Multiplan Empreendimentos Imobiliários S.A.

Quarterly Information - ITR
September 30, 2014

(A free translation of the original report issued in Portuguese as published in Brazil containing financial statements prepared in accordance with accounting practices adopted in Brazil)

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Report on the review of quarterly information - ITR

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

To
Board Members and Shareholders of
Multiplan Empreendimentos Imobiliários S.A.
Rio de Janeiro - RJ

Introduction
We have reviewed the individual and consolidated interim accounting information of Multiplan Empreendimentos Imobiliários S.A. ("Company"), contained in the quarterly information form - ITR for the quarter ended September 29, 2014, which comprise the balance sheet and related statements of income, of comprehensive income for the three and nine-month periods then ended, the changes in shareholders' equity and in cash flows for the nine-month period then ended, including explanatory notes.

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

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

Conclusion on the individual and consolidated interim financial information prepared in accordance with CPC 21 (R1)
Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual interim financial information included in the ITR referred to above is not prepared, in all material respects, in accordance with CPC 21 (R1), applicable to the preparation of Interim Financial Information - ITR, and presented in accordance with the standards issued by CVM applicable to the preparation of Interim Financial Information - ITR.

Conclusion on the consolidated interim financial information prepared in accordance with international standard IAS 34, which considers technical guideline OCPC 04 on the application of technical interpretation ICPC 02 to real estate development entities in Brazil, issued by the CPC and approved by the CVM and the CFC

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information included in the ITR referred to above is not prepared, in all material respects, in accordance with IAS 34, which takes into consideration OCPC 04 on the application of ICPC 02 to real estate development entities in Brazil, issued by the CPC and approved by the CVM and the CFC, applicable to the preparation of Interim Financial Information - ITR, and presented in accordance with the standards issued by CVM.

Emphasis of matters

We draw attention to Note 2 to the interim financial information, which states that the individual and consolidated interim financial information have been prepared in accordance with accounting practices adopted in Brazil (CPC 21 (R1)). The consolidated interim financial information, prepared in accordance with International Financial Reporting Standards - IFRS applicable to real estate development entities, also considers technical guideline OCPC 04 issued by the CPC. Such technical guideline addresses the recognition of real estate revenues and involves issues related to the meaning and application of the concept of continuous transfer of risks, rewards and control on the sale of real estate units, as detailed in note 2. Our conclusion does not contain any qualification regarding this matter.

Other matters

Interim information of added value

We also reviewed the individual and consolidated Statements of added value for the three months period ended September 30, 2014, prepared under the responsibility of the Company`s management, for which presentation is required in the interim information in accordance with the standards issued by the Brazilian Securities and Exchange Commission applicable to the preparation of quarterly information - ITR, and considered as supplementary information by IFRS, which does not require the presentation of the statements of added value. These statements were submitted to the same review procedures described previously and, based on our review, we are not aware of any fact that might lead us to believe that they were not prepared, in all material respects, in accordance with the individual and consolidated interim accounting information, taken as a whole.

Rio de Janeiro, October 29, 2014

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

Original in Portuguese signed by
Marcelo Luiz Ferreira
Accountant CRC RJ-087095/O-7

Multiplan Empreendimentos Imobiliários S.A.

Balance sheet as of September 30, 2014 and December 31, 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Individual	
	9/30/2014	**12/31/2013**
Assets		
Current Assets		
Cash and cash equivalents (Note 3)	83,939	136,571
Financial investments (Note 3)	69,607	120,651
Accounts receivable (Note 4 and 5)	153,658	171,143
Land and properties held for sale (Note 7)	3,168	4,213
Trade receivables from related parties (Note 5)	2,351	2,550
Tax and social contribution credits (Note 6)	1,274	1,274
Sundry advances	31,230	17,690
Other	10,936	17,191
Total current assets	356,163	471,283
Non-current assets		
Accounts receivable **(**Note 4 and 5)	47,987	54,112
Land and properties held for sale (Note 7)	48,404	42,903
Accounts receivable from related parties (Note 5)	11,777	12,268
Escrow deposits (Note 18,2)	19,974	25,079
Other	5,464	5,199
	133,606	139,561
Investments (Note 9 and 5)	1,562,059	1,401,793
Investment properties (Note 10)	3,366,387	3,312,265
Property, plant and equipment (Note 11)	26,962	11,164
Intangible assets (Note 12)	346,741	342,254
Total non-current assets	5,435,755	5,207,037
Total Assets	5,791,918	5,678,320

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Balance sheet as of September 30, 2014 and December 31, 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Consolidated	
	9/30/2014	**12/31/2013**
Assets		
Current Assets		
Cash and cash equivalents (Note 3)	130,508	210,479
Financial investments (Note 3)	70,112	121,120
Accounts receivable (Note 4 and 5)	276,344	242,249
Land and properties held for sale (Note 7)	157,647	159,994
Accounts receivable from related parties (Note 5)	2,538	2,882
Tax and social contribution credits (Note 6)	2,814	2,434
Sundry advances	33,571	20,579
Other	27,179	31,211
Total current assets	700,713	790,948
Non-current assets		
Accounts receivable **(**Note 4 and 5)	51,935	56,333
Land and properties held for sale (Note 7)	365,193	348,624
Accounts receivable from related parties (Note 5)	12,570	13,206
Escrow deposits (Note 18,2)	22,020	26,929
Deferred income tax and social contribution (Note 8)	14,113	-
Other	18,191	5,227
	484,022	450,319
Investments (Note 9 and 5)	136,225	134,726
Investment properties (Note 10)	4,755,713	4,661,564
Property, plant and equipment (Note 11)	32,971	17,371
Intangible assets (Note 12)	347,219	342,720
Total non-current assets	5,756,150	5,606,700
Total assets	6,456,863	6,397,648

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Balance sheet as of September 30, 2014 and December 31, 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Individual	
	9/30/2014	**12/31/2013**
Liabilities		
Current liabilities		
Loans and financing (Note 13)	118,567	121,405
Accounts payable (Note 14)	51,005	79,587
Payables for acquisition of properties (Note 16)	21,376	24,222
Taxes and contributions payable (Note 17)	25,807	14,812
Interest on capital payable (Note 20,g)	59,971	38,386
Deferred revenues and costs (Note 19)	26,074	23,502
Debentures (Note 15)	152,291	9,658
Other	1,423	1,486
Total current liabilities	456,514	313,058
Non-current liabilities		
Loans and financing (Note 13)	975,124	1,054,320
Payables for acquisition of properties (Note 16)	-	14,447
Debentures (Note 15)	150,000	300,000
Provision for risks (Note 18,1)	20,485	23,001
Deferred income tax and social contribution (Note 8)	149,207	124,235
Deferred revenues and costs (Note 19)	4,284	29,271
Other	8	-
Total non-current liabilities	1,299,108	1,545,274
Equity (Note 20)		
Share capital	2,388,062	2,388,062
Share issuance costs	(38,771)	(38,628)
Capital reserves	962,077	963,954
Earnings reserves	719,224	719,224
Treasury shares	(77,998)	(122,628)
Effects on capital transactions	(89,996)	(89,996)
Accumulated income	173,698	-
Total equity	4,036,296	3,819,988
Total liabilities and equity	5,791,918	5,678,320

See the accompanying notes to the quarterly information – ITR

Multiplan Empreendimentos Imobiliários S.A.

Balance sheet as of September 30, 2014 and December 31, 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Consolidated	
	9/30/2014	**12/31/2013**
Liabilities		
Current liabilities		
Loans and financing (Note 13)	204,011	200,915
Accounts payable (Note 14)	76,387	117,530
Payables for acquisition of properties (Note 16)	38,015	34,947
Taxes and contributions payable (Note 17)	38,090	26,207
Interest on capital payable (Note 20,g)	59,971	38,386
Deferred revenues and costs (Note 19)	37,311	53,465
Debentures (Note 15)	152,291	9,658
Other	1,934	2,650
Total current liabilities	608,010	483,758
Non-current liabilities		
Loans and financing (Note 13)	1,451,549	1,577,860
Payables for acquisition of properties (Note 16)	21,410	35,130
Debentures (Note 15)	150,000	300,000
Provision for risks (Note 18,1)	21,301	23,705
Deferred income tax and social contribution (Note 8)	157,108	118,511
Deferred revenues and costs (Note 19)	8,321	38,750
Other	372	596
Total non-current liabilities	1,810,061	2,094,552
Equity (Note 20)		
Share capital	2,388,062	2,388,062
Share issuance costs	(38,771)	(38,628)
Capital reserves	962,077	963,954
Earnings reserves	719,092	718,388
Treasury shares	(77,998)	(122,628)
Effects on capital transactions	(89,996)	(89,996)
Accumulated income	173,698	-
	4,036,164	3,819,152
Non-controlling interests	2,628	186
Total equity	4,038,792	3,819,338
Total liabilities and equity	6,456,863	6,397,648

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Statements of operations

Quarter ended On September 30, 2014 and 2013

(In thousands of Brazilian Reais, except basic and diluted earnings per share, in Brazilian Reais)

	Individual			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Net operating revenue (Note 21)	192,592	574,267	180,310	526,869
Costs of services rendered and properties sold (Note 22)	(37,241)	(108,075)	(32,661)	(93,757)
Gross profit	155,351	466,192	147,649	433,112
Operating income (expenses):				
Administrative expenses - headquarter (Note 22)	(28,590)	(80,504)	(27,646)	(78,760)
Administrative expenses - Shoppings (Note 22)	(3,671)	(8,154)	(2,399)	(11,157)
Expenses on projects for lease (Note 22)	(1,229)	(8,259)	(1,145)	(3,427)
Expenses on projects for sale (Note 22)	(410)	(3,061)	(1,023)	(2,261)
Expenses on share-based compensation (Note 20.h)	(4,046)	(10,671)	(3,062)	(7,827)
Equity in subsidiaries (Note 9)	20,328	64,069	7,378	23,271
Depreciation and amortization	(2,920)	(8,335)	(2,033)	(5,972)
Other operating income (expenses), net	(4,205)	(5,207)	978	2,946
Income from operations before financial income	130,608	406,070	118,697	349,925
Finance income (costs), net (Note 23)	(32,945)	(91,688)	(11,453)	(59,544)
Income before income tax and social contribution	97,663	314,382	107,244	290,381
Income tax and social contribution (Note 8)				
Current	(23,331)	(45,712)	(13,490)	(43,907)
Deferred	(5,870)	(24,972)	(7,330)	(19,651)
Total current and deferred income tax and social contribution	(29,201)	(70,684)	(20,820)	(63,558)
Profit for the period	68,462	243,698	86,424	226,823
Basic earnings per share (Note 26)		1.2974		1.2249
Diluted earnings per share (Note 26)		1.2964		1.2232

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Statements of operations

Quarters ended September 30, 2014 and 2013

(In thousands of Brazilian Reais, except basic and diluted earnings per share, in Brazilian Reais)

	Consolidated			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Net operating revenue (Note 21)	273,569	795,733	247,691	706,882
Costs of services rendered and properties sold (Note 22)	(76,463)	(221,818)	(70,120)	(193,801)
Gross profit	197,106	573,915	177,571	513,081
Operating income (expenses):				
Administrative expenses - headquarter (Note 22)	(29,533)	(85,584)	(27,838)	(79,792)
Administrative expenses - Shoppings (Note 22)	(9,238)	(23,105)	(4,841)	(21,120)
Expenses on projects for lease (Note 22)	(2,371)	(11,198)	(3,868)	(8,174)
Expenses on projects for sale (Note 22)	(1,984)	(7,985)	(2,956)	(8,556)
Expenses on share-based compensation (Note 20.h)	(4,046)	(10,671)	(3,062)	(7,827)
Equity in subsidiaries (Note 9)	382	14,779	543	(991)
Depreciation and amortization	(2,997)	(8,576)	(2,127)	(6,299)
Other operating income (expenses), net	(4,685)	5,033	(937)	3,237
Income from operations before financial income	142,634	446,608	132,485	383,559
Finance income (costs), net (Note 23)	(41,752)	(119,725)	(19,154)	(77,588)
Income before income tax and social contribution	100,882	326,883	113,331	305,971
Income tax and social contribution (Note 8)				
Current	(26,749)	(58,564)	(18,503)	(57,172)
Deferred	(5,975)	(24,482)	(8,152)	(21,342)
Total current and deferred income tax and social contribution	(32,724)	(83,046)	(26,655)	(78,514)
Profit for the period	68,158	243,837	86,676	227,457
Attributable to:				
Owners of the Individual	(26)	17	14	40
Non-controlling interests	68,184	243,820	86,662	227,417
Basic earnings per share (Note 26)		1.2980		1.2282
Diluted earnings per share (Note 26)		1.2971		1.2264

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Statements of comprehensive income

Quarters ended September 30, 2014 and 2013

(In thousands of Brazilian Reais – R$)

	Individual			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Net income for the period	68,462	243,698	86,424	226,823
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	68,462	243,698	86,424	226,823

	Consolidated			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013 (Restated)**	**1/1/2013 to 9/30/2013 (Restated)**
Net income for the period	68,158	243,837	86,676	227,457
Other comprehensive income	-	-	-	-
Total comprehensive income for the period	68,158	243,837	86,676	227,457
Total comprehensive income attributable to:				
Non-controlling interests	(26)	17	14	40
Owners of the Individual	68,184	243,820	86,662	227,417

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Statements of changes in equity (individual)

Quarters ended September 30, 2014 and 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Share Capital			Capital reserves			Earnings reserves					
	Share capital	**Unpaid capital**	**Stock issuance costs**	**Options of shares granted**	**Special reserve of goodwill in merger**	**Goodwill reserve on shares issuance**	**Legal reserve**	**Reserve for Expansion**	**Stocks in Treasury**	**Effects of capital transactions**	**Accumulated income**	**Total**
Balances on December 31, 2012	1,761,662	-	(21,016)	52,133	186,548	726,590	55,664	573,344	(37,408)	(89,996)	-	3,207,521
Stock issuance	626,400	(626,400)	-	-	-	-	-	-	-	-	-	-
Capital increase	-	626,400	-	-	-	-	-	-	-	-	-	626,400
Share issuance costs	-	-	(17,595)	-	-	-	-	-	-	-	-	(17,595)
Exercise of stock options	-	-	-	-	-	(11,184)	-	-	32,260	-	-	21,076
Repurchase of shares to be held in treasury (Note 20.f)	-	-	-	-	-	-	-	-	(97,734)	-	-	(97,734)
Stock options granted	-	-	-	7,827	-	-	-	-	-	-	-	7,827
Supplementary interest on capital and dividends (Note 29)	-	-	-	-	-	-	-	(58,726)	-	-	58,726	-
Payment of supplementary dividends of prior year	-	-	-	-	-	-	-	-	-	-	(58,726)	(58,726)
Anticipation of interest on capital	-	-	-	-	-	-	-	-	-	-	(90,000)	(90,000)
Net Income for the period	-	-	-	-	-	-	-	-	-	-	226,823	226,823
Balances on September 30, 2013	2,388,062	-	(38,611)	59,960	186,548	715,406	55,664	514,618	(102,882)	(89,996)	136,823	3,825,592
Balances on December 31, 2013	2,388,062	-	(38,628)	63,169	186,548	714,237	69,861	649,363	(122,628)	(89,996)	-	3,819,988
Exercise of stock options	-	-	-	-	-	(12,548)	-	-	50,801	-	-	38,253
Share issuance costs	-	-	(143)	-	-	-	-	-	-	-	-	(143)
Repurchase of shares to be held in treasury (Note 20.f)	-	-	-	-	-	-	-	-	(6,171)	-	-	(6,171)
Stock options granted	-	-	-	10,671	-	-	-	-	-	-	-	10,671
Anticipation of interest on capital	-	-	-	-	-	-	-	-	-	-	(70,000)	(70,000)
Net Income for the period	-	-	-	-	-	-	-	-	-	-	243,698	243,698
Balances on September 30, 2014	2,388,062	-	(38,771)	73,840	186,548	701,689	69,861	649,363	(77,998)	(89,996)	173,698	4,036,296

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Consolidated statements of changes in equity (consolidated)

Quarters ended September 30, 2014 and 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Share Capital			Capital reserves			Earnings reserves								
	Share capital Share capital	Unpaid capital	Stock issuance costs	Stock options granted	Special reserve of goodwill in merger	Goodwill reserve on shares issuance	Legal reserve	Reserve for Expansion	Adjustments in the Individual (Note 2.2)	Effects of capital transactions	Stocks in Treasury	Accumulated income	Total	Non-controlling interests	Total
Balances on December 31, 2012	1,761,662	-	(21,016)	52,133	186,548	726,590	55,664	573,864	(2,312)	(89,996)	(37,408)	-	3,205,729	131	3,205,860
Stock issuance	626,400	(626,400)	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital increase	-	626,400	-	-	-	-	-	-	-	-	-	-	626,400	-	626,400
Amortization of deferred charges in subsidiary (Note 2.3)	-	-	-	-	-	-	-	-	704	-	-	(704)	-	-	-
Equity in subsidiaries (Note 2.3	-	-	-	-	-	-	-	-	-	-	-	110	110	-	110
Share issuance costs	-	-	(17,595)	-	-	-	-	-	-	-	-	-	(17,595)	-	(17,595)
Repurchase of shares to be held in treasury (Note 20.f)	-	-	-	-	-	-	-	-	-	-	(97,734)	-	(97,734)	-	(97,734)
Exercise of stock options	-	-	-	-	-	(11,184)	-	-	-	-	32,260	-	21,076	-	21,076
Stock options granted	-	-	-	7,827	-	-	-	-	-	-	-	-	7,827	-	7,827
Supplementary interest on capital and dividends (Note 29)	-	-	-	-	-	-	-	(58,726)	-	-	-	58,726	-	-	-
Payment of supplementary dividends of prior year	-	-	-	-	-	-	-	-	-	-	-	(58,726)	(58,726)	-	(58,726)
Anticipation of interest on capital	-	-	-	-	-	-	-	-	-	-	-	(90,000)	(90,000)	-	(90,000)
Net Income for the period	-	-	-	-	-	-	-	-	-	-	-	227,417	227,417	40	227,457
Balances On September 30, 2013	2,388,062	-	(38,611)	59,960	186,548	715,406	55,664	515,138	(1,608)	(89,996)	(102,882)	136,823	3,824,504	171	3,824,675
Balances on December 31, 2013	2,388,062	-	(38,628)	63,169	186,548	714,237	69,861	649,363	(836)	(89,996)	(122,628)	-	3,819,152	186	3,819,338
															-
Amortization of deferred charges in subsidiary (Note 2.3)	-	-	-	-	-	-	-	-	704	-	-	(704)	-	-	-
Equity in subsidiaries (Note 2.3)	-	-	-	-	-	-	-	-	-	-	-	582	582	-	582
Share issuance costs	-	-	(143)	-	-	-	-	-	-	-	-	-	(143)	-	(143)
Non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	2,425	2,425
Exercise of stock options	-	-	-	-	-	(12,548)	-	-	-	-	50,801	-	38,253	-	38,253
Repurchase of shares to be held in treasury (Note 20.f)	-	-	-	-	-	-	-	-	-	-	(6,171)	-	(6,171)	-	(6,171)
Stock options granted	-	-	-	10,671	-	-	-	-	-	-	-	-	10,671	-	10,671
Anticipation of interest on capital	-	-	-	-	-	-	-	-	-	-	-	(70,000)	(70,000)	-	(70,000)
Net Income for the period	-	-	-	-	-	-	-	-	-	-	-	243,820	243,820	17	243,837
Balances On September 30, 2014	2,388,062	-	(38,771)	73,840	186,548	701,689	69,861	649,363	(132)	(89,996)	(77,998)	173,698	4,036,164	2,628	4,038,792

See the accompanying notes to the quarterly information – ITR.

Multiplan Empreendimentos Imobiliários S.A.

Statement of cash flows

Quarters ended September 30, 2014 and 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Individual	
	9/30/2014	**9/30/2013**
Cash flows from operating activities		
Income before taxes	314,382	290,381
Adjustments in:		
Depreciation and amortization	86,924	65,237
Equity accounting method	(64,069)	(23,271)
Share-based compensation	10,671	7,827
Appropriation of repurchases point	6,717	-
Appropriation of deferred revenues and costs	(15,325)	(24,660)
Intereste and monetary correction on debentures	25,599	19,060
Intereste and monetary correction on loans and financing	85,368	66,139
Intereste and monetary correction on payables for acquisition of properties	1,537	3,707
Intereste and monetary correction on related party transactions	(1,383)	(1,142)
Other	4,832	332
	455,253	403,610
Variations in operating assets and liabilities		
Land and properties held for sale	(4,456)	(1,810)
Accounts receivable	22,518	30,004
Recoverable taxes	-	32,528
Escrow deposits	2,417	(2,169)
Other assets	(7,550)	(9,665)
Accounts payable	(28,582)	(33,202)
Payables for acquisition of properties	(18,830)	(32,749)
Taxes and contributions payable	(34,717)	(33,818)
Deferred revenues and costs	(7,090)	(16,604)
Other payables	(55)	(3,055)
Net cash provided by operating activities	378,908	333,070

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Statement of cash flows

Quarters ended September 30, 2014 and 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Individual	
	9/30/2014	**9/30/2013**
Cash flows from investing activities		
Decrease (increase) in investments	(137,739)	44,988
Dividends received	33,431	2,347
Reduction in capital	8,111	-
Receipt (payment) on related-party transactions	2,073	5,488
Additions to property, plant and equipment	(19,233)	(1,208)
Additions to investment properties	(136,377)	(389,193)
Low to investment properties	725	8,619
Additions to intangible assets	(9,385)	(8,808)
Financial investments	51,044	(217,025)
Net cash used in investment activities	(207,350)	(554,792)
Cash flows from financing activities		
Payment of loans and financing	-	139
Payment of interests on loans and financing	(90,617)	(55,695)
Payment of interest on loans and financing obtained	(84,131)	(78,994)
Cash from stock option exercise	38,253	(11,184)
Repurchase of shares to be held in treasury	(6,171)	(65,474)
Share issuance costs	(143)	(17,595)
Capital increase	-	626,400
Payment of charges on debentures	(32,966)	(24,584)
Dividends and interest on capital paid	(48,415)	(217,321)
Net cash generated/ (used) in financing activities	(224,190)	155,692
Decrease in cash and cash equivalents	(52,632)	(66,030)
Cash and cash equivalents at beginning of year	136,571	309,524
Cash and cash equivalents at the end of the year	83,939	243,494
Decrease in cash and cash equivalents	(52,632)	(66,030)

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Statements of cash flows

Quarters ended September 30, 2014 and 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Consolidated	
	9/30/2014	**9/30/2013**
Cash flows from operating activities		
Income before taxes	326,883	305,971
Adjustments in:		
Depreciation and amortizations	118,462	87,914
Equity accounting method in subsidiaries	14,779	991
Share-based compensation	10,671	7,827
Non-controlling interests	(17)	(40)
Appropriation of repurchases point	7,032	-
Appropriation of deferred revenues and costs	(28,319)	(39,746)
Intereste and monetary correction on debentures	25,599	19,060
Intereste and monetary correction on loans and financing	126,130	84,785
Intereste and monetary correction on payables for acquisition of properties	1,482	5,773
Intereste and monetary correction on related party transactions	(1,471)	(1,392)
Other	668	1,424
	601,899	472,567
Change in operating assets and liabilities		
Land and properties held for sale	(14,222)	8,523
Accounts receivable	(25,931)	17,251
Recoverable taxes	-	27,119
Escrow deposits	2,222	(2,486)
Other assets	(21,924)	(17,504)
Accounts payable	(41,143)	(63,120)
Payables for acquisition of properties	(14,133)	(27,113)
Taxes and contributions payable	(47,061)	(42,721)
Deferred revenues and costs	(18,264)	(20,294)
Advances from customers	-	(18,373)
Other payables	(919)	(2,445)
Net cash provided by (used in) operating activities	420,524	331,404

See the accompanying notes to the quarterly information - ITR.

Multiplan Empreendimentos Imobiliários S.A.

Statement of cash flows

Quarters ended September 30, 2014 and 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Consolidated	
	9/30/2014	**9/30/2013**
Cash flows from investing activities		
Decrease (increase) in investments	(25,558)	(34,335)
Dividends received	-	2,347
Capital decrease	9,280	-
Receipt (payment) on related-party transactions	2,451	9,578
Additions to property, plant and equipment	(19,233)	(1,208)
Additions to investment properties	(208,834)	(674,088)
Written-off of investment property	3,546	8,631
Additions to intangible assets	(9,443)	(8,820)
Financial Investments	51,008	(217,488)
Cash flows from investing activities	(196,783)	(915,383)
Cash flows from financing activities		
Acquisition of loans and financing	-	369,709
Payment of loans and financing	(137,367)	(61,902)
Payment of interests on loans and financing	(119,323)	(93,996)
Cash from stock option exercise	38,253	(11,184)
Repurchase of shares to be held in treasury	(6,171)	(65,474)
Share issuance costs	(143)	(17,595)
Capital increase	-	626,400
Non-controlling interests	2,420	80
Payment of charges on debentures	(32,966)	(24,584)
Dividends and interests on capital paid	(48,415)	(217,321)
Net cash generated/(used) in financing activities	(303,712)	504,133
Decrease in cash and cash equivalents	(79,971)	(79,846)
Cash and cash equivalents at beginning of the year	210,479	388,977
Cash and cash equivalents at the end of the year	130,508	309,131
Decrease in cash and cash equivalents	(79,971)	(79,846)

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Statement of added value

Quarters ended September 30, 2014 and 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Individual	
	9/30/2014	**9/30/2013**
Income:		
Revenues from sales and services	631,298	579,892
Other revenues	5,375	7,194
Allowance for doubtful accounts	1,093	(1,742)
	637,766	585,344
Inputs acquired from third parties		
Costs of sales and services	(34,014)	(40,676)
Power, outside services and other	(52,524)	(43,468)
	(86,538)	(84,144)
Gross value added	551,228	501,200
Retentions		
Depreciation and amortization	(86,922)	(65,237)
Wealth generated by Entity	464,306	435,963
Wealth received in transfer		
Equity accounting in subsidiaries	64,069	23,271
Finance income	22,064	32,869
	86,133	56,140
Wealth for distribution	550,439	492,103
Wealth distributed		
Personnel		
Salaries and wages	(45,576)	(38,685)
Benefits	(3,717)	(3,419)
FGTS	(1,560)	(1,235)
	(50,853)	(43,339)
Taxes, fees and contributions		
Federal	(134,727)	(122,129)
State	(53)	(42)
Municipal	(4,639)	(4,772)
	(139,419)	(126,943)
Third parties		
Interest, exchange rate changes and inflation adjustment	(112,038)	(90,607)
Rental expenses	(4,431)	(4,391)
	(116,469)	(94,998)
Capital remuneration		
Anticipation of interest on capital	(70,000)	(90,000)
Retained earnings	(173,698)	(136,823)
	(243,698)	(226,823)
Wealth distributed	(550,439)	(492,103)

See the accompanying notes to the quarterly information - ITR

Multiplan Empreendimentos Imobiliários S.A.

Statement of added value

Quarters ended September 30, 2014 and 2013

(Amounts expressed in thousands of Brazilian Reais – R$)

	Consolidated	
	9/30/2014	**9/30/2013**
Income:		
Net revenues from sales and services	876,678	776,427
Other revenues	16,239	7,488
Allowance for doubtful accounts	(1,457)	(4,349)
	891,460	779,566
Inputs acquired from third parties:		
Costs of sales and services	(218,283)	(189,566)
Power, outside services and other	(74,829)	(56,461)
	(293,112)	(246,027)
Gross value added	598,348	533,539
Retentions:		
Depreciation and amortization	(118,461)	(87,914)
Wealth created by the entity, net	479,887	445,625
Wealth received in transfer:		
Equity accounting	14,779	(991)
Finance income	25,951	36,762
	40,730	35,771
Wealth for distribution	520,617	481,396
Wealth distributed:		
Personnel		
Salaries and wages	(54,278)	(62,171)
Benefits	(3,797)	(3,917)
FGTS	(1,586)	(1,258)
	(59,661)	(67,346)
Taxes, fees and contributions		
Federal	(164,213)	(147,220)
State	(243)	(75)
Municipal	(19,027)	(16,621)
	(183,483)	(163,916)
Third parties		
Interest, exchange rate changes and inflation adjustment	(143,485)	(112,442)
Rental expenses	109,849	89,765
	(33,636)	(22,677)
Capital remuneration :		
Non-controlling interests in retained earnings	(17)	(40)
Anticipation of interest on capital	(70,000)	(90,000)
Retained earnings	(173,820)	(137,417)
	(243,837)	(227,457)
Wealth distributed	(520,617)	(481,396)

See the accompanying notes to the quarterly information - ITR

Notes to the quarterly information

(In thousands of Brazilian Reais - R$, unless otherwise stated)

1 General information

The individual and consolidated quarterly information of Multiplan Empreendimentos Imobiliários S.A. ("Company", "Multiplan" or "Multiplan Group" when referred to jointly with its subsidiaries) for the year ended September 30, 2014 were authorized for issuance by Management on October 29, 2014. The Company was established as a publicly-traded entity headquartered in Brazil, whose shares are traded on the São Paulo Stock Exchange (BM&FBovespa). The Company is located at Avenida das Américas, 4200, Bloco 2 - 5th floor, Barra da Tijuca, Rio de Janeiro, RJ. Rio de Janeiro – RJ.

The Company was established on December 30, 2005 and in engaged mainly in (a) the planning, construction, development and sale of real estate projects of any nature, either residential or commercial, including mainly urban shopping centers and areas developed based on these real estate projects; (b) the purchase and sale of real estate and the acquisition and disposal of real estate rights, and their operation, in any mean, including through lease; (c) the provision of management and administrative services for its own shopping centers, or those of third parties; (d) the provision of technical advisory and support services concerning real estate issues; (e) civil construction, the execution of construction works and provision of engineering and similar services in the real estate market; (f) development, promotion, management, planning and intermediation of real estate developments; (g) import and export of goods and services related to its activities; and (h) the acquisition of equity interests and share control in other entities, as well as joint ventures with other entities, where it is authorized to enter into shareholders' agreements in order to attain or supplement its corporate purpose.

As at September 30, 2014 and December 31, 2013, the Company holds direct and indirect interests in the following real estate developments:

			Interest - %	
Project	**Location**	**Beginning of operations**	**9/30/2014**	**12/31/2013**
Shopping Malls				
BHShopping	Belo Horizonte	1979	80.0	80.0
BarraShopping	Rio de Janeiro	1981	51.1	51.1
RibeirãoShopping	Ribeirão Preto	1981	80.0	79.9
MorumbiShopping	São Paulo	1982	65.8	65.8
ParkShopping	Brasília	1983	61.7	61.7
DiamondMall	Belo Horizonte	1996	90.0	90.0
Shopping Anália Franco	São Paulo	1999	30.0	30.0
ParkShopping Barigui	Curitiba	2003	84.0	84.0
Shopping Pátio Savassi	Belo Horizonte	2004	96.5	96.5
BarraShopping Sul	Porto Alegre	2008	100.0	100.0
Vila Olímpia	São Paulo	2009	60.0	60.0
New York City Center	Rio de Janeiro	1999	50.0	50.0
Santa Úrsula	São Paulo	1999	62.5	62.5
Parkshopping São Caetano	São Caetano	2011	100.0	100.0
VillageMall	Rio de Janeiro	2012	100.0	100.0
ParkShoppingCampoGrande	Rio de Janeiro	2012	90.0	90.0
JundiaíShopping	São Paulo	2012	100.0	100.0

The majority of the shopping malls are managed based on a structure known as "Condomínio Pro Indiviso" - CPI (undivided interest). The shopping malls are not legal entities, but units operated under an agreement whereby the owners (investors) share all revenues, costs and expenses. The CPI structure is an option permitted by Brazilian laws for a period of five years, with possibility of renewal. Under the CPI structure, each co-investor holds an interest in property, which is undivided. As at September 30, 2014, the Company is the legal representative and manager of all above mentioned shopping malls.

The activities performed by the major investees are summarized below (see information on Multiplan's equity interest in these investees in Note 2):

a. Multiplan Administradora de Shopping Centers Ltda.
It is engaged in managing, promotion and development of shopping centers, and also managing, parking lots at its owns shopping malls.

b. Silent Partnership ("SCP")
On February 15, 2006, a new Company (SCP) was estabilished between its Individual and Multiplan Planejamento, Participações e Administração S.A. ("MTP") to build a residential real estate project named "Royal Green Península".

c. MPH Empreendimentos Imobiliários Ltda.
The Company holds 100% interest in MPH Empreendimentos Imobiliários Ltda., 50% through its subsidiary Morumbi Business Center Empreendimento Imobiliário Ltda. MPH Empreendimentos Imobiliários Ltda. was established on September 1, 2006 and is engaged mainly in developing, holding interest in and subsequently operating a shopping mall located in Vila Olímpia district in the city of São Paulo, in which it holds 60% interest.

d. Manati Empreendimentos e Participações S.A.
It is engaged in the commercial exploration and managing, either directly or indirectly, a parking lot and Shopping Center Santa Úrsula, located in the city of Ribeirão Preto, in the São Paulo State. Manati is jointly controlled by Multiplan and Aliansce Shopping Centers S.A.

e. Parque Shopping Maceió S.A.(formerly named Halleiwa Empreendimentos Imobiliários S.A)
It is engaged in the commercial exploration of the Parque Shopping Maceió S.A. and real estate ventures around in the city of Maceio, State of Maceio. Is jointly controlled by Multiplan Empreendimentos Imobiliários S.A. and Aliansce Shopping Centers S.A., as defined in the Shareholders' Agreement dated May 20, 2008.

f. Danville SP Empreendimento Imobiliário Ltda.
It is engaged in the planning, implementation, development and sale of real estate project Ribeirão Comercial, São Paulo state.

g. Multiplan Greenfield I Empreendimento Imobiliário Ltda.
It is engaged in the planning, implementation, development and sale of real estate project Diamond Tower, in Porto Alegre city, Rio Grande do Sul state.

h. BarraSul Empreendimento Imobiliário Ltda.
It is engaged planning, implementation, development and sale of real estate project Residence Du Lac, , in Porto Alegre city, Rio Grande do Sul state.

i. Ribeirão Residencial Empreendimento Imobiliário Ltda.
It is engaged planning, implementation, development and sale of real estate project , in Ribeirão Preto city, São Paulo state.

j. Morumbi Business Center Empreendimento Imobiliário Ltda.
It is engaged developing and negotiating Morumbi Business Center located in the city and state of São Paulo, and has an indirect 30% stake in Shopping Vila Olimpia, through a 50% shareholding in MPH, which, in turn, owns 60% of that mall.

k. Multiplan Greenfield II Empreendimento Imobiliário Ltda.
It is engaged in the planning, implementation, development and sale of real estate project Morumbi Golden Tower, city and state of São Paulo.

l. Multiplan Greenfield IV Empreendimento Imobiliário Ltda.
It is engaged in the planning, implementation, development and sale of real estate project Morumbi Diamond Tower, city and state of São Paulo.

m. Jundiaí Shopping Center Ltda.
It is engaged in the operating Shopping Center Jundiaí, located in the city of Jundiaí, São Paulo state, holding 100.0% interest in it.

n. Pátio Savassi Shopping Center Management Ltda.
Its is engaged in the administration of Park Shopping Patio Savassi, located in Belo Horizonte, Minas Gerais.

o. Parkshopping Campo Grande Ltda.
It is engaged in the administration of Park Shopping Campo Grande, located in the Western Zone of the Rio de Janeiro city, RJ with owns 100% interest in it.

p. ParkShopping Corporate Empreendimento Imobiliário Ltda.
It is engaged in the planning, implementation, development and sale of real estate project Park Office, in the city of Brasília, Distrito Federal.

q. ParkShopping Canoas Ltda. (formerly VII Multiplan Greenfield Real Estate Enterprise Ltda.)
It is engaged in the development and negotiating of Park Shopping Canoas located in the city of Canoas, State of Rio Grande do Sul.

r. ParkShopping Global Ltda. (formerly Greenfield Multiplan VI Real Estate Enterprise Ltda.)
It is engaged in the development and negotiating of real estate . located in the city and state of São Paulo.

s. Other investees

Investees Greenfield III Empreendimento Imobiliário Ltda., Multishopping Shopping Center Ltda. (previously called Multiplan Greenfield IX Empreendimento Imobiliário Ltda.), Multiplan Greenfield X Empreendimento Imobiliário Ltda., Multiplan Greenfield XI Empreendimento Imobiliário Ltda., Multiplan Greenfield XII Empreendimento Imobiliário Ltda., Multiplan Greenfield XIII Empreendimento Imobiliário Ltda., Multiplan Greenfield XIV Empreendimento Imobiliário Ltda. e Multiplan Greenfield XV Empreendimento Imobiliário Ltda. have the following corporate purpose: It is engaged in (i) the planning, implementation, development and sale of real estate projects of any nature; (ii) purchase and sale of properties and acquisition and sale of real estate rights, and the exploration thereof; (iii) rendering of commercial center management and administration services; (iv) technical consulting and support services related to real estate issues; (v) civil construction, performance of construction works and rendering of engineering and related services in the real estate sector; and (vi) real estate development, promotion, management and planning.

1.1 Initial Public Offering

On March 27, 2013, the Company held an initial public offering through the issuance of 10,800,000 registered, book-entry common shares, with no par value, at the price of R$58.00 per share ("Shares"). The number of shares above already includes the additional 1,800,000 shares issued, equivalent to 20% of the shares initially offered.

On April 3, 2013, the Company received the funds obtained from the public offering of common shares in amount of R$626,400 (R$610,260 net of transaction costs and taxes). The funding costs amounted to R17,612 representing 3.9% of the funds received.

The Company intends has used the net proceeds from the offering to implement business opportunities in promoting the Company's growth through (i) development in properties for rental - shopping malls and business towers; (ii) expansion of existing shopping malls development; and (iii) development of real estate projects for sale.

In line with its development strategy, the Company continuously evaluates the possibility of acquiring minority ownership interest in its shopping centers and shopping centers held by thirds. The proceeds received from the Offering may be used in opportunities of such nature.

The necessary proceeds to achieve the abovementioned objectives may be originated from a combination of net proceeds received from the Offering and other additional financing sources as well as the cash generated from operating activities of Company.

The application of net proceeds to be received in connection with the Offering is based on actual analyses of the Company and on future events and trend projections. Changes in these factors may cause the Company to review the net proceeds application exclusively according to criteria defined by the Company.

2 Presentation of financial statements and accounting policies

2.1 Statement of compliance in relation to IFRS standards and CPC standards

These financial statements include:

a. The consolidated financial statements, prepared in accordance with the Accounting Pronouncement CPC 21(R1) - Interim Statement, which takes into consideration OCPC 04 on the application of ICPC 02 to real estate development entities in Brazil and IAS 34 – Interim Financial Report issued by the International Accounting Standards Board (IASB) and in accordance with the standards issued by the Brazilian Securities and Exchange Commission, applicable to the preparation of quarterly information - ITR.

b. The individual financial statements, prepared in accordance with the accounting practices adopted in Brazil, which comprise the CVM standards and the pronouncements, interpretations and guidance issued by CPC, CVM and CFC, including OCPC 04 – Guidance on the application of Technical Interpretation ICPC 02 to Brazilian Real Estate Development Entities.

In the individual financial statements, jointly-owned subsidiaries and operations, with or without a legal personality, are accounted for under the equity method and adjusted in proportion to the interest held in the Group's contractual rights and obligations. The same adjustments are made both in individual financial statements, in order to arrive at the same net income and equity attributable to the Individual's shareholders. In the case of Multiplan Empreendimento Imobiliários S.A., the accounting practices adopted in Brazil applicable to the individual financial statements differ from IFRS applicable to separate financial statements only in relation to the measurement of investments in subsidiaries, jointly-owned subsidiaries and associates based on the equity accounting method, instead of cost or fair value in accordance with IFRS.

As the differences between the consolidated shareholders' equity and consolidated profit attributable to shareholders of the Company, included in the consolidated financial statements prepared in accordance with IFRSs and the accounting practices adopted in Brazil, and the equity and income of the parent, in the individual financial statements prepared in accordance with accounting practices adopted in Brazil are not material and are detailed in Note 2.31.b, the Company opted to present the financial statements and consolidated into a single set, side by side.

2.2 Basis for measurement

The individual and consolidated financial statements have been prepared based on the historical cost, except for certain financial instruments measured at fair value, as described in the note 25 below.

2.3 Basis of consolidation

As at September 30, 2014 and December 31, 2013, the consolidated financial statements incorporate the financial statements of the Company and its subsidiaries, as follows:

	Interest - %			
	As at September 30, 2014		As at December 31, 2013	
Corporate Name	**Direct**	**Indirect**	**Direct**	**Indirect**
RENASCE - Rede Nacional de Shopping Centers Ltda.	99.99	-	99.99	-
County Estates Limited (a)	-	99.00	-	99.00
Embassy Row Inc. (a)	-	99.00	-	99.00
EMBRAPLAN - Empresa Brasileira de Planejamento Ltda. (b)	99.99	-	99.99	-
CAA Corretagem e Consultoria Publicitária S/C Ltda.	99.00	-	99.00	-
Multiplan Administradora de Shopping Centers Ltda.	99.00	-	99.00	-
CAA Corretagem Imobiliária Ltda.	99.61	-	99.61	-
MPH Empreendimentos Imobiliários Ltda.	50.00	50.00	50.00	50.00
Danville SP Participações Ltda.	99.99	-	99.99	-
Multiplan Holding S.A.	100.00	-	100.00	-
Multiplan Greenfield I Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Barrasul Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Ribeirão Residencial Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Multiplan Greenfield II Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Multiplan Greenfield III Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Multiplan Greenfield IV Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Morumbi Business Center Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Pátio Savassi Administração de Shopping Center Ltda.	100.00	-	100.00	-
Jundiaí Shopping Center Ltda.	99.99	-	99.99	-
Parkshopping Campo Grande Ltda.	99.99	-	99.99	-
Parkshopping Corporate Empreendimento Imobiliário Ltda	99.99	-	99.99	-
Multiplan Arrecadadora Ltda.	99.99	-	99.99	-
Parkshopping Global Ltda. (c)	87.00	-	99.99	-
Parkshopping Canoas Ltda.	99.90	-	99.90	-
Multishopping Shopping Center Ltda.	99.90	-	99.90	-
Multiplan Greenfield X Empreendimento Imobiliário Ltda.	99.90	-	99.90	-
Multiplan Greenfield XI Empreendimento Imobiliário Ltda.	99.90	-	99.90	-
Multiplan Greenfield XII Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Multiplan Greenfield XIII Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Multiplan Greenfield XIV Empreendimento Imobiliário Ltda.	99.90	-	99.90	-
Multiplan Greenfield XV Empreendimento Imobiliário Ltda.	99.90	-	99.90	-

(a) Foreign entities.

(b) Dormant company since 2003.

(c) For additional information see note 9.1.a.

The subsidiaries' financial statements are prepared for the same reporting period as the Company's, using consistent accounting policies.

All intragroup balances, revenues and expenses are fully eliminated.

The reconciliation between the individual and consolidated shareholders' equity and net income for the quarters ended September 30, 2014 and 2013 is as follows:

	9/30/2014		9/30/2013	
	Equity	**Profit for the year**	**Equity**	**Profit for the year**
Individual	4,036,296	243,698	3,825,592	226,823
Equity in the earnings of County's profit or loss for the period (a)	-	(582)	-	(110)
	(132)	704	(1,088)	704
Deferred assets (b)				
Consolidated	4,036,164	243,820	3,824,504	227,417

(a) Subsidiary Renasce holds 100% in the County's capital, whose main activity is the investment in subsidiary Embassy. In order to properly prepare the Multiplan's individual and consolidated balances, the Company adjusted the Renasce's capital and the investment calculation for consolidation purposes only. Adjustment relating to the Company's equity in the earnings of County not reflected on equity in the earnings of Renasce.

(b) Adjustment referring to derecognition of deferred assets and recognition of deferred income tax on the aforementioned write-off in the subsidiaries only for consolidation purposes.

2.4 Investments in subsidiaries and joint ventures

a. Subsidiary

Subsidiaries are all entities (including special-purpose entities) controlled by the Company. The Multiplan Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date that control ceases.

Multiplan's investments in its subsidiaries are accounted for under the equity method.

The statement of operations reflect the share of gains or losses arising from the subsidiaries' transactions. When a change is directly recognized in the subsidiaries' equity, the Company will recognize its share in the changes and report such fact in the statement of changes in equity, when applicable. Unrealized gains and losses arising from transactions between the Company and its subsidiaries are eliminated based on the interest held in the subsidiaries.

b. Joint ventures

Investments in joint ventures are accounted for under the equity method and are initially recognized at cost. The Group's investment in affiliated companies and joint ventures includes the goodwill identified on acquisition, net of any accumulated impairment losses.
The Group's share of the profits or losses of its joint ventures is recognized in the income statement, and the share of changes in the reserves is recognized in the Group's reserves. When the Group's share of the losses of a joint venture is equal to or higher than the investment's carrying amount, including any other receivables, the Group does not recognize additional losses unless it has incurred liabilities or made payments on behalf of the jointly-owned subsidiary.

Unrealized gains from transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealized losses are also eliminated, unless the transaction provides evidence of impairment of the asset transferred. Accounting policies of affiliated companies have been changed where necessary to ensure consistency with the policies adopted by the Group.

2.5 Functional and reporting currency

The functional currency of the Company and its subsidiaries in Brazil and abroad is the Brazilian real, the same currency used to prepare and present the individual and consolidated financial statements. All financial information presented in Brazilian Reais has been rounded to the nearest value, except otherwise indicated.

2.6 Revenue recognition

Revenue is recognized to the extent it is likely that economic benefits will be generated for the Company and when it can be measured reliably. The revenue is measured based on the fair value of the consideration received, excluding discounts, rebates, taxes or charges over sales. The Company assesses revenue transactions according to the specific criteria to determine whether it is acting as agent or principal and, at the end, concluded that it is acting as principal in all its revenue contracts. Also, the following specific criteria shall be addressed before the revenue recognition:

Stores leased

The tenants of commercial units generally pay a rent corresponding to the higher of a minimum monthly amount, adjusted annually based on the General Price Index - Internal Availability (IGP-DI) fluctuation or the amount arising from the application of a percentage on each tenant's gross sales revenues.

The Company records store lease transactions as operating leases. The minimum lease amount, plus periodic fixed increases set forth in the contracts, less inflation adjustments, is recognized proportionally to the Company's interest in each development, on a straight-line basis over the term of the contracts, regardless of the recept method.

The Company, its subsidiaries and jointly controlled entities are not subject to seasonality in their operations. Historically, special dates and holidays, such as Christmas and Mother's Day, among others, have increased the shopping malls' sales.

Key money

The key money contracts (key money or assignment of technical structure of shopping centers) are recorded as deferred revenues, in liabilities, when signed. Profit or loss on assignment of rights, including revenues from assignment of rights, of sale and key money, is recognized on a straight-line basis, over the term of the lease contract of the related stores, as from the beginning of rental.

Sale of properties

For installment sales of a completed unit, revenue is recognized at the time the sale is performed, regardless of the term for receipt of the amount established by contract.

Fixed-rate interest is recognized in profit or loss on the accrual basis, irrespective of whether it is actually received or not.

Regarding the sales of units not completed, the Company recognizes real estate development revenues and corresponding costs based on OCPC 01 (R1), i.e., under the percentage-of-completion method. Under OCPC 04, a real estate construction contract could fall under the scope of CPC 17 (Construction Contracts) or CPC 30 (Revenue). Should the contract fall under CPC 17, revenue will be recognized under the percentage-of-completion method. On the other hand, under CPC 30 Revenues, the issue refers to the transfer of significant control, risks and rewards on an ongoing basis or in a single event ("delivery of keys"). If the transfer is carried out on an ongoing basis, revenue should be recognized under the percentage-of-completion method. Otherwise, revenue will be recognized only when keys are delivered. The Company conducts the following procedures:

The costs incurred are recorded as inventories (construction in progress) and fully recognized in profit or loss as units are sold. After sale, costs to be incurred to complete the unit construction will be recognized in profit or loss when incurred.

The percentage of costs of units sold, is determined in relation to total budgeted costs estimated through the completion of the work. Such percentage is applied to the price of units sold and adjusted by selling expenses and other contractual conditions. The corresponding income is recorded as revenues as a balancing item to trade receivables or probable advances received.

Thereafter and until the construction work is completed, the unit's sale price will be recognized in profit or loss as revenues proportionately to the costs incurred to complete the unit, in relation to total budgeted cost.

The changes in the project execution and conditions and estimated earnings, including changes resulting from contractual fines and settlements that may give rise to a review of costs and revenues, are recognized when such reviews are made.

Sales revenues, including inflation adjustment, less installments received, are recorded as trade receivables or advances from customers, as applicable.

Information on balances of operations with real estate projects in progress and advances from customers are detailed in Note 7.

Parking

Refers to revenues from the operation of parking lots in shopping malls, recognized in profit or loss on an accrual basis.

Services

Refer to revenues from the provision of services such as brokerage, advertising and promotion advisory, lease and/or sale of merchandising spaces, revenues from provision of specialized brokerage and real estate business advisory services in general; revenue from management of construction work and revenues from management of shopping malls. These revenues are recognized in profit or loss on an accrual basis.

2.7 Expense recognition

Expenses are recognized on an accrual basis.

2.8 Financial instruments

Financial instruments are recognized only as from the date in which the Company becomes a party to the contract provisions. Financial instruments are initially recognized at fair value plus transaction costs that are directly attributable to their acquisition or issuance, except when financial assets and financial liabilities are classified at fair value through profit or loss, and these costs are directly recorded in profit or loss. They are then measured at the end of each reporting period, in accordance with the rules established for each type of classification of financial assets and financial liabilities.

(i) Financial assets

Initial recognition and measurement

The main financial assets recognized by the Company are: Cash and cash equivalents, restricted short-term investments (recorded in line item "Other - Non-current assets"), trade receivables and trade receivables from related parties.

Financial assets calculated at fair value through profit or loss

Include financial assets held for trading and assets stated at fair value through profit or loss on initial recognition. They are classified as held for trading in case they have been originated for the purpose of sale or repurchase in the short term. At each balance sheet date, they are measured at fair value and their fluctuations recognized in profit or loss. Interest, inflation adjustment, exchange rate changes and changes arising from the adjustment to fair value are recognized in profit or loss under "finance income" or "finance costs", when incurred.

Financial assets held to maturity

Non-derivative financial assets with fixed or determinable payments and fixed maturity dates that the Company has the positive intention and ability to hold to maturity. After initial recognition, they are measured at amortized cost using the effective interest method, less any impairment losses. Under this method, the discount rate applied on future estimated receipts over the expected term of the financial instrument results in their net carrying amount. Interest, inflation adjustment and exchange rate changes less impairment losses, when applicable, are recognized in profit or loss, when incurred, under "finance income" or "finance costs".

Financial assets - available for sale

Available-for-sale financial assets correspond to non-derivative financial assets that are designated as "available-for-sale" or are not classified as: (a) loans and receivables, (b) held-to-maturity investments; or (c) financial assets at fair value through profit or loss.

After the initial recognition, they are measured at fair value, and changes, except those due to impairment losses, are recognized in other comprehensive income and presented in equity. When an investment is written off, the accumulated income (loss) in other comprehensive income is transferred to the income statement.

Loans and receivables

Non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are initially recognized at fair value plus any transaction costs directly assignable. After initial recognition they are measured at amortized cost using the effective interest rate method, net of any impairment loss. Interest, inflation adjustment and exchange rate changes less impairment losses, when applicable, are recognized in profit or loss, when incurred, under "finance income" or "finance costs".

(ii) Financial liabilities

Financial liabilities are classified as financial liabilities at fair value through profit or loss, borrowings and financing or derivatives classified as hedge instrument, as the case may be. The Company determines the classification of its financial liabilities on initial recognition, on the trade date at which the Company becomes one of the contractual provisions of the instrument. The Company derecognizes a financial liability when its contractual obligations are discharged or cancelled or expire.

Financial liabilities are initially stated at fair value and, in the case of borrowings and financing, are increased by directly related transaction costs.

The main financial liabilities recognized by the Company are: Loans and financing, debentures and payables for acquisition of property.

Financial liabilities measured at fair value through profit or loss

Include financial liabilities regularly traded before maturity, liabilities designated at fair value through profit or loss on initial recognition. They are measured at fair value at every balance sheet date. Interest, inflation adjustment, exchange rate changes and changes arising from measurement at fair value, when applicable, are recognized in profit or loss when incurred.

Financial liabilities not measured at fair value through profit or loss

The other financial liabilities (including borrowings, suppliers and other payables) are measured at the amortized cost using the effective interest method.

The effective interest method is a method of calculating the amortized cost of a financial liability and of allocating its interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash flows (including fees and points paid or received that are an integral part of the effective interest rate, transaction costs, and other premiums or discounts) over the expected life of the financial liability or, where appropriate, over a shorter period, for the initial recognition of the net carrying amount.

Financial assets and liabilities are offset and the net amount reported in the balance sheet only when there is a legally enforceable right to set off and there is intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

The Company's financial assets and financial liabilities are described in detail in Note 25.

2.9 Adjustment to present value of assets and liabilities

Long-term monetary assets and liabilities are adjusted for inflation and, therefore, adjusted to their present value. The adjustment to present value of short-term monetary assets and liabilities is calculated, and only recognized, if it is considered as relevant with respect to the financial statements taken as a whole. To account for and determine materiality, the adjustment to present value is calculated considering the contractual cash flows and the explicit and, in certain cases, implicit interest rates of the related assets and liabilities, as described in Note 4.

2.10 Treasury shares

Own equity instruments that are bought back (treasury shares) and recognized at cost, and deducted from equity. No gain or loss is recognized in the statement of operations on the purchase, sale, issuance or cancellation of the Company's equity instruments.

2.11 Investment properties

Investment properties are stated at acquisition, development or construction cost, less accumulated depreciation, calculated on a straight-line basis at the rates that take into consideration the economic useful lives of the assets. Possible costs incurred on the maintenance and repair of investment property are accounted for only when the economic benefits associated to these items are probable and the amounts can be reliably measured, while other costs are directly allocated to profit or loss when incurred. The recovery of investment properties through future transactions, as well as their useful lives and residual value are monitored on an ongoing basis and adjusted prospectively, if necessary. The fair value of investment properties is determined annually in December for purposes of disclosure.

Investment property is property held to earn rentals or for capital appreciation or both, but not for sale in the ordinary course of business, supply of services or for administrative purposes. Buildings and improvements classified as property for investment are measured at cost for initial recognition and depreciated over the useful life period of 30 to 50 years.

Goodwill from the fair value in subsidiaries are recorded as investment property and depreciated using the straight-line basis. Cost includes expenses directly attributable to the acquisition of an investment property. In the event an owner builds an investment property, cost is considered as the capitalized interest on borrowings, the material used, direct labor, or any other cost directly attributable to bringing the investment property to a working condition for its intended purpose.

Following CPC 28, the Company and its subsidiaries record Shopping Centers in operation and under development as investment property, since these commercial offices are kept for the purposes of operational lease.

The interest capitalized in the Individual company refers to loans taken by its affiliated companies and passed on through the Company to the subsidiaries companies having enterprises in the pre-operating stage or enterprises under revitalization or expansion, and may also refer to loans taken by subsidiaries to fund operating enterprises.

Costs related to the repurchase of point values are added to the respective investment properties. The appropriation is performed following the lease term of the leased asset.

2.12 Property, plant and equipment

Property, plant and equipment is recorded by the acquisition, formation or construction cost, less accumulated depreciation and impairment losses, calculated using the straight-line method based on rates determined by the assets' estimated useful life. Possible costs incurred on the maintenance and repair of investment property are accounted for only when the economic benefits associated to these items are probable and the amounts can be reliably measured, while other costs are directly allocated to profit or loss when incurred. The recovery of property, plant and equipment through future transactions, as well as their useful lives and residual value, are monitored on an ongoing basis and adjusted prospectively, if necessary.The useful estimated lives for the current and comparative periods are as follows:

	9/30/2014 and 12/31/2013
Machinery and Equipment, Furniture and Fixtures and Facilities	10 years
Buildings and improvement	25 years
Other components	5 to 10 years

2.13 Lease

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease. Lease contracts entered into by the Company as the lessor are recognized as mentioned in Note 4.

2.14 Loan costs

Interest and financial charges on loans for investment in construction in progress are capitalized until assets start to operate and are depreciated based on the same criteria and useful life determined for the property, plant and equipment item or investment property in which they were included. Interest on lands and properties held for sale is recorded in profit or loss under the percentage-of-completion method. All other loan costs are accounted for as expenses when incurred.

2.15 Intangible assets

Intangible assets acquired separately are stated at cost on initial recognition and, subsequently, are stated less accumulated amortization and impairment losses, where applicable.

Intangible assets with finite useful lives are amortized over their estimated economic useful lives and tested for impairment when there is any indication of an impairment loss. Indefinite-lived intangible assets are not amortized and are annually tested for impairment.

The goodwill arising from the acquisition of subsidiaries and grounded on future profitability is recorded as intangible asset in accordance with CPC 04 (R1) - Intangible assets, supported by Securities Commission Resolution No. 644 of December 2, 2010.

2.16 Land and properties held for sale

Stated at average acquisition or construction cost, which does not exceed its net realizable value. The Company recorded in current assets the developments already launched and, therefore, available for sale. The other developments are recorded in noncurrent assets.

2.17 Payables for acquisition of properties

Obligations established in contract for land acquisition are recorded at the original value plus, when applicable, corresponding charges and inflation adjustments.

2.18 Impairment losses of nonfinancial assets

Management reviews annually the net carrying amount of assets to assess events or changes in economic, operating or technological circumstances that might indicate an impairment of assets. Whenever an evidence of impairment is identified and the carrying amount exceeds the recoverable value, an allowance for impairment is recorded to adjust the carrying amount to the recoverable value.

The recoverable value of an asset or a certain cash-generating unit is defined as the higher of the fair value less sales expenses.

In estimating the value in use of an asset, estimated future cash flows are discounted to their present values, using a pretax discount rate that reflects the weighted average cost of capital in the industry where the cash-generating unit operates. The net sales amount is determined, whenever possible, based on a firm sales agreement at arm's length, entered into among knowledgeable, willing buyers and knowledgeable, willing sellers, adjusted by expenses attributable to the sale of the asset, or, in case of lack of a firm sales agreement, based on the fair value in an active market or the most recent price of the transaction carried out with similar assets.

With respect to the goodwill paid on the acquisition of investments, recoverable amount is estimated on an annual basis. Impairment losses are recorded when the carrying amount of the goodwill allocated in the "UGC - cash-generating unit" exceeds its recoverable amount. The recoverable amount is determined by comparing it with the fair value of the investment properties that originated the goodwill. The assumptions adopted to determine the fair value of the investment properties are detailed in Note 10.Impairment losses are recognized in profit or loss. Losses on the "UGCs" are initially allocated in the reduction of any goodwill related to such "UGC" and, subsequently, in the reduction of other assets of this "UGC'.

An impairment loss in respect of goodwill is not reversed. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortization, if no impairment loss had been recognized. The Company did not record any impairment for these years.

2.19 Cash and cash equivalents

These include cash, positive balances in current accounts and short-term investments readily convertible into known amounts of cash and subject to insignificant risk of change in value. Short-term investments included in cash equivalents are classified as "financial assets measured at fair value through profit or loss".

2.20 Trade receivables

Stated at realizable value, including, when applicable, income and inflation adjustments earned. The allowance for doubtful accounts is recognized in an amount considered by Management as sufficient to cover probable losses on the realization of receivables, in accordance with the criteria described in Note 4.

2.21 Provisions

Provisions are recognized for present obligations (legal or constructive) as a result of a past event and a reliable estimate can be made of the amount of the obligation, and its settlement is probable. The amount recognized as reserve is the best estimate of the expenditure required to settle the obligation at the end of each reporting period, considering the risks and uncertainties inherent to such obligation.

When a provision is measured based on the estimated cash flows to settle an obligation, its carrying amount corresponds to the present value of such cash flows (where the effect of the time value of money is material).

The Company is a party to several judicial and administrative proceedings. Provisions are recognized for all lawsuits and administrative proceedings for which it is probable that an outflow of funds will be required to settle the contingency/obligation and a reliable estimate can be made. The likelihood assessment includes assessing available evidences, the hierarchy of laws, available previous decisions, most recent court decisions and their relevance within the legal system, and the assessment of the outside legal counsel. Provisions are reviewed and adjusted so as to consider changes in circumstances, such as applicable statute of limitations, conclusions of tax audits or additional exposures identified based on new matters or court rulings.

The contingencies whose risks were assessed as possible are disclosed in the Note 18.

2.22 Other liabilities and assets

A liability is recognized in the balance sheet when the Company has a legal obligation as a result of a past event and it is probable that an outflow of resources will be required to settle the obligation. Some liabilities involve uncertainties as to the term and amount and are estimated as incurred and recorded through a provision. Reserves are recognized based on the best estimates of the risk involved.

An asset is recognized in the balance sheet when it is probable that its future economic benefits will flow to the Company and its cost or amount can be measured reliably.

Assets and liabilities are classified as current when their realization or settlement is likely to occur within the next twelve months. Otherwise, assets and liabilities are stated as noncurrent.

2.23 Taxes payable

Revenues from sales and services are subject to the following taxes, calculated at the following basic tax rates:

		Tax rates - Parent and subsidiaries	
Tax	**Abbreviation**	**Taxable income**	**Presumed profit**
Contribution to the Social Integration Program	PIS (Employees' Profit Participation Program)	1.65%	0.65%
Tax for Social Security Financing	COFINS	7.6%	3.0%
Tax on services of any natures (ISSQN)	ISS (Services Tax)	2% to 5%	2% to 5%

These taxes are presented as sales deductions in the statement of operations. Credits arising from non-cumulative PIS/COFINS are presented as tax on services in the statement of operations.

Taxes on income comprise income tax and social contribution. Income tax is calculated based on taxable income at the rate of 25%, and social contribution at the rate of 9%, on the accrual basis.

As prescribed by tax laws, all entities comprising the Multiplan Group, which posted prior-year gross annual revenues below R$78,000 opted for the deemed income regime. In this case, income tax calculation basis was determined considering the application of deemed percentages of 32%, 8% and 100%, depending on revenues nature, as provided for in tax law. Social contribution calculation basis, in this scenario, was determined based on the application of deemed rates of 32%, 12% and 100%, also depending on revenues nature.

Current corporate income tax and Social contribution represent taxes payable. Deferred income tax and social contribution are recognized on temporary differences and tax losses. Note that deferred tax credits are recognized to the extent of the existence of future positive bases.

Income tax and social contribution expenses include both current and deferred effects.

Current taxes are stated in assets/liabilities at net values when taxes payable and taxes to offset have the same nature.

Accordingly, deferred income tax and social contribution are also stated at their net effects on assets/liabilities, as required by CPC 32.

2.24 Employee benefits

Obligations for short-term employee benefits are measured on a non-discounted basis and incurred as expenses as the related service is rendered.

The liability is recognized at the amount expected to be paid under the cash bonus plans or short-term profit sharing if the Company has a legal or constructive obligation to pay this amount as a result of prior service rendered by the employee, and the obligation can be reliably estimated.

2.25 Share-based compensation

The Company granted to its management, employees and services providers or those of the companies under its control, eligible to the program, stock options that are only exercisable after specific vesting periods. These options are measured at fair value determined by the Black-Scholes pricing method on the dates stock option plans are granted, and are recorded in operating income (expenses) under "expenses on share-based compensation", on a straight-line basis after the vesting periods, as a balancing item to "stock options granted" in capital reserves in shareholders' equity. For details, see Note 20.h.

2.26 Earnings per share

The basic earnings per share are calculated based on the result for the financial year attributable to the Company's shareholders and the weighted average of outstanding common shares in the respective period. The diluted earnings per share are calculated based on the mentioned average of outstanding shares, adjusted by instruments that can potentially be converted into shares, with a dilution effect, in the years presented, pursuant to CPC 41/IAS 33.

2.27 Segment reporting

An operating segment is a component of the Company which engages in business activities from which it may earn revenues and incur expenses, including income and expenses relating to transactions with other components of the Company. All operating results of the operating segments are frequently reviewed by the Company management for decisions regarding the resources to be allocated to the segment to be taken and to assess their performance, for which individual financial information is available.

Segment results that are reported to Management include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. The unallocated items include mostly office expenses and income and social contribution tax assets and liabilities.

2.28 Statement of added value ("DVA")

The purpose of this statement is to disclose the wealth created by the Company and its distribution during a certain reporting period, and is presented by the Company as part of their individual and consolidated financial statements, whose presentation is required by Brazilian corporate law for public companies, and as supplementary information under IFRS that do not require disclosure of Statement of Added Value.

The statement of added value was prepared based on information obtained in the accounting records that serve as basis for the preparation of financial statements and in accordance with the provisions of CPC 09 - Statement of Added Value. The first part of the DVA presents the wealth created by the Company, represented by revenues (gross sales revenue, including taxes levied thereon, other income and the effects of the allowance for doubtful accounts), inputs purchased from third parties (cost of sales and purchases of materials, energy and outside services, including the taxes included upon purchase, the effects of impairment and recovery of assets, and depreciation and amortization) and the value added received from third parties (share of profits (losses) of subsidiaries, finance income and other income). The second part of the DVA presents the distribution of wealth among employees, taxes and contributions, compensation to third parties and shareholders.

2.29 Statement of cash flows

The Company classifies in the statement of cash flows the interest paid as financing activities and the dividends received as investing activities since it understands that interest represent costs from its financial resources obtained and dividends represent the return on its investments.

2.30 Significant accounting policies

They are used to measure and recognize certain assets and liabilities in the Company's and its subsidiaries' financial statements. These estimates were determined based on past and current events, assumptions about future events, and other objective and subjective factors. Significant items subject to these estimates include the determination of the useful lives of property, plant and equipment and intangible assets; allowance for doubtful accounts; the cost to be incurred and the total estimated cost for the real estate ventures; allowance for investment losses; analysis of recoverability of property, plant and equipment and intangible assets; realization of deferred income and social contribution taxes; the rates and terms applied in determining the discount to present value of certain assets and liabilities; provision for contingencies; fair value measurement of share-based compensation and financial instruments; and estimates for disclosure of the sensitivity analysis table of derivatives pursuant to CVM Instruction No. 475/08 and fair value measurement of investment properties. Settlement of transactions involving these estimates may result in amounts significantly different from those recorded in the financial statements due to the uncertainties inherent in the estimation process. The estimates and assumptions are based on current expectations and projections of the Company's management about future events and financial trends that affect or may affect the Company's business and, consequently, its financial statements.

Such estimates and assumptions are prepared based on information currently available and known by Management. Many important factors may adversely impact the Company's results of operations, and in view of such risks and uncertainties, estimates and future prospects may not materialize. The Company reviews its estimates and assumptions at least quarterly, with exception for the fair value of investment properties, which is reviewed annually.

2.31 New standards, changes and interpretations

a. The following new standards and interpretations to existing standards have been issued by IASB, but are not effective for 2013. Earlier adoption of these standards, although encouraged by IASB, is not permitted in Brazil by the Accounting Pronouncements Committee (CPC).

IFRIC 21 – "Rates". The interpretation provides guidance on when an entity should recognize a liability for a levy imposed by the legislation. The liability should only be recognized when the event that gives rise to the liability occurs. This interpretation is applicable as of January 1, 2014.

IFRS 9 - "Financial instruments", covers the classification, measuring and the recognition of financial assets and liabilities. IFRS 9 was issued in November 2009 and October 2010 and replaces the parts of IAS 39 related to the classification and measurement of financial instruments. IFRS 9 requires financial assets to be classified in two categories: measure at fair value and measured at amortized cost. Determination occurs at initial recognition. The basis for classification depends on the entity's business model and the contractual cash flow features of the financial instruments. For financial liabilities, the standard maintains most of the requirements established by IAS 39. The main change is that where the option of fair value is adopted for financial liabilities, the portion of change in fair value due to credit risk of the entity undertaking shall be recorded in other comprehensive income and not in the statement of operations, except when it results in accounting mismatch. The Group is assessing the full impact of IFRS 9. The standard is applicable as of January 1, 2015.

There are no other IFRSs or IFRIC interpretations that are not yet effective which could have a material impact on the Multiplan Group.

b. Reclassification and adoption of IFRSs (new and revised) in the financial statements

In 2012, the Accounting Pronouncements Committee (CPC) issued the following pronouncements that impacted the activities of the Company and its subsidiaries, among others:

CPC 18 (R2) - Investment in Associates, Subsidiaries and Joint Ventures;

CPC 19 (R2) - Joint Arrangements.

These pronouncements, approved by the Brazilian Securities and Exchange Commission (CVM) in 2012, became effective for years beginning on January 1, 2013. These pronouncements require that joint ventures are accounted for in the Company's financial statements under the equity method of accounting.

With the adoption of these new accounting pronouncements beginning January 1, 2013, the Company no longer consolidates joint ventures Manati Empreendimentos e Participações S.A. and Parque Shopping Maceió S.A. proportionately. Accordingly, the interim financial information for the quarters ended September 30, 2014 and 2013 present the Company's financial position and results of operations using the equity method of accounting for such investments.

3 Cash and cash equivalents and short-term investments

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Cash and cash equivalents				
Cash and Banks	37,308	53,008	26,358	48,871
Short-term investments - Bank Certificates of Deposit (CDBs)	702	7,265	651	25,301
Short-term investments – Purchase and sale commitments	45,929	70,235	109,562	136,307
Total cash and cash equivalents	83,939	130,508	136,571	210,479

These short-term investments are made with prime financial institutions, at market price and terms.

The short-term investments presented as cash equivalent may be redeemed at any time without affecting earnings recognized or with no risk of significant change in value.

The Fixed Income Investment Funds – DI are non-exclusive funds classified by the Brazilian Financial and Capital Markets Association (ANBIMA) as short-term, low-risk funds. The funds' portfolios are managed by Bradesco Asset Management and Itaú Asset. The Company does not interfere with or influence the management of the portfolios or the acquisition and sale of the securities included in the portfolios.

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Short-term investment – daily liquidity				
Investment funds DI – fixed income securities	69,607	70,112	120,651	121,120
Total financial investments	69,607	70,112	120,651	121,120

The Company's exposure to interest rate risks, credit, liquidity and market risks, and sensitivity analysis of financial assets and liabilities are disclosed in Note 25.

4 Trade receivables

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Rental	103,497	135,223	121,608	145,654
Key money	36,493	48,347	42,263	55,544
Debt acknowledgment (a)	6,118	8,501	3,383	4,135
Parking	5,795	7,799	6,983	8,631
Management fees (b)	7,838	7,838	7,260	7,260
Sales	2,430	2,430	1,911	1,911
Advertising	881	881	1,499	1,499
Sales of property (c)	48,981	138,378	51,156	91,520
Other	694	1,465	1,520	3,761
	212,727	350,863	237,583	319,915
Allowance for doubtful accounts	(11,084)	(22,584)	(12,328)	(21,333)
	201,645	328,279	225,255	298,582
Non-Current	(47,987)	(51,935)	(54,112)	(56,333)
Current	153,658	276,344	171,143	242,249

(a) Refer to key money, leases and other balances, which were past due and have been restructured.

(b) Refers to management fees receivable by the Company, charged from investors or storeowners in the shopping centers managed by them, which correspond to a percentage on the store lease amount (7% on the net income of the shopping centers, or 6% of the minimum lease amount, plus 15% on the portion exceeding minimum lease amount or a fixed amount), on regular fees charged from storeowners (5% on expenditures), on financial management (variable percentage on expenditures incurred with shopping mall expansion) and on promotion fund (5% on the amount contributed to the promotion fund).

(c) In accordance with the pronouncement CPC 12 - *Ajuste a Valor Presente* (Present Value Adjustment), approved by CVM on December 17th, 2008, the Company assessed internally certain assets and liabilities to analyze the need to present them at present value. The Discounted Cash Flow (DCF) method was used, applying the discount rates below.

The future cash flow of the model was based on the real estate portfolio of receivables sold and assumptions of inflation adjustment (National Civil Construction Index, or INCC) and interest (Price table) adopted in the market. Accordingly, to determine the present value of a cash flow (AVP), three sets of information were used: (i) the monthly amount of future cash flows, (ii) the period of such cash flows and (iii) the discount rate.

Monthly amount of future cash flows: comprised of the receivables portfolio from the real estate projects developed by the Company (Du Lac Diamond Tower and Centro Profissional Ribeirão Shopping). Cash flow includes monthly receivables in accordance with each customer's contract. The portfolio is adjusted for inflation based on the INCC rate over the construction period. In addition to the inflation adjustment, the portfolio (after delivery of keys) is adjusted based on the Price table interest rate (which was not considered as shown below).

(i) Cash flow period: Cash flows are projected on a monthly basis as from the present date considering monthly and intermediate installments. Since interest is charged after delivery of keys, the Company conservatively considers the prepayment of all trade accounts receivable when keys are delivered, not including discounts, fines or interest.

(ii) Discount rate: the discount rate used to discount cash flow to present value during construction is the prevailing SELIC rate. This rate was selected because it can be considered as the customer's opportunity cost and is decisive to the customer's prepayment decision.

On September 30, 2014, the consolidated present value adjustment balance amounts to R$3,062 (R$2,661 as of December 31, 2013). The effect on the result for the periods ended September 30, 2014 and 2013 is as follows:

	Consolidated			
	7/01/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Expense	-	-	-	-
Income	1,720	2,309	-	1,689

(d) The Company recognized an allowance for doubtful accounts based on the following criteria:

(i) Store leases - past due balance over than 180 days and amounts in excess of R$5 are individually analyzed, independently of the due date for all storeowners that already are considered in the provision for doubtful accounts;

(ii) Assignment of rights - All past due balance over 180 days and independent individual analysis regardless of the due date for all storeowners that already are considered in the provision for doubtful accounts;

(iii) Debt acknowledgment - All past-due balances regardless of the maturity term.

It should be emphasized that the Company understands that there are no risks relating to the property sales accounts receivable since such amounts are guaranteed by the property sold.

The aging list of trade accounts receivable is as follows:

		Balance past-due. but without impairment loss					
Individual	**Balance due and without impairment loss**	**< 30 days**	**30 - 60 days**	**60 – 90 days**	**90 – 120 days**	**>120 days**	**Total**
09.30.2014	194,848	1,807	1,039	681	675	13,678	212,729
12.31.2013	219,219	2,445	1,493	692	515	13,219	237,583

		Balance past-due. but without impairment loss					
Consolidated	**Balance due and without impairment loss**	**< 30 days**	**30 - 60 days**	**60 - 90 days**	**90 – 120 days**	**>120 days**	**Total**
09.30.2014	318,712	5,004	2,049	1,171	1,219	22,708	350,863
12.31.2013	289,538	5,458	2,339	1,720	1,102	19,758	319,915

The changes in the allowance for doubtful accounts are as follows:

	Individual			
	Stores leased	**Key money**	**Debt acknowledgment**	**Total**
Balances on December 31, 2013	(8,025)	(3,163)	(1,140)	(12,328)
Additions	(2,235)	(467)	(567)	(3,269)
Write- offs	1,015	565	84	1,664
Reversal due to financial settlement	1,558	97	-	1,655
Reversal due to renegotiation	640	449	105	1,194
Balances on September 30, 2014	(7,047)	(2,519)	(1,518)	(11,084)

	Consolidated			
	Stores leased	**Key money**	**Debt acknowledgment**	**Total**
Balances on December 31, 2013	(11,494)	(8,602)	(1,237)	(21,333)
Additions	(7,010)	(2,400)	(867)	(10,277)
Write- offs	1,015	767	84	1,866
Reversal due to financial settlement	1,885	113	24	2,022
Reversal due to renegotiation	3,300	1,513	325	5,138
Balances on September 30, 2014	(12,304)	(8,609)	(1,671)	(22,584)

Aging of trade accounts receivable included in the allowance for doubtful accounts:

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated (Restated)**	**Individual**	**Consolidated (Restated)**
Less than 60 days	(394)	(874)	(1,328)	(3,978)
60 - 120 days	(190)	(399)	(592)	(1,297)
120 - 180 days	(130)	(417)	(575)	(1,444)
180 - 240 days	(742)	(1,792)	(927)	(1,800)
Over 240 days	(9,628)	(19,102)	(8,906)	(12,814)
	(11,084)	(22,584)	(12,328)	(21,333)

The Company has operating lease agreements with the tenants of shopping mall stores (lessors) with a standard term of 5 years. Exceptionally, there may be agreements with differentiated terms and conditions.

For the quarters ended September 30, 2014 and 2013, the Company had billings of R$442.353 and R$590.741, respectively, from minimum rent in the Company's interest only in relation to contracts prevailing at the end of each period, these presented the following renewal schedule:

	Consolidated	
	September 30, 2014	**September 30, 2013**
In 2013	n/a	2.6%
In 2014	4.5%	6.2%
In 2015	12.2%	13.6%
In 2016	15.7%	16.6%
In 2017	20.4%	22.5%
In 2018	17.5%	13.2%
After 2018	23.0%	19.8%
Undetermined*	6.7%	5.5%
Total	100%	100%

(*) Non-renewed agreements in which the parties may request termination via a prior legal notice (30 days).

5 Trade receivables from related parties

5.1 Balance and transactions with related parties are detailed below

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated (Restated)**
Current assets:				
Sundry loans and advances				
Condomínio dos shopping centers (a)	5,215	7,147	5,243	6,866
Associação Barra Shopping Sul (b)	1,159	1,159	1,049	1,049
Associação ParkShopping Barigui (d)	355	355	780	780
Associação ParkShopping São Caetano (c.1)	253	253	336	336
Associação Parkshopping Campo Grande (f)	-	-	-	48
Associação Jundiaí Shopping (g)	-	187	-	182
Consórcio Parkshopping Campo Grande (c.2)	-	-	-	80
Consórcio Village Mall (i)	182	182	182	182
Advances to undertakers (h)	-	-	-	22
Associação Village Mall	126	126	126	126
Loans - others	276	276	77	77
Sub Total	7,566	9,685	7,793	9,748
Provision for losses (a)	(5,215)	(7,147)	(5,243)	(6,866)
Total sundry loans and advances - current	2,351	2,538	2,550	2,882
Accounts receivable				
Multiplan Administradora de Shopping Centers Ltda. (e)	5,795	-	6,984	-
Total accounts receivable - current	5,795	-	6,984	-
Total current assets	8,146	2,538	9,534	2,882
Non current assets:				
Sundry loans and advances				
Consórcio Village Mall (i)	1,318	1,318	1,453	1,453
Associação Jundiaí Shopping (g)	-	793	-	938
Associação ParkShopping São Caetano (c.2)	-	-	168	168
Associação Village Mall	253	253	347	347
Associação Barra Shopping Sul (b)	8,113	8,113	8,132	8,132
Associação ParkShopping Barigui (d)	2,025	2,025	2,060	2,060
Loans - others	68	68	108	108
Total sundry loans and advances – non-current	11,777	12,570	12,268	13,206
Investments				
Advances for future capital increase				
Parque Shopping Maceió S.A.	5,000	5,000	48,800	48,800

	Individual	
	9/30/2014	**9/30/2013**
Statement of operations:		
Services revenue		
Multiplan Administradora de Shopping Centers Ltda. (e)	52,243	39,860
Rental revenue		
Hot Zone - BH Shopping (j.1)	153	39
Hot Zone - Morumbi Shopping (j.2)	91	94
Hot Zone - Barra Shopping (j.3)	97	92
Hot Zone - ParkShopping Barigui (j.4)	-	-
Hot Zone - ParkShopping Brasília (j.5)	41	35
Hot Zone - Barra Shopping Sul (j.7)	218	198
Hot Zone - São Caetano (j.8)	-	15
Tantra Comércio de Artigos Orientais Ltda. - Morumbi Shopping (k.1)	44	42
Tantra Comércio de Artigos Orientais Ltda. - Barra Shopping (k.2)	17	44
Head office expenses		
Rental expenses (n)	31	23
Mall expenses		
Multiplan Arrecadadora Ltda (l)	765	765
Services Agreement		
Peres - Advogados. Associados S/C (m)	867	981
Finance income (costs). net		
Interest on sundry loans and advances	1,383	1,142

Statement of operations:	Consolidated	
	9/30/2014	**9/30/2013**
Rental revenue		
Hot Zone - BH Shopping (j.1)	153	39
Hot Zone - Morumbi Shopping (j.2)	91	94
Hot Zone - Barra Shopping (m.3)	97	92
Hot Zone - ParkShopping Barigui (j.4)	-	-
Hot Zone - ParkShopping Brasília (j.5)	41	35
Hot Zone - Barra Shopping Sul (j.6)	218	198
Hot Zone - São Caetano (j.7)	-	15
HotZone - Campo Grande (j.8)	224	266
HotZone - Jundiaí (j.9)	15	30
Tantra Comércio de Artigos Orientais Ltda. - Morumbi Shopping (k.1)	44	42
Tantra Comércio de Artigos Orientais Ltda. - Barra Shopping (k.2)	17	44
Head office expenses		
Rental expenses (n)	31	23
Services agreement		
Peres - Advogados. Associados S/C (m)	867	981
Finance income (costs). net		
Interest on sundry loans and advances	1,471	1,392

(a) Prepayments of charges granted to condominiums of shopping centers owned by Multiplan Group, in light of the default of storeowners with the condominiums. An allowance for loan losses was set up for these advances in light of the probable risk of non-collection.

(b) Refer to the advances made to Barra Shopping Sul Storeowners Association to meet working capital requirements. R$4,800 was advanced in 2008, R$3,600 in 2009 and R$1,000 in 2010. These agreements are monthly adjusted based on the CDI fluctuation and contractual repayment terms that began in January 2009. On October 1, 2012, the agreements were renegotiated and joined together, the consolidated debt started to pay 110% of the CDI and is repayable in monthly installments of R$75 until the debt is fully repaid, so that the agreement's final maturity does not exceed 120 months.

(c) Refers to advances made to condominium, associations and consortiums, described below, to fund their working capital requirements, adjusted monthly at 110% of the CDI fluctuation.

(c.1) ParkShopping São Caetano Association - to be repaid in 36 monthly installments starting July 2012.

(c.2) Parkshopping Campo Grande Consortium - to be repaid in 24 monthly installments starting November 2012.

(d) Refer to the advances made to ParkShopping Barigui Storeowners Association to meet working capital requirements. The outstanding balance is adjusted on a monthly basis at 117% of the CDI fluctuation and is being repaid in 40 and 120 monthly installments since July 2011.

(e) Refers to the portion of accounts receivable and income that the Company has with subsidiary MTA manages the malls' parking lots and transfer from 93% to 97.5% of net revenue to the Company. Note that whenever total expenses exceeds the revenue generated, the Company is required to reimburse such difference to MTA plus 3% of monthly gross revenue. These amounts are billed and received on a monthly basis.

(f) Refers to the R$550 loan granted to ParkShopping Campo Grande Association, which bears interest equivalent to the CDI plus 1.0% per year, to be repaid in 12 monthly installments starting January 2013.

(g) Refers to the R$1,300 loan granted to JundiaíShopping Association, which bears interest equivalent to the CDI plus 1.0% per year, to be repaid in 84 monthly installments starting January 2013.

(h) Refer to investments made by the Company in the expansion of the Ribeirão Shopping mall, the costs of which were totally reimbursed by the other ventures. Such amounts are not monetarily adjusted. These amounts were written-off on July 01, 2013

(i) Refers to the R$1,800 loan granted to the VillageMall Consortium, which bears interest equivalent to 110% of the CDI, to be repaid in 120 monthly installments starting January 2013.

(j) Refers to amount billed as Hot Zone store leases entered into with Divertplan Comércio e Indústria Ltda, (lessee), where Multiplan Planejamento Participações e Administração S/A, a Company shareholder, holds 99% of the capital. The total amounts charged as occupancy costs account for 8% of stores' gross revenue. The table shows the amounts actually allocated as Rental income, since the other amounts refer to charges that are common and specific to the shopping malls' promotion fund.

(j.1) BH Shopping - renewed lease agreement, effective from September 2009 to August 2016

(j.2) Morumbi Shopping - renewed lease agreement, effective from June 2010 to June 2017

(j.3) Barra Shopping - lease agreement effective from June 2012 to June 2022

(j.4) Parkshopping Barigui - renewed lease agreement, effective from November 2010 to November 2017

(j.5) Parkshopping Brasília - renewed lease agreement, effective from January 2012 to December 2016

(j.6) Barra Shopping Sul - lease agreement effective from November 2008 to November 2018

(j.7) Parkshopping São Caetano - lease agreement effective from February 2012 to November 2022.

(j.8) Parkshopping Campo Grande - lease agreement effective from November 2012 to November 2022.

(j.9) Jundiaí Shopping - lease agreement effective from October 2012 to November 2022.

As of December 31, 2013, the amounts receivable from rental of the Hot Zone stores totaled R$136 in the Individual and R$351 in the Consolidated in comparison with R$24 in the individual and the Consolidated as of September 30, 2014. The rental amounts received from Hot Zone stores totaled R$616, Parent, and R$884, consolidated, in the year 2013, compared to R$589, Parent, and R$900, consolidated as of September 30, 2014.

(k) Refers to amounts invoiced to Tantra Comércio de Artigos Orientais Ltda, relating to a kiosk lease agreement entered into with a close family member (lessee) of the Company's controlling shareholder. The lease payments are annually adjusted using the IGP-DI.

(k.1) Morumbi Shopping - renewed agreement, effective beginning June 17, 2009 for an indefinite period

(k.2) Barra Shopping - renewed agreement, effective beginning March 3, 2011 for an indefinite period

The agreement between Barra Shopping condominium and Tantra Trade Comércio de Artigos Orientais Ltda was rescinded in March 15, 2014..

(l) Refers to rental collection services, common and specific charges, income from promotion fund and other income deriving from the operation and sale of office spaces of the Company and/or its subsidiaries.

(m) Refers to the addendum to the legal service agreement entered into by the Company and Peres - Advogados, Associados S/C, owned by a close family member of the Company's controlling shareholder, dated May 1st,, 2011. The contract has an indefinite term of duration and establishes a monthly remuneration of R$ 50, adjusted by the Consumer Price Index (IPC) on an annual basis. Additionally, on April 5, 2013, R$550 was paid as bonus.

(n) Refers to the lease agreement entered into with close family member of the Company's controlling shareholder of an office located in Centro Empresarial Barra Shopping, dated February 22, 2013. The agreement is effective for 24-month period, starting April 1, 2013 and lease payments are adjusted using the IPCA.

5.2 Key management personnel compensation

Remuneration of key personnel

The executive officers and directors, which have the decision power and the Company's operations control, are elected by the Board and considered key management personnel in accordance with the Company's Statute.

The key management personnel compensation accounted for in the statement of operations by category is as follow:

	9/30/2014	**9/30/2013**
Annual fixed compensation		
Salaries and pro-labore	6,137	5,629
Benefits (direct and indirect)	224	248
Variable compensation		
Bonus	8,116	6,983
Share option plan	4,451	3,286
	18,928	16,146

On September 30, 2014, the key management personnel consisted of: 6 members of the Board of Directors and 5 directors.

The Company does not grant to the executive officers and directors benefits relating to the labor contract rescission beyond the ones foreseen in the applicable law.

6 Recoverable taxes and contributions

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
PIS and COFINS recoverable	-	211	-	169
IR and CSLL recoverable	-	1,070	-	721
Recoverable IOF	1,274	1,274	1,274	1,274
Recoverable ISS	-	84	-	82
INSS recoverable	-	133	-	157
Other	-	42	-	31
	1,274	2,814	1,274	2,434

7 Land and properties held for sale

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Land	48,404	365,193	42,861	362,931
Completed properties	3,168	138,737	2,671	2,671
Properties under construction	-	18,910	1,584	143,016
	51,572	522,840	47,116	508,618
Current	3,168	157,647	4,213	159,994
Non-Current	48,404	365,193	42,903	348,624
	51,572	522,840	47,116	508,618

The carrying amount of a project's land is transferred to caption "Construction in progress" when units are placed for sale, that is, when the project is launched.

The Company reclassifies part of its inventories into non-current assets, according to launches scheduled for subsequent years, into the heading of "land for future development" or based on the completion schedule of its constructions, into the heading "construction in progress".

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

8 Income tax and social contribution

Breakdown of deferred income tax and social contribution:

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Assets:				
Provision for legal and administrative proceedings	20,485	20,538	23,001	23,019
Allowance for doubtful accounts	9,949	11,363	11,014	11,014
Provision for losses on advances of charges	5,215	5,215	5,243	5,243
Accrued annual bonus (g)	13,132	13,132	13,642	13,642
Deferred (e)	5,573	5,573	6,313	6,313
Fiscal loss and negative basis of social contribution	-	50,826	-	23,594
Other	284	2,744	-	2,661
Credit basis of deferred assets	54,638	109,391	59,213	85,486
Deferred income tax assets	11,723	25,411	14,803	20,760
Deferred social contribution assets	4,917	9,845	5,329	7,483
Subtotal	16,640	35,256	20,132	28,243
Liabilities:				
Unamortized goodwill on future earnings (c)	(314,677)	(314,677)	(304,159)	(304,159)
Straight-line revenue (d)	(42,333)	(57,942)	(22,270)	(28,370)
Income on real estate projects (a)	-	(94,814)	(2,468)	(46,085)
Depreciation (f)	(101,875)	(114,350)	(74,947)	(76,060)
Capitalized interest	(28,900)	(28,900)	(21,377)	(21,377)
Other	-	-	621	621
Deferred tax liabilities base	(487,785)	(610,683)	(424,610)	(475,440)
Deferred income tax liabilities	(121,947)	(130,814)	(106,153)	(107,792)
Deferred social contribution liabilities	(43,900)	(47,434)	(38,214)	(146,754)
Subtotal	(165,847)	(178,248)	(144,367)	(146,754)
Deferred income tax and social contribution. net	(149,207)	(142,992)	(124,235)	(118,511)

(a) According to the tax criterion, the income (loss) on the sale of real estate units is determined based on the financial realization of revenues (cash basis) while for accounting purposes such transactions are accounted for on the accrual basis.

(b) Goodwill on acquisition of Multishopping Empreendimentos Imobiliários S.A., Bozano Simonsen Centros Comerciais S.A. and Realejo Participações S.A. based on expected future earnings. Such companies were then merged and the respective goodwill reclassified to intangible assets. These companies were subsequently merged and the related goodwill was reclassified to intangible assets. Pursuant to the new accounting standards, beginning January 1, 2009 such goodwill is no longer amortized and deferred income tax liabilities on the difference between the tax base and the carrying amount of the related goodwill was accounted for. For tax purposes, the goodwill amortization will terminate on November 2014.

(c) The Company recognized income and social contribution tax on the straight-lining of revenues during the contract term, regardless of the receipt term.

(d) The Company recognized deferred income tax by fully derecognizing deferred charges.

(e) The Company recognized deferred income tax liabilities on differences between the amounts calculated based on accounting method and criteria, as prescribed in Regulatory Opinion 1 dated July 29, 2011.

(f) In the consolidated, the basis for the deferred assets and liabilities are composed also by entities subject to the calculation of IRPJ and CSLL by the presumed income regime. For this reason, the effect of the taxes rates includes the taxes rates used in the income presumption, according to the federal law, and may vary depending on the revenue nature.

(g) For the calculation of deferred income tax was considered only the share in the profits of the employees.

Deferred income tax and social contribution will be realized based on Management's expectation, as follows:

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
2014	10,571	12,650	9,693	12,408
2015	19,702	23,167	1,310	4,025
2016	3,880	15,676	1,310	3,984
2017 to 2018	16,791	25,194	6,597	6,603
2019 to 2021	3,694	32,705	1,222	1,223
	54,638	109,392	20,132	28,243

Reconciliation of income tax and social contribution expense

Reconciliation of income tax and social contribution tax expense calculated by applying the combined statutory tax rates and the income tax and social contribution expense recorded in profit or loss is as follows:

	Individual			
	July 01, 2014 to September 30, 2014		July 01, 2013 to September 30, 2013	
Description	**Income tax**	**Social Contribution**	**Income tax**	**Social Contribution**
Profit before income tax and social contribution	97,663	97,663	107,244	107,244
Tax Rate	25%	9%	25%	9%
Nominal rate	(24,416)	(8,789)	(26,811)	(9,652)
Permanent additions and exclusions				
Equity Method Result	5,082	1,829	1,845	664
Gifts and awards	(1)	-	(1)	-
Contributions, donations and sponsoring	(987)	(355)	(35)	-
-Interest on Equity	-	-	11,250	4,050
Goodwill amortization on asset appreciation	(4)	(1)	(5)	(2)
Compensation expenses (stock option plan)	(1,012)	(365)	(766)	(276)
Tax Benefits	-	-	78	-
Others	(408)	226	(767)	(393)
	2,670	1,334	11,599	4,043
Current income tax and social contribution in profit or loss	(17,597)	(5,734)	(10,430)	(3,060)
Deferred income and social contribution taxes no profit or loss	(4,149)	(1,721)	(4,782)	(2,549)
Total income tax and social contribution in profit or loss	(21,746)	(7,455)	(15,212)	(5,609)

	Individual			
	January 01, 2014 to September 30, 2014		January 01, 2013 to September 30, 2013	
Description	**Income tax**	**Social Contribution**	**Income tax**	**Social Contribution**
Profit before income tax and social contribution	314,382	314,382	290,381	290,381
Tax Rate	25%	9%	25%	9%
Nominal rate	(78,596)	(28,294)	(72,595)	(26,134)
Permanent additions and exclusions				
Equity Method Result	16,017	5,766	5,818	2,095
Gifts and awards	(14)	(5)	(18)	(6)
Contributions, donations and sponsoring	(1,414)	(355)	(173)	-
Goodwill amortization on asset appreciation	17,500	6,300	22,500	8,100
Compensation expenses (stock option plan)	(15)	(5)	(15)	(5)
Management compensation and 13th salary	(2,668)	(961)	(1,956)	(704)
Anticipation of interest on capital	-	-	255	-
Nondeductible tax assessment notices	(2,312)	-	(2,567)	-
Others	(1,581)	(47)	1,480	366
Total additions and exclusions	25,513	10,693	25,324	9,846
Current income tax and social contribution in profit or loss	(34,386)	(6,275)	(33,430)	(10,477)
Deferred income and social contribution taxes no profit or loss	(18,697)	(11,326)	(13,841)	(5,811)
Total income tax and social contribution in profit or loss	(53,083)	(17,601)	(47,271)	(16,288)

	Consolidated			
	July 01, 2014 to September 30, 2014		July 01, 2013 to September 30, 2013	
Description	**Income tax**	**Social Contribution**	**Income tax**	**Social Contribution**
Profit before income tax and social contribution	100,882	100,882	113,331	113,331
Tax Rate	25%	9%	25%	9%
Nominal rate	(25,221)	(9,079)	(28,333)	(10,200)
Permanent additions and exclusions				
Equity Method Result	96	34	632	227
Gifts and awards	(1)	-	(1)	-
Contribution, donations and sponsoring	(987)	(355)	(35)	-
Anticipation of interest on capital	-	-	11,250	4,050
Goodwill amortization on asset appreciation	(10)	(3)	(5)	(1)
Compensation expenses (stock option plan)	(1,012)	(364)	(765)	(275)
Tax benefits	-	-	(118)	-
Management compensation and 13th salary	-	-	-	924
Difference in tax base of companies taxed based on deemed income	3,394	1,222	981	353
Income tax and social contribution on companies taxed based on deemed income	(2,409)	(867)	(3,648)	(1,026)
Others	2,089	750	421	(1,086)
Total additions and exclusions	1,160	417	8,712	3,166
Current income tax and social contribution in profit or loss	(19,669)	(7,080)	(13,605)	(4,898)
Deferred income and social contribution taxes no profit or loss	(4,392)	(1,582)	(6,016)	(2,136)
Total income tax and social contribution in profit or loss	(24,061)	(8,662)	(19,621)	(7,034)

	Consolidated			
	January 01, 2014 to September 30, 2014		**January 01, 2013 to September 30, 2013**	
Description	**Income tax**	**Social Contribution**	**Income tax**	**Social Contribution**
Profit before income tax and social contribution	326,883	326,883	305,971	305,971
Tax Rate	25%	9%	25%	9%
Nominal rate	(81,721)	(29,419)	(76,493)	(27,537)
Permanent additions and exclusions				
Equity Method Result	3,695	1,330	248	89
Gifts and awards	(14)	(5)	(18)	(6)
Contributions, donations and sponsoring	(1,414)	(355)	(173)	-
Anticipation of interest on capital	17,500	6,300	22,500	8,100
Goodwill amortization on asset appreciation	(15)	(5)	(15)	(5)
Compensation expenses (stock option plan)	(2,668)	(960)	(1,956)	(704)
Tax benefits	-	-	255	-
Management compensation and 13th salary	(2,312)	-	(2,567)	-
Difference in tax base of companies taxed based on deemed income	12,295	4,426	7,614	2,741
Income tax and social contribution on companies taxed based on deemed income	(7,092)	(2,553)	(8,490)	(2,816)
Others	683	(741)	1,364	(645)
Total additions and exclusions	20,658	7,437	18,762	6,754
Current income tax and social contribution in profit or loss	(43,062)	(15,502)	(42,038)	(15,134)
Deferred income and social contribution taxes no profit or loss	(18,001)	(6,480)	(15,693)	(5,649)
Total income tax and social contribution in profit or loss	(61,063)	(21,982)	(57,731)	(20,783)

Management performed a review of the provisions contained in Provisional Measure 12.973 of May 14, 2014 and Normative Ruling 1397 dated September 16, 2013, as amended by Normative Ruling 1422 dated December 19, 2013 ("IN 1397").

According to the analysis of management and its consultants, company does not expect relevant impacts of MP 12.973 in the financial statements for the period ended September 30, 2014 were identified.

9 Investments

Significant information on investees:

				September 30, 2014		December 31, 2013	
Investees	**Number of Quotas/shares**	**% of Interest**	**Share capital**	**Net income(loss) For the period**	**Equity Net**	**Net income (loss) For the period**	**Equity Net**
CAA Corretagem e Consultoria Publicitária S/C Ltda.	40,000	99.00	400	289	522	(26)	233
RENASCE - Rede Nacional de Shopping Centers Ltda.	652,500	99.99	6,525	(1,230)	4,912	(4,549)	4,852
CAA Corretagem Imobiliária Ltda.	182,477	99.61	1,825	(18)	20	(21)	(3)
MPH Empreendimentos Imobiliários Ltda. (*)	154,940,898	100.00 (*)	154,941	13,907	180,459	13,068	191,552
Multiplan Administr. Shopping Center	20,000	99.00	20	5,828	5,848	5,545	17,966
Pátio Savassi Administração de Shopping Center Ltda.	1,000,000	100.00	10	3,138	255	3,304	392
SCP - Royal Green Península	-	98.00	51,582	10,918	9,097	(541)	3,879
Manati Empreend. e Participações S.A.	42,885,388	50.00	65,636	558	64,323	1,189	70,765
Parque Shopping Maceió S.A	182,505,268	50.00	182,505	7,603	189,993	(4,548)	190,390
Danville SP Empreendimento Imobiliário Ltda.	45,383,074	99.99	45,383	(261)	43,359	(77)	43,250
Multiplan Holding S.A.	1,000	100.00	43	3	23	(16)	20
Embraplan Empresa Brasileira de Planejamento Ltda.	5,110,438	99.99	5,110	6	211	3	205
Multiplan Greenfield I Emp Imob Ltda.	28,768,611	99.99	28,769	12,434	49,502	12,191	23,678
Barrasul Empreendimento Imobiliário Ltda.	19,775,804	99.99	19,776	12,981	42,746	11,367	17,135
Ribeirão Residencial Emp Imob. Ltda.	8,274,973	99.99	8,275	(282)	7,232	(332)	7,164
Morumbi Bussiness Center Empr.Imob.Ltda.	124,916,444	99.99	124,916	6,731	127,960	6,692	121,219
Multiplan Greenfield II Empr.Imob.Ltda.	105,729,586	99.99	105,730	(6,148)	90,852	(7,632)	51,405
Multiplan Greenfield IV Empr.Imob.Ltda.	79,061,103	99.99	79,061	(3,996)	65,537	(8,103)	53,231
Multiplan Greenfield III Empr.Imob.Ltda.	270,150,474	99.99	270,150	(2,493)	263,240	(3,330)	255,701
Parkshopping Campo Grande Ltda (**)	292,858,314	99.99	292,858	2,244	297,600	2,482	285,635
Jundiaí Shopping Center Ltda (**)	236,516,277	99.99	236,516	4,684	244,944	3,982	234,088
Parkshopping Corporate Empr.Imob. Ltda (**)	45,952,140	99.99	45,952	(1,153)	41,955	(2,707)	42,859
Multiplan Arrecadadora Ltda.	1,000	99.99	1	484	1,192	707	708
Parkshopping Global Ltda. (a)	20,062,322	87.00	20,062	(337)	19,723	(2)	2
Parkshopping Canoas.Ltda.	13,517,000	99.90	13,517	(1,107)	11,727	(684)	2,863
Multishopping Shopping Center Ltda.	1,979	99.90	2	(1)	-	(1)	1
Multiplan Greenfield X Empr.Imob.Ltda.	1,979	99.90	2	(1)	10	(1)	1
Multiplan Greenfield XI Empr.Imob.Ltda.	1,878	99.90	2	(1)	-	(1)	1
Multiplan Greenfield XII Empr.Imob.Ltda.	2,881	99.90	3	(2)	1	-	-
Multiplan Greenfield XIII Empr.Imob.Ltda.	2,881	99.90	3	(2)	1	-	-
Multiplan Greenfield XIV Empr.Imob.Ltda.	3,648	99.90	4	(4)	10	-	1
Multiplan Greenfield XV Empr.Imob.Ltda.	3,604	99.90	4	(4)	10	-	1

(*) 50.00% direct and 50.00% indirect through subsidiary Morumbi Business Center Empreendimento Imobiliário Ltda.

(**) These companies went into operation in 2012.

9.1 Changes in investments of the Individual:

Investees	12/31/2013	Additions	Transfers of Advances for future capital increase (Afac)	Dividends	Equity In subsidiaries	Write- offs	Capital Reduction	09/30/2014
Investments								
CAA Corretagem e Consultoria Publicitária S/C Ltda.	229	-	-	-	287	-	-	516
CAA Corretagem Imobiliária Ltda.	-	-	28	-	(8)	-	-	20
RENASCE - Rede Nacional de Shopping Centers Ltda.	4,853	-	595	-	(536)	-	-	4,912
SCP - Royal Green Península	3,995	-	-	-	10,700	-	(5,780)	8,915
Multiplan Admin. Shopping Center	17,787	-	-	(17,769)	5,771	-	-	5,789
MPH Empreendimentos Imobiliários Ltda.	95,776	-	-	(12,500)	6,954	-	-	90,230
Manati Empreendimentos e Participações S.A.	35,383	-	-	-	278	-	(3,500)	32,161
Parque Shopping Maceió S.A.	46,395	-	39,800	-	3,801	-	-	89,996
Pátio Savassi Administração de Shopping Center Ltda.	392	-	-	(3,162)	3,025	-	-	255
Danville SP Empreendimento Imobiliário Ltda.	47,037	-	320	-	3,330	-	-	50,687
Multiplan Holding S.A.	20	-	-	-	3	-	-	23
Embraplan Empresa Brasileira de Planejamento Ltda.	205	-	-	-	6	-	-	211
Ribeirão Residencial Emp Im Ltda.	7,781	-	350	-	315	-	-	8,446
Morumbi Business Center Empreendimento Imobiliário Ltda.	121,218	-	-	-	6,731	-	-	127,949
Barra Sul Empreendimento Imobiliário Ltda.	19,157	-	12,631	-	15,588	-	-	47,376
Multiplan Greenfield I Emp.Imobiliario Ltda.	26,176	-	13,390	-	15,627	-	-	55,193
Multiplan Greenfield II Empreendimento Imobiliário Ltda.	51,405	-	45,595	-	(6,148)	-	-	90,852
Multiplan Greenfield III Empreendimento Imobiliário Ltda.	255,701	-	10,031	-	(2,493)	-	-	263,239
Multiplan Greenfield IV Empreendimento Imobiliário Ltda.	53,233	-	16,301	-	(3,997)	-	-	65,537
Parkshopping Campo Grande Ltda.	285,636	-	9,721	-	2,244	-	-	297,601
Jundiaí Shopping Center Ltda.	234,089	-	6,172	-	4,683	-	-	244,944
Parkshopping Corporate Ltda.	42,859	-	249	-	(1,153)	-	-	41,955
Multiplan Arrecadadora	708	-	-	-	484	-	-	1,192
Parkshopping Global Ltda.(a)	1	-	50	-	(292)	-	17,400	17,159
Parkshopping Canoas Ltda.	2,861	-	9,969	-	(1,107)	-	9	11,714
Multishopping Shopping Center Ltda	1	-	-	-	(1)	-	-	-
Multiplan Greenfield X Ltda.	1	-	-	-	(1)	-	-	-
Multiplan Greenfield XI Ltda.	1	-	-	-	(1)	-	-	-
Multiplan Greenfield XII Ltda.	-	1	2	-	(2)	-	-	1
Multiplan Greenfield XIII Ltda.	-	1	2	-	(2)	-	-	1
Multiplan Greenfield XIV Ltda.	1	-	3	-	(4)	-	-	-
Multiplan Greenfield XV Ltda.	1	-	3	-	(4)	-	-	-
Others	94	-	-	-	-	-	-	94
Subtotal - Investments	1,352,996	2	165,212	(33,431)	64,078	-	8,111	1,556,968

Investees	12/31/2013	Additions	Transfers of Advances for future capital increase (Afac)	Dividends	Equity In subsidiaries	Write- offs	Capital Reduction	09/30/2014
Advances for future capital increase								
CAA Corretagem e Consultoria Imobiliária S/C Ltda.	-	40	(40)	-	-	-	-	-
Renasce - Rede Nacional de Shopping Centers Ltda.	-	595	(595)	-	-	-	-	-
Parque Shopping Maceió S.A.	48,800	-	(39,800)	-	-	(4,000)	-	5,000
Danville SP Empreendimento Imobiliário Ltda.	-	370	(320)	-	-	-	-	50
Ribeirão Residencial Emp Imobiliário Ltda.	-	350	(350)	-	-	-	-	-
Morumbi Business Center Empreendimento Imobiliário Ltda.	-	11	-	-	-	-	-	11
Barrasul Empreendimento Imobiliário Ltda.	-	12,631	(12,631)	-	-	-	-	-
Multiplan Greenfield I Empreendimento Imobiliário Ltda.	-	13,390	(13,390)	-	-	-	-	-
Multiplan Greenfield II Empreendimento Imobiliário Ltda.	-	45,595	(45,595)	-	-	-	-	-
Multiplan Greenfield III Empreendimento Imobiliário Ltda.	-	10,031	(10,031)	-	-	-	-	-
Multiplan Greenfield IV Empreendimento Imobiliário Ltda.	-	16,301	(16,301)	-	-	-	-	-
Parkshopping Campo Grande Ltda.	-	9,721	(9,721)	-	-	-	-	-
Jundiaí Shopping Center Ltda.	-	6,172	(6,172)	-	-	-	-	-
Parkshopping Global Ltda.	-	50	(50)	-	-	-	-	-
Parkshopping Canoas Ltda.	-	9,969	(9,969)	-	-	-	-	-
Multiplan Greenfield X Empreendimento Imobiliário Ltda	-	10	-	-	-	-	-	10
Multiplan Greenfield XI Empreendimento Imobiliário Ltda~~Multiplan Greenfield XIII Ltda.~~	-	~~2~~	~~(2)~~	-		-	-	-
Multiplan Greenfield XI Empreendimento Imobiliário Ltda	-	-	-	-	-	-	-	-
Parkshopping Corporate Ltda	-	249	(249)	-	-	-	-	-
Multiplan Greenfield XII Empreendimento Imobiliário Ltda	-	2	(2)	-	-	-	-	-
Multiplan Greenfield XIII Empreendimento Imobiliário Ltda	-	2	(2)	-	-	-	-	-
Multiplan Greenfield XIV Empreendimento Imobiliário Ltda	-	13	(3)	-	-	-	-	10
Multiplan Greenfield XV Empreendimento Imobiliário Ltda	-	13	(3)	-	-	-	-	10
Subtotal - Advances for future capital increase	48,800	125,515	(165,224)	-	-	(4,000)	-	5,091
Subtotal – investments and advances for future capital increase	1,401,796	125,517	(12)	(33,431)	64,078	(4,000)	8,111	1,562,059
CAA Corretagem Imobiliária Ltda.	(3)	-	12	-	(9)	-	-	-
Subtotal (other current liabílities)	(3)	-	12	-	(9)	-	-	-
Total net investments	1,401,793	125,517	-	(33,431)	64,069	(4,000)	8,111	1,562,059

(a) On June 9, 2014, Multiplan Holding SA sold its participation in Parkshopping Society Global SA, transferring only share it held in the nominal value of R $ 1.00 to Multiplan Empreendimentos SA On the same date, capital increase was approved and Multiplan increased the share capital of the subsidiary Parkshopping Global SA from R $ 54 to R $ 20,062, an increase of R $ 20,008 in new shares. Multiplan subscribed

17,400,000 shares with a nominal value of R $ 17,400 in the same act and the new partner BNI Enterprises and Holdings SA joined the company and subscribed to 2,608,102 shares with a nominal value of R $ 2,608. After the capital increase Multiplan now holds 87% of the share capital of Global SA Parkshopping and the new partner BNI 13%.

9.2 Changes in consolidated investments

Investees	12/31/2013	Capital Reduction	AFAC Capitalization	Write- offs	Equity In subsidiaries	9/30/2014
SCP - Royal Green Península *	3,995	(5,780)	-	-	10,700	8,915
Manati Empreendimentos e Participações S.A	35,383	(3,500)	-	-	278	32,161
Parque Shopping Maceió S.A	46,395	-	39,800	-	3,801	89,996
Others	153	-	-	-	-	153
Subtotal - Investments	85,296	(9,280)	39,800	-	14,779	131,225
Parque Shopping Maceió S.A	48,800	-	(39,800)	(4,000)	-	5,000
Subtotal - Advance for future capital increase	48,800	-	(39,800)	(4,000)	-	5,000
Total net investments	134,726	(9,280)	-	(4,000)	14,779	136,225

(*) Shareholder MTP conducts the material activities that and have the ability to affect the return on Royal Green operations; therefore, the investment is not consolidated, since financial information of shareholder MTP includes records of SCP operations.

9.3 Subsidiaries information

The main information on the Company's subsidiaries' financial statements is as follows:

	September 30, 2014				
	Current assets	Non-current assets	Current liabilities	Non-current liabilities	Net Income
CAA Corretagem e Consultoria Publicitária S/C Ltda. (a)	538	62	78	-	296
RENASCE - Rede Nacional de Shopping Centers Ltda.	165	7,170	1,994	428	288
CAA Corretagem Imobiliária Ltda. (a)	20	-	-	-	-
MPH Empreendimentos Imobiliários Ltda.	18,092	166,113	3,033	713	20,422
Multiplan Administr. Shopping Center	25,548	51	19,697	53	153,777
Pátio Savassi Administração de Shopping Center Ltda.	868	409	661	361	6,021
Danville SP Empreendimento Imobiliário Ltda. (c)	181	43,166	(13)	-	-
Multiplan Holding S.A.	6	17	-	-	-
Embraplan Empresa Brasileira de Planejamento Ltda. (b)	212	-	2	-	-
Multiplan Greenfield I Emp Imob Ltda.	57,035	9	5,867	1,675	38,415
Barrasul Empreendimento Imobiliário Ltda.	49,478	-	5,239	1,493	41,223
Ribeirão Residencial Emp Imob. Ltda. (c)	77	7,171	16	-	-
Morumbi Bussiness Center Empr. Imob. Ltda. (d)	9,654	142,739	11,414	13,018	285
Multiplan Greenfield II Empr.Imob.Ltda. (c)	143,577	122,696	19,545	155,877	10,289
Multiplan Greenfield IV Empr.Imob.Ltda. (c)	9,553	245,058	20,079	168,994	18,549
Multiplan Greenfield III Empr.Imob.Ltda. (c)	5,267	258,363	391	-	14
Parkshopping Campo Grande Ltda	11,748	403,161	36,273	81,036	30,696
Jundiaí Shopping Center Ltda	11,224	339,261	30,702	74,840	26,303
Parkshopping Corporate Empr.Imob.Ltda. (c)	(1,210)	43,566	402	-	103
Multiplan Arrecadadora Ltda.	129,169	6,081	134,058	-	699
Parkshopping Global.Ltda.	777	19,124	177	-	-
Parkshopping Canoas.Ltda.	2,045	29,959	7,815	12,463	-
Multishopping Shopping Center Ltda	-	-	-	-	-
Multiplan Greenfield X Empr.Imob.Ltda.	10	-	-	-	-
Multiplan Greenfield XI Empr.Imob.Ltda.	-	-	-	-	-
Multiplan Greenfield XII Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XIII Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XIV Empr.Imob.Ltda.	10	-	-	-	-
Multiplan Greenfield XV Empr.Imob.Ltda.	10	-	-	-	-
Balances On September 30, 2014	474,058	1,834,177	297,431	510,952	347,380

	December 31, 2013				
	Current assets	**Non-current assets**	**Current assets**	**Non-current liabilities**	**Net Income**
CAA Corretagem e Consultoria Publicitária S/C Ltda. (a)	237	1	5	-	-
RENASCE - Rede Nacional de Shopping Centers Ltda.	154	7,360	2,008	654	350
CAA Corretagem Imobiliária Ltda. (a)	3	-	6	-	-
MPH Empreendimentos Imobiliários Ltda.	27,714	171,490	7,400	253	28,787
Multiplan Administr. Shopping Center	46,546	36	28,598	18	178,624
Pátio Savassi Administração de Shopping Center Ltda.	887	396	530	361	7,722
Danville SP Empreendimento Imobiliário Ltda. (c)	86	43,143	(21)	-	-
Multiplan Holding S.A.	11	9	-	-	-
Embraplan Empresa Brasileira de Planejamento Ltda. (b)	206	-	1	-	-
Multiplan Greenfield I Emp Imob Ltda.	28,538	11	4,193	678	49,445
Barrasul Empreendimento Imobiliário Ltda.	20,808	-	3,090	583	40,337
Ribeirão Residencial Emp Imob. Ltda. (c)	9	7,171	16	-	-
Morumbi Bussiness Center Empr. Imob. Ltda. (d)	6,617	146,554	11,269	20,683	81
Multiplan Greenfield II Empr.Imob.Ltda. (c)	153,751	94,408	21,894	174,860	285
Multiplan Greenfield IV Empr.Imob.Ltda. (c)	12,745	244,014	23,777	179,751	1,001
Multiplan Greenfield III Empr.Imob.Ltda. (c)	4,536	251,206	41	-	180
Parkshopping Campo Grande Ltda	14,140	406,145	49,954	84,694	43,942
Jundiaí Shopping Center Ltda	11,406	346,710	31,273	92,755	34,918
Parkshopping Corporate Empr.Imob.Ltda. (c)	97	43,772	1,010	-	-
Multiplan Arrecadadora Ltda.	176,988	1,063	177,343	-	1,061
Multiplan Greenfield VI Empr.Imob.Ltda.	2	-	-	-	-
Multiplan Greenfield VII Empr.Imob.Ltda.	670	2,252	59	-	-
Multishopping Shopping Center Ltda	1	-	-	-	-
Multiplan Greenfield X Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XI Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XIV Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XV Empr.Imob.Ltda.	1	-	-	-	-
Balances on December 31, 2013	506,156	1,765,741	362,446	555,290	386,733

(a) In 2007, these companies' operations were transferred to the Company.

(b) Dormant company since 2003.

(c) Companies that own projects under construction.

(d) The result of the subsidiary Morumbi Bussiness Center Empr.Imob.Ltda., is basically the equity income for the participation of 50% in the subsidiary MPH Empreendimentos Imobiliários Ltda.

9.4. Joint ventures information

As prescribed by CPC 19 (R2), joint ventures Manati Empreendimentos e Participações S.A. and Parque Shopping Maceió S.A., in whose shareholders agreements the parties agree to share control over the activities, have not been consolidated on a proportionate basis.

A joint venture is a contractual agreement whereby the Company and other parties undertake an economic activity that is subject to joint control. Joint control exists when the strategic financial and operating decisions relating to the joint venture's activity require the unanimous consent of the ventures sharing the control. Join ventures are accounted for under the equity method of accounting.

The main quarterly information relating to the Company's jointly-controlled subsidiaries are shown below:

	Manati Empreendimentos Participações S.A.		Parque Shopping Maceió S.A	
	September 30, 2014	**December 31, 2013**	**September 30,2014**	**December 31, 2013**
Assets				
Current				
Cash and cash equivalents	2,773	7,742	22,052	32,144
Trade receivables	3,135	3,332	5,696	7,548
Recoverable Taxes and Contributions	954	1,234	129	75
Others	-	-	1,663	1
	6,862	12,308	29,540	39,768
Non-current:				
Securities	-	-	-	3,614
Escrow Deposits	1,240	1,240	-	-
Trade receivables	93	108	-	-
Deferred income and social contribution taxes	1,338	1,626	3,973	331
Others	-	-	2,721	-
Investment property	55,101	56,223	261,651	256,124
Intangible	1,957	1,995	963	1,042
	59,729	61,192	269,308	261,111
Total Assets	66,591	73,500	298,848	300,879
Liabilities and Equity				
Current				
Trade payables	85	92	1,494	6,120
Loans and financing	-	-	6,171	4,596
Taxes and contributions payable	919	1,426	374	479
Deferred revenues and costs	339	544	-	-
Others	-	20	108	117
	1,343	2,082	8,147	11,312
Non-Current				
Loans and financing	-	-	86,328	85,531
Deferred income and social contribution taxes	-	-	2,812	456
Provision for risks	1,240	1,240	-	-
Deferred revenues and costs	(315)	(588)	11,568	13,190
	925	652	100,708	99,177
Equity:	65,636	72,636	182,505	102,905
Share capital	-	-	10,000	97,600
Advances for future capital increase	(1,871)	(1,870)	(10,115)	(10,115)
Accumulated deficit	-	-	7,603	-
Income for the period	558			
	64,323	70,766	189,993	190,390
Total liabilities and Equity	66,591	73,500	298,848	300,879
	September 30, 2014	**September 30, 2013**	**September 30, 2014**	**September 30, 2013**
Statement of Operations				
Net income	5,457	5,982	19,315	-
Cost of services provided	(3,026)	(4,840)	(3,667)	-
Gross profit	2,431	1,142	15,648	-
Administrative Expenses - Headquarter	(64)	(66)	-	-
Administrative expenses – Shoppings	(188)	(412)	(55)	-
Administrative expenses - projects	-	-	-	(3,180)
Other operating income	14	-	44	-
Depreciations and Amortizations	(1,706)	-	(4,141)	-
Income before financial income	487	664	11,496	(3,180)
Financial result	360	450	(4,268)	848
Profit before income taxes and social contribution	847	1,114	7,228	(2,332)
Income and social contribution taxes				
Current	-	(570)	-	-
Deferred	(288)	210	373	-
Net income (loss) for the year	559	754	7,601	(2,332)

The accounting information referring to the jointly-owned subsidiaries was based on the trial balances presented by these companies on the closing of the period.

On September 30, 2014, the Company has no commitments assumed with its joint ventures. Additionally, these joint controlled investees have no contingent liabilities, other comprehensive income and other disclosures required by CPC 45 - Disclosure of Interests in Other Entities (IFRS 12) beside the ones abovementioned.

10 Investment properties

Multiplan measured internally its investment properties at fair value based on the Discounted Cash Flow (DCF) method. The Company calculated the present value by using a discount rate following the Capital Asset Pricing Model (CAPM) model. Risk and return assumptions were considered based on studies conducted by Mr. Damodaran (New York University professor) relating to the stock market performance of shopping centers in Brazil (Adjusted Beta), in addition to market prospects (Central Bank's Focus Report) and data on the risk premium of the domestic market (country risk). Based on these assumptions, the Company used a nominal, unlevered weighted average discount rate of 14.64% as of December 31, 2013, resulting from a basic discount rate of 14.20% calculated in accordance with the CAPM model, and, based on internal analyses, a spread from 0 to 200 basis points was added to this rate, resulting in an additional weighted average spread of 43 basis points in the valuation of each shopping mall, corporate tower and project.

The discount rates of December 2013 were maintained for the valuation of September 2014.

Cost of capital	**September2014**	**December 2013**
Risk free rate	3.53%	3.53%
Market risk premium	6.02%	6.02%
Adjusted beta	0.77	0.77
Country risk	205 p.b.	205 p.b.
Additional spread	43 p.b.	43 p.b.
Cost of capital - US$	10.66%	10.66%

Inflation assumptions	**September 2014**	**December 2013**
Inflation (BR)	5.98%	5.98%
Inflation (USA)	2.30%	2.30%
Cost of capital - R$	14.64%	14.64%

The investment properties valuation reflects the market participant concept. Thus, the Company does not consider in the discounted cash flows calculation taxes, revenue and expenses relating to management and sales services.

The future cash flow of the model was estimated based on the shopping centers' individual cash flows, expansions and office buildings, including the Net Operating Income (NOI), recurring Assignment of Rights (based only on mix changes, except for future projects), Revenue from Transferring Charges, investments in revitalization, and construction in progress. Perpetuity was calculated considering a real growth rate of 2.0% for shopping centers and of 0.0% for office buildings.

The Company classified its investment properties in accordance with their statuses. The table below describes the amount identified for each category of property and presents the amount of assets in the Company's share:

	Individual	
	September 2014	**December 2013**
Valuation of investment property		
Shopping centers and office towers in operation(*)	12,760,078	11,749,031
Projects in progress (advertised) (*)	-	122,709
Projects in progress (not advertised)	393,564	346,609
Total	13,153,642	12,218,349

	Consolidated	
	September 2014	**December 2013**
Valuation of investment property		
Shopping centers and office towers in operation(*)	15,265,188	14,088,956
Projects in progress (advertised) (*)	-	122,709
Projects in progress (not advertised)	555,522	430,410
Total	15,820,710	14,642,075

(*) In the second quarter of 2014, the expansion of BarraShopping VII project was opened and its assets were transferred from projects in progress (advertised) for projects in operation.

The interests of 37.5% in the Santa Úrsula Shopping and 50% in the Parque Shopping Maceió project through the joint controlled investees were not considered in the consolidated valuation.

Changes in investment property are as follows:

		Individual							
	Depreciation weighted Average rate (%)	**December 31, 2013**	**Additions**	**Write- offs**	**Capitalized interest**	**Appropriation**	**Depreciation**	**Transfers**	**September 30, 2014**
Cost									
Land		517,829	419	(3,668)	1,817	-	-	-	516,397
Buildings and improvements	2.72	2,641,344	54,676	(572)	178	-	-	123,145	2,818,771
(-) Accumulated Depreciation		(326,566)	-	49	-	-	(50,081)	-	(376,598)
Net Amount		2,314,778	54,676	(523)	178	-	(50,081)	123,145	2,442,173
Facilities	11.39	373,596	14,328	(124)	-	-	-	20,672	408,472
(-) Accumulated Depreciation		(99,451)	-	25	-	-	(25,479)	-	(124,905)
Net Amount		274,145	14,328	(99)	-	-	(25,479)	20,672	283,567
Machinery, equipment, furniture and fixtures	10	34,338	1,884	(3)	-	-	-	4,468	40,687
(-) Accumulated Depreciation		(9,034)	-	-	-	-	(2,587)	-	(11,621)
Net Amount		25,304	1,884	(3)	-	-	(2,587)	4,468	29,066
Others	10	4,848	5	-	-	-	-	-	4,853
(-) Accumulated Depreciation		(2,283)	-	-	-	-	(444)	-	(2,727)
Net Amount		2,565	5	-	-	-	(444)	-	2,126
Works in progress		115,553	59,381	-	5,351	-	-	(148,285)	32,000
Repurchase of point		62,091	5,684	-	-	(6,717)	-	-	61,058
		3,312,265	136,377	(4, 293)	7,346	(6,717)	(78,591)	-	3,366,387

	Depreciation weighted Average rate (%)	Consolidated							
		December 31, 2013	Additions	Write- offs	Capitalized interest	Appropriation	Depreciation	Transfers	September 30, 2014
Cost									
Land		810,112	48,609	(6,492)	3,817	-	-	-	856,046
Buildings and improvements	2.53	3,507,143	63,624	(572)	178	-	-	123,145	3,693,518
(-) Accumulated Depreciation		(347,722)	2	52	-	-	(63,337)	-	(411,005)
Net Amount		3,159,421	63,626	(520)	178	-	(63,337)	123,145	3,282,513
Facilities	11.67	599,154	17,066	(124)	-	-	-	20,672	636,768
(-) Accumulated Depreciation		(125,433)	2	25	-	-	(42,471)	-	(167,877)
Net Amount		473,721	17,068	(99)	-	-	(42,471)	20,672	468,891
Machinery. equipment. furniture and fixtures	10	45,987	2,086	(3)	-	-	-	4,468	52,538
(-) Accumulated Depreciation		(10,695)	-	-	-	-	(3,506)	-	(14,201)
Net Amount		35,292	2,086	(3)	-	-	(3,506)	4,468	38,337
Others	10	6,746	88	-	-	-	-	-	6,834
(-) Accumulated Depreciation		(3,595)	35	-	-	-	(571)	-	(4,131)
Net Amount		3,151	123	-	-	-	(571)	-	2,703
Works in progress		115,782	69,676	-	5,351	-	-	(148,285)	42,524
Repurchase of point		64,085	7,646	-	-	(7,032)	-	-	64,699
		4,661,564	208,834	(7,114)	9,346	(7,032)	(109,885)	-	4,755,713

11 Property, plant and equipment

	Annual rates of depreciation (%)	Individual			
		December 31, 2013	Additions	Depreciation	September 30, 2014
Cost					
Land	-	1,209	-	-	1,209
Buildings and improvements	4	4,808	42	-	4,850
(-) Accumulated Depreciation		(966)	-	(144)	(1,110)
Net Amount		3,842	42	(144)	3,740
Facilities	10	3,560	16	-	3,576
(-) Accumulated Depreciation		(1,042)	-	(264)	(1,306)
Net Amount		2,518	16	(264)	2,270
Machinery. equipment. furniture and fixtures	10	5,978	544	-	6,522
(-) Accumulated Depreciation		(3,494)	-	(448)	(3,942)
Net Amount		2,484	544	(448)	2,580
Vehicles	10	833	18,631	-	19,464
(-) Accumulated Depreciation		(602)	-	(2,532)	(3,134)
Net Amount		231	18,631	(2,532)	16,330
Others	10% to 20%	1,388	-	-	1,388
(-) Accumulated Depreciation		(508)	-	(47)	(555)
Net Amount		880	-	(47)	833
		11,164	19,233	(3,435)	26,962

		Consolidated			
	Annual rates of depreciation (%)	**December 31, 2013**	**Additions**	**Depreciation**	**September 30, 2014**
Cost					
Land	-	3,328	-	-	3,328
Buildings and improvements	4	11,182	42	-	11,224
(-) Accumulated Depreciation		(3,361)	-	(330)	(3,691)
Net Amount		7,821	42	(330)	7,533
Facilities	10	4,817	16	-	4,833
(-) Accumulated Depreciation		(2,235)	-	(269)	(2,504)
Net Amount		2,582	16	(269)	2,329
Machinery. equipment. furniture and fixtures	10	7,665	544	-	8,209
(-) Accumulated Depreciation		(5,199)	-	(454)	(5,653)
Net Amount		2,466	544	(454)	2,556
Vehicles		833	18,631	-	19,464
(-) Accumulated Depreciation		(602)	-	(2,531)	(3,133)
Net Amount		231	18,631	(2,531)	16,331
Others	10% to 20%	1,992	-	-	1,992
(-) Accumulated Depreciation		(1,049)	-	(49)	(1,098)
Net Amount		943	-	(49)	894
		17,371	19,233	(3,633)	32,971

12 Intangible assets

Intangible assets comprise system licenses and goodwill recorded by the Company on the acquisition of new interests during 2007 and 2008; a portion of these interests was subsequently merged. The goodwill presented below has an indefinite useful life.

		Individual			
	Annual charges amortization	**December 31, 2013**	**Additions**	**Amortization**	**September 30, 2014**
Goodwill of merged companies (a)					
Bozano		118,610	-	-	118,610
Realejo		51,966	-	-	51,966
Multishopping		84,095	-	-	84,095
		254,671	-	-	254,671
Goodwill on acquisition of equity interests (b)					
Brazilian Realty LLC.		33,202	-	-	33,202
Indústrias Luna S.A.		4	-	-	4
JPL Empreendimentos Ltda.		12,583	-	-	12,583
Solução Imobiliária Ltda.		2,970	-	-	2,970
		48,759	-	-	48,759
System licenses					
License of software use (c)	20	58,147	9,385	-	67,532
Accumulated amortization		(19,323)	-	(4,898)	(24,221)
		38,824	9,385	(4,898)	43,311
		342,254	9,385	(4,898)	346,741

		Consolidated			
	Annual charges of amortization	**December 31, 2013**	**Additions**	**Amortization**	**September 30, 2014**
Goodwill of merged companies (a)					
Bozano		118,610	-	-	118,610
Realejo		51,966	-	-	51,966
Multishopping		84,095	-	-	84,095
		254,671	-	-	254,671
Goodwill on acquisition of equity interests (b)					
Brazilian Realty LLC.		33,202	-	-	33,202
Indústrias Luna S.A.		4	-	-	4
JPL Empreendimentos Ltda.		12,583	-	-	12,583
Solução Imobiliária Ltda.		2,970	-	-	2,970
		48,759	-	-	48,759
System licenses					
License of software use (c)	20	58,712	9,443	-	68,155
Accumulated amortization		(19,422)	-	(4,944)	(24,366)
		39,290	9,443	(4,944)	43,789
		342,720	9,443	(4,944)	347,219

(a) The goodwill recorded as a result of merger of subsidiaries arising from the following transactions: These investments (i) on February 24, 2006, the Company acquired the entire share capital of Bozano Simonsen Centro Comerciais SA and Realejo Participações SA , acquired by the values of R $ 447,756 and R $ 114,086, respectively, having been established goodwill in the amount of R $ 307,067 and R $ 86,611, respectively in relation to the book value of these companies, that date; (ii) On June 22, 2006, the Company acquired 100% of the shares of Multishopping Empreendimento Imobiliário S.A. held by GSEMREF Emerging Market Real Estate Fund L.P. for R$247,514 as well as the shares held by shareholders Joaquim Olímpio Sodré and Manoel Joaquim Rodrigues Mendes for R$16,587, and goodwill was recorded in the amounts of R$158,931 and R$10,478, respectively, in relation to the carrying amount of Multishopping as at that date. (ii) On June 22, 2006, the Company acquired 100% of the shares of Multishopping Empreendimento Imobiliário S.A. held by GSEMREF Emerging Market Real Estate Fund L.P. for R$247,514 as well as the shares held by shareholders Joaquim Olímpio Sodré and Manoel Joaquim Rodrigues Mendes for R$16,587, and goodwill was recorded in the amounts of R$158,931 and R$10,478, respectively, in relation to the carrying amount of Multishopping as at that date. In addition, on July 8, 2006, the Company acquired the shares of Multishopping Empreendimento Imobiliário S.A. held by shareholders Ana Paula Peres and Daniela Peres for R$900, resulting in a goodwill of R$448. Such goodwill was based on the expected future earnings from these investments and were amortized until December 31st, 2008.

(b) As a result of acquisitions made in 2007, the Company recorded goodwill based on expected future earnings in the total amount of R$65,874, which were amortized through December 31, 2008, based on the term, extent and proportion of results projected in the report prepared by independent appraisers, which does not exceed ten years.

(c) In order to strengthen its internal control system while sustaining a solid growth strategy, the Company started implementing SAP R/3 System. To enable implementation, the Company entered into a service agreement in the amount of R$3,300 with IBM Brasil - Indústria, Máquinas e Serviços Ltda, on June 30, 2008. Additionally, the Company entered into two software license and maintenance agreements with SAP Brasil Ltda., both dated June 24, 2008, whereby SAP granted the Company a non-exclusive software license for an indefinite term. The license purchase price was R$1,795. This changes on the scope of these contracts increased this value by R$ 13,905, including deployment in malls.

The main increase in this account due to the consulting services agreement dated November 25, 2011 and amendment for consulting services hired to implement the SAP functionalities. UntilSeptember 30, 2014, the amount of R$ 34,187 had already been paid and accounted for as intangible asset.

And in early 2014 was hired by IBM the first phase of the project management endeavors of R $ 1,407.

The goodwill based on future earnings do not have a calculable useful life, and hence are not amortized. The Company tests these assets' recoverable value annually by mean of an impairment test.

The other intangible assets with defined useful life are amortized by the straight-line method based on the table above.

The impairment test for goodwill validation was done considering the projected cash flow of the malls that have goodwill upon its formation. The assumptions used in the preparation of this cash flow are described in note 10. In case of changes in the key assumptions used in determining the recoverable amount of the cash generating unit goodwill with indefinite useful lives allocated to cash-generating units added to the carrying amounts of investment properties (cash generating units) would be substantially smaller than the value fair value of investment properties, ie, there is no evidence of impairment losses on cash-generating units, since the last assessment made upon presentation of the quarterly information for the period ended September 30, 2014.

13 Loans and financing

	Index	Average annual interest rate September 30, 2014	September 30, 2014 Individual	September 30, 2014 Consolidated	December 31, 2013 Individual	December 31, 2013 Consolidated
Current						
Santander BSS (a)	TR	7.87%	22,672	22,672	21,906	21,906
Banco Itaú Unibanco SAF (b)	TR	10%	2,473	2,473	2,407	2,407
Banco Itaú Unibanco PSC (c)	TR	9.35%	10,037	10,037	9,983	9,983
Banco Itaú Unibanco MTE(m)	% do CDI	109.75%	1,714	1,714	3,931	3,931
Banco IBM (d)	CDI +	1.48%	69	69	1,864	1,864
BNDES PKS Expansão (e)	TJLP	3.53%	-	-	5,359	5,359
BNDES PKS Expansão (e)	-	4.5%	-	-	102	102
Santander BHS Expansão V (f)	TR	8.70%	13,309	13,309	12,857	12,857
Companhia Real de Distribuição (j)	-	-	53	53	53	53
Banco do Brasil (k)	% do CDI	110%	34,018	34,018	38,463	38,463
Banco do Brasil (m)	% do CDI	110%	996	996	843	843
Banco Itaú Unibanco VLG (g)	TR	9.35%	25,672	25,672	25,532	25,532
Banco Bradesco (n)	CDI +	1.00%	11,350	11,350	1,976	1,976
BNDES JDS sub-crédito A (h)	TJLP	3.38%	-	23,598	-	23,598
BNDES JDS sub-crédito B (h)	TJLP	1.48%	-	1,064	-	1,064
BNDES JDS sub-crédito C (h)	TJLP	-	-	246	-	246
BNDES CGS sub-crédito A (i)	TJLP	3.32%	-	15,565	-	15,566
BNDES CGS sub-crédito B (i)	IPCA	2.32%+7.27%	-	9,869	-	5,045
BNDES CGS sub-crédito C (i)	TJLP	-	-	200	-	200
BNDES CGS sub-crédito D (i)	TJLP	1.42%	-	379	-	379
Banco Santander Multiplan Greenfield IV (o)	TR	8.70%	-	18,010	-	17,447
Banco Santander Multiplan Greenfield II (o)	TR	8.70%	-	17,520	-	16,974
Custos de captação Santander BHS EXP	-	-	(119)	(119)	(129)	(129)
Custos de captação Itaú Unibanco PSC	-	-	(219)	(219)	(235)	(235)
Custos de captação Banco Itaú Unibanco	-	-	(469)	(469)	(469)	(469)
Custos de captação Banco do Brasil	-	-	(986)	(986)	(986)	(986)
Custos de captação BNDES JDS	-	-		(51)	-	(53)
Custos de captação BNDES CGS	-	-		(40)	-	(40)
Custos de captação Banco do Brasil	-	-	(188)	(188)	(188)	(188)
Custos de captação Bradesco MTE	-	-	(804)	(804)	(804)	(804)
Custos de captação Itaú Unibanco VLG	-	-	(1,011)	(1,011)	(1,060)	(1,060)
Custos de captaçãoSantander Multiplan Greenfield IV	-	-	-	(464)	-	(464)
Custos de captaçãoMultiplan Greenfield II	-	-	-	(452)	-	(452)
			118,567	204,011	121,405	200,915
Non-Current						
Santander BSS (a)	TR	7.87%	17,004	17,004	32,859	32,859
Banco Itaú Unibanco SAF (b)	TR	10%	412	412	2,218	2,218
Banco Itaú Unibanco PSC (c)	TR	9.35%	99,534	99,534	106,481	106,481
Banco Itaú Unibanco MTE (l)	% do CDI	109.75%	100,000	100,000	100,000	100,000
Santander BHS Expansão V (f)	TR	8.70%	53,235	53,235	61,071	61,071
Banco Itaú Unibanco VLG (g)	TR	9.35%	260,994	260,994	278,726	278,726
Banco Bradesco (n)	CDI +	1.00%	300,000	300,000	300,000	300,000
BNDES JDS sub-crédito A (h)	TJLP	3.38%	-	64,895	-	82,594
BNDES JDS sub-crédito B (h)	TJLP	1.48%	-	2,925	-	3,723
BNDES JDS sub-crédito C (h)	TJLP	-	-	677	-	862
BNDES CGS sub-crédito A (i)	TJLP	3.32%	-	47,993	-	59,666
BNDES CGS sub crédito B (i)	IPCA	2.32% + 7.27%	-	18,035	-	20,177
BNDES CGS sub-crédito C (i)	TJLP	-	-	668	-	768
BNDES CGS sub-crédito D (i)	TJLP	1.42%	-	1,264	-	1,454
Companhia Real de Distribuição (j)	-	-	523	523	562	562
Banco do Brasil (k)	% do CDI	110%	111,364	111,364	143,182	143,182
Banco do Brasil (m)	% do CDI	110%	50,000	50,000	50,000	50,000
Banco Santander Multiplan Greenfield IV (o)	TR	8.70%	-	177,093	-	184,664
Banco Santander Multiplan Greenfield II (o)	TR	8.70%	-	172,275	-	179,640
Custos captação Santander BHS EXP	-	-	(255)	(255)	(343)	(343)
Custos de captação Itaú Unibanco PSC	-	-	(1,066)	(1,066)	(1,229)	(1,229)
Custos de captação BNDES JDS	-	-	-	(123)	-	(160)
Custos de captação BNDES CGS	-	-	-	(122)	-	(153)
Custos captação Itaú Unibanco VLG	-	-	(6,706)	(6,706)	(7,459)	(7,459)
Custos captação Banco do Brasil	-	-	(3,285)	(3,285)	(4,024)	(4,024)
Custos captação Banco do Brasil	-	-	(550)	(550)	(691)	(691)
Custos captação Banco Bradesco MTE	-	-	(4,985)	(4,985)	(5,587)	(5,587)
Custos de captação Itaú Unibanco MTE	-	-	(1,095)	(1,095)	(1,446)	(1,446)
Custos de captação Santander Multiplan Greenfield IV	-	-	-	(4,567)	-	(4,914)
Custos de captaçãoMultiplan Greenfield II	-	-	-	(4,443)	-	(4,781)
			975,124	1,451,549	1,054,320	1,577,860
			1,093,691	1,655,560	1,175,725	1,778,775

(a) On September 30, 2008, the Company entered into a financing agreement with Banco ABN AMRO Real S. A., later merged into Banco Santander, to build a shopping mall in Porto Alegre in the amount of R$122,000. This financing bears interest of 10% p.a., plus the Referential Rate (TR), and is repaid in 84 monthly installments beginning July 10, 2009. This agreement provides for the annual renegotiation of the interest rate so that it remains between 95% and 105% of CDI. Therefore, the interest rate will be changed whenever: (i) pricing (interest rate plus TR) remains below 105% of the average CDI for the last 12 months; orr (ii) pricing (interest rate plus TR) remains above 105% of the average CDI for the last 12 months. For this reason, the charges on the financing for 2013/2014 were adjusted from 9.04% to 7.87% p.a. plus TR. All financing amount was released through June 30, 2014. As a collateral for the loan, the Company provided a mortgage on the financed property, including all accessions and improvements to be made, and assigned the receivables from lease contracts and the rights on the financed property, which shall correspond, at least, to a minimum volume equivalent to 150% of the amount of one monthly installment until the debt is fully settled. On August 7, 2013, the 1st amendment to the financing agreement was signed, changing the financial covenant of total bank debt / EBITDA less than or equal to 4 times to "net bank debt" / EBITDA less than or equal to 4 times.

Financial Covenants of the contract:

Total Debt/ Equity less than or equal to 1.

Bank debt/ EBTIDA less than or equal to 4x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company will not assignment or transfer to third parties of rights and obligations or commitment to sell the financed property;

(ii) that the company will not discontinue its discontinuity of activities or transfer of shareholding control to third parties, either directly or indirectly.

(b) On May 28, 2008, the Company and co-owner Shopping Anália Franco entered into a credit facility agreement with Banco Itaú Unibanco S.A. to renovate and expand Shopping Analia Franco in the total amount of R$45,000, of which 30% is the Company's responsibility. This financing bears interest of 10% p.a. plus the Referential Rate (TR), and is repaid in 71 monthly installments beginning January 15, 2010. All financing amount was released through September 30, 2014. As a collateral for the loan, the Company assigned Shopping Center Jardim Anália Franco to Banco Itaú Unibanco, which was assessed at the amount of R$676,834, until all contractual obligations are met.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company will fully invest the credit in the construction of the project;

(ii) that the company does not meet its obligations or are not performed at the relevant dates.

(c) On August 10, 2010, the Company entered into a bank credit note with Banco Itaú Unibanco S.A. for the construction of Park Shopping São Caetano, amounting to R$140,000. This credit note bears interest based on the Referential Rate (TR) plus 9.75% p.a. and it will be repaid in 99 consecutive, monthly installments, the first maturing on June 15, 2012. All financing amount was released through September 30, 2014. As collateral for the loan, the Company assigned the receivables from lease agreements and store rights in the financed developments, which should correspond, at least, to a minimal movement equivalent to 120% of one monthly installment, since the inauguration of Park Shopping São Caetano, until the debt is fully settled.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company will fully invest the credit in the construction of the project;

(ii) That the company gives another objective other than that set forth in the Note.
On September 30, 2013, the 1st amendment to the financing agreement was signed, changing: (i) the contract's adjustment rate from Referential Rate (TR) + 9.75% per year to TR + 9.35% per year, and (ii) the final repayment deadline from August 15, 2020 to August 15, 2025.

(d) On January 29, 2010, the Company entered into a new credit facility agreement with Banco IBM S.A. in the amount of R$15,000 to purchase IT equipment and/or software and IT-related products and/or services. This loan bears interest based on the CDI rate plus 1.48% p.a. and will be paid in eight semiannual installments starting from the release date of each the tranche. The total amount already released was R$7,095. No guarantee was granted.

(e) On December 21, 2009 the Company entered into Loan Agreement 09.2.1096.1 with the National Bank for Economic and Social Development (BNDES) to finance the expansion of the ParkShopping Brasilia. Such loan was divided as follows: R$36,624 for tranche "A" and R$1,755 for tranche "B". Long-term interest rate 2.53% (TJLP), plus 1.00% p.a. will be levied on tranche "A", whilst a fixed interest of 4.5% p.a. will be levied on tranche "B", which will be used to purchase machinery and equipment. Both tranches are being repaid since August 2010 in 48 consecutive, monthly installments. All financing amount was released through September 30, 2014. This instrument was constituted with the pledge of José Isaac Peres and Maria Helena Kaminitz Peres. This agreement was liquidated in July 15, 2014.

Financial Covenants of the contract:

Total debt/Total assets less than or equal to 0.50

EBITDA margin greater than or equal to 20%

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company does not meet the provisions applicable to BNDES agreements and are not complied with until the final settlement of the contractual debt;

(ii) The Company is not allowed to dispose the financed investment property without a waiver from BNDES.

(f) On November 19, 2009, the Company entered into with Banco ABN AMRO Real S.A., later merged into Banco Santander, a loan agreement to finance the renovation and expansion of BH Shopping, in the amount of R$102,400. Such financing bears interest of 10% p.a. plus the Referential Rate (TR), and will be repaid in 105 monthly, consecutive installments beginning December 15, 2010. The amount of R$97,280 was released until September 30, 2014. The loan is collateralized by the chattel mortgage of 35.31% of the financed property, which results in an amount of R$153,599 (contract execution date) for the collateralized portion, and assigned the receivables from lease contracts and the rights on the financed property, which correspond, at least, to a minimum volume equivalent to 120% of one monthly installment until the debt is fully settled. On August 28, 2013, the 1st amendment to the financing agreement was signed, changing: (i) the financial covenant of total bank debt / EBITDA less than or equal to 4 times to "net bank debt" / EBITDA less than or equal to 4 times, (ii) the rate of operation of TR + 10% p.y. to TR + 8.70% p.y.

Financial Covenants of the contract:

Total Debt/ Equity less than or equal to 1.

Bank debt/ EBTIDA less than or equal to 4x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company will not assign or transfer to third parties of rights and obligations or commitment to sell the financed property;

(ii) that the company will not discontinue its discontinuity of activities or transfer of shareholding control to third parties, either directly or indirectly.

(g) On November 30, 2010, the Company entered into a bank credit note with Banco Itaú Unibanco S.A. for the construction of Shopping Village Mall, amounting to R$270,000. Such financing bears interest based on the Referential Rate (TR) plus 9.75% p.a. and it will be repaid in 114 consecutive, monthly installments, the first maturing on March 15, 2013. All financing amount was released through September 30, 2014, including the additional amount of R$50,000, signed on July 4, 2012. The credit note is collateralized by mortgage on the land and all accessions, constructions, facilities and improvements therein, which were assessed at the amount of R$370,000 as at that date. Additionally, the Company assigned the receivables from lease agreements and rights on the stores in the financed development, which correspond, at least, to a minimal movement equivalent to 100% of the amount of one monthly installment, beginning January, 2015, until the debt is fully settled. On July 4th, 2012, the Company signed an amendment to the bank credit note for the construction of Shopping Village Mall, changing the following: (i) the total amount contracted from R$270,000 to R$320,000, (ii) the covenant of net debt to EBITDA from 3,0x to 3,25x, and, (iii) the starting date for checking the restricted account from January 30, 2015 to January 30, 2017.

All other terms of the original contract remain unchanged.
Financial Covenants of the contract:

Net debt/ EBTIDA less than or equal to 3.25x.

EBITDA/ net financial expenses greater than or equal to 2x.
Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company will fully invest the credit in the construction of the project;

(ii) That the company gives another objective other than that set forth in the Note.

On September 30, 2013, the 2nd amendment to the financing agreement was signed, changing: (i) the contract's adjustment rate from Referential Rate (TR) + 9.75% per year to TR + 9.35% per year;and (ii) the final repayment deadline from November 15, 2022 to November 15, 2025, and (iii) the net debt covenant from 3.25 times the EBITDA to 4.0 times the EBITDA.

(h) On June 6, 2011, the Company entered into loan agreement 11.2.0365.1 with the Brazilian Development Bank (BNDES) to finance the construction of Jundiaí Shopping. The loan was divided as follows: R$117,596 for tranche "A", R$5,304 for tranche "B" and R$1,229 for tranche "C". Tranche "A" will bear long-term interest 2.38% (TJLP) plus 1.00% p.a., tranche "B", which will be used to purchase machinery and equipment, will bear TJLP plus 1.48% p.a. and tranche "C", which will be used to invest in social projects in the City of Jundiaí, will bear TJLP without spread. All tranches will be repaid in 60 consecutive, monthly installments, the first maturing on July 15, 2013. All financing amount was released through September 30, 2014. No guarantee was granted.

As mentioned in Note 1.1., the decrease in the parent refers to the transfer of the loan to the investee Jundiaí Shopping Center Ltda.

Financial Covenants of the contract:

Total debt/Total assets less than or equal to 0.50

EBITDA margin greater than or equal to 20%

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company does not meet the provisions applicable to BNDES agreements and are not complied with until the final settlement of the contractual debt;

(ii) the Company is not allowed to dispose the financed investment property without a waiver from BNDES.

(i) On October 4, 2011, the Company entered into financing agreement 11.2.0725.1 with the National Bank for Economic and Social Development - BNDES to finance the construction of ParkShopping Campo Grande. Such loan was divided as follows R$77,567 for tranche "A", R$19,392 for tranche "B", R$1,000 for tranche "C" and R$1,891 for tranche "D". Tranche "A" bears interest of 2.32% p.a. above the Long-Term Interest Rate (TJLP) plus interest of 1% p.a. Tranche "B" bears interest of 2,32% p.a. above the referential rate informed by BNDES based on the rate of return of NTN-B. Tranche "C", which will be used to invest in social projects in the municipality of Rio de Janeiro, bears TJLP. Tranche "D", which will be used to purchase machinery and equipment, bears interest of 1,42% p.a. above the TJLP. Tranches "A", "C" and "D" will be repaid in 60 monthly, consecutive installments, the first maturing on November 15, 2013, and tranche "B" will be repaid in 5 annual, consecutive installments, the first maturing on October 15, 2014. All financing amount was released throughSeptember 30, 2014. No guarantee was granted.

As mentioned in Note 1.1, the decrease in the parent refers to the transfer of the loan to the investee Parkshopping Campo Grande Ltda.

Financial Covenants of the contract:
Total debt/Total assets less than or equal to 0.50
EBITDA margin greater than or equal to 20%

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company does not meet the provisions applicable to BNDES agreements and are not complied with until the final settlement of the contractual debt;

(ii) the Company is not allowed to dispose the financed investment property without a waiver from BNDES.

(j) The balance payable to Companhia Real de Distribuição arises from the intercompany loan with merged subsidiary Multishopping to finance the construction of BarraShopping Sul, to be settled in 516 monthly installments of R$4, as from the hypermarket inauguration date in November 1998, with no interest or inflation adjustment.

(k) On January 19, 2012, the Company entered into a bank credit note with Banco do Brasil in the total amount of R$175,000, in order to strengthen its cash position. No guarantee was granted. Interest will be paid semiannually and principal as follows:

Initial date	Final Date	Amount	Interest Rate
01/19/2012	01/13/2014	15,909	110.0% CDI
01/19/2012	07/13/2014	15,909	110.0% CDI
01/19/2012	01/13/2015	15,909	110.0% CDI
01/19/2012	07/13/2015	15,909	110.0% CDI
01/19/2012	01/13/2016	15,909	110.0% CDI
01/19/2012	07/13/2016	15,909	110.0% CDI
01/19/2012	01/13/2017	15,909	110.0% CDI
01/19/2012	07/13/2017	15,909	110.0% CDI
01/19/2012	01/13/2018	15,909	110.0% CDI
01/19/2012	07/13/2018	15,909	110.0% CDI
01/19/2012	01/13/2019	15,909	110.0% CDI

Financial Covenants of the contract:

Net debt/ EBTIDA less than or equal to 3.25x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company is not subject to a lawsuit or tax proceeding that can jeopardize the performance of obligations hereunder;

(ii) that the Company does not transfer control without the waiver of the creditor, except for legal succession.

(l) On August 6, 2012, the Company contracted eight credits notes (CCB), with Banco Itaú BBA, in total amount of R$100,000 in order to consolidate its cash position. No guarantee was granted for such instruments. The interests will be paid semiannually and principal in 1 installment to be paid on August 8, 2016.

Initial date	Final Date	Amount	Interest Rate
08/06/2012	08/08/2016	100.000	109.75% CDI

Financial Covenants of the contract:

Net debt/ EBTIDA less than or equal to 4.0 x

EBITDA/ interest expense net>= 2x

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company has not filed suit for legal protection against creditors;

(ii) that the company does not fail to perform, at the relevant date and manner, any non-pecuniary obligation to the lender by virtue of this note or any other agreement entered into by borrower and lender and/or any other affiliate /subsidiary and/or controlling shareholder, either directly or indirectly, by lender, provided that it is not solved within a maximum period of 15 business days, counted from the notice sent by lender to borrower in this regard.

(m) On October 31, 2012, the Company contracted a bank credits note (CCB), with Banco do Brasil S/A, in total amount of R$50,000 in order to consolidate its cash position. No guarantee was granted. Interest will be paid quarterly and principal in 1 installment to be paid on October 30, 2017.

Initial date	Final Date	Amount	Interest Rate
10/31/2012	10/30/2017	R$50.000	110.00% CDI

Financial Covenants of the contract:

Net debt/ EBTIDA less than or equal to 4.0 x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company is not subject to a lawsuit or tax proceeding that can jeopardize the performance of obligations hereunder;

(ii) that the Company does not transfer control without the waiver of the creditor, except for legal succession.

(n) On December 11, 2012, the Company entered into a bank credit note with Banco Bradesco S/A in the total amount of R$300,000, in order to strengthen its cash position. No guarantee was granted. Interest will be paid semiannually and principal in three annual installments as follows.

Initial date	Final Date	Amount	Interest Rate
12/11/2012	11/16/2017	R$100.000	CDI + 1.0% p.y.
12/11/2012	11/12/2018	R$100.000	CDI + 1.0% p.y.
12/11/2012	11/05/2019	R$100.000	CDI + 1.0% p.y.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the company does not transfer control without the waiver of the creditor, except for legal succession;

(ii) that the company does not fail to perform, at the relevant date and manner, any non-pecuniary obligation to the lender by virtue of this note, provided that it is not solved within a period of thirty business days counted from the notice sent by lender to borrower in this regard.

There are no financial covenants herein.

(o) On August 07, 2013, the subsidiaries Multiplan Greenfield II Empreendimento Imobiliário Ltda and Multiplan Greenfield IV Empreendimento Imobiliário Ltda signed with Banco Santander S.A. a loan agreement to finance the construction of the project Morumbi Corporate, located in São Paulo. The total contracted amount was R$ 400,000, and each company was responsible for its interest in the project, as follows: 49.3104% to Multiplan Greenfiled II and 50.6896% to Multiplan Greenfiled IV. This financing bears interest of 8.70% p.a., plus the Referential Rate (TR), and is repaid in 141 monthly installments beginning November 15, 2013. As of September 30, 2014, the financing had been fully released. As a collateral for the loan, the subsidiaries collateralized the fraction of 0.4604509 of financed property. Such fraction is represented by a number of independent units, and assigned the receivables from lease contracts and the rights on the financed property, which shall correspond, at least, to a minimum volume equivalent to 120% of the amount of one monthly installment until the debt is fully settled. In addition to these guarantees, the Individual Multiplan Empreendimentos Imobiliários was the guarantor of the subsidiaries.

Financial Covenants of the contract:
There are no financial covenants herein

This agreement includes non-financial covenants for accelerated maturity that includes among others:

(i) that the Company does not comply with any non-monetary obligation with the Bank since not remedied within 30 days of notification of the violation;

(ii) that the Company does not sign false information or declarations in the agreement.

As at September 30, 2014, the Company satisfied all covenants of loan and financing agreements in effect:

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.
Noncurrent borrowings and financing mature as follows:

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Loans and financing				
2015	18,348	42,002	104,340	184,860
2016	192,224	273,315	191,169	271,689
2017	230,888	311,979	230,216	310,736
2018 onwards	551,605	851,448	549,374	841,363
Subtotal - Loans and financing	993,065	1,478,744	1,075,099	1,608,648
Funding costs				
2015	(933)	(1,184)	(3,771)	(4,777)
2016	(4,174)	(5,177)	(4,719)	(5,722)
2017	(3,762)	(4,761)	(3,762)	(4,761)
2018 onwards	(9,072)	(16,073)	(8,527)	(15,528)
Subtotal – Funding costs	(17,941)	(27,195)	(20,779)	(30,788)
Total - Loans and financing	975,124	1,451,549	1,054,320	1,577,860

14 Trade payables

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Suppliers	14,113	32,910	30,661	53,700
Contractual withholdings	10,399	14,412	18,211	32,985
Indemnifications payable	76	76	3,233	3,242
Labor Obligations	26,417	28,989	27,482	27,603
	51,005	76,387	79,587	117,530

15 Debentures

2nd issue of debentures for primary public distribution

On September 5, 2011, the Company completed the 2nd issue of debentures for primary public distribution, in the amount of R$300,000. 30,000 simple, nonconvertible, book-entry, registered and unsecured debentures were issued in a single series for public distribution with restricted efforts, on a firm guarantee basis, with par value of R$10. The transaction will be repaid in two equal installments at the end of the fourth and fifth year with bear semi-annual interest. The final issuance price was set on September 30, 2011 through a book building procedure with remuneration set at 100% of the accumulated fluctuation of average daily DI rates increased on a compounded basis by a spread or surcharge of 1.01% p.a. The total debentures transaction cost was R$ 1,851.

As of September 30, 2014, the following interest installments had been paid: (i) R$ 17,607 on September 5, 2014, (ii) R$ 15,360 on March 05, 2014, (iii) 13,083 as at September 5, 2013; (iv) R$ 11,500 on March 5, 2013; (v) R$14,499 on September 5, 2012; and (vi) R$17,505 on March 5, 2012.

The Financial Covenants of these bonds are: (i) net debt/ EBITDA less than or equal to 3,25; (ii) EBITDA/ net interest expense greater than or equal to 2.

On September 30, 2014, the Company presents the financial ratios within the limits pre-established in the indenture.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

This agreement includes non-financial covenants for accelerated maturity that includes among others:

a. that the Company does not reduce its social capital during the term of the debentures, except if previously approved by holders of debentures representing at least two-thirds of the debentures on the market, according to Article 174, third paragraph of the Brazilian corporate law;

b. that there is no default, by the Issuer, within the period and as set forth in the Indenture, of any non-pecuniary relating to the Debentures, not resolved within a period of twenty consecutive days;

c. that the Company does not enforce the redemption or amortization of shares, distribution of dividends, payment of interest on capital or making payments to shareholders, if the Issuer is in default under any of its pecuniary obligations, , determined in the Indenture, except, however, for the payment of the mandatory minimum dividend set forth in the Brazilian Corporate Law;

d. Among others.

Any change or renegotiation of terms or conditions in the aforementioned Indenture should be approved by debenture holders, subject to the rules and quorum set forth therein. On October 15, 2014 the Company completed 3rd issue of debentures and on the same date made the option for early rescue of all outstanding debentures of its second issue the total amount of R$ 305 315, see Note 28 Subsequent Events.

16 Payables for acquisition of properties

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Current				
São Caetano Land (a)	21,107	21,107	23,953	23,953
São Caetano Land- Quadra H (b)	-	11,037	-	10,725
Canoas Land (c)	-	5,602	-	-
Other	269	269	269	269
	21,376	38,015	24,222	34,947
Non-Current				
São Caetano Land (a)	-	-	14,447	14,447
São Caetano Land- Quadra H (b)	-	13,008	-	20,683
Canoas Land (c)	-	8,402	-	-
	-	21,410	14,447	35,130
Total	21,376	59,425	38,699	70,077

(a) Through a purchase and sale agreement dated July 9, 2008, the Company acquired a plot of land in the city of São Caetano do Sul. The acquisition price was R$81,000, of which R$10,000 was paid when the contract was signed. On September 8, 2009, through a partial renegotiation purchase and sale private instrument and other covenants, the parties recognized the outstanding balance of R$71,495, partially adjustable, to be settled as follows: (i) R$4,000 on September 11, 2009; (ii) R$4,000 on December 10, 2009; (iii) R$247 on October 10, 2012 adjusted based on the IGP-M fluctuation plus interest of 3% per year as from the instrument signature date; (iv) R$31,748 in 64 monthly installments, adjusted in accordance based on the IGP-M fluctuation plus interest of 3%, in the amount of R$540, the first installment maturing on January 10, 2010; and (v) R$31,500, subject to adjustment (if the amount is paid in cash), to be settled according to the Company's choice, through transferring of the built area (6,600 m²) or in 36 monthly end successive installments monetarily restated by the IGP-M plus 3% interest per year being the first installment due on October 9, 2012, as set forth in the instrument.

On May 22, 2012, the Company opted to pay the amount relating to item (v) above in cash.

(b) Through a purchase and sale agreement dated June 7, 2013, the Company acquired a plot next to ParkShopping São Caetano, located in the city of São Caetano do Sul. The acquisition price was R$46,913, of which R$11,728 was paid on the signature date. The remaining balance of R$35,185 will be settled as follow: (i) 48 monthly installments of R$367, the first maturing on July 7, 2013 and (ii) 36 monthly installments of R$489, the first maturing on July 7, 2013. Payments are monetarily restated by IGP-M fluctuation plus interest of 2% p.y..

(c) By means of the Private Instrument for Purchase and Sale dated August 15, 2013, Multiplan Greenfield VII Empreendimento Imobiliário Ltda. Promised to acquire, from Unipark Empreendimentos e Participações Ltda., 84.5% of a piece of land measuring 93,603.611 m², located in the municipality of Canoas, state of Rio Grande do Sul, for R$ 51,000. That amount will be settled as follows: (i) R$ 33,000 by assuming the obligation to build a shopping mall in that location (which will include the 15.5% fraction retained by the land seller) and (ii) R$ 18,000 in cash. The cash portion, in turn, will be settled as follows: (i) R$ 2,000 as a down payment, which was paid upon the promising agreement; (ii) R$ 16,000 in 36 successive monthly installments, the first of which in the amount of R$ 446 and the others in the amount of R$ 444.4, the first maturing 30 days after the approval of the shopping mall architectural design and subsequent obtaining of the construction permit, and the other installments on the same day in subsequent months. This condition was complied with as of March 27, 2014, and the payment of this portion shall start as of April 27, 2014. Those amounts will be corrected in accordance with the positive variation of the General Market Price Index of the Getulio Vargas Foundation (IGP-M/FGV), by adopting as base date the date when the Instrument was signed. The instrument is subordinated to contingent conditions.

The noncurrent portion for payables for acquisition of properties matures as follow:

	September 30, 2014	December 31, 2013	
	Consolidated	Individual	Consolidated
2015	4,160	14,447	25,171
2016	13,485	-	8,043
2017	3,765	-	1,916
	21,410	14,447	35,130

17 Taxes and contributions payable

	September 30, 2014		December 31, 2013	
	Individual	Consolidated	Individual	Consolidated
INSS payable	171	342	453	770
PIS and COFINS payable	9,613	16,253	11,251	12,465
ISS payable	131	1,418	149	1,711
IR and CS payable	15,892	16,444	1,176	5,030
Other	-	3,633	1,783	6,231
	25,807	38,090	14,812	26,207

18 Provision for risks and escrow deposits

18.1 Provision for risks

	Individual			
Provision for risks	December 31, 2013	Additions	Write- offs	September 30, 2014
PIS and Cofins (a)	12,199	-	(2,802)	9,397
Civil lawsuits (c)	8,589	275	(104)	8,760
Labor lawsuits (d)	2,208	272	(157)	2,323
Tax Proceedings	5	-	-	5
	23,001	547	(3,063)	20,485

	Consolidated			
Provision for risks	December 31, 2013	Additions	Write- offs	September 30, 2014
PIS and Cofins (a)	12,199	-	(2,802)	9,397
Civil lawsuits (c)	8,844	590	(106)	9,328
Labor lawsuits (d)	2,595	403	(489)	2,509
Tax Proceedings	67	-	-	67
	23,705	993	(3,397)	21,301

Provisions for administrative proceedings and lawsuits processes were recognized to cover probable losses on administrative proceedings and lawsuits related to civil, tax and labor issues, in an amount considered sufficient by Management, based on the opinion of its legal counsel, as follows:

(b) The Company is party in several law suits involving the collection of PIS and COFINS on revenues from rental and other income not included in the concept of gross income, pursuant to Law No. 9.718/98, for the period 1999-2004.

The payments relating to these taxes were calculated in accordance with legislation at the time and held in judicial deposits.

The provision covers only the PIS and COFINS on revenue from rent, considering the favorable decisions, final decisions, obtained in these actions in relation to the incidence of taxes on other income. The Company presented in court applications for conversion into income all deposits made for this cause. . Until this date the Company is awaiting full settlement of your claim.

(c) Provision relating to the collection of PIS, COFINS and IOF on financial transactions between related parties.

(d) The Company's subsidiary Renasce, is a defendant in a claim filed by the Electoral Court in connection with donations made in 2006 in excess of the limit of 2% of the donor's gross revenue. An appeal was filed claiming the existence of amount in duplicate in TRE court records, besides the fact that the overall group revenue should be considered and not only that of Renasce to determine the limit provided for in the electoral laws. This appeal was considered groundless by the majority. The appeal was considered without grounds by majority voting. A special appeal was filed in the Superior Electoral Court - STE which was also denied. The Company filed for an Appeal, but is was considered without grounds.

In March 2008, based on the opinion of its legal counselors, the Company recognized provision for contingencies and a correspondent escrow deposit in amount of R$3,228 relating to two indemnity claims filed by the relatives of victims in a homicide which occurred in the Cinema V of Morumbi Shopping on November 03, 1999. Currently, six lawsuits relating to the incident at the MBS cine are in the Superior Court and two have already been judged.

Given to the precedent originated by the Superior Court decision in the trial mentioned above and due to the fact that the other lawsuits are under the same circumstances, the Company's legal counselors reassessed their prognostic in these case and classified as possible the chance of a favorable outcome to the Company in the quarter ended September 30, 2012.

The remaining balance of the provisions for civil contingencies consists of various claims in insignificant amount filed against the shopping centers in which the Company holds equity interest.

(e) The Company is also a party to a civil class action brought by the Public Prosecution Office of Labor before the Regional Court of the State of Rio Grande do Sul, where matters related to the compliance with occupational safety and health laws at the construction site of BarraShoppingSul are discussed. In this action, the Public Prosecution Office of Labor requested that the Company be sentenced to pay indemnity for collective pain and suffering in the amount of R$6,000 and daily fine by breach in the amount of R$5, by employee, and also, its joint liability for the performance of all labor obligations of the companies engaged to carry out the construction work. The action was assigned to the 28th Labor Court of Porto Alegre. The Company was sentenced by the lower court to pay indemnity as collective pain and suffering of R$300 and daily fine for breach of occupational safety and health laws in connection with the employees of companies engaged to carry out the construction work.

Additionally, the Labor Court acknowledged the Company's joint liability together with the companies engaged to carry out the construction work. Recently, this lawsuit received a final decision, which condemned Multiplan to pay indemnity for collective damages in the amount of R$ 200 and indemnity for property damages in the amount of R$ 150. As a result of said sentencing, on July 29 2013 we made a judicial deposit in the amount of R$ 393, and now we are questioning by means of a motion for clarification a difference of 10% of that amount.

On the other hand, since the Public Civil Action was caused by a breach of safety and occupational medicine rules in the performance of works of BarraShoppingSul project, and Racional Engenharia is the company responsible for the construction, we made an agreement with Racional so that it will repay the amount of R$ 393.

Contingencies with possible likelihood of loss

The Company is a defendant in several other tax, labor and civil lawsuits and administrative proceedings, whose likelihood of loss is assessed by its legal counsel as possible and estimated amount is R$ 52,356 as of September 30, 2014 (R$ 35,550 as at December 31, 2013), as shown below:

	Consolidated	
	September 30, 2014	**December 31, 2013**
Tax	24,605	12,047
Civil and administrative	10,973	8,130
Labor	16,778	15,373
Total	52,356	35,550

In December 2011, the Company was notified by the Brazilian Federal Revenue Service, which notification gave rise to two administrative proceedings:

Tax

a. Collection of Corporate Income Tax (IRPJ) and Social Contribution on Net Income (CSLL) arising from the alleged improper deduction of goodwill amortization expenses from 2007 to 2010, as well as the disallowance of tax loss carry forward compensation from 2009 and 2010. On November 25, 2013, a final and non appealable decision was enacted regarding the Tax Appeal Administrative Council's determination to cancel the tax assessment in the historical amount of R$ 319,512, thus reducing the aforementioned total amount of contingencies.

b. Collection of withholding income tax arising from the purchase and sale of equity interests which assets are located abroad in 2007.

On December 10, 2013, the Company adhered to the REFIS Tax Debt Recovery Program, in accordance with Provisional Measure No. 627 of November 11, 2013, for the purpose of settling the tax assessment in the restated amount of R$ 54,970.

That collection referred to the withholding income tax arising from the Company's acquisition, in 2007, of ownership interest, on which the Federal Revenue Service had issued a tax assessment in December 2011. On the date of that adhesion, the administrative lawsuit was being heard before the Tax Appeal Administrative Council.

In order to implement said adhesion and settle the tax assessment, the Company paid R$ 24,098, benefiting from the reduction of R$ 30,871, equivalent to 100% of the government-imposed fine and 45% of the interest rate amount.

c. Collection of ITBI (Property Transfer Tax) arising from the merger transactions of companies that held real estate operations. Discussions about tax incidence is concentrated in the cities of São Paulo (R$ 6,249), Curitiba (R$ 6.341), Brasília (R$ 1.708) and Belo Horizonte (R$ 3.708). In all cases the Company requires the recognition of not non-levy of ITBI based on the provisions of article 37, paragraph 4 of the National Tax Code (CTN).

The Company proposed a security mandate against the demands of Curitiba and Brasilia. The lawsuit for the city of Curitiba obtained a favorable decision on appeal and awaiting decision on the appeal in the Supreme Court (STF). Discussions of Brasilia had unfavorable decisions at first and second instance and await judgment of the superior courts (Supreme Court and Supreme Court). In São Paulo were filed four tax foreclosures that have not yet been to trial.

In Belo Horizonte discussion follows in administrative matters. The Company received an unfavorable decision at first instance and the appeal pending analysis.

Labor

The Company is a defendant in 199 labor claims filed against the shopping malls where it holds equity interest, in a total estimated amount of R$ 10,413, no labor claim was considered as individually significant.

Additionally, the Company was a party to a civil class action brought by the Public Prosecution Office of Labor before the Regional Labor Court of the State of Paraná and Minas Gerais and to a series of administrative proceedings before the Public Prosecution Office of the State of Paraná and the Ministry of Labor in Curitiba and Belo Horizonte which challenge the legality of the work in shopping malls on Sundays and holidays.

As at September 30, 2014, the Company did not recognize any amount with respect to said civil class action since its legal counsel assess the likelihood of loss as possible. As at September 30, 2014, with respect to administrative proceedings, the Company did not recognize any amount since, despite the fine be estimated as probable, a potential penalty imposed at the administrative level may be challenged at court. The Company believes that the likelihood of loss of this action is possible.

Civil and administrative

Is pending before the Administrative Council for Economic Defense (Conselho Administrativo de Defesa Econômica - CADE) Administrative procedure which is set to investigate the use of radius clauses for certain shopping centers in Sao Paulo, including MorumbiShopping, object Case No. 08012.012081/2007-48. With the end of instruction phase in the General Superintendence of CADE, the case was sent to the Court of CADE, having been deployed and is currently under review by the CADE Attorney General for an opinion. Should a fine be imposed for violation of the economic order, this can range from 0.1% (one tenth percent) to 20% (twenty percent) of the gross sales of the company, group or conglomerate obtained at the last year preceding the initiation of administrative proceedings, the business activity in which the offense occurred, which shall not be less than the advantage obtained, when this number can be estimated. The lawyers of the Company evaluate this procedure as a possible loss.

Contingent assets

a. On June 26, 1995, the consortium comprising the Company (successor of Multishopping Empreendimentos Imobiliários S.A.) and Bozano, Simonsen Centros Comerciais S.A., Pinto de Almeida Engenharia S.A., and In Mont Planejamento Imobiliário e Participações Ltda. advanced the amount of R$6,000 to the Clube de Regatas do Flamengo to be deducted from the income earned by the Club after the opening of the shopping mall located in Gávea, which was the object of the consortium. However, the project was cancelled, and Clube de Regatas do Flamengo did not return the amount advanced. The consortium members decided to file a

lawsuit claiming the reimbursement of the amount advanced. The Club filed motions for stays of execution, but they were ruled as groundless by a decision of the Court of Justice of the State of Rio de Janeiro. Currently, those stays of execution are the object of a special appeal filed by the Club, and pending a decision. The lawyers in charge of defending the Company's interest consider that the likelihood of a favorable outcome in that appeal is improbable, and for this reason they expect that the decision on the groundlessness of the status of execution will be upheld. Accordingly, they consider as probable the likelihood of a favorable outcome in the out-of-court execution of the security.

Although the restated amount of the debt can be calculated, it is not feasible to determine when it will be received, and, for this reason, the Company did not record the total amount of the debt in its books, but only the amounts that are being received by means of constrictive acts of the mentioned execution.

Regarding the amounts received, the Company recognized as revenues the amount of R$1,911 in fiscal year 2012, and R$872 in fiscal year 2013. There were no amounts received in the third quarter of 2014.

18.2 Judicial deposits

	Individual				
Court Deposits	**December 31, 2013**	**Additions**	**Write- offs**	**Transfer**	**September 30, 2014**
PIS and Cofins	12,199	-	(2,688) (a)	110	9,621
Civil deposits	7,762	261	(135)	(2,865) (b)	5,023
Labor deposits	104	58	-	459	621
Other	5,014	630	(3,231) (c)	2,296 (b)	4,709
	25,079	949	(6,054)	-	19,974

	Consolidated				
Court Deposits	**December 31, 2013**	**Additions**	**Write- offs**	**Transfer**	**September 30, 2014**
PIS and Cofins	12,920	-	(2,688) (a)	110	10,342
National Institute of Social Security (INSS)	31	-	-	- -	31
Civil deposits	8,465	450	(135)	(2,865) (b)	5,915
Labor deposits	106	65	-	459	630
Other	5,407	630	(3,231) (c)	2,296 (b)	5,102
	26,929	1,145	(6,054)	-	22,020

(a) The balance of deposits (PIS and COFINS) refers to legal disputes reported in note 18, item a. R$ 2,688 were expensed related to a process of COFINS that discussed the impact of this contribution on rental revenues in the period 1994 to 1998. Company´s has obtained final decision and the amounts deposited were fully converted into income RFB.

(b) Company´s transferred deposits of income tax and social contribution of R$ 2,489, corresponding to the nature of these taxes deposit accounts.

(c) Company´s obtained a favorable decision, transited in Injunction filed away for charging fine for late payment, by recognizing the voluntary disclosure, in Mandate Security regarding payment of income tax and social contribution of the months of December 2010 and February 2011.

Deposits made in this process were raised by the Company in April this year in the amount of R$ 3,231.

19 Deferred revenues and costs

	September 30, 2014		December 31, 2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
Income from assignment of rights	104,826	146,041	116,891	169,345
Sale costs to be recorded (a)	(75,910)	(101,852)	(65,599)	(78,613)
Other Income	1,442	1,442	1,481	1,483
	30,357	45,632	52,773	92,215
Current	26,074	37,311	23,502	53,465
Non-Current	4,284	8,321	29,271	38,750

(a) Refers to cost related to brokerage of assignment of rights and key money. The key money is an incentive offered by the Company to a few storeowners for them to establish in a shopping mall of Multiplan Group.

20 Equity

a. Share capital

As at September 30, 2014, the Company's capital is represented by 189,997,214 common and preferred shares (189,997,214 common and preferred shares as at December 31, 2013) registered and book-entry, with no par value, distributed as follows:

	Number of Shares					
	September 30, 2014			December 31, 2013		
Shareholder	**Common**	**Preferred**	**Total**	**Common**	**Preferred**	**Total**
Multiplan Planejamento. Participações e Administração S.A.	42,123,783	-	42,123,783	42,123,783	-	42,123,783
1700480 Ontário Inc.	42,947,201	11,858,347	54,805,548	42,947,201	11,858,347	54,805,548
José Isaac Peres	10,145,691	-	10,145,691	11,668,891	-	11,668,891
FIM Multiplus Investimento no Exterior Credito Privado	882,068	-	882,068	882,068	-	882,068
Maria Helena Kaminitz Peres	2,459,756	-	2,459,756	2,459,756	-	2,459,756
Outstanding shares	78,029,453	-	78,029,453	75,570,916	-	75,570,916
Management and Executive Board	757	-	757	56,558	-	56,558
Total of outstanding shares	176,588,709	11,858,347	188,447,056	175,709,173	11,858,347	187,567,520
Treasury stock	1,550,158	-	1,550,158	2,429,694	-	2,429,694
	178,138,867	11,858,347	189,997,214	178,138,867	11,858,347	189,997,214

On March 27, 2013, the Board of Directors approved a capital increase within the authorized limit, through the issuance of 10,800,000 new shares under the public offering mentioned in Note 1.2 - Initial Public Offering. The operation costs amounted to R$26,660 (R$17,612 net of taxes) recorded in Equity. On April 3, 2013, the funds from the public offering, considering a unit value per share of R$ 58.00, in amount of R$ 626,400 were received. There was no Greenshoe.

b. Legal reserve

The legal reserve is calculated based on 5% of net income as prescribed by the prevailing laws and the Company's bylaws, limited to 20% of capital.

c. Expansion reserve

As set forth in the Company's bylaws article 39, 100% of the remaining portion of the net income, after absorbing accumulated losses, to recognize the legal reserve and distribute dividends is allocated to the expansion reserve. Such reserve is intended to secure funds for new investments in capital expenditures, current capital, and expansion of social activities. If the balance of reserve exceeds the Share Capital, the General Meeting will decide on the application of the excess in capitalization or increase of Share Capital or, even, in distribution of additional dividends to shareholders.

d. Special goodwill reserve - merger

As explained in Note 8, after the downstream merger of Bertolino into the Company, the goodwill recorded on Bertolino's balance sheet arising from the acquisition of interest in Multiplan, less the provision for maintenance of integrity of shareholders' equity, was recorded on the Company's books, after said merger, in a specific line item of deferred income tax and social contribution in assets, as a balancing item to a special goodwill reserve on merger, pursuant to article 6, paragraph 1 of CVM Instruction 319/99.

e. Effect on capital transactions

As mentioned in note 9, on February 9, 2012, the subsidiary Morumbi Business Center Empreendimentos Imobiliários Ltda. acquired 77,470,449 shares of MPH Empreendimento Imobiliário Ltda. representing 41,958% of total capital, for R$175,000 fully paid up front. Subsequently, a shareholder withdrew from the MPH Empreendimentos Imobiliários Ltda., thought a capital reduction equivalent to 16,084%, through cancellation of all shares and return of the net assets resulting in a reduction of R$128,337 in noncontrolling interest in the consolidated financial statements. Therefore, Morumbi Business Center Empreendimentos Imobiliarios Ltda. and Multiplan Empreendimentos Imobiliários S.A now own, each, 50% of total equity of MPH Empreendimentos Imobiliários Ltda. The result of the effects of the acquisition made by Morumbi Business Center Empreendimento Imobiliário Ltda. and the reduction of capital of MPH Empreendimentos Imobiliários S.A., in the amount of R$89,996 was accounted for in the Company's equity.

f. Treasury shares

On May 14, 2013, the Company´s Board of Directors approved a share repurchase program for the shares issued by the Company, effective for up to 365 days, beginning on May 15, 2013 - ending on May 14, 2014, and limited to 3,600,000 registered common shares with no par value, without capital reduction.

All share repurchase programs were intended to invest the Company's available funds in order to maximize the generation of value to shareholders. The acquired shares are mainly used to meet the possible exercise of options under the stock option programs for the Company's shares, and may also be used to be held in treasury, cancellation and/or subsequently disposal.

Therefore, to date the Company acquired 5,336,100 common shares on September 30, 2014, (4,773,100 as at September 30, 2013). Through September 30, 2014, 3,785,942 shares were used to settle the exercise of stock options. As at September 30, 2014, treasury shares totaled 1,550,158 shares (2,033,794 shares as atSeptember 30, 2013). For further information, see Note 20(h).

As at September 30, 2014, the percentage of outstanding shares (outstanding and Board of Directors and Executive Board shares) is 41,07% (40,97%% as at September 30, 2013). The treasury shares were acquired at a weighted average cost of R$ 50.32 (value in Brazilian reais), a minimum cost of R$ 9.80 (value in Brazilian reais) and a maximum cost of R$59.94 (value in Brazilian reais). The share trading price calculated based on the last price quotation before period end was R$ 50,12 (value in Brazilian reais).

g. Dividends and interest on capital

Under the article 39 of the Company's bylaws, the mandatory minimum dividend corresponds to 25% of net income, as adjusted pursuant to the Brazilian Corporate Law. The approval of distribution of dividends or interest on capital will compete exclusively upon the Board of Directors, as authorized in the law and by Article 22 item (g) of the Company's Bylaws.

Under article 39, § 3 of the Bylaws, the mandatory dividend will not be paid in the year in which the Company's bodies inform to the Annual General Meeting that such payment is incompatible with the Company's financial condition, it being understood that the Supervisory Board, if any, will issue an opinion thereon. Dividends so retained will be paid when the financial condition permits.

Interest on capital approved in 2014:

The Board of Directors of the Company approved the payment of interest on capital in the gross amount of R $ 70,000 (on June 30, 2014), to shareholders registered as such on the said date, corresponding to R $ 0.37265147 per share, before application of withholding 15% withholding tax, except for proven immune or exempt shareholders in accordance with applicable law. This amount will be made to shareholders by December 31, 2014 and will be imputed to the mandatory minimum dividends for the fiscal year ended December 31, 2014, the net amount.

Interest on capital approved in 2013:

In 2013, the Board of Directors approved the payment of interest on capital to the shareholders of the Company, as described below:

(i) The payment gross amount of R$ 45,000 on June 27, 2013 to the attribute Company's shareholders registered as such on the said date, corresponds R$0.23826806 to each share, before the withholding of 15% of income tax, except for those shareholders who are tax-exempt or tax-immune as set forth in the applicable laws. Said amount was settled in August 22, 2013 and will be paid may be included in the mandatory minimum dividend for the year ended December 31, 2013, at its net amount;

(ii) The payment gross amount of R$ 45,000 on September 26, 2013 to the Company's shareholders registered as such on the said date, corresponds R$0.23940828 to each share, before the withholding of 15% of income tax, except for those shareholders who are tax-exempt or tax-immune as set forth in the applicable laws. That amount was settled in November 19, 2013 and will be paid may be included in the mandatory minimum dividends for the year ended December 31, 2013, at the net value.

The payment gross amount of R$ 45,000 on December 17, 2013 to the Company's shareholders registered as such on the said date, corresponds R$0.23960319 to each share, before the withholding of 15% of income tax, except for those shareholders who are tax-exempt or tax-immune as set forth in the applicable laws. This amount was paid to shareholders on February 12, 2014 and may be imputed to the mandatory minimum for the fiscal year ended December 31, 2013, the net amount dividend.

	2013
Net income for the fiscal year	283,942
Allocation to legal reserve	(14,197)
Net income after deduction of the legal reserve	269,745
Mandatory minimum dividends	67,436
Interest on capital approved. net of taxes	115,195

The total amount of interest on capital is within the limits set forth in Paragraph 1, Article 9 of Law 9,249/95.

h. Stock option plan

The Extraordinary General Meeting held on July 6, 2007 approved a Stock Option Plan to its management, employees and service providers or those of other entities under the Company's control.

Such plan is managed by the Board of Directors, and the Chief Executive Officer is responsible for determining the holders of the stock options.

Options granted, under the Stock Option Plan approved in 2007, do not confer on their holders the right to buy shares based on a number of shares exceeding 7% of the Company's capital at any time. The dilution corresponds to the percentage represented by the number of stock options divided by the total number of shares issued by the Company.

The issuance of our shares through the exercise of stock options under the Stock Option Plan would result in a dilution for our shareholders since the stock options to be granted under the Stock Option Plan can confer acquisition rights on a volume of shares of up to 5% of our share capital without considering president options, and 7% considering. As of September 30, 2014, the dilution percentage is 4.8084%.and 5.8598% considering president options.

The beneficiaries eligible to the Stock Option Plan can exercise their options within up to four years as from the grant date. Each stock option granted can be converted into a Company common share at the time of exercise of the option or settled in cash. The vesting period will be of up to two years, with redemption of 33.4% after the second anniversary, 33.3% after the third anniversary, and 33.3% after the fourth anniversary.

The option price shall be based on the average price of the Company's shares of the same class and type over the last 20 (twenty) trading sessions on the São Paulo Stock Exchange (Bovespa) immediately prior to the option grant date, weighted by the trading volume, adjusted for inflation based on the IPCA, or based on any other index determined by the Board of Directors, through the option exercise date.
The Company offered nine stock option plans from 2007 to September 2014, which satisfy the maximum limit of 7% provided for in the plan, as summarized below:

(i) Plan 1 - On July 6, 2007, the Company's Board of Directors approved the 1st Stock Option Plan and the grant of options for 1,497,773 shares, exercisable after 180 days as from the first public offering of shares by the Company. Regardless of the Plan's general provisions, as described above, the option exercise price is R$9.80, adjusted for inflation based on the IPCA, or any other index set by the Board of Directors.

(ii) Plan 2 - On November 21, 2007, the Company's Board of Directors approved the 2nd Stock Option Plan and the grant of options for 114,000 shares. Of this total, 16,000 shares were granted to an employee who left the Company before the minimum term necessary to exercise the option. The option exercise price is R$22.84, adjusted for inflation based on the IPCA, as from the grant date through option exercise date.

(iii) Plan 3 - On June 4, 2008, the Company's Board of Directors approved and ratified on August 12, 2008 the 3rd Stock Option Plan and the grant of options for 1,003,400 shares. Of this total, 68,600 shares were granted to an employee who left the Company before the minimum term necessary to exercise the option. The option exercise price is R$20.25, adjusted for inflation based on the IPCA, as from the grant date through the option exercise date.

(iv) Plan 4 - On April 13, 2009, the Company's Board of Directors approved the 4th Stock Option Plan and the grant of options for 1,300,100 such shares. Of this total, 44,100 shares were granted to an employee who left the Company before the minimum term necessary to exercise the option. The option exercise price is R$15.13, adjusted for inflation based on the IPCA, as from the grant date through the option exercise date.

(v) Plan 5 - On March 4, 2010, the Company's Board of Directors approved the 5th Stock Option Plan and the grant of options for 966,752 shares. The option exercise price is R$30.27, adjusted for inflation based on the IPCA, as from the grant date up through the option exercise date.

(vi) Plan 6 - On March 23, 2011, the Company's Executive Board approved the 6th Stock Option Plan and the grant of options for 1,297,110 shares. The option exercise price is R$33.13, adjusted for inflation based on the IPCA, as from the grant date up through the option exercise date.

(vii) Plan 7 - On March 7, 2012, the Company´s Executive Board approved the 7th Stock Option Plan and the grant of options for 1,347,960 shares. The option exercise price is R$39.60, adjusted for inflation based on the IPCA, as from the grant date up through the option exercise date.

(viii) Plan 8 - On May 14, 2013, the Company´s Executive Board approved the 8th Stock Option Plan and the grant of options for 1,689,550 shares. The option exercise price is R$56.24, adjusted for inflation based on the IPCA, as from the grant date up through the option exercise date.

(ix) (Plan 9 - on April 15, 2014, the Company´s Executive Board approved the 9th Stock Option Plan and the grant of options for 2,214,550 shares. The option exercise price is R$48,03, adjusted for inflation based on the IPCA, as from the grant date up through the option exercise date.

The grants described in items (ii), (iii), (iv), (v), (vi), (vii) and (viii) and (ix) follow the criteria set in the Stock Option Plan described above. Plan 1 follows the parameters described in item (i).

On January 7, 2010, the Chief Executive Officer Mr. José Isaac Peres. Additionally, in 2010, 2011, 2012, 2013 and in the first nine months of 2014, certain holders exercised 3,785,942 stock options related to plans 2, 3, 4, 5, 6 and 7, All options were settled through delivery of the Company's common shares. The settlement of all options was exercised by means of delivery of common shares of the company. Accordingly, as at September 30, 2014, the shares comprising the balance of the stock options granted by the Company totaled 5,849,835 shares, which correspond to 3,08% of total shares.

The vesting periods to exercise the options are as follows:

Vesting period as from the grant date	% of options liberated for the fiscal year	Maximum quantity of shares (*)	Quantity of exercised options untilSeptember 30, 2014
Plan 1			
180 days after the Initial Public Offering – 01/26/2008	100%	1,497,773	1,497,773
Plan 2			
As from the second anniversary - 12/20/2009	33.4%	32,732	32,732
As from the third anniversary - 12/20/2010	33.3%	32,634	32,634
As from the fourth anniversary - 12/20/2011	33.3%	32,634	32,634
Plan 3			
As from the second anniversary - 06/04/2010	33.4%	312,217	312,223
As from the third anniversary - 06/04/2011	33.3%	311,288	311,288
As from the fourth anniversary - 06/04/2012	33.3%	311,295	311,288
Plan 4			
As from the second anniversary - 04/13/2011	33.4%	419,494	415,997
As from the third anniversary - 04/13/2012	33.3%	418,246	402,677
As from the fourth anniversary - 04/13/2013	33.3%	418,260	375,520
Plan 5			
As from the second anniversary 03/04/2012	33.4%	322,880	293,086
As from the third anniversary - 03/04/2013	33.3%	321,927	288,986
As from the fourth anniversary - 03/04/2014	33.3%	319,487	228,205
Plan 6			
As from the second anniversary 03/23/2013	33.4%	433,228	326,193
As from the third anniversary - 03/23/2014	33.3%	425,277	255,433
As from the fourth anniversary - 03/23/2015	33.3%	425,285	-
Plan 7			
As from the second anniversary 03/07/2014	33.4%	443,532	167,045
As from the third anniversary - 03/07/2015	33.3%	442,210	-
As from the fourth anniversary - 03/07/2016	33.3%	442,218	-
Plan 8			
As from the second anniversary 05/14/2015	33.4%	557,629	-
As from the third anniversary - 05/14/2016	33.3%	555,960	-
As from the fourth anniversary - 05/14/2017	33.3%	555,961	-
Plan 9			
As from the second anniversary 04/15/2016	33.4%	739,659	-
As from the third anniversary - 04/15/2017	33.3%	737,445	-
As from the fourth anniversary - 04/15/2018	33.3%	737,446	-

(*) Number of shares canceled due to the termination of the Company's employees before the minimum option exercise term.

The average weighted fair value of call options on grant dates, as described below, was estimated using the Black-Scholes option pricing model, based on the assumptions listed below:

	Price for the Fiscal Year(R$)	**Granting price (1)**	**Adjustment rate**	**Quantity**
Plan 1	9.80	R$25.00 (2)	IPCA	1,497,773
Plan 2	22.84	R$20.00	IPCA	114,000
Plan 3	20.25	R$18.50	IPCA	1,003,400
Plan 4	15.13	R$15.30	IPCA	1,300,100
Plan 5	30.27	R$29.65	IPCA	966,752
Plan 6	33.13	R$33.85	IPCA	1,297,110
Plan 7	39.60	R$39.44	IPCA	1,347,960
Plan 8	56.24	R$58.80	IPCA	1,689,550
Plan 9	48.03	R$48.90	IPCA	2,214,550

(1) Closing price on the last day used in the pricing of the stock option plan

(2) Issue price upon the Company's going public 27, 2007.

	Volatility	**Rate Risk-free rate:**	**Average life**	**Fair Value**
Plan 1	48.88%	12.10%	3,25 anos	R$16,40
Plan 2	48.88%	12.50%	4,50 anos	R$7,95
Plan 3	48.88%	12.50%	4,50 anos	R$7,57
Plan 4	48.79%	11.71%	4,50 anos	R$7,15
Plan 5	30.90%	6.60%	3,00 anos	R$7,28
Plan 6	24.30%	6.30%	3,00 anos	R$7,03
Plan 7	23.84%	3.69%-4.40%	3,00 anos	R$6,42
Plan 8	20.58%	2.90%-3.39%	3,00 anos	R$9,95
Plan 9	18.15%	5.22%-6.09%	3,00 anos	R$8,55

The volatility used in the model was based on the standard deviation of historical MULT3, or in a panel of companies of the sector, in accordance with the stock fluctuation availability and consistency presented in the market and in the appropriate period. The dividend yield was based on Company's internal models considering the maturity of each option. The company did not consider the option's anticipated exercise and any market condition other than the assumptions above.

Addition information on the stock option plan:

	Number	Unit Price ** (R$)
Total of granted options		
on December 31, 2012	7,329,450	31,01
on December 31, 2013	8,959,000	36,40
On September 30, 2014	11,133,550	38,87
Options granted in the fiscal year - 2012	1,307,980	45,93
Options granted in the fiscal year - 2013	1,629,550	60,66
Options granted in the first nine months of 2014	2,174,550	49,03
Total of exercised options		
on December 31, 2012	3,514,828	18,01
on December 31, 2013	4,274,179	20,00
On September 30, 2014	5,283,715	23,42
options granted in the fiscal year - 2012	1,083,556	24,80
options granted in the fiscal year - 2013	759,351	29,23
options granted in the first nine months of 2014	1,009,536	37,89
Total of options expired		
on December 31, 2012	3,704,313	18,50
on December 31, 2013	4,868,254	21,64
On September 30, 2014	6,049,707	25,60
Options expired in the exercise of 2012	1,039,140	28,76
Options expired in the exercise of 2013	1,163,941	33,11
Options expired in the first nine months of 2014	1,181,453	42,23
Total of non-exercised options		
On December 31, 2012	3,814,622	39,37
On December 31, 2013	4,684,821	48,05
On September 30, 2014	5,849,835	50,10

(*) Number of shares canceled due to the termination of the Company's employees before the minimum option exercise term.

(**) Price set by the end of the period or the date of exercise.

For share options exercised during 2013, the weighted average market price of shares was R$ 58.21. During the first nine months of 2014, average price was R$ 53,21.

The effect of the recognition of the payment based on shares in the Shareholders' equity and in Income, in the ended September 30, 2014, was R$10,669 (R$7,827 as of September 30, 2013) of which R$4,450 (R$1,973 in 2013) refers to the management's portion.

21 Net operating revenues

	Individual			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Gross operating revenue from sales and services:				
Leasing of stores.	158,582	467,660	144,239	428,200
Parking lots	17,762	52,243	14,012	39,860
Services	30,830	91,751	26,840	80,532
Assignment of rights	5,417	15,325	8,337	24,660
Income from real property	(222)	1,982	3,227	4,169
Others	452	2,337	1,525	2,471
	212,821	631,298	198,180	579,892
Taxes and contributions on sales and services	(20,229)	(57,031)	(17,870)	(53,023)
Net operating revenue	192,592	574,267	180,310	526,869

	Consolidated			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Gross operating revenue from sales and services:				
Leasing of stores.	194,562	560,176	165,881	490,322
Parking lots	37,434	110,814	32,354	93,147
Services	30,088	89,952	26,071	78,290
Assignment of rights	9,387	28,319	12,914	39,746
Income from real property	30,415	84,811	30,946	71,669
Others	561	2,606	1,470	3,253
	302,447	876,678	269,636	776,427
Taxes and contributions on sales and services	(28,878)	(80,945)	(21,945)	(69,545)
Net operating revenue	273,569	795,733	247,691	706,882

22 Breakdown of costs and expenses by nature

During the quarters ended September 30, 2014 and 2013, the Company incurred in the following costs and expenses:

Costs: arising from the interest in the civil condominiums of shopping malls in operation, costs on depreciation of investment properties and cost of properties sold.

	Individual			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Services	(1,028)	(3,454)	(1,530)	(4,848)
Parking lots	-	-	-	(1,194)
Leases (1)	(1,697)	(5,358)	(1,556)	(4,987)
Properties (charges. IPTU. rent. condominium)	(4,280)	(14,342)	(5,340)	(15,383)
Other costs	(2,418)	(4,181)	(1,387)	(2,861)
Cost of sold properties	(267)	(2,149)	(2,019)	(5,221)
Depreciation and amortization	(27,551)	(78,591)	(20,829)	(59,263)
Total	(37,241)	(108,075)	(32,661)	(93,757)

	Individual			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Costs with:				
Services provided	(36,974)	(105,926)	(30,642)	(88,536)
Sold properties	(267)	(2,149)	(2,019)	(5,221)
Total	(37,241)	(108,075)	(32,661)	(93,757)

	Consolidated			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Services	(1,057)	(3,649)	(1,587)	(5,278)
Parking lots	(4,973)	(16,063)	(1,090)	(4,790)
Leases (1)	(1,706)	(5,385)	(1,564)	(5,012)
Properties (charges. IPTU. rent. condominium)	(6,011)	(19,927)	(6,961)	(19,990)
Other costs	(6,830)	(15,656)	(10,283)	(28,419)
Cost of sold properties	(17,874)	(51,253)	(19,671)	(48,698)
Depreciation and amortization	(38,013)	(109,885)	(28,964)	(81,614)
Total	(76,464)	(221,818)	(70,120)	(193,801)

	Consolidated			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Costs with:				
Services provided	(58,590)	(170,565)	(50,449)	(145,103)
Sold properties	(17,874)	(51,253)	(19,671)	(48,698)
Total	(76,464)	(221,818)	(70,120)	(193,801)

(1) On July 28, 1992, the consortium between the Company and IBR Administração e Participação e Comércio S,A, entered into with Clube Atlético Mineiro the lease agreement relating to one property with approximately 13,800m2 in Belo Horizonte, where the DiamondMall was built. The lease agreement is effective for 30 years counted from the inauguration of DiamondMall, on November 7, 1996. Under the agreement, Clube Atlético Mineiro holds 15% on all lease payments received from the lease of stores, stands or areas in DiamondMall. Therefore, a minimum lease amount of R$181 per month is guaranteed twice every December. As at September 30, 2014, the parties were compliant with all obligations under such agreement.

The breakdown of these expenses in their main categories is as follows:

Head office: Expenses on personnel (administrative, operational and development) of the Multiplan group's head office and branches, in addition to expenditures on corporate marketing, outsourcing and travel.

Shopping: expenses on civil condominium of shopping malls in operation.

Lease projects: Preoperating expenses linked to real estate projects and shopping mall expansion.

Projects for sale: Preoperating expenses arising from real estate projects for sale.

	Individual			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Personnel	(15,458)	(40,182)	(6,604)	(35,514)
Services	(7,462)	(23,437)	(9,416)	(25,015)
Leases	-	-	(618)	(1,719)
Marketing	(3,588)	(10,496)	(3,791)	(14,311)
Travel	(1,066)	(4,347)	(1,270)	(4,036)
Properties (charges. IPTU. rent and condominium)	488	(1,500)	(1,172)	(3,208)
Occupancy Cost	(3,195)	(6,033)	(2,173)	(4,714)
Others	(3,619)	(13,983)	(7,169)	(7,088)
Total	(33,900)	(99,978)	(32,213)	(95,605)
Expense with:				
Administrative expenses - Main office	(28,590)	(80,504)	(27,646)	(78,760)
Administrative expenses - Shopping Malls	(3,671)	(8,154)	(2,399)	(11,157)
Expenses on projects for lease	(1,229)	(8,259)	(1,145)	(3,427)
Expenses on projects for sale	(410)	(3,061)	(1,023)	(2,261)
Total	(33,900)	(99,978)	(32,213)	(95,605)

	Consolidated			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Personnel	(15,917)	(43,583)	(6,823)	(36,205)
Services	(9,214)	(28,475)	(10,780)	(28,617)
Leases	-	-	(618)	(1,719)
Marketing	(4,050)	(11,770)	(5,910)	(21,068)
Travel	(1,221)	(4,892)	(1,534)	(4,731)
Properties (charges. IPTU. rent and condominium)	(4,418)	(14,654)	(3,253)	(7,981)
Occupancy Cost	(3,594)	(7,357)	(2,643)	(6,449)
Others	(4,712)	(17,141)	(7,942)	(10,872)
Total	(43,126)	(127,872)	(39,503)	(117,642)
Expense with:				
Administrative expenses - Main office	(29,533)	(85,584)	(27,838)	(79,792)
Administrative expenses - Shopping Malls	(9,238)	(23,105)	(4,841)	(21,120)
Expenses on projects for lease	(2,371)	(11,198)	(3,868)	(8,174)
Expenses on projects for sale	(1,984)	(7,985)	(2,956)	(8,556)
Total	(43,126)	(127,872)	(39,503)	(117,642)

23 Finance income (costs), net

	Individual			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Earnings with Financial Investments	2,790	10,121	8,553	21,360
Interest and inflation adjustment on loans. financing and debentures	(39,116)	(109,280)	(21,368)	(85,196)
Interests on real estate enterprises	1,346	4,118	1,468	4,619
Bank fees and other charges	(676)	(1,942)	(615)	(2,005)
Exchange variation	-	1	11	(67)
Active monetary variation	(50)	1,477	330	2,194
Passive monetary variation	(3)	(12)	(6)	(259)
Fines and interests on rent and assignment of rights - shopping malls	989	3,219	825	2,563
Fine and interests on tax assessment notices	(33)	(74)	(83)	(130)
Interests on Related Party Transactions	454	1,383	289	1,142
Interests and inflation adjustment on payables for asset acquisition	245	(1,536)	(1,023)	(3,708)
Others	1,109	837	166	(57)
Total	(32,945)	(91,688)	(11,453)	(59,544)

	Consolidated			
	7/1/2014 to 9/30/2014	**1/1/2014 to 9/30/2014**	**7/1/2013 to 9/30/2013**	**1/1/2013 to 9/30/2013**
Earnings with Financial Investments	3,544	12,861	9,657	24,245
Interest and inflation adjustment on loans. financing and debentures	(48,518)	(139,584)	(30,178)	(103,873)
Interests on real estate enterprises	1,345	4,117	1,468	4,619
Bank fees and other charges	(1,028)	(3,044)	(931)	(2,732)
Exchange variation	-	4	10	(68)
Active monetary variation	(49)	1,514	358	2,307
Passive monetary variation	(3)	(17)	(53)	(326)
Fines and interests on rent and assignment of rights - shopping malls	1,276	3,933	1,074	3,062
Fine and interests on tax assessment notices	(41)	(132)	(100)	(1,772)
Interests on Related Party Transactions	484	1,471	504	1,392
Interests and inflation adjustment on payables for asset acquisition	300	(1,481)	(1,043)	(3,887)
Others	938	633	80	(555)
Total	(41,752)	(119,725)	(19,154)	(77,588)

24 Segment reporting

For management purposes, the Company recognizes four business segments that account for its revenues and expenses. Segment reporting is required since margins, revenue and expense recognition and deliverables are different among them. Profit or loss was calculated considering only the Company's external customers.

Properties for rental

This refers to the Company's share in the civil condominium of shopping centers and their respective parking lots, as well like real estates for rental. This is the Company's major revenue-generating segment, accounting for 76.54% of its gross operating revenue recognized during the semester ended September 30, 2014. The determining factor for the amount of revenues and expenses in this segment is the company's share in each venture. The revenues and expenses are described below:

Rental revenue

This refers to amounts collected by mall owners (the Company and its shareholders) in connection with the areas leased in their shopping centers and office projects. The revenue includes four types of rental: minimum Rental (based on a commercial agreement indexed to the IGP-DI), Supplementary Rental (percentage of sales made by storeowners), Merchandising (rental of an area in the mall) and straight-line rental revenues (exclude the volatility and seasonality of minimum rental revenues).

Parking revenue

Revenue from payments made by customers for the time their vehicles are parked in the parking lot.

Expenses

Include expenses on vacant areas, contributions to the promotion fund, legal fees, lease, parking, brokerage fees, and other expenses arising from the interest held in the projects. The expenses on the maintenance and operation expenses (common condominium expenses) of the project will be borne by the storeowners.

Others

Include depreciation expenses.

The shopping centers assets substantially comprise investment properties of operational shopping centers and office projects operating and rental receivable and parking lots.

Real estate

Real estate operations include revenue and expenses from the sale of properties normally built in the surroundings of the shopping mall. As previously mentioned, this activity contributes to generating customer flows to the mall, thus increasing its revenues. Additionally, the appreciation and convenience brought by a mall to its neighborhood enable the Company to minimize risks and increase revenues from properties sold. Revenues derive from the sale of properties and their related construction costs. Both are recognized based on the percentage of completion (POC) of the construction work. Expenses arise mainly from brokerage and marketing activities.

Finally, the account "Other" concerns mainly the real estate project that has been recognized in the balance sheet and the Company's results by auditors "Investment" and "equity" respectively.

Assets of this segment are concentrated in the inventory of land and property completed and under construction of the Company and in trade receivables.

Projects

The operation of projects includes revenues and expenses arising from the development of shopping centers and real estate for lease. Development costs are recorded in the balance sheet, but expenses on marketing, brokerage, property taxes, feasibility studies and other items are recorded to the company's income statement. In the same way, the company believes that most of its revenue from Key Money derives from projects initiated over the last 5 years (average period to recognize revenue from key money), thus resulting from the lease of stores during the construction process.

By developing its own projects, the company is able to ensure the quality of the properties that will compose its portfolio.

Project assets mainly comprise investment properties that have a construction in progress and trades receivable (key money) from leased stores.

Management and other

The Company provides management services to its shareholders and storeowners in consideration for a service fee. Additionally, the Company charges brokerage fees from its shareholders for the lease of stores. The management of its shopping centers is essential for the Company's success and is a major area of concern in the company. On the other hand, the Company incurs in expenses on the head office for these services and other, which are considered in this segment. This also includes taxes, financial income and expenses and other income and expenses that depend on the company's structure and not only on the operation of each segment previously described. For these reason this segment records loss.

This segment's assets mainly comprise the Company's cash, deferred taxes and intangible assets.

	July 1, 2014 to September 30, 2014				
	Property for lease	**Real Estate**	**Projects**	**Management and others**	**Total**
Gross income	231,996	30,415	9,387	30,649	302,447
Costs	(58,589)	(17,874)	-	-	(76,463)
Expenses	(9,238)	(4,272)	(83)	(33,578)	(47,171)
Others	(28,988)	(1,895)	(9,646)	(37,402)	(77,931)
Profit before income tax and social contribution	135,181	6,374	(342)	(40,331)	100,882
Operating assets	4,950,276	775,315	126,515	604,757	6,456,863

	January 1, 2014 to September 30, 2014				
	Property for lease	**Real Estate**	**Projects**	**Management and others**	**Total**
Gross income	670,990	84,811	28,319	92,558	876,678
Costs	(170,565)	(51,253)	-	-	(221,818)
Expenses	(23,105)	(7,985)	(11,198)	(96,255)	(138,543)
Others	(61,686)	6,708	(29,590)	(104,866)	(189,434)
Profit before income tax and social contribution	415,634	32,281	(12,469)	(108,563)	326,883
Operating assets	4,950,276	775,315	126,515	604,757	6,456,863

	July 1, 2013 to September 30, 2013				
	Property for lease	**Real Estate**	**Projects**	**Management and others**	**Total**
Gross income	198,235	30,946	12,914	27,542	269,637
Costs	(50,449)	(19,671)	-	-	(70,120)
Expenses	(4,841)	(2,955)	(3,868)	(30,899)	(42,563)
Others	(20,615)	(1,288)	(5,094)	(16,626)	(43,623)
Profit before income tax and social contribution	122,330	7,032	3,952	(19,983)	113,331
Operating assets	4,616,678	514,282	614,607	647,473	6,393,040

	January 1, 2013 to September 30, 2013				
	Property for lease	**Real Estate**	**Projects**	**Management and others**	**Total**
Gross income	583,469	71,669	39,746	81,544	776,428
Costs	(145,103)	(48,698)	-	-	(193,801)
Expenses	(21,120)	(8,555)	(8,174)	(87,618)	(125,467)
Others	(62,953)	(1,436)	(7,617)	(79,183)	(151,189)
Profit before income tax and social contribution	354,293	12,980	23,955	(85,257)	305,971
Operating assets	4,616,678	514,282	614,607	647,473	6,393,040

25 Financial instruments and risk management

25.1 Capital risk management

The Company and its subsidiaries manage its capital in order to ensure the continuity of its normal operations, at the same time, maximizing the return of its operations to all interested parties, through the optimization of the use of debt instruments and equity.

The Company's capital structure is comprised by the net debt (loans, financing, debentures and payables for acquisition of properties detailed in notes 13, 15 and 16, respectively, less cash and cash equivalents and short-term investments (detailed in note 3) restricted short-term investments (recorded as other non-current assets), and the Company's equity (which includes the capital and reserves explained in note 20).

25.1.1 Debt-to-Equity Ratio

Debt-to-equity ratio is as follows:

	Individual		Consolidated	
	9/30/2014	**12/31/2013**	**9/30/2014**	**12/31/2013**
Indebtedness (a)	1,417,358	1,524,052	2,017,276	2,158,510
Cash and cash equivalents and investment	(153,546)	(257,222)	(200,620)	(331,599)
Net debt	1,263,812	1,266,830	1,816,656	1,826,911
Shareholders' Equity (b)	4,036,296	3,819,988	4,038,792	3,819,338
Net debt ratio	31,31%	33,16%	44,98%	47,83%

(a) Debt is defined as short- and long-term loans, financing, debentures and payables for acquisition of properties, detailed in notes 13, 15 and 16.

Of total defined in item (a) above, R$292,234 refers to the amount classified in the individual and maturing in the short-term in September 30, 2014 (R$155,285 on December 31, 2013) and R$ 1,125,124 classified in the long term in September 30, 2014 (R$1,368,767 at December 31, 2013). In consolidated financial statements, R$394,317 refers to the short term in September 30, 2014 (R$245,520 on December 31, 2013) and R$ 1,622,959 refers to the long term in September 30, 2014 (R $ 1,912,990 in 31 December 2013).

(b) Equity includes the capital and the reserves.

25.2 Market risk

The Company develops real estate projects as complement of its shopping centers projects, its main business.

In developing real estate projects neighboring our shopping centers, this activity contributes to the generation of flow of customers to the shopping center, thus expanding results of operations. Additionally, the appreciation and convenience that a shopping center gives to the surrounding area, enables us to (i) mitigate real estate project risks, (ii) select part of the public who will reside or work in the areas of influence of our shopping centers and (iii) increase revenues from properties sold.

For this reason, we a substantial landbank in the surrounding areas of our shopping centers.

25.3 Objectives of financial risk management

The Company's Corporate Treasury Department coordinates access to financial markets, and monitors and manages the financial risks related to the Company's and its subsidiaries' operations. These risks include rate risk, credit risk inherent in the provision of financial services and credit and liquidity risk.

According to CVM Resolution 550 issued on October 17, 2008, which provides for the submission of information on derivative financial instruments in the notes, the Company has not contracted derivative financial instruments; there is no risk from a potential exposure associated with such instruments.

25.4 Interest rate risk management

Interest rate risk refers to:

Possibility of fluctuations in the fair value of financing pegged to fixed interest rates, if such rates do not reflect current market conditions. The Company performs ongoing monitoring of these indexes. The Company has not identified yet the need to enter into financial instruments to hedge against interest rate risks.

Possibility of unfavorable change in interest rates, which would result in increase in financial expenses as a result of the debt portion pegged to variable interest rates. As at September 30, 2014, the Company and its subsidiaries invested their financial resources mainly in Interbank Certificates of Deposit, yielding interest based on the CDI rate, which significantly minimizes this risk.

Inability to obtain financing in case the real estate market presents unfavorable conditions, not allowing absorption of such costs.

Trade receivables, payables for acquisition of properties both with fixed interest rates and post-fixed ones. This risk is administrated by the Company and its subsidiaries aimed at minimize the exposure to the risk of having an interest rate of trade receivables equating to its debt.
Debt exposure to different indices is as follows:

	9/30/2014		12/31/2013	
	Individual	**Consolidated**	**Individual**	**Consolidated**
TR	495,497	870,469	543,585	931,699
CDI	899,909	899,909	935,722	935,722
TJLP	-	158,993	5,461	195,175
IPCA	-	27,904	-	25,222
IGP-M	21,107	59,156	38,400	69,808
Others	845	845	884	884
	1,417,358	2,017,276	1,524,052	2,158,510

25.5 Credit risk related to service rendering

This risk is related to the possibility of the Company and its subsidiaries posting losses resulting from difficulties in collecting amounts from lease, property sales, key money, management fees and brokerage fees. This type of risk is substantially minimized owing to the possibility of repossession of the stores leased and properties sold, which are historically renegotiated with third parties on a profitable basis.

25.6 Credit risk

This risk is related to the possibility of the Company and its subsidiaries posting losses resulting from difficulties in realizing short-term financial investments. This risk is related to the possibility of the Company and its subsidiaries posting losses resulting from difficulties in realizing short-term financial investments.

25.7 Sensitivity analysis

In order to analyze the sensitivity of financial asset and financial liability index to which the Company is exposed as at September 30, 2014, five different scenarios were defined and an analysis of sensitivity to fluctuations in the indexes of such instruments was prepared. Based on the FOCUS report dated September 26, 2014, the IGP-DI, IGP-M and IPCA indexes and TJLP, projections for 2014 was extracted from the BNDES's official website, The indexes CDI and the TR rate were extracted from the CETIP's and BM&F BOVESPA's official websites, Such index and rates were considered as probable scenario and increases and decreases of 25% and 50% were calculated.

Indexes of financial assets and financial liabilities:

Indexer	Decrease of 50%	Decrease of 25%	Probable scenario	Increase of 25%	Increase of 50%
CDI	5.50%	8.25%	11.00%	13.75%	16.50%
IGP-DI	1.83%	2.74%	3.65%	4.56%	5.48%
IGP - M	1.83%	2.75%	3.66%	4.58%	5.49%
IPCA	3.16%	4.73%	6.31%	7.89%	9.47%
TJLP	2.50%	3.75%	5.00%	6.25%	7.50%
TR	0.38%	0.57%	0.76%	0.95%	1.14%

Financial assets

The gross financial income was calculated for each scenario as at September 30, 2014, based on one-year projection and not taking into consideration any tax levied on earnings, the sensitivity for each scenario is analyzed below.

Financial income projection - 2014

Individual

		Balance as of 9/30/14	Decrease of 50%	Decrease of 25%	Scenario probable	Increase of 25%	Increase of 50%
Cash equivalents and financial investments							
Cash and Banks	n/a	83,939	N/A	N/A	N/A	N/A	N/A
Financial investments	100% CDI	69,607	3,828	5,743	7,657	9,571	11,485
		153,546	3,828	5,743	7,657	9,571	11,485
Accounts receivable							
Trade accounts receivable - store lease	IGP-DI	96,449	1,760	2,640	3,520	4,400	5,281
Trade accounts receivable - assignment of rights	IGP-DI	33,974	620	930	1,240	1,550	1,860
Trade accounts receivable - sale of properties already built	IGP-M + 12%	48,891	6,762	7,209	7,656	8,104	8,551
Other trade receivables	n/a	22,331	N/A	N/A	N/A	N/A	N/A
		201,645	9,142	10,779	12,417	14,054	15,692
RELATED-PARTY TRANSACTIONS							
Associação Barra Shopping Sul	135% CDI	9,272	688	1,033	1,377	1,721	2,065
Associação Parkshopping Barigui	117% CDI	2,380	153	230	306	383	459
Associação Parkshopping São Caetano	110% CDI	253	15	23	31	38	46
Associação Village Mall	N/A	379	N/A	N/A	N/A	N/A	N/A
Consórcio Village Mall	110% CDI	1,500	91	136	182	227	272
Sundry loans and advances	n/a	343	N/A	N/A	N/A	N/A	N/A
		14,127	947	1,422	1,895	2,369	2,842
Total		369,318	13,918	17,943	21,969	25,994	30,020

Consolidated

		Balance as of 9/30/14	**Decrease of 50%**	**Decrease of 25%**	**Scenario probable**	**Increase of 25%**	**Increase of 50%**
Cash equivalents and financial investments							
Cash and Banks	N/A	130,508	N/A	N/A	N/A	N/A	N/A
Financial investments	100% CDI	70,112	3,856	5,784	7,712	9,640	11,568
		200,620	3,856	5,784	7,712	9,640	11,568
Accounts receivable							
Trade accounts receivable - store lease	IGP-DI	122,918	2,243	3,365	4,487	5,608	6,730
Trade accounts receivable - assignment of rights	IGP-DI	39,738	725	1,088	1,450	1,813	2,176
Trade accounts receivable - sale of property undergoing construction	IGP-DI	89,397	1,631	2,447	3,263	4,079	4,894
Trade accounts receivable - sale of properties already built	IGP-M + 12%	48,891	6,762	7,209	7,656	8,104	8,551
Other trade receivables	N/A	27,335	N/A	N/A	N/A	N/A	N/A
		328,279	11,362	14,109	16,856	19,604	22,351
Related-party transactions							
Associação Barra Shopping Sul	135% CDI	9,272	688	1,033	1,377	1,721	2,065
Associação Parkshopping Barigui	117% CDI	2,380	153	230	306	383	459
Associação Parkshopping São Caetano	110%CDI	253	15	23	31	38	46
Associação Village Mall	N/A	379	N/A	N/A	N/A	N/A	N/A
Associação Jundiaí Shopping	CDI +1%a,a	980	1	1	1	1	2
Consórcio Village Mall	110% CDI	1,500	91	136	182	227	272
Sundry loans and advances	N/A	343	N/A	N/A	N/A	N/A	N/A
		15,107	948	1,423	1,897	2,370	2,844
Total		544,006	16,166	21,315	26,465	31,614	36,764

Financial liabilities

For each scenario the Company calculated the gross financial expense, not taking into account the taxes levied and the flow of maturities for each contract scheduled for 2014. The base date used was September 30, 2014 projecting indices for one year and verifying their sensitivity in each scenario.

Financial expenses projection - 2014

Individual

	Fee of compensation	Balance as of 9/30/14	Decrease of 50%	Decrease of 25%	Scenario probable	Increase of 25%	Increase of 50%
Loans and financing							
Real BSS	TR + 7,874%	39,676	3,738	3,813	3,889	3,964	4,039
Real BHS Exp V	TR + 8,70%	66,544	6,042	6,169	6,296	6,422	6,549
Banco Itaú SAF	TR + 10%	2,885	299	305	310	316	321
Banco Itaú PSC	TR + 9,35%,	109,571	11,100	11,308	11,517	11,725	11,933
Banco Itaú VLG	TR + 9,35%	286,665	29,040	29,585	30,130	30,676	31,221
Banco Itaú MTE	109,75% of CDI	101,714	6,140	9,210	12,279	15,349	18,419
Bradesco MTE	CDI + 1,00%	311,350	20,238	28,800	37,362	45,924	54,486
Banco IBM	CDI + 1,48%	69	5	7	9	11	12
Banco do Brasil	110% of CDI	145,381	8,796	13,193	17,591	21,989	26,387
Banco do Brasil	110% of CDI	50,996	3,085	4,628	6,171	7,713	9,256
Funding costs - Banco Itau - PSC	N/A	(1,285)	N/A	N/A	N/A	N/A	N/A
Funding costs - Real BHS Exp V	N/A	(374)	N/A	N/A	N/A	N/A	N/A
Funding costs - Itaú Village Mall	N/A	(7,718)	N/A	N/A	N/A	N/A	N/A
Funding costs - Bradesco MTE	N/A	(5,788)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(4,270)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(738)	N/A	N/A	N/A	N/A	N/A
Funding costs - Itaú MTE	N/A	(1,563)	N/A	N/A	N/A	N/A	N/A
Cia Real de Distribuição	N/A	576	N/A	N/A	N/A	N/A	N/A
		1,093,691	88,483	107,018	125,554	144,089	162,623
Payables for acquisition of properties							
São Caetano Land	IGPM + 3%	21,107	1,019	1,213	1,406	1,599	1,792
Others	N/A	269	N/A	N/A	N/A	N/A	N/A
Debentures							
Debentures	CDI + 1,01%	302,291	19,679	27,992	36,305	44,618	52,931
		302,291	19,679	27,992	36,305	44,618	52,931
Total		1,417,358	109,181	136,223	163,265	190,306	217,346

Consolidated

	Fee of compensation	Balance as of 09/30/14	Decrease of 50%	Decrease of 25%	Scenario probable	Increase of 25%	Increase of 50%
Loans and financing							
BNDES - JDS	TJLP +3.38%	88,493	5,203	6,310	7,416	8,522	9,628
BNDES - JDS	TJLP +1.48%	924	37	48	60	71	83
BNDES - JDS	TJLP.	3,988	100	150	199	249	299
BNDES-CGS	TJLP+3.32%	63,558	3,699	4,494	5,288	6,083	6,877
BNDES-CGS	IPCA + 9.59%	27,904	3,556	3,997	4,437	4,877	5,317
BNDES-CGS	TJLP	818	20	31	41	51	61
BNDES-CGS	TJLP + 1.42%	1,548	61	80	99	119	138
Real BSS	TR + 7.874%	39,676	3,738	3,813	3,889	3,964	4,039
Real BHS Exp V	TR + 8.70%	66,544	6,042	6,169	6,296	6,422	6,549
Banco Itaú SAF	TR + 10%	2,885	299	305	310	316	321
Banco Itaú PSC	TR + 9.35%	109,571	11,100	11,308	11,517	11,725	11,933
Banco Itaú VLG	TR + 9.35%	286,665	29,040	29,585	30,130	30,676	31,221
Banco Itaú MTE	109.75% of CDI	101,714	6,140	9,210	12,279	15,349	18,419
Bradesco MTE	CDI + 1.00%	311,350	20,238	28,800	37,362	45,924	54,486
Banco IBM	CDI + 1.48%	69	5	7	9	11	12
Banco do Brasil	110% of CDI	145,381	8,796	13,193	17,591	21,989	26,387
Banco do Brasil	110% of CDI	50,996	3,085	4,628	6,171	7,713	9,256
Banco do Santander DTIY	TR 8.70%	195,102	17,716	18,087	18,458	18,829	19,200
Banco do Santander DTIY	TR 8.70%	189,794	17,234	17,595	17,956	18,317	18,678
Funding costs - Banco Itau - PSC	N/A	(1,285)	N/A	N/A	N/A	N/A	N/A
Funding costs - Real BHS Exp V	N/A	(374)	N/A	N/A	N/A	N/A	N/A
Funding costs - BNDES Jundiaí	N/A	(7,718)	N/A	N/A	N/A	N/A	N/A
Funding costs - Itaú Village Mall	N/A	(5,788)	N/A	N/A	N/A	N/A	N/A
Funding costs - CGS	N/A	(4,270)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(738)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(1,563)	N/A	N/A	N/A	N/A	N/A
Funding costs - Bradesco MTE	N/A	(163)	N/A	N/A	N/A	N/A	N/A
Funding costs - DTIY	N/A	(173)	N/A	N/A	N/A	N/A	N/A
Funding costs - GTIY	N/A	(5,030)	N/A	N/A	N/A	N/A	N/A
Funding costs - Itaú MTE	N/A	(4,894)	N/A	N/A	N/A	N/A	N/A
Cia Real de Distribuição	N/A	576	N/A	N/A	N/A	N/A	N/A
		1,655,560	136,109	157,810	179,508	201,207	222,904
Payables for acquisition of properties							
São Caetano Land	IGPM + 3%	21,107	1,019	1,213	1,406	1,599	1,792
Land - Quadra H	IGPM + 2%	24,004	502	543	583	623	663
Canoas Land	IGPM	14,004	442	663	884	1,105	1,325
Others	N/A	269	N/A	N/A	N/A	N/A	N/A
		59,424	1,963	2,419	2,873	3,327	3,780
Debentures	CDI + 1.01%	302,291	19,679	27,992	36,305	44,618	52,931
		302,291	19,679	27,992	36,305	44,618	52,931
Total:		2,017,275	157,751	188,221	218,686	249,152	279,615

Part of the Company´s financial assets and liabilities are linked to interest rates and indexes which may vary representing a market risk for the Company.

In the period ended September 30, 2014, the Company's financial assets and liabilities generated a net financial loss of R$ 119,725.

The Company understands that an increase in the interest rates, in the indexes or in both may cause an increase in the financial expenses negatively impacting the Company's net financial result. In the same way, a decrease in the interest rates, in the indexes or in both may cause a reduction in the financial revenues negatively impacting the Company's net financial result.

25.8 Liquidity risk management

The Company's management and its subsidiaries prepared a liquidity risk management model in order to manage its capital needs and manage its short-, medium- and long-term cash needs. The Company and its subsidiaries manage its liquidity risk keeping adequate reserves, bank credit lines and credit lines deemed adequate through the continuous monitoring of forecasted and realized cash flows and combination of the maturity profiles of financial assets and liabilities.

The following table shows in detail the remaining contractual maturity of financial assets and liabilities of the Company and the contractual repayments terms. This table was prepared in accordance with the undiscounted cash flows of financial liabilities based on the nearest date on which the Company shall settle the respective obligations:

	Individual			
September 30, 2014	**Up to one year**	**From one to three years**	**More than three years**	**Total**
Financial investments	69,607	-	-	69,607
Loans and financing	118,567	432,591	542,533	1,093,691
Payables for acquisition of properties	21,376	-	-	21,376
Debentures	152,291	150,000	-	302,291
Total	361,841	582,591	542,533	1,486,965

	Consolidated			
September 30, 2014	**Up to one year**	**From one to three years**	**More than three years**	**Total**
Financial investments	70,112	-	-	70,112
Loans and financing	204,011	616,174	835,375	1,655,560
Payables for acquisition of properties	38,015	21,410	-	59,425
Debentures	152,291	150,000	-	302,291
Total	464,429	787,584	835,375	2,087,387

25.9 Category of the main financial instruments

	Individual		Consolidated	
	9/30/2014	**12/31/2013**	**9/30/2014**	**12/31/2013**
Available-for-sale financial assets				
Financial investments	69,607	120,651	70,112	121,120
Financial assets classified as loans and receivables measured at amortized cost .				
Accounts receivable	201,645	225,255	328,279	298,582
Accounts receivable from related parties	14,128	14,818	15,108	16,088
Financial liabilities classified as loans and receivables measured at amortized cost .				
Loans and financing	1,093,691	1,175,725	1,655,560	1,778,775
Payables for acquisition of properties	21,376	38,669	59,425	70,077
Debentures	302,291	309,658	302,291	309,658

Valuation techniques and assumptions applied for purposes of fair value calculation

The estimated fair values of financial assets and liabilities of the Company and its subsidiaries have been determined using available market information and appropriate valuation methodologies. However, considerable judgment was required in interpreting market data to produce the estimate of fair value, if possible more appropriate. As a result, the estimates below do not necessarily indicate the amounts that could be realized in the current exchange market. The use of different market methodologies may have a significant effect on the estimated realizable values.

The determination of fair value of financial assets and liabilities is as follows:

- Short-term investments: short-term investments are floating rate instruments and, therefore, their carrying balances already reflect their fair values,

- Trade receivables the amounts of accounts receivable recorded in the balance sheet are approximately their respective assets' fair values at market rates.

- Payables for acquisition of properties - as there are no available data on transactions of sale of payables for purchases of goods and the Company and its subsidiaries did not perform such operations, it is not possible to determine the fair value of financial instruments.

- Borrowings and financing and debentures: flows projected payments in accordance with the contractual rates of each transaction, measured at present value in accordance with applicable market rates at the balance sheet date. The fair value at September 30, 2014 totals R $ 1,411,224 and R$ 1,994,229consolidated.

Financial instruments measured at fair value are grouped into specific categories (level 1, 2 and 3) according to the corresponding observable level of fair value:

- Measurements of the fair value of level 1 are obtained from quoted prices (unadjusted) in active markets for identical assets or liabilities.

- Measurements of the fair value of level 2 are obtained by means of the variables in addition to the quoted prices included the level 1 that are observed for the asset or liability either directly (as prices) or indirectly (derived from prices).

- Measurements of the fair value of level 3 are obtained from non-observable market variables.

Management believes that the fair values applicable to the Company's financial instruments were classified as Level 2.

26 Earnings per share

Basic earnings per share are calculated by dividing profit attributable to the holders of common and preferred shares of the Parent by the weighted average number of common and preferred shares, excluding treasury shares, which are outstanding during the year. The Company opted to include preferred shares in the calculation because of right of preferred shareholders to dividends equivalent to those paid to common shareholders. Diluted earnings per share are calculated by dividing profit attributable to the holders of common and preferred shares of the of the Parent by the weighted average number of common shares outstanding during the year plus the weighted average number of common shares that would be issued in converting all potential diluted common shares into common shares (average market price - adjusted option price). The Company's exercisable options under the stock option plan were included as dilutive shares.

The table below shows information on profit and shares used to calculate basic and diluted earnings per share:

		September 30, 2014		September 30, 2013	
		Individual	**Consolidated**	**Individual**	**Consolidated**
A	Weighted average of shares issued	189,997,214	189,997,214	186,397,214	186,397,214
B	Weighted average of Treasury shares	2,160,097	2,160,097	1,227,073	1,227,073
C = Average (Between A and B)	Average shares	187,837,117	187,837,117	185,170,141	185,170,141
D	Diluted	141,960	141,960	268,531	268,531
E	Net income of the period attributable to owners of the Company	243,698	243,820	226,823	227,417
E/C	Profit/share	1,2974	1,2980	1,2249	1,2282
E/(C+D)	Profit/share adjusted	1,2964	1,2971	1,2232	1,2264

27 Insurance

The Company maintains an insurance program for the shopping centers with CHUBB do Brasil Cia, de Seguros, which is effective from November 30, 2013 to November 30, 2014 ("Insurance Program"). The Insurance Program provides for three insurance policies for each development as follows: (a) one covering property risks in the comprehensive real estate risk portfolio (b) one covering general civil liability for commercial establishments and (c) one covering general civil liability for safekeeping of vehicles. Risk coverage is subject to the conditions and exemptions provided for in the respective policies, amongst which is exemption for damages arising from acts of terrorism. In addition, the Company took out engineering risk policies for expansion, refurbishment, restoration or construction activities to ensure the implementation of the respective developments.

In addition to the policies under the Insurance Program, the Company took out a general civil liability insurance policy in the Company's name in an insured amount above that taken for each shopping mall. The policy is intended to protect the equity of shareholders against third-party claims.

Additionally, the Company has 3 D&O insurance policies under 1st, 2st and 3rd risk regime, from Chubb do Brasil Cia, de Seguros, Ace Seguradora and Liberty Paulista Seguros. These policies are effective from July 4, 2014 to July 4, 2015.

28 Subsequents Events

Third issue for primary public distribution of debentures

In October 15, 2014 the company released the third issue for primary public distribution of debentures in the amount of R$ 400,000. Were issued 40,000 single debentures nonconvertible into shares, of the scriptural type and normative form of the species quirografárias in single series, for public distribution with restricted efforts, on regime of firm guarantee, with single nominal value of R$ 10. The operation will have two equal amortizations the end of fifth and of sixth year and will count on payment of semiannual interests. Final price was fixed in September 25, 2014 by the middle of procedure of bookbuilding and have been defined remunerative interests correspondents the 100% of accumulated variation of average rates of the DI increased exponentially by an spread or surcharge equivalent an 0,87% a year. The total estimated cost with capture was of R$ 2,055. The net proceeds obtained by the company through the issuance will be fully used (i) for anticipated redemption of all of the simple debentures, nonconvertible into shares, of the species quirografárias in single series, the second issue of the Company; and (ii) the balance, for the payment of general expenses and debts of short and long term and/or reinforcement working capital of the Company and/or of the Individual the financial covenants of these debentures were as following: (i) Net debt/ ebitda less than or equal to 4, 0: (ii) ebitda/ net financial expenses greater than or equal 2.

The EBITDA used for calculating financial covenants follows the definitions set out in the contracts.

Early redemption of the second issuance of debentures

As provided in the allocation of resources of the third issue, the Company announced on 06 October 2014 in terms of the second issue, the anticipated rescue of all of debentures issued on September 05, 2011 the settlement of this rescue occurred on October 15, 2014.

Hiring of Real Estate Financing for Expanding BarraShopping

On October 16, 2014, the Company estabilished with Banco do Brazil S / A particular instrument line of credit for building the seventh expansion BarraShopping located in Rio de Janeiro, completed in 2014. The total contracted amount was R$ 100,000. The interest on this loan are 8.90% per annum plus Reference Rate - TR, and its amortization will be held in 108 monthly installments from August 15, 2015 As collateral the Company assigns one of CDB corresponding to 120% of the value of a monthly installment. Until this date still not occurred releases the funding.