>         | <b>(58,596)</b>                     | <b>(57,717)</b>             | <b>(199,626)</b>      | <b>(13,222)</b>       | <b>525,130</b>    | <b>(813,231)</b>   | <b>(621,796)</b>  |
| <b>Provision for Income<br/>Tax and Social<br/>Contribution</b> | <b>(2,067)</b>         | <b>(14,828)</b>                     | <b>(27,369)</b>             | <b>(73,901)</b>       | <b>(4,729)</b>        | <b>9,299</b>      | <b>-</b>           | <b>(113,595)</b>  |
|   |                        |                                     |                             | -                     |                       |                   |                    |                   |
| <b>Segment earnings</b>   | <b>28,335</b>          | <b>126,406</b>                      | <b>254,122</b>              | <b>512,720</b>        | <b>58,370</b>         | <b>622,830</b>    | <b>(813,231)</b>   | <b>789,552</b>    |
|   |                        |                                     |                             | -                     |                       |                   |                    |                   |
| <b>Total Assets</b>   | <b>259,382</b>         | <b>1,872,512</b>                    | <b>3,447,278</b>            | <b>6,093,657</b>      | <b>353,679</b>        | <b>10,729,716</b> | <b>(7,369,814)</b> | <b>15,386,410</b> |

## 25. Segment information - continuation

|                          | CONSOLIDATED 2010 |                  |                  |                  |                |                   |                    |                   |
|--------------------------|-------------------|------------------|------------------|------------------|----------------|-------------------|--------------------|-------------------|
|                          | High income       | Medium to        | Medium           | Economical       | Commercial     | Other             |                    |                   |
| 12/31/10                 | segment           | high income      | income           | segment          | segment        | segments          | Eliminations       | Consolidated      |
|                          | segment           | segment          | segment          | segment          | segment        | segments          | Eliminations       | Consolidated      |
| Operational Assets       | 259,382           | 1,825,902        | 3,447,278        | 6,093,657        | 353,679        | 5,934,794         | (2,575,148)        | 15,339,544        |
| Equity Ownership         | -                 | 46,610           | -                | -                | -              | 4,794,922         | (4,794,666)        | 46,866            |
|                          |                   |                  |                  | -                |                |                   |                    |                   |
| <b>Total Liabilities</b> | <b>259,382</b>    | <b>1,872,512</b> | <b>3,447,278</b> | <b>6,093,657</b> | <b>353,679</b> | <b>10,729,716</b> | <b>(7,369,814)</b> | <b>15,386,410</b> |
| Operational Liabilities  | 143,418           | 1,028,171        | 1,862,776        | 3,311,512        | 207,749        | 5,552,187         | (2,607,070)        | 9,498,743         |
| Shareholders equity      | 115,964           | 844,341          | 1,584,502        | 2,782,145        | 145,930        | 5,177,529         | (4,762,744)        | 5,887,667         |

**Reconciliation of net revenues for 2010:** segment revenues + other revenues = total revenue (R\$ 4,785,327 + R\$ 444,488 = R\$ 5,229,815)

**Reconciliation of operating assets for 2010:** (R\$ 11,979,898 + R\$ 5,934,794 - R\$ 2,575,148 = R\$ 15,339,544)

Reconciliation of operating liabilities for 2010: **segment liabilities + other segment liabilities – eliminations = total liabilities** (R\$ 6,553,626 + R\$ 5,552,187 - R\$ 2,607,070 = R\$ 9,498,743)

|                      | CONSOLIDATED 12/31/2009 |                |                |                |                |                |              |                  |
|----------------------|-------------------------|----------------|----------------|----------------|----------------|----------------|--------------|------------------|
|                      | High                    | Medium         | Medium         | Economical     | Commercial     | Other          |              |                  |
| 12/31/09             | income                  | to high        | income         | segment        | segment        | segments       | Eliminations | Consolidated     |
|                      | segment                 | income         | segment        | segment        | segment        | segments       | Eliminations | Consolidated     |
| <b>Net revenue</b>   |                         |                |                |                |                |                |              |                  |
| Sales                | 9,012                   | 161,527        | 265,397        | 882,664        | 126,814        | 522,364        | -            | 1,967,778        |
| Services             | 18                      | 503            | 592            | 30             | 11             | 14,887         | -            | 16,041           |
| <b>Total revenue</b> | <b>9,030</b>            | <b>162,030</b> | <b>265,989</b> | <b>882,694</b> | <b>126,825</b> | <b>537,251</b> | <b>-</b>     | <b>1,983,819</b> |

## 25. Segment information - continuation

|   | CONSOLIDATED 12/31/2009   |  |                             |                       |                       |                   |                    |                  |
|---|---------------------------|--|-----------------------------|-----------------------|-----------------------|-------------------|--------------------|------------------|
|   | High<br>income<br>segment | Medium<br>to high<br>income<br>segment | Medium<br>income<br>segment | Economical<br>segment | Commercial<br>segment | Other<br>segments | Eliminations       | Consolidated     |
| <b>12/31/09</b>   |                           |  |                             |                       |                       |                   |                    |                  |
| <b>Cost of Goods and/or Services</b>                        |                           |  |                             |                       |                       |                   |                    |                  |
| <b>Sold</b>   | (5,787)                   | (111,421)                              | (179,511)                   | (603,981)             | (88,263)              | (418,830)         | -                  | (1,407,793)      |
| <b>Gross income</b>   | <b>3,243</b>              | <b>50,609</b>                          | <b>86,478</b>               | <b>278,713</b>        | <b>38,562</b>         | <b>118,421</b>    | -                  | <b>576,026</b>   |
| <b>Net equity income</b>                                    | -                         | -                                      | -                           | -                     | -                     | 339,067           | (339,067)          | -                |
| <b>General and administrative</b>                           | (808)                     | (1,648)                                | (6,298)                     | (6,963)               | (1,338)               | (122,738)         | -                  | (139,793)        |
| <b>Selling expenses</b>                                     | (65)                      | (10,667)                               | (20,506)                    | (58,044)              | (4,989)               | (34,347)          | -                  | (128,618)        |
| <b>Financial, liquid</b>                                    | (170)                     | (116)                                  | 1,238                       | (5,735)               | (515)                 | 58,139            | -                  | 52,841           |
| <b>Depreciation and amortization</b>                        | (1)                       | (22)                                   | (213)                       | (749)                 | (1)                   | (3,952)           | -                  | (4,938)          |
| <b>Other</b>  | (82)                      | (367)                                  | (6,243)                     | 280                   | (486)                 | 26,878            | -                  | 19,980           |
| <b>Operating expenses</b>                                   | <b>(1,126)</b>            | <b>(12,820)</b>                        | <b>(32,022)</b>             | <b>(71,211)</b>       | <b>(7,329)</b>        | <b>263,047</b>    | <b>(339,067)</b>   | <b>(200,528)</b> |
| <b>Provision for Income Tax and<br/>Social Contribution</b> | (266)                     | (4,971)                                | (9,796)                     | (27,206)              | (4,044)               | 8,917             | -                  | (37,366)         |
| <b>Segment earnings</b>                                     | <b>1,851</b>              | <b>32,818</b>                          | <b>44,660</b>               | <b>180,296</b>        | <b>27,189</b>         | <b>390,385</b>    | <b>(339,067)</b>   | <b>338,132</b>   |
| <b>Total Assets</b>   | <b>41,136</b>             | <b>279,728</b>                         | <b>620,031</b>              | <b>3,025,075</b>      | <b>221,313</b>        | <b>4,366,732</b>  | <b>(2,478,872)</b> | <b>6,075,143</b> |
| <b>Operational Assets</b>                                   | 41,136                    | 279,728                                | 620,031                     | 3,025,075             | 221,313               | 2,765,951         | (913,879)          | 6,039,355        |
| <b>Equity Ownership</b>                                     | -                         | -                                      | -                           | -                     | -                     | 1,600,781         | (1,564,993)        | 35,788           |
| <b>Total Liabilities</b>                                    | <b>41,136</b>             | <b>279,728</b>                         | <b>620,031</b>              | <b>3,025,075</b>      | <b>221,313</b>        | <b>4,366,732</b>  | <b>(2,478,872)</b> | <b>6,075,143</b> |
| <b>Operational Liabilities</b>                              | 26,264                    | 165,140                                | 362,825                     | 2,190,602             | 134,913               | 1,195,035         | (913,082)          | 3,161,697        |
| <b>Shareholders equity</b>                                  | <b>14,872</b>             | <b>114,588</b>                         | <b>257,206</b>              | <b>834,473</b>        | <b>86,400</b>         | <b>3,171,697</b>  | <b>(1,565,790)</b> | <b>2,913,446</b> |

## 25. Segment information - continuation

**Reconciliation of net revenues for 2009:** segment revenues + other revenues = total revenue (R\$ 1,446,568 + R\$ 537,251 = R\$ 1,983,819).

**Reconciliation of operating assets for 2009:** segment assets + other segment assets – eliminations = total assets (R\$ 4,187,283 + R\$ 2,765,951 - R\$ 913,879 = R\$ 6,039,355).

**Reconciliation of operating liabilities for 2009:** segment liabilities + other segment liabilities – eliminations = total liabilities (R\$ 2,879,744) + (R\$ 1,195,035) – (R\$ 913,082) = R\$ 3,161,697).

Geografic Information:

Net revenue:

| <b>Net revenue</b>        | <b>Consolidated</b> |                 |
|---------------------------|---------------------|-----------------|
|                           | <b>12/31/10</b>     | <b>12/31/09</b> |
| <i>Amazonas</i>           | 55,433              | -               |
| <i>Bahia</i>              | 286,611             | 26,228          |
| <i>Espírito Santo</i>     | 53,204              | 27,865          |
| <i>Goías</i>              | 122,459             | 36,570          |
| <i>Maranhão</i>           | 6,303               | -               |
| <i>Mato Grosso</i>        | 78,185              | 16,248          |
| <i>Mato Grosso do Sul</i> | 8,652               | 9,520           |
| <i>Minas Gerais</i>       | 158,219             | 9,482           |
| <i>Pará</i>               | 29,070              | -               |
| <i>Paraná</i>             | 120,807             | 24,880          |
| <i>Rio de Janeiro</i>     | 987,531             | 564,423         |

## 25. Segment information - continuation

Net revenue:

|                             | <b>Consolidated</b> |                  |
|-----------------------------|---------------------|------------------|
| <b>Net revenue</b>          | <b>12/31/10</b>     | <b>12/31/09</b>  |
| <i>Rio Grande do Norte</i>  | 19,209              | -                |
| <i>Rio Grande do Sul</i>    | 43,941              | 3,760            |
| <i>Santa Catarina</i>       | 12,210              | -                |
| <i>São Paulo</i>            | 3,247,961           | 1,257,558        |
| <i>Exterior – Argentina</i> | 20                  | 7,285            |
| <b>Total</b>                | <b>5,229,815</b>    | <b>1,983,819</b> |

Non-current assets:

|                           | <b>Consolidated</b> |                 |
|---------------------------|---------------------|-----------------|
| <b>Non-current assets</b> | <b>12/31/10</b>     | <b>12/31/09</b> |
| <i>Amazonas</i>           | 33,084              | -               |
| <i>Bahia</i>              | 214,535             | 11,541          |
| <i>Distrito Federal</i>   | -                   | 20,272          |
| <i>Espírito Santo</i>     | 10,116              | 39,694          |
| <i>Goiás</i>              | 61,408              | 86,632          |
| <i>Maranhão</i>           | 11,127              | -               |
| <i>Mato Grosso</i>        | 58,020              | 49,977          |
| <i>Mato Grosso do Sul</i> | 20,905              | 26,361          |
| <i>Minas Gerais</i>       | 49,572              | 2,803           |
| <i>Pará</i>               | 10,011              | -               |
| <i>Paraíba</i>            | 5,285               | -               |

## 25. Segment information - continuation

|                            | <b>Consolidated</b> |                  |
|----------------------------|---------------------|------------------|
| <b>Non-current assets</b>  | <b>12/31/10</b>     | <b>12/31/09</b>  |
| <i>Paraná</i>              | 84,058              | 19,227           |
| <i>Pernambuco</i>          | 8,463               | -                |
| <i>Rio de Janeiro</i>      | 8,888,175           | 3,280,591        |
| <i>Rio Grande do Norte</i> | 9,901               | -                |
| <i>Rio Grande do Sul</i>   | 88,916              | 29,679           |
| <i>São Paulo</i>           | 1,413,855           | 981,811          |
| <i>Exterior</i>            | 47,700              | 324              |
| <i>Eliminations</i>        | (7,149,568)         | (2,316,164)      |
| <b>Total</b>               | <b>3,865,563</b>    | <b>2,232,748</b> |

Non-current assets for this purpose consist of property and equipment, investment properties and intangible assets.

**Reconciliation of non-current assets for 2010:** cash and cash equivalents (R\$ 70,175) + trade accounts receivable (R\$ 1,115,020) + inventory of properties to be sold (R\$ 954,420) + debentures (R\$ 19,157) + checking accounts with partners (R\$ 333,896) + credit rights acquired (R\$ 137,192) + deferred taxes (R\$ 45,348) + related parties (R\$ 35,289) + AFAC (R\$ 28,075) + investments (R\$ 46,866) + other investments (R\$ 10,015) + property and equipment (R\$ 204,924) + intangibles (R\$ 827,197) + other assets (R\$ 57,146) = total non-current assets (R\$ 3,865,563).

**Reconciliation of non-current assets for 2009:** cash and cash equivalents (R\$ 1,623) + trade accounts receivable (R\$ 1,217,356) + inventory of properties to be sold (R\$ 404,420) + debentures (R\$ 52,499) + checking accounts with partners (R\$ 2,451) + credit rights acquired (R\$ 67,068) + deferred taxes (R\$ 27,606) + related parties (R\$ 54,652) + AFAC (R\$ 5,191) + investments (R\$ 35,788) + other investments (R\$ 81,955) + property and equipment (R\$ 82,313) + intangibles (R\$ 166,469) + other assets (R\$ 33,357) = total non-current assets (R\$ 2,232,748).

## 25. Segment information - continuation

**Reconciliation of non-current assets for 2009:** cash and cash equivalents (R\$ 1,623) + trade accounts receivable (R\$ 1,217,356) + inventory of properties to be sold (R\$ 404,420) + debentures (R\$ 52,499) + checking accounts with partners (R\$ 2,451) + credit rights acquired (R\$ 67,068) + deferred taxes (R\$ 27,606) + related parties (R\$ 54,652) + AFAC (R\$ 5,191) + investments (R\$ 35,788) + other investments (R\$ 81,955) + property and equipment (R\$ 82,313) + intangibles (R\$ 166,469) + other assets (R\$ 33,357) = total non-current assets (R\$ 2,232,748).

## 26. Business combinations

Business combinations are accounted for using the acquisition method. The cost of an acquisition is measured as the aggregate of the consideration transferred, measured at acquisition date fair value and the amount of any noncontrolling interest in the acquiree. For each business combination, the acquirer measures the noncontrolling interest in the acquiree either at fair value or at the proportionate share of the acquiree's identifiable net assets. Costs directly attributable to the acquisition are expensed as incurred.

When the Company acquires a business, it assesses the financial assets and liabilities assumed for appropriate classification and designation in accordance with the contractual terms, economic circumstances and pertinent conditions as at the acquisition date. This includes the separation of embedded derivatives in host contracts by the acquiree.

If the business combination is achieved in stages, the acquisition date fair value of the acquirer's previously held equity interest in the acquiree is remeasured to fair value at the acquisition date through profit or loss.

Any contingent consideration to be transferred by the acquirer will be recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration which is deemed to be an asset or liability will be recognized in accordance with CPC 38 either in profit or loss or as a change to other comprehensive income. If the contingent consideration is classified as equity, it should not be remeasured until it is finally settled within equity.

## 26. Business combinations - continuation

Goodwill is initially measured as the excess of the consideration transferred for the net assets acquired (net identifiable assets acquired and liabilities assumed). If this consideration is lower than the fair value of the net assets acquired, the difference is recognized as income in the income statement.

After initial recognition, goodwill is measured at cost less any accumulated impairment losses. For the purpose of impairment testing, goodwill acquired in a business combination is, from the acquisition date, allocated to each of the Company's cash-generating units that are expected to benefit from the combination, irrespective of whether other assets or liabilities of the acquiree are assigned to those units.

Where goodwill forms part of a cash-generating unit and part of the operation within that unit is disposed of, the goodwill associated with the operation disposed of is included in the carrying amount of the operation when determining the gain or loss on disposal of the operation. Goodwill disposed of in this circumstance is measured based on the relative values of the operation disposed of and the portion of the cash-generating unit retained.

Goodwill and other intangible assets with indefinite useful lives are not amortized but tested for impairment at least once a year (Note 13).

The Company has the following business combinations:

### CHL Desenvolvimento S.A.

The Company acquired interest in subsidiary CHL Desenvolvimento S.A. in 2007. In the same year, the Company acquired control over the subsidiary, having paid goodwill of R\$ 59,552, net of amortization.

No goodwill has been paid after acquisition of control over the subsidiary.

### Goldfarb Incorporações e Construções S.A.

The Company acquired interest in subsidiary Goldfarb Incorporações e Construções S.A. in 2007. In the same year, the Company acquired control over the subsidiary, holding a 49% interest stake, having paid goodwill of R\$38,376, net of amortization.

## 26. Business combinations - continuation

### Goldfarb Incorporações e Construções S.A.

Between control acquisition and full acquisition of the subsidiary, additional goodwill was paid in the amount of R\$27,374, net of amortization, which, according to CPC 36 – Consolidated financial statements, was recorded under shareholders' equity.

### AGRE Empreendimentos Imobiliários S.A.

As mentioned in Note 1, the Company acquired, through a merger operation, all the shares of Agre Empreendimentos Imobiliários S.A., which became its wholly-owned subsidiary.

The deemed cost was R\$ 2,298,963, equivalent to the share trading price on June 10, 2010. The difference between the consideration paid over the carrying amount of these operations totals R\$ 417,461.

The Company has been conducting studies pursuant to the accounting standards of CPC 15 – Business combinations, and allocation is based on the fair value measurement of net assets of AGRE S.A. at acquisition date. Based on initial studies, management believes that some R\$90,000 will be allocated to land available for development projects, ventures under development and trademark (goodwill based on future profits).

As this study had not been completed to date, the Company opted to classify, on a temporary basis, the full difference between the consideration paid over the carrying amount of this acquisition as an intangible asset.

## 26. Business combinations - continuation

The carrying amount of assets and liabilities at acquisition date is shown below:

| Assets                          |                  | Liabilities                                       |                  |
|---------------------------------|------------------|---|------------------|
| Cash and Cash Equivalents       | 269,053          | Loans and Financing                               | 493,805          |
| Accounts Receivable             | 1,203,568        | Debentures  | 107,129          |
| Properties to be sold           | 923,883          | Other current liabilities                         | 561,345          |
| Other current assets            | 448,582          | <b>Total Current liabilities</b>                  | <b>1,162,279</b> |
| <b>Total Current assets</b>     | <b>2,845,086</b> |   |                  |
|                                 |                  | Loans and Financing                               | 872,876          |
| Accounts Receivable             | 745,948          | Debentures  | 416,885          |
| Properties to be sold           | 855,013          | Other non-current liabilities                     | 578,964          |
| Fixed assets and Intangible     | 235,293          | <b>Total Non-current liabilities</b>              | <b>1,868,725</b> |
| Other non-current assets        | 299,447          |   |                  |
| <b>Total Non-current assets</b> | <b>2,135,701</b> | <b>Minoritary Interests</b>                       | <b>71,573</b>    |
|                                 |                  |   |                  |
|                                 |                  | <b>Shareholders, equity</b>                       | <b>1,878,210</b> |
|                                 |                  |   |                  |
| <b>Total Assets</b>             | <b>4,980,787</b> | <b>Total Liabilities and Shareholders' equity</b> | <b>4,980,787</b> |

## 27. Subsequent events

### Issue of CRIs

On January 7, 2010, the Company's Board of Directors approved the 5rd Series the 3rd Mortgage-Backed Securities Issue covered by residential and commercial units deriving from the negotiation of these units, with the following characteristics:

| <i>Data of Issue</i> | <i>Maturity Date</i> | <i>Series</i> | <i>Issue</i> | <i>Amount</i> | <i>Unit Face Value</i> | <i>Total Issue Amount</i> |
|----------------------|----------------------|---------------|--------------|---------------|------------------------|---------------------------|
| 02/16/2011           | 02/04/2019           | 3rd           | 5rd          | 667           | 300                    | 200,100                   |

The CRIs will be entitled to interest equal to interest at the rate of 107% one hundred and seven percent) of CDI per year, compounded daily exponentially and cumulatively pro rata basis, based on a year of 252 days. There will be no scheduled amortization of the nominal value of the CRI, which will be paid in full on the date of maturity. The interests will be amortized semi-annually from February 16, 2011 until the maturity of the CRIs, February 4, 2019.

## **27. Subsequent events - continuation**

The certificates were registered for trading in the primary and secondary stock market (i) 21 CETIP, managed and operated by CETIP, and the payment of CRIs in this case settled by CETIP; and (ii) in the DDA and BOVESPAFIX (trading assets and fixed income), managed and operated by BM & F, in which case processed by the BM & F's financial settlement and custody issue and trading of CRIs. The registry of the issue was granted by CVM on October 11, 2010 under No. CVM/SRE/CRI/2010-042.

\*\*\*

## MANAGEMENT REPORT WITH COMMENTS ON PERFORMANCE

---



**Publicly-held company with authorized capital**  
**CNPJ/MF nº 02.950.811/0001-89**  
**Praia de Botafogo, nº 501, 2º andar, conjunto 203, parte**  
**CEP 22250-040, Torre Pão de Açúcar. Rio de Janeiro – RJ**

---

Pursuant to legal and statutory provisions and marketable securities market regulation, we hereby submit this management report and duly audited financial statements of **PDG REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES** as of December 31, 2010 for your assessment.

### **Management message**

There were two major highlights in 2010: public offer of our former controlling shareholder, FIP PDG I, and acquisition of AGRE Empreendimentos Imobiliários S/A.

The fourth public offer of the Company's shares was made in February 2010, fully secondary this time, with FIP PDG I as the selling shareholder. The referred to offer with its price fixed at R\$14.50 aimed to provide liquidity to FIP PDG I members, former partners of Banco Pactual S.A., and allow them to repurchase their shares in the priority offer structured by the Coordinating Leader. When the offer was completed, the Company had basically 100% free float, thus becoming the first full corporation in the real estate industry. In this scenario the Company papers have reached one of the highest liquidity levels in the industry, with over R\$75 million in average daily negotiation volume for the past 30 days, a significant increase in individual shareholders base, which now represents more than 30% of our total shareholders.

In May, we acquired AGRE by merging its assets, and having it as a PDG wholly-owned subsidiary. Such acquisition was unanimously approved in PDG shareholders' meeting, which shows the confidence in transaction value generation. With the merger, the Company issued 148,500,001 new common shares, and attributed 0.495 of this new common share to each common share of AGRE. Upon transaction implementation, PDG became the biggest company in the real estate industry, important in all Brazilian regions and at all income levels. After said acquisition, PDG changes its 2010 launch guidance to R\$6.5-7.5 billion for launches General Sales Value (VGV).

After AGRE's merging into PDG was completed, we strived to restructure the Company's indebtedness. Considering the Company's good relationship with major banks and the strength of our balance sheet, we managed to implement such process in few weeks, which is of paramount importance for AGRE growth. From this process, we can point out: early payment or exchange of approximately R\$ 600 million of partial debt; decrease by approximately 400 bps of renegotiated debt cost; average term extension of renegotiated debt from 29 to 48 months; approximately R\$1.2 billion in new Financial Housing System contracts in 2010; approximately R\$300 million in receivables securitization transactions.

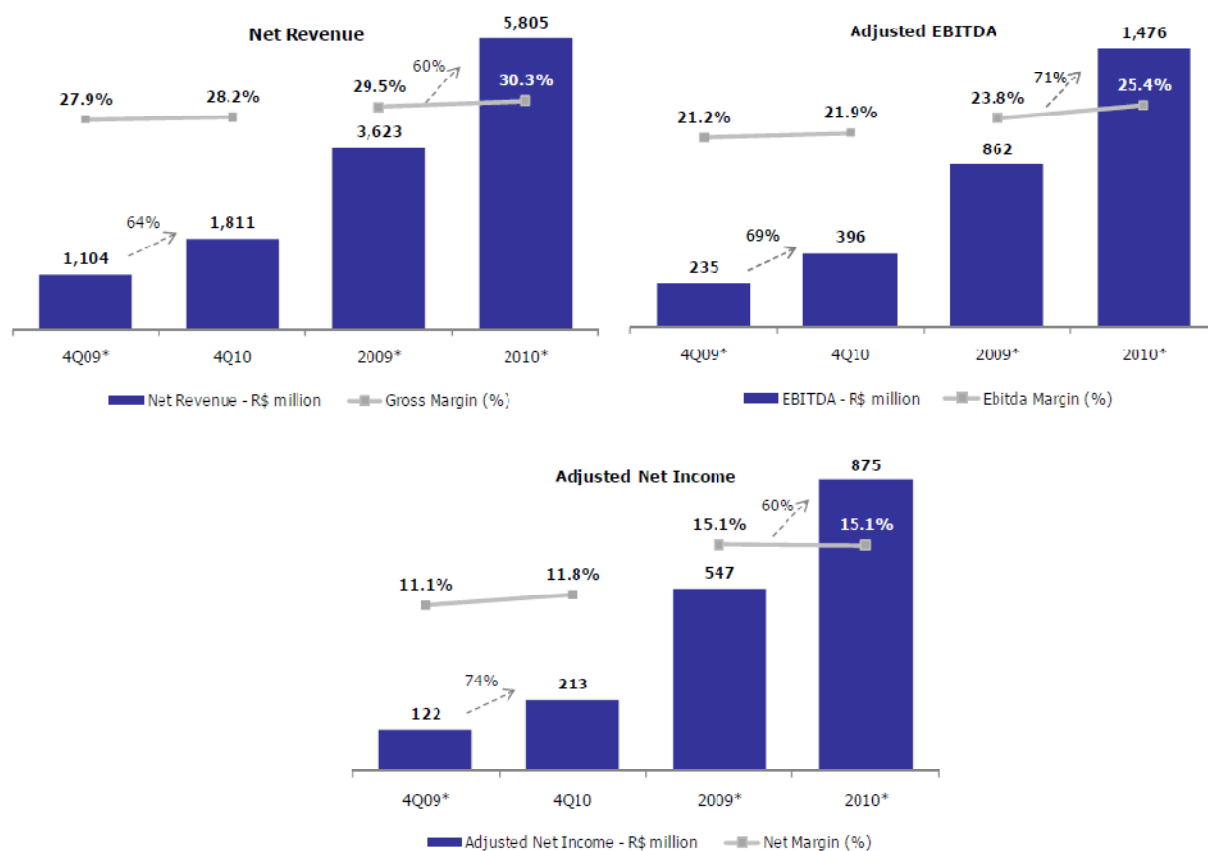
## MANAGEMENT REPORT WITH COMMENTS ON PERFORMANCE



The process to integrate AGRE and PDG operations evolved significantly over 2010, for which we can point out: AGRE debt restructuring (convergence to the average PDG rate); Klabin Segall and AGRE have gone private; change in capital structure: greater funding presence arising from SFH in indebtedness; adherence to PDG treasury, controllership and financial standards; immediate 10-15% AGRE payroll reduction; leveraged AGRE land bank with that of CHL and Goldfarb; IT structure integration; structuring and adjusting financial service and work insurance costs.

Over 2010, Brazilian macroeconomic conditions and the extension of the housing program named "Minha Casa Minha Vida" (My Home, My Life) created conditions for the development of our activities and achievement of our launching goals, reaching R\$7.005 billing in general sales volume for launches and R\$6,520 million in contracted sales. Thus, PDG reached a strong position as the biggest real estate development company in Brazil in both metrics, becoming the leading publicly-held company in the residential real estate industry.


We have also exceeded our goals and guidance established by our management: we have reached adjusted EBTIDA amounting to R\$1,476 million, a 71% increase in relation to 2009; our adjusted net income amounted to R\$875 million, which represents a 60% increase in relation to 2009, with net margin of 15.1%.



## MANAGEMENT REPORT WITH COMMENTS ON PERFORMANCE



Because of our land bank, we are comfortable with our launches for the following 2-3 years, currently reaching potential VGV of more than R\$29.6 billion, distributed into 574 projects and 174.5 thousand units, with large concentration at the price level lower than R\$500 thousand, where we believe the demand for residential units is:

| Unit Price                    | Residential units | %   | VGV PDG (R\$ mln) | %   | VGV (R\$ mln) | %   | Average Unit Price (R\$) | Main Source of Funding  |
|-------------------------------|-------------------|-----|-------------------|-----|---------------|-----|--------------------------|---|
| up to R\$ 130 th              | 68,908            | 45% | 6,434             | 23% | 7,111         | 20% | 103,190                  |  |
| from R\$ 130 th to R\$ 170 th | 15,479            | 10% | 2,166             | 8%  | 2,266         | 6%  | 146,405                  |   |
| from R\$ 170 th to R\$ 250 th | 22,290            | 15% | 3,710             | 13% | 4,428         | 13% | 198,643                  | SFH   |
| from R\$ 250 th to R\$ 500th  | 30,243            | 20% | 7,973             | 29% | 10,529        | 30% | 348,153                  | SFH   |
| over R\$ 500 th               | 15,114            | 10% | 7,211             | 26% | 10,872        | 31% | 719,312                  | Market Rates  |
| <b>Total</b>                  | <b>152,034</b>    |     | <b>27,494</b>     |     | <b>35,205</b> |     |                          |   |

In the third quarter, after a long period of research and Project discussion with the Federal Savings and Loans Bank (CEF) and in alliance with Campinas City Government with respect to infrastructure work required to implement condos, we entered into our first "My Home, My Life" project agreement intended to families under 0-to-3-minimum-wage income level. The project, which totals 15 condos, 2,620 units and R\$136 million VGV, will be developed in Campinas and its deadline is May 2012.

### PDG TRADEMARK

Another highlight of the Company, which we are expected to intensify in 2011, is our new trademark. In order to leverage the Company's communication efforts, we reduced marketing costs and increased its business visibility before its several target audience, PDG decided to unite its trademarks. After extensive branding studies, one of the key opportunities identified by the Company was adopting a more sober and rational communication line, focusing on financial strength and reliability.

Based on the assumption that consumers from all industries – economical to high income – share the same expectation when buying real estate, the Company decided to use a single trademark for all segments, thus ensuring consistency and increase in recall of the new trademark. Over the creation process, several concepts and names were tested through quantitative and qualitative research. In this scenario, one can conclude that PDG-trademark-related features – such as excellence in financial management, strength and reliability – would also be relevant to be communicated to the end consumer. Therefore, the Company decided to maintain the name PDG and have all group subsidiaries use it.

As a result of such process, the Company identified a number of communication synergies, which modernize its logo, including the unification of websites and centralization of media purchase, which is expected to significantly reduce costs for the group.

Since December 2010, PDG has been communicating this change to its customers, employees, workforce and partners. Through the end of 2011, several actions will be performed for the Company's employees and customers to consolidate the new trademark, thus ensuring consistent communication and country-wide visibility of the Company. Our major objective is to have PDG as the first trademark option for those interested in purchasing and investing in real estate.



## **Events in 2010**

### **Securitization – PDG Securitizadora operations**

Over 2010, PDG Companhia Securitizadora, The Company's subsidiary performing securitization activities, carried out four issues, totaling R\$781 million. This is a strategic market for the real estate business and we believe it is critical for the development of PDG Securitizadora, which allows us to have cheaper fund raising and full control over our receivables securitization chain.

In May 2010, the 2<sup>nd</sup> series of the 3<sup>rd</sup> issue was issued for R\$186 million. Mortgage-backed securities (CRI) bear interest at IGP-M, plus 9.40% p.a., on CRI related nominal value balance, to be paid within 124 months. It refers to an assignment of performed and non-performed, commercial and residential receivables, and for which the company will no longer be co-liable after security interest is recorded.

In July 2010, the 2<sup>nd</sup> series of the 2<sup>nd</sup> issue was issued for R\$89 million. In September 2010, the Company issued the 3<sup>rd</sup> series of the 2<sup>nd</sup> issue of CRI for R\$111 million. Both issues were secured by collateral provided by PDG Realty and chattel mortgage of non-performed receivables. These bear interest at Brazilian Reference Index (TR), plus 9.80% p.a., on restated CRI nominal value balance, with a 30-month payment period.

In August 2010, the Company approved the 3<sup>rd</sup> and 4<sup>th</sup> series of the 3<sup>rd</sup> CRI issue to be issued for R\$405 million, under the terms of Brazilian Securities and Exchange Commission (CVM) Rules No. 400 and No. 414. 3<sup>rd</sup> series CRI bear interest at 107% of the Interbank Deposit Certificate Index (DI), whereas the 4<sup>th</sup> series was cancelled. They mature within 95 months and have been secured by chattel mortgage of non-performed receivables, and have been provided with PDG Realty collateral.

With those issues in 2010 (R\$791 million), we have reached the second position in the ranking published by the Orbis System, which monitors securitization operations in Brazil, with 13.8% of the market share.

### **Increase in Key Share Indexes participation**

With FIP PDG I offer in February, and also AGRE merger, liquidity of our shares increased significantly in 2010, and reached year end with 2.43% share in São Paulo Stock Exchange (Bovespa) index, among the top ten papers in representativeness in said index. We also have a 1.23% participation in IBrX-50 and 20% in IMOB. High liquidity is an important requirement when our shareholders are considering investing. In addition, another event that contributed to the liquidity of our shares was the stock split approved in shareholders' meeting held on November 4, 2010, at the ratio of 2:1. With the lowest price per lot, the marketability of our papers increases, which favors daily liquidity and access for individuals.

We have also entered the Carbon Efficient Index (ICO2), an initiative BM&F Bovespa and National Bank for Economic and Social Development (BNDES). Therefore, we measured carbon emission in our activities. The index considered free float and the companies' efficiency level of greenhouse gas emissions. Our participation in ICO2 is currently 2.266%.

### **Acquisition of JET CASA and Aztronic**

In 2010, given the intensified project construction with horizontal implementation aimed at the economic segment, we acquired 50% (fifty percent) interest in Jet Casa, one of our suppliers. We plan to build over 10 thousand units by using the Jet Casa precast construction system in 2011.

## **MANAGEMENT REPORT WITH COMMENTS ON PERFORMANCE**



The company is a former supplier of Goldfarb and entered into an arrangement to integrate the PDG investee portfolio. Jet Casa technology already generates several benefits to the Company, particularly: increased quality control, efficient construction cost, reduced construction cycle, gains in scale and lower reliance on qualified workforce.

In addition, we acquired 40% of our software vendor so as to manage receivables and customer relationship, Aztronic. We are currently a major customer of Aztronic and understand that our alliance therewith has been of paramount importance for SAP system implementation. With interest held in Aztronic, as well as our intensified activities, we attempt to: improve our managing receivables; improve the level of services provided to customers of four units; improve managerial analysis ability; increase operations flexibility with 100%-via-web system; acquire a proprietary system, already used in the market, in a strategic function for the Company.

### **Standard & Poor's increased PDG rating to "brA"**

In a press release dated August 13, 2010, the agency Standard & Poor's increased the corporate credit rating attributed to PDG Realty S.A. Empreendimentos e Participações ("PDG") and to the Company's debenture issue from "brBBB+" to "brA". In the document summary, the Agency points out that acquiring AGRE increased Company's business spread, as well as its land bank, with R\$18 billion coming from AGRE.

### **TGLT IPO**

In November 2010, TGLT S/A went public on Buenos Aires Stock Exchange, including the issue of Global Depositary Receipts traded in the United States of America, each of which represents 5 shares. By issuing new shares, TGLT received in pesos an amount equivalent to US\$55 million, which is sufficient for TGLT to implement its current business plan. Before the IPO, PDG increased its equity interest to 41.54% and transferred its participation in projects developed in conjunction with TGLT. After the IPO, PDG held 27.18% interest in TGLT capital.

### **Fund raising**

Over 2010, we carried out three non-convertible debenture (NCD) offers. The fourth debenture issue was carried out in August 2010, with a volume of R\$280 million; it matures within six years and bears interest at rates equivalent to CDI, plus 2.4% p.a. Amortization will be in 16 quarterly installments, with a 27-month grace period from issue date. 4<sup>th</sup> issue debentures have no clauses setting maximum indebtedness levels and EBITDA indexes.

Also in August 2010, the Company carried out its 5<sup>th</sup> debenture issue for R\$600.0 million. Payment of principal has a 36-month grace period, after which it is to be repaid on a semiannual basis. Debentures are expected to bear interest corresponding to accumulated TR variation, plus initial coupon of 8.16% p.a. Funds raised from such debentures will be allocated to build residential ventures qualifying for the Financial Housing System (SFH) legislation.

Funds arising from issue of said marketable securities were invested in land acquisition, general and administrative expenses, real estate building ventures and investment in Company's portfolio. There was no significant difference between effective investment of funds and the proposed investment disclosed in the prospectus of the corresponding distribution.

In order to develop our business plan, we have leveraged our source of funds with a balanced structure between own capital and leverage. Key sources of financing used by the Company are those credit lines

**MANAGEMENT REPORT  
WITH COMMENTS ON PERFORMANCE**



taken out from banks and other financial institutions, as well as issue of the Company's marketable securities in the market, such as NCD.

Such structure provides funds to our major investment matter, which is land acquisition, as we have financing available for construction expenses. The Company has no other significant investments other than land acquisition, or any significant M&A and investment spread projects.

**Comparing operating P&L – financial year ended December 31, 2010 and financial year ended December 31, 2009**

For financial year 2010, our net debt position was R\$ 3,011.6 million (R\$1,786.7 million in cash and short-term investments, vis-à-vis R\$ 4,798.3 million debt). Our equity amounted to R\$ 5,887.7 million on the same date, which represents a debt-to-equity ratio of 2.0. We point out that our ability to pay our financial commitments, in conjunction with our cash strength, is in line with our meeting the strategic planning set by the Company for 2010, when we had new sources of financing with attractive rates. We reached the end of financial year 2010 with R\$ 4,798.3 million debt, and net debt of R\$ 3,011.6 million.

Thus, for prior financial years, the Company intends to use financing available with SFH, and other loan lines with financial institutions, in order to raise funds to invest in non-current assets, as well as to use debenture issues and receivables securitization to finance its working capital and other investments. Funds are released as construction is physically and financially completed.

We have a use limit for the 3<sup>rd</sup> and 5<sup>th</sup> debenture issues only, carried out in September 2009 and August 2010, respectively. Funds arising from such issue will be used to finance residential ventures qualifying for SFH legislation. The referred to funds will only be used in construction (i) whose stage of completion has not reached 50% of physical construction schedule through the dated such ventures are presented by the Company; (ii) whose residential units have reached at least 20% of sales; (iii) whose physical and financial construction scheduled has been approved by the construction auditor; (iv) whose assets allow that guarantees provided for in the corresponding Issue Deed are established; among other requirements. Fund is also released as physical construction of ventures progresses.

*Comparing operating P&L – financial year ended December 31, 2010 and financial year ended December 31, 2009*

*Gross operating revenue*

Our gross operating revenue increased from R\$2,062.4 million in 2009 to R\$5,413.3 million in 2010, a 162.5% increase. Such increase is basically due to the merger with our wholly-owned subsidiary AGRE in the 2<sup>nd</sup> quarter of 2010, and increase in operational projects in other units of the Company's business.

Our gross revenue for the periods below is broken down as follows:

| In thousands of R\$            | Years ended December 31 |                  |
|--------------------------------|-------------------------|------------------|
|                                | 2010                    | 2009             |
| Real estate sales              | 5,314,579               | 2,046,375        |
| Other operating revenue        | 98,720                  | 16,041           |
| <b>Gross operating revenue</b> | <b>5,413,298</b>        | <b>2,062,416</b> |

*Real estate sales*

## MANAGEMENT REPORT WITH COMMENTS ON PERFORMANCE



Given the aforementioned factors, our gross revenue from real estate sales increased from R\$2,046.4 million in 2009 to R\$5,314.6 million in 2010, a 159.7% increase.

### *Other operating income*

This account increased from R\$16.0 million in 2009 to R\$98.7 million in 2010, which represents a 515.4% variation for the period under analysis. Such variation is basically due to increased project portfolio of our subsidiary REP – a company focused on income property and real estate management.

### *Taxes on sales*

Taxes on sales increased from R\$78.6 million in 2009 (representing 4.0% of our net operating revenue) to R\$183.5 million in 2010 (representing 3.5% of our net operating revenue), A 133.4% increase for the year. Such increase in line with the company's gross revenue variation for the same period.

### *Net operating revenue*

Based on the foregoing, our net operating revenue increased from R\$1,983.8 million in 2009 to R\$5,229.8 million in 2010, a 163.6% increase.

### *Cost of units sold*

Cost of units sold increased from R\$1,407.8 million in 2009 (representing 71.0% of our net operating revenue) to R\$3,704.9 million in 2010 (representing 70.8% of our net operating revenue), a 163.2% increase. Such variation is in line with our gross revenue, and adjusted in accordance with variation thereof (see item "Gross operating revenue").

### *Gross operating profit*

Based on the foregoing, our gross operating profit increased from R\$576.0 million in 2009 (representing 29.0% of our net operating revenue) to R\$1,524.9 million in 2010 (representing 29.2% of our net operating revenue), a 164.7% increase.

### *Net operating expenses*

Our operating expenses increased from R\$176.3 million in 2009 to R\$552.2 million in 2010, which represents a 213.2% increase, in accordance with significant changes commented below.

### *Selling expenses*

Our selling expenses increased from R\$128.6 million in 2009 (representing 6.5% of our net operating revenue) to R\$300.8 million in 2010 (representing 5.8% of our net operating revenue), a 133.9% increase. Such increase is mainly due to our merging with our wholly-owned subsidiary AGRE in the 2<sup>nd</sup> quarter of 2010, and increase in project launches in our other subsidiaries. We point out that, despite the increase in balance over the period under analysis, its percentage of net operating revenue decreased, which demonstrates gain in efficiency and more efficient expenses.

### *General and administrative expenses*

Our G&A expenses increased from R\$111.4 million in 2009 (representing 5.6% of our net operating revenue) to R\$288.0 million in 2010 (representing 5.5% of our net operating revenue), a 158.5% increase. Such

## MANAGEMENT REPORT WITH COMMENTS ON PERFORMANCE



variation mainly refers to our merging with our wholly-owned subsidiary AGRE in the 2<sup>nd</sup> quarter of 2010 and increase in workforce of its Business Units Goldfarb and CHL, arising from the Company's organic growth.

### *Financial income and expenses*

Our Financial Income and Expenses, Net decreased from R\$52.8 million in 2009 to R\$52.5 million in 2010. Such balance is stable given the maintenance of average cash levels for the years.

### *Income before income and social contribution taxes*

Based on the foregoing, our income before income and social contribution taxes increased from R\$399.7 million in 2009 to R\$972.7 million in 2010.

### *Income and social contribution taxes*

Our expenses with income and social contribution taxes increased from R\$37.4 million in 2009 to R\$113.6 million in 2010, a 204.0% increase. Such increase is solely due to Company's increased revenue, as mentioned in item "Gross operating revenue".

### *Non-controlling interest*

Our balance relating to non-controlling interest totaled R\$4.2 million receivable in 2009, decreasing to R\$11.3 million payable in 2010. This variation basically refers to financial year 2009, when the Company consolidated two projects, through non-controlling interest, which accumulated losses for the period, and therefore, the Company absorbed 100% P&L and eliminated third-party losses on a pro rata basis in this account.

### *Net income for the period*

Based on the foregoing, our net income balance increased from R\$338.1 million in 2009 (representing 17.0% of our net operating revenue) to R\$789.6 million in 2010 (representing 15.1% of our net operating revenue), a 133.5% increase.

### *Comparison of significant balance sheet accounts – December 31, 2010 and December 31, 2009*

#### *Cash and cash equivalents and short-term investments*

Our cash is represented by funds available basically in bank accounts, and our short- and long-term investments are represented by investments in first-tier banks. Such accounts totaled R\$1,786.7 million as of December 31, 2010, representing 11.6% of our total assets as of that date, in comparison to R\$1,101.0 million as of December 31, 2009, which represented 18.1% of our total assets on that date (a 62.3% increase). Such variation is mainly due to our merging with our wholly-owned subsidiary AGRE in the 2<sup>nd</sup> quarter of 2010.

#### *Accounts receivable, net*

Our current and non-current accounts receivable correspond to receivables from property sales, where contract amounts are restated according to their corresponding clauses, and such receivables are recorded proportionally to costs incurred vis-à-vis total cost, as far as units not yet completed are

## MANAGEMENT REPORT WITH COMMENTS ON PERFORMANCE



concerned. Such accounts totaled R\$6,892.9 million as of December 31, 2010 (44.8% in relation to our total assets as of that date), in comparison to R\$2,509.4 million as of December 31, 2009 (41.3% of our total assets as of that date), representing a 174.7% increase. Such increase arises particularly from our merging with our wholly-owned subsidiary AGRE in the 2<sup>nd</sup> quarter of 2010, and from Company's increased operational projects. This increase in portfolio projects resulted in increased revenue, and, as such, increased accounts receivable.

### *Land bank and properties for sale*

Our inventory of properties for sale, current and non-current, correspond to land, construction in progress and finished units. Such inventory totaled R\$4,271.2 million as of December 31, 2010 (representing 27.8% of our total assets as of that date), whereas the amount recorded as of December 31, 2009 was R\$1,678.1 million (representing 27.6% of our total assets as of that date), which corresponds to a 154.5% increase. Such increase is mainly due to our merging with our wholly-owned subsidiary AGRE in the 2<sup>nd</sup> quarter of 2010, thus increasing our land bank, which is in line with changes in our land bank, launches and sales for the period.

### *Unallocated expenses*

Our unallocated expenses are basically represented by deferred selling expenses related to our ventures. Such deferred expenses totaled R\$66.9 million as of December 31, 2010 (0.4% of our total assets as of that date), in comparison to R\$19.6 million as of December 31, 2009 (0.3% of our total assets as of that date), which represented a 240.8% increase. Such increase is mainly due to our merging with our wholly-owned subsidiary AGRE in the 2<sup>nd</sup> quarter of 2010 and significant increase in Company's operational projects.

### *Property and equipment*

Property and equipment totaled R\$204.9 million as of December 31, 2010 (representing 1.3% of total assets) in comparison to R\$82.3 million as of December 31, 2009 (representing 1.4% of total assets), which represents a R\$122.6 million increase. Such increase refers to our merging with our wholly-owned subsidiary AGRE and to expenses with sales stands recorded under this account, in compliance with Law No. 11638/07 methodology.

### *Intangible assets*

This account basically includes goodwill arising from acquisition of our business units Goldfarb, CHL and AGRE. At December 31, 2010, balance therein totaled 827.2 million (representing 5.4% of total assets), whereas as of December 31, 2009, balance amounted to 1665 million (representing 2.7% of total assets). The most significant variation refers to goodwill on merger with AGRE (approximately R\$ 420.0 million).

### *Loans, financing and debentures*

Our current and non-current loans, financing and debentures totaled R\$4,798.3 million as of December 31, 2010, in comparison to R\$1,505.9 million as of December 31, 2009, respectively, 31.2% and 24.8% of our total liabilities, which represents a 218.6% increase. This increase refers to our merging with our wholly-owned subsidiary AGRE, whereby we absorbed its full indebtedness, and to increase in real estate credit portfolio (SFH) taken out at the project level.



*Liabilities for property acquisition*

This account corresponds to current and non-current liabilities for land acquired for development purposes. Our liabilities for property acquisition totaled R\$1,189.2 million as of December 31, 2010 (7.7% of our total liabilities as of that date) in comparison to R\$694.4 million as of December 31, 2009 (11.4% of our total liabilities as of that date), which represented a 71.3% increase. Such increase refers to our merging with our wholly-owned subsidiary AGRE and increase in our land bank.

*Advances from customers*

This account is represented by amounts received from unit buyers, but not yet recognized as accounts receivable by the Company in accordance with criteria set forth in Brazil's National Association of State Boards of Accountancy (CFC) Resolution No. 963/03. The account totaled R\$668.3 million as of December 31, 2010 (4.3% of our total liabilities as of that date), in comparison to R\$179.8 million as of December 31, 2009 (3.0% of our total liabilities as of that date), which represents a 271.7% increase. This increase arises from our merging with our wholly-owned subsidiary AGRE.

*Equity*

Our equity totaled R\$5,887.7 million for the year ended December 31, 2010 (38.3% of our total liabilities as of that date) in comparison to R\$2,913.5 million for the year ended December 31, 2009 (48.0% of our total liabilities as of that date). Such increase basically arises from increased capital due to increase in capital of our wholly-owned subsidiary AGRE.

**Internal controls**

We understand that the internal procedures and systems used in financial statement preparation are sufficient to ensure efficiency and accuracy. Considering Company's accelerated growth and the development format of our real estate projects through special purpose entities, the Company implemented the SAP System of managerial information, so as to improve its internal controls.

In May 2010, SAP went live. Subsidiary AGRE will transfer to SAP system by the end of 2011. The project, whose implementation started in May 2009, directly and indirectly involved CHL, Goldfarb and PDG executive management and staff members, as well as a team of IBM consultants. Among immediate benefits stemming from SAP implementation, we point out process review and unification, group intercompany integration and a stronger internal control, provided by the direct information access and by approval flow systematization. We will have managerial information with increased quality in the short- and long-run and gain agility in simulating and reviewing scenarios based on actual data. Therefore, introduction to SAP brings increased transparency and efficiency to the way businesses are conducted and is the first step towards unification of the Company's back-office functions.

There are not weaknesses or recommendation on internal controls included in our independent auditor's report. There should be no redemption of shares issued by the Company in addition to legally established conditions.



### **Accounting practices**

Significant changes introduced by Law No. 11638/97 and Provisional Executive Order No. 449 applicable to the Company, in accounting practices for financial years 2007 and 2008, were as follows:

- Mandatorily recording under Property and Equipment those rights on fixed assets intended to maintain the Company's activities, including those arising from lease agreements, classified as finance lease;
- Requirements that investments in financial instruments be recorded: (i) at market or equivalent value, as regards trading or available-for-sale instruments; (ii) at acquisition cost or issue value, restated according to legal or contractual provisions, adjusted to probable realizable value, if this is lower, as regards investments intended to be held to maturity; and (iii) at amortized cost, loans and financing and accounts receivable.
- Elimination of "non-operating income and expenses" in the income statement; and
- Cash flow statement substitution for the statement of changes in financial position.

Accounting practices adopted in Brazil have specific rules applicable companies in the real estate development industry, especially in relation to allocation to revenues from sales. Such criteria were established by CFC in May 2003, and are used by us as the grounds to allocate our P&L, in case of time sale of units not yet completed, as detailed below. In case of real estate development whose work beginning January 1, 2004, we allocate P&L based on the regime of costs incurred vis-à-vis total budgeted cost. In case of sale of finished units, revenues are allocated when units are effectively sold, irrespective of the term to receive contracted value. On December 17, 2008, guidance OCPC – 01, addressing Real Estate Development Entities, was approved. It aimed to set standards and provide clarification of matters subject to doubts on accounting practices adopted by real estate development entities. Key standards with impacts on changes to accounting practices have been discussed above and are detailed in our notes to financial statements as of December 31, 2010, particularly in item 2 – Presentation of financial statements and summary of significant accounting practices.

In addition, the Company records its provisions for contingencies based on the classification provided by its legal advisors, in accordance with legal criteria. With respect to tax credits, the Company records such tax credits as credits based on the annual review approved by its Board of Directors in relation to expected use of said credits.

As a general rule, in preparing the financial statements, certain assumptions are adopted to recognize estimates regarding the recognition of assets, liabilities and other transactions, such as: abovementioned provisions for contingencies, allowance for doubtful accounts, provision for dissolution, property and equipment useful lives, percentage of work completion, P&L from real estate development and property sales, and income tax on current and deferred income, current and non-current classification, among others. The Company's officers and key executives monitor and periodically review these estimates and assumptions so that amounts recorded therefor are always as close as possible to actual values arising from the Company's operations.

Except for changes arising from legislation, there were no significant changes in Company's accounting practices in 2010.

There are no other assets and liabilities held by the Company not included in its balance sheet. In accordance with current Brazilian Corporation Law, deferred income of the Company, its subsidiaries and affiliates is not evidenced and/or recorded in the individual and consolidated financial statements. They are only recorded and evidenced in the trial tax balance sheets, which are generated on a monthly basis for tax purposes.



**For further information, see notes to the Company's financial statements.**

---

**Research, development and investments**

We constantly conduct market surveys and interviews with potential customers so as to adjust our products and our strategy to market reality. We trust that the market segment we focus on (low and medium income) still has opportunities for us to escalate our activities around the country, especially in regions with high growth potential. No divestitures are or have been planned. There has been no material asset acquisition that may significantly influence the Company's productive ability. There are no new projects under development.

---

**Income statements**

PDG income statements, which include the consolidated financial statements of its subsidiaries, for the year ended December 31, 2008 were prepared in accordance with accounting practices adopted in Brazil, in light of guidelines contained in Brazilian Corporation Law (Law No. 6404/76), amended by Law No. 11638/07 and Provisional Executive Order No. 449/08, of standards established by Brazilian Securities and Exchange Commission (CVM), Pronouncements, Guidance and Interpretations issued by the Brazilian Financial Accounting Standards Board (CPC).

---

**Income reinvestment and dividend distribution**

According to the Company's by-laws, net income for the year, available after management participation up to the maximum legal limit and after any tax losses have been offset, is allocated as follows: (i) 5% to legal reserve, up to 20% of paid-up capital; and (ii) 25% of remaining balance to pay minimum mandatory dividends.

Over financial year 2010, Company's net income amounted to R\$789.6 million. Minimum mandatory dividends, equivalent to 25% of adjusted net income, reached R\$197.4 million, which represents R\$0.71 payable to each share issued by the Company as of that date (subject to adjustment through the reporting date, should new shares be issued). Balance will be allocated as determined in General Shareholders' meeting.

---

**Human resources**

Considering our culture focused on leveraging results, the Company maintains a policy addressing individual appreciation and merit of its employees, by adopting variable compensation, based on operating and financial goal achievement, as well as individual performance. Profit sharing plans implemented is considered a tool to encourage good individual performance and commitment to business goals, since they aim at awarding employees whose performance stood out over the year.

The Company boasts a profit sharing plan, so that a portion of Executive Officers' and employees' compensation is linked to meeting operating and financial goals, as well as to individual performance. Our compensation policy also includes a stock option plan which, as in our variable compensation program, favors merit and goal achievement.

Accordingly, the Company encourages employees to align their interests with the Company's goals, so as to encourage their commitment, as well as to attract and maintain highly qualified professionals.

**MANAGEMENT REPORT  
WITH COMMENTS ON PERFORMANCE**



Pursuant to CVM Rule No. 381, of January 14, 2003, we state that the Company engaged no other services from the independent auditor in charge of reviewing the financial statements other than audit-related services.

The Company is bound by arbitration at the Market Arbitration Chamber, as set forth in an arbitration clause contained in its by-laws.

**Acknowledgment**

---

We acknowledge our shareholders for their trust, our people for their commitment and our partners for their support.

**Management**

Rio de Janeiro, March 21, 2011