(Convenience Translation into English from the Original Previously Issued in Portuguese)

Sonae Sierra Brasil S.A. and Subsidiaries

Interim Financial Information (ITR) for the Third Quarter of 2013 and Report on Review of Interim Financial Information

Deloitte Touche Tohmatsu Auditores Independentes

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REPORT ON REVIEW OF INTERIM FINANCIAL INFORMATION

To the Shareholders, Directors and Management of
Sonae Sierra Brasil S.A.
São Paulo - SP

Introduction

We have reviewed the accompanying individual and consolidated interim financial information of Sonae Sierra Brasil S.A. (the "Company"), identified as Parent and Consolidated, respectively, included in the Interim Financial Information Form (ITR) for the quarter ended September 30, 2013, which comprises the balance sheets as of September 30, 2013 and the related statements of income and comprehensive income for the three and nine-month periods then ended, and changes in equity and cash flows for the nine-month period then ended, including the explanatory notes.

The Company's Management is responsible for the preparation of the individual interim financial information in accordance with technical pronouncement CPC 21(R1) - Interim Financial Reporting and the consolidated interim financial information in accordance with technical pronouncement CPC 21(R1) and international standard IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB, as well as for the presentation of such information in accordance with the standards issued by the Brazilian Securities Commission (CVM), applicable to the preparation of Interim Financial Information (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and international standards on review of interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with the standards on auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the individual interim financial information

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 technical pronouncement CPC 21(R1) applicable to the preparation of Interim Financial Information (ITR) and presented in accordance with the standards issued by the CVM.

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Conclusion on the consolidated interim financial information

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 technical pronouncement CPC 21(R1) and IAS 34, applicable to the preparation of Interim Financial Information (ITR) and presented in accordance with the standards issued by CVM.

Other matters

Statements of value added

We have also reviewed the individual and consolidated interim statements of value added (DVA), for the nine-month period ended September 30, 2013, prepared under the responsibility of the Company's Management, the presentation of which is required by the standards issued by CVM applicable to the preparation of Interim Financial Information (ITR), and is considered as supplemental information for the International Financial Reporting Standards - IFRS that does not require the presentation of DVA. These statements were subject to the same review procedures described above and, based on our review, nothing has come to our attention that causes us to believe that they are not prepared consistently, in all material respects, with the individual and consolidated interim financial information taken as a whole.

The accompanying financial statements have been translated into English for the convenience of readers outside Brazil.

São Paulo, November 4, 2013

DELOITTE TOUCHE TOHMATSU
Auditores Independentes

Marcelo Magalhães Fernandes
Engagement Partner

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(Convenience Translation into English from the Original Previously Issued in Portuguese)

SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

BALANCE SHEETS AS OF SEPTEMBER 30, 2013 AND DECEMBER 31, 2012
(In thousands of Brazilian reais - R$)

		Company		Consolidated				Company		Consolidated	
ASSETS	Note	09/30/13	12/31/12	09/30/13	12/31/12	LIABILITIES AND EQUITY	Note	09/30/13	12/31/12	09/30/13	12/31/12
CURRENT ASSETS						CURRENT LIABILITIES					
Cash and cash equivalents	4	276,709	336,241	467,319	681,976	Loans and financing	12	-	-	56,790	50,659
Trade receivables, net	5	-	-	30,753	33,605	Debentures	13	8,643	14,603	8,643	14,603
Recoverable taxes	6	10,161	5,600	20,439	16,456	Domestic trade accounts payable		11	6	46,745	31,460
Prepaid expenses		35	15	84	53	Taxes payable	17	-	-	5,626	65,412
Other receivables	5	-	2	4,593	4,689	Personnel, payroll taxes, benefits, and rewards		5	-	11,591	9,755
Total current assets		286,905	341,858	523,188	736,779	Key money	15	-	-	6,918	6,863
						Dividends payable	18	-	26,748	-	26,748
NONCURRENT ASSETS						Earnings payable		-	-	4,886	5,165
Restricted investments	29	-	-	5,627	4,065	Trade accounts payable - acquisition of assets	14	-	-	21,088	49,491
Trade receivables, net	5	-	-	14,539	12,215	Other payables		532	214	6,843	15,865
Loans to condominiums	7	-	-	4,339	1,441	Total current liabilities		9,191	41,571	169,130	276,021
Related parties transactions	23	19,390	-	-	-						
Deferred income tax and social contribution	22	79	690	51,732	20,693	NONCURRENT LIABILITIES					
Escrow deposits	16	2,046	1,974	10,453	9,950	Loans and financing	12	-	-	506,733	378,669
Other receivables	5	-	-	833	833	Debentures	13	314,339	303,449	314,339	303,449
Investments	8	2,260,201	2,094,168	31,734	28,530	Trade accounts payable - acquisition of assets	14	-	-	15,220	28,919
Investment properties	10	-	-	3,725,135	3,248,095	Key money	15	-	-	19,662	24,101
Property, plant and equipment	9	-	-	4,122	3,495	Deferred income tax and social contribution	22	-	-	449,291	370,641
Intangible assets	11	-	-	5,131	3,585	Reserve for civil, tax, labor and social security risks	16	2,040	1,968	7,813	9,439
Total noncurrent assets		2,281,716	2,096,832	3,853,645	3,332,902	Accrual for variable compensation	27	-	-	1,292	1,200
						Total noncurrent liabilities		316,379	305,417	1,314,350	1,116,418
						EQUITY	18				
						Capital		997,866	997,866	997,866	997,866
						Capital reserves		80,115	80,115	80,115	80,115
						Earnings reserves		1,013,721	1,013,721	1,013,721	1,013,721
						Retained earnings		151,349	-	151,349	-
						Equity attributable to owners of the Company		2,243,051	2,091,702	2,243,051	2,091,702
						Noncontrolling interests		-	-	650,302	585,540
						Total equity		2,243,051	2,091,702	2,893,353	2,677,242
TOTAL ASSETS		2,568,621	2,438,690	4,376,833	4,069,681	TOTAL LIABILITIES AND EQUITY		2,568,621	2,438,690	4,376,833	4,069,681

The accompanying notes are an integral part of these interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF INCOME
FOR THE THREE AND NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2013 AND 2012
(In thousands of Brazilian reais - R$, except earnings per share)

		Company				Consolidated			
	Note	Period from 07/01/13 to 09/30/13	Period from 01/01/13 to 09/30/13	Period from 07/01/12 to 09/30/12	Period from 01/01/12 to 09/30/12	Period from 07/01/13 to 09/30/13	Period from 01/01/13 to 09/30/13	Period from 07/01/12 to 09/30/12	Period from 01/01/12 to 09/30/12
NET OPERATING REVENUE FROM RENTALS, SERVICES, AND OTHER	19	-	-	-	-	67,032	197,458	64,303	186,198
COST OF RENTALS AND SERVICES	20	-	-	-	-	(14,587)	(40,429)	(10,587)	(31,570)
GROSS PROFIT		-	-	-	-	52,445	157,029	53,716	154,628
OPERATING (EXPENSES) INCOME									
General and administrative expenses	20	(205)	(1,485)	(428)	(2,098)	(7,504)	(17,127)	(4,631)	(15,882)
Tax expenses		(5)	(182)	(11)	(247)	(132)	(1,562)	(180)	(1,236)
Equity in investees	8	20,769	162,533	29,469	157,577	775	5,204	678	3,091
Changes in fair value of investment properties	10	-	-	-	-	-	190,209	-	173,127
Other operating income, net		-	-	(62)	(17)	1,063	4,585	7,569	8,298
Total income (expenses) from operations, net		20,559	160,866	28,968	155,215	(5,798)	181,309	3,436	167,398
OPERATING INCOME BEFORE FINANCIAL INCOME (EXPENSES)		20,559	160,866	28,968	155,215	46,647	338,338	57,152	322,026
FINANCIAL INCOME (EXPENSES), NET	21	(1,075)	(8,906)	192	3,433	(5,549)	(19,217)	(3,784)	(3,246)
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION		19,484	151,960	29,160	158,648	41,098	319,121	53,368	318,780
INCOME TAX AND SOCIAL CONTRIBUTION									
Current	22	-	-	76	(872)	(6,701)	(20,252)	(6,919)	(23,803)
Deferred	22	79	(611)	58	(376)	(2,667)	(47,611)	(5,861)	(49,658)
Total		79	(611)	134	(1,248)	(9,368)	(67,863)	(12,780)	(73,461)
NET INCOME FOR THE PERIOD		19,563	151,349	29,294	157,400	31,730	251,258	40,588	245,319
NET INCOME ATTRIBUTABLE TO									
Owners of the Company						19,563	151,349	29,294	157,400
Noncontrolling interests						12,167	99,909	11,294	87,919
BASIC AND DILUTED EARNINGS PER SHARE - R$		0.26	1.98	0.38	2.06	0.26	1.98	0.38	2.06

The accompanying notes are an integral part of these interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE AND NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2013 AND 2012
(In thousands of Brazilian reais - R$)

	Company				Consolidated			
	Period from 07/01/13 to 09/30/13	Period from 01/01/13 to 09/30/13	Period from 07/01/12 to 09/30/12	Period from 01/01/12 to 09/30/12	Period from 07/01/13 to 09/30/13	Period from 01/01/13 to 09/30/13	Period from 07/01/12 to 09/30/12	Period from 01/01/12 to 09/30/12
NET INCOME FOR THE PERIOD	19,563	151,349	29,294	157,400	31,730	251,258	40,588	245,319
Other comprehensive income	-	-	-	-	-	-	-	-
TOTAL OF COMPREHENSIVE INCOME	19,563	151,349	29,294	157,400	31,730	251,258	40,588	245,319
NET INCOME ATTRIBUTABLE TO								
Owners of the Company					19,563	151,349	29,294	157,400
Noncontrolling interests					12,167	99,909	11,294	87,919

The accompanying notes are an integral part of these interim financial information.

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF CHANGES IN EQUITY (COMPANY AND CONSOLIDATED)
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2013 AND 2012
(In thousands of Brazilian reais - R$)

		Capital reserves		Earnings reserve					Total equity attributable to owners of the Company	Noncontrolling interests	Total consolidated equity
	Capital	Share issuance costs	Share subscription premium	Legal reserve	Earnings retention reserve	Unrealized earnings	Proposed additional dividends	Retained earnings			
BALANCES AS OF DECEMBER 31, 2011	997,866	(16,083)	96,198	21,016	762,904	71,018	10,479	-	1,943,398	486,997	2,430,395
Net income for the period	-	-	-	-	-	-	-	128,106	128,106	76,625	204,731
Dividends paid in the period	-	-	-	-	-	-	(10,479)	-	(10,479)	-	(10,479)
Dividends arising from operation of Fundo de Investimento Imobiliário Shopping Parque D. Pedro and Fundo de Investimento Parque D. Pedro Shopping Center	-	-	-	-	-	-	-	-	-	(1,885)	(1,885)
BALANCES AS OF SEPTEMBER 30, 2012	997,866	(16,083)	96,198	21,016	762,904	71,018	-	128,106	2,061,025	561,737	2,622,762
BALANCES AS OF DECEMBER 31, 2012	997,866	(16,083)	96,198	30,293	895,094	88,334	-	-	2,091,702	585,540	2,677,242
Net income for the period	-	-	-	-	-	-	-	151,349	151,349	99,909	251,258
Dividends arising from operation of Fundo de Investimento Imobiliário Shopping Parque D. Pedro and Fundo de Investimento Parque D. Pedro Shopping Center	-	-	-	-	-	-	-	-	-	(35,147)	(35,147)
BALANCES AS OF SEPTEMBER 30, 2013	997,866	(16,083)	96,198	30,293	895,094	88,334	-	151,349	2,243,051	650,302	2,893,353

The accompanying notes are an integral part of these interim financial information.

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF CASH FLOWS
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2013 AND 2012
(In thousands of Brazilian reais - R$)

	Company		Consolidated	
	09/30/13	09/30/12	09/30/13	09/30/12
CASH FLOW FROM OPERATING ACTIVITIES				
Net income for the period	151,349	157,400	251,258	245,319
Adjustments to reconcile net income to net cash provided by (used in) operating activities:				
Depreciation and amortization	-	-	1,736	1,266
Result value of property and equipment sold and/or written off and others	-	-	304	132
Unrealized losses on swap derivative transactions	(232)	-	(232)	-
Unbilled revenue from rentals	-	-	(2,451)	(3,066)
Allowance for doubtful accounts	-	-	2,650	2,429
Accrual for (reversal of) civil, tax, labor, and social security risks	-	-	(2,040)	(1,089)
Monetary adjustment of reserve for civil, tax, labor and social security risks	72	77	446	726
Accrual for variable compensation	-	-	1,448	1,392
Deferred income tax and social contribution	611	376	47,611	49,658
Income tax and social contribution	-	872	20,252	23,803
Interest on borrowings, financing, debentures and acquisition of assets	26,072	19,893	51,810	43,663
Changes in fair value of investment properties	-	-	(190,209)	(173,127)
Gain on disposal of investment properties	-	-	-	(7,519)
Equity in investees	(162,533)	(157,577)	(5,204)	(3,091)
(Increase) decrease in operating assets:				
Trade receivables	-	-	329	(4,666)
Loans to condominiums	-	-	(2,898)	(1,002)
Recoverable taxes	(4,561)	(639)	(3,983)	28
Prepaid expenses	(20)	(24)	(31)	364
Escrow deposits	(72)	(77)	(503)	(6,220)
Other	2	-	96	556
Increase (decrease) in operating liabilities:				
Domestic trade accounts payable	5	61	8,065	1,737
Taxes payable	-	(1,134)	(11,504)	(14,512)
Personnel, payroll taxes, benefits and rewards	5	-	480	1,226
Key money	-	-	(4,384)	4,975
Payments of contingencies	-	-	(32)	(4)
Other payables	549	81	(8,791)	(1,605)
Cash provided by operating activities	11,247	19,309	154,223	161,373
Interest paid	(21,141)	(4,557)	(51,006)	(26,887)
Income tax and social contribution paid	-	-	(68,534)	(10,284)
Net cash provided by (used in) operating activities	(9,894)	14,752	34,683	124,202
CASH FLOW FROM INVESTING ACTIVITIES				
Restricted investments	-	-	(1,562)	(1,423)
Acquisition or construction of investment property	-	-	(297,760)	(260,414)
Purchase of property and equipment	-	-	(3,579)	(645)
Increase in intangible assets	-	-	(634)	(502)
Capital increase in investees	(3,500)	(31,000)	-	-
Proceeds from the sale of investment properties	-	-	-	22,514
Dividends received	-	-	2,000	1,648
Net cash used in investing activities	(3,500)	(31,000)	(301,535)	(238,822)
CASH FLOW FROM FINANCING ACTIVITIES				
Debentures issued	-	300,000	-	300,000
Debentures issuance costs	-	(6,813)	-	(6,813)
Loans and financing raised	-	-	156,251	78,984
Loans and financing paid - principal	-	-	(28,184)	(7,015)
Trade accounts payable - acquisition of assets	-	-	(13,698)	(13,474)
Distributed earnings of real estate funds - noncontrolling interests	-	-	(35,426)	(32,370)
Dividends paid	(26,748)	(24,456)	(26,748)	(24,456)
Related parties	(19,390)	-	-	-
Net cash provided by (used in) financing activities	(46,138)	268,731	52,195	294,856
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	(59,532)	252,483	(214,657)	180,236
CASH AND CASH EQUIVALENTS				
At end of period	276,709	378,317	467,319	571,154
At beginning of period	336,241	125,834	681,976	390,918
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	(59,532)	252,483	(214,657)	180,236

The accompanying notes are an integral part of these interim financial information.

(Convenience Translation into English from the Original Previously Issued in Portuguese)

SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF VALUE ADDED
FOR THE NINE-MONTH PERIODS ENDED SEPTEMBER 30, 2013 AND 2012
(In thousands of Brazilian reais - R$)

	Company		Consolidated	
	09/30/13	09/30/12	09/30/13	09/30/12
REVENUE				
Revenue from rentals and services	-	-	221,304	202,326
Other income	-	-	3,360	2,095
Changes in fair value of investment property	-	-	190,209	173,127
Revenues related to the construction of investment properties, property plant and equipament and intangible assets	-	-	320,954	358,702
Allowance for doubtful accounts	-	-	(2,650)	(2,429)
	-	-	733,177	733,821
SERVICES AND SUPPLIES PURCHASED FROM THIRD PARTIES				
Cost of rentals and services	-	-	(27,049)	(13,030)
Supplies, power, outside services and other	(1,251)	(1,908)	(317,110)	(350,810)
	(1,251)	(1,908)	(344,159)	(363,840)
GROSS VALUE ADDED	(1,251)	(1,908)	389,018	369,981
DEPRECIATION AND AMORTIZATION	-	-	(1,736)	(1,266)
WEALTH CREATED BY THE COMPANY	(1,251)	(1,908)	387,282	368,715
WEALTH RECEIVED IN TRANSFER				
Equity in earnings of subsidiaries	162,533	157,577	5,204	3,091
Financial income	17,454	23,416	33,366	41,311
	179,987	180,993	38,570	44,402
DISTRIBUTION OF WEALTH	178,736	179,085	425,852	413,117
WEALTH DISTRIBUTED				
Personnel:				
Salaries and wages	189	164	17,280	16,936
Benefits	-	-	1,555	1,473
Severance pay fund (FGTS)	-	-	1,023	1,070
	189	164	19,858	19,479
Taxes and fees:				
Federal	838	1,538	86,332	90,135
Municipal	-	-	1,901	1,846
	838	1,538	88,233	91,981
Lenders and lessors:				
Financial expenses	26,360	19,983	64,344	53,872
Rentals	-	-	2,159	2,466
	26,360	19,983	66,503	56,338
Interest on capital:				
Retained earnings	151,349	157,400	151,349	157,400
Noncontrolling interests	-	-	99,909	87,919
	151,349	157,400	251,258	245,319
Total	178,736	179,085	425,852	413,117

The accompanying notes are an integral part of these interim financial information.

1. GENERAL INFORMATION

Sonae Sierra Brasil S.A. (the "Company"), headquartered at Avenida Doutor Cardoso de Melo, 1.184 - 13º andar, in the city of São Paulo, State of São Paulo, was established on June 18, 2003 and is primarily engaged in: (a) planning, developing, implementing and investing in real estate, namely shopping malls and related activities, as developer, builder, lessor and advisor; (b) managing own and/or third-party properties and stores and providing related services; and (c) holding equity interest in other companies and/or real estate investment funds, directly or indirectly through subsidiaries and associates.

The Company trades its shares on BM&FBOVESPA S.A. (São Paulo Stock Exchange), under the tickersymbol "SSBR3".

The Company's immediate parent is Sierra Brazil 1 BV, a company headquartered in Netherlands, while its ultimate parents are Sonae Sierra SGPS S.A., headquartered in Portugal, and DDR Corp., headquartered in the United States of America.

The Company's direct and indirect subsidiaries included in the consolidated financial statements are the following:

a) Sierra Investimentos Brasil Ltda. ("Sierra Investimentos") - primarily engaged in: (a) planning, developing, implementing and investing in real estate, namely shopping malls and related activities, as developer, builder, lessor and advisor; (b) operating and managing own properties and stores and providing related services; and (c) holding equity interest in other companies. As of September 30, 2013, this company is the parent company of Sierra Enplanta Ltda. ("Sierra Enplanta"), Pátio Boavista Shopping Ltda. ("Pátio Boavista"), Pátio Penha Shopping Ltda. ("Pátio Penha"), Pátio São Bernardo Shopping Ltda. ("Pátio São Bernardo"), Pátio Sertório Shopping Ltda. ("Pátio Sertório"), Pátio Uberlândia Shopping Ltda. ("Pátio Uberlândia"), Fundo de Investimento Imobiliário Shopping Parque D. Pedro ("Fundo de Investimento Imobiliário I"), Fundo de Investimento Imobiliário - FII Parque Dom Pedro Shopping Center ("Fundo de Investimento Imobiliário II"), Pátio Londrina Empreendimentos e Participações Ltda. ("Pátio Londrina"), and Pátio Goiânia Shopping Ltda. ("Pátio Goiânia").

   (i) Fundo de Investimento Imobiliário I - is engaged in holding long-term investment properties, basically to earn income by renting and leasing properties of its real estate assets. As of September 30, 2013, Fundo de Investimento Imobiliário I holds a trust equivalent to 85% of the undivided interest in Shopping Parque D. Pedro.

   (ii) Fundo de Investimento Imobiliário II - is engaged in holding long-term investment properties, basically to earn income by renting and leasing properties of its real estate assets. Established on June 30, 2009 through the partial spin-off of Fundo de Investimento Imobiliário I operations, Fundo de Investimento Imobiliário II holds a trust equivalent to 15% of the undivided interest in Shopping Parque D. Pedro.

(iii) Sierra Enplanta, Pátio Boavista, Pátio Penha, Pátio São Bernardo, Pátio Sertório, Pátio Uberlândia, Pátio Londrina and Pátio Goiânia - are engaged mainly in investing in the real estate segment, in particular in shopping malls and related activities.

b) Unishopping Administradora Ltda. ("Unishopping Administradora") - engaged in planning, installing, developing and managing shopping malls, leasing, operating and managing car park areas, managing properties and related services. As of September 30, 2013, in addition to managing the developments in which the Group holds interests, Unishopping Administradora is the parent company of Unishopping Consultoria Imobiliária Ltda. ("Unishopping Consultoria").

c) Unishopping Consultoria - engaged in planning, installing, developing and managing shopping malls, leasing, operating and managing car park areas, managing properties and related services. Unishopping Consultoria is responsible for selling development stores in which the Group holds interests.

As of September 30, 2013 and 2012 and December 31, 2012, the Company's subsidiaries and associates held the following interests in shopping malls:

		Undivided interest - %		
Developer	Shopping mall	09/30/13	12/31/12	09/30/12
Fundos de Investimento Imobiliário I e II	Shopping Parque D. Pedro	100.00	100.00	100.00
Pátio Penha	Shopping Center Penha	-	-	51.00
Pátio Penha	Shopping Plaza Sul	30.00	30.00	30.00
Pátio Boavista	Shopping Center Metrópole	100.00	100.00	100.00
Pátio Boavista	Boavista Shopping	100.00	100.00	100.00
Sierra Enplanta	Tivoli Shopping	-	-	30.00
Sierra Enplanta	Pátio Brasil Shopping	-	-	10.42
Sierra Enplanta	Franca Shopping	76.92	76.92	67.42
Pátio São Bernardo	Shopping Plaza Sul	30.00	30.00	30.00
Campo Limpo	Shopping Campo Limpo (i)	20.00	20.00	20.00
Pátio Sertório	Shopping Manauara	100.00	100.00	100.00
Pátio Uberlândia	Uberlândia Shopping	100.00	100.00	100.00
Pátio Londrina	Boulevard Londrina (ii)	88.64	84.48	84.48
Pátio Goiânia	Passeio das Águas Shopping (iii)	100.00	100.00	100.00

(i) Refers to an indirect interest in the undivided shopping mall fraction held by Sierra Investimentos.

(ii) Opened on May 3, 2013.

(iii) On September 30, 2013 this project was being implemented and it was opened on October 30, 2013 (see Note 30).

2. SIGNIFICANT ACCOUNTING POLICIES

2.1. Statement of conformity

The Company's interim financial information comprises:

- Consolidated interim financial information prepared and presented in accordance with technical pronouncement CPC 21(R1) - Interim Financial Statements and international standard IAS 34 - Interim Financial Reporting, issued by International Accounting Standards Board - IASB, and in accordance with the standards established by the Brazilian Securities Commission (CVM), applicable to the preparation of interim financial information.

- Individual interim financial information prepared and presented in accordance with technical pronouncement CPC 21(R1), and in accordance with the standards established by CVM, applicable to the preparation of interim financial information.

The accounting practices adopted in Brazil comprise those set out in the Brazilian Corporate Law and the technical pronouncements, guidance and interpretations issued by the Accounting Pronouncements Committee (CPC) and approved by CVM.

The individual interim financial information presents the valuation of investments in subsidiaries and associates under the equity method, pursuant to prevailing Brazilian statutes. Accordingly, this individual financial information is not considered as in accordance with IFRSs, which require the measurement of such investments in separate financial statements of the parent, at their fair values or at cost.

As there is no difference between the consolidated shareholders' equity and the consolidated net income attributable to the owners of the Company, disclosed in the consolidated interim financial information prepared in accordance with IFRSs, and the Company's shareholders' equity and net income, disclosed in the individual financial information prepared in accordance with accounting practices adopted in Brazil, the Company opted for presenting this individual and consolidated financial information in a single set, side by side.

2.2. Basis of preparation

The interim financial information has been prepared based on the historical cost and adjusted to reflect the fair values of the investment properties and certain financial instruments against net income for the period. The historical cost is generally based on the fair value of the consideration paid in exchange for assets.

As of January 1, 2012, the Company changed the period for measurement at fair value of investment properties from quarterly basis to semiannual basis.

The summary of the main accounting policies adopted by the Company in preparing this individual and consolidated interim financial information is in line with those included in the financial statements for the year ended December 31, 2012 and, therefore, they should be analyzed together.

2.3. New standards, changes and interpretations

The first-time adoption of the standards, interpretations and revised standards beginning January 1, 2013 did not materially impact the amounts reported for the current and prior years.

The financial statements for the year ended December 31, 2012 include further details on these standards.

3. CRITICAL ACCOUNTING JUDGMENTS AND MAIN ESTIMATES

In the application of the Company's and its subsidiaries' accounting policies, Management is required to make judgments, estimates and assumptions about the carrying amounts of assets and liabilities that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised.

The following are the main judgments and accounting estimates that the Company's and its subsidiaries' Management understands as critical for the preparation of the individual and consolidated interim financial information:

a) Investment properties value: the fair value of investment property is determined by valuating the cash flows of each property at present value, as determined by independent valuers. The Company's and its subsidiaries' Management uses its judgment to choose the method and define assumptions, which are mainly based on market conditions. As of January 1, 2012, the Company changed the period for measurement at fair value of investment properties from quarterly basis to semiannual basis.

b) Accrual for civil, tax, labor and social security risks: the accrual for risks is recognized for lawsuits assessed by the legal counsel and Management of the Company and its subsidiaries as probable losses, considering the nature of the lawsuits and the legal counsel and Management's experience in similar cases. Reserves have been recognized for matters classified as legal obligations, regardless of the expected outcome of lawsuits.

c) Projections prepared for the realization of deferred income tax and social contribution balances: based on analyses of the multiyear operating projections, the Company recognized tax credits related to prior year tax loss carryforwards and temporary differences.

   Maintenance of tax credits from tax loss carryforwards, deferred income tax and social contribution tax loss carryforwards is supported by future earnings projections prepared by the Company's Management and periodically reviewed, for the next ten years, to determine the recoverability of tax loss carryforwards and temporary differences

4. CASH AND CASH EQUIVALENTS

	Parent		Consolidated	
	09/30/13	12/31/12	09/30/13	12/31/12
Cash	2	2	82	79
Banks	88	105	8,981	1,046
Short-term investments (*)	276,619	336,134	458,256	680,851
Total	276,709	336,241	467,319	681,976

(*) As of September 30, 2013, the short-term investments are highly liquid and earn yield at the weighted average interest rate of 102.9% of the interbank deposit rate (CDI) (102.5% as of December 31, 2012).

5. TRADE RECEIVABLES, NET AND OTHER RECEIVABLES

Trade receivables

	Consolidated	
	09/30/13	12/31/12
Rentals	41,709	41,649
Assignment of rights receivable (a)	1,038	1,300
Total trade receivables billed	42,747	42,949
Unbilled revenue from rentals (b)	14,539	12,215
Total trade receivables billed and unbilled	57,286	55,164
Allowance for doubtful accounts	(11,994)	(9,344)
Total	45,292	45,820
Current	(30,753)	(33,605)
Noncurrent	14,539	12,215

(a) Represent receivables from lease of commercial spaces in shopping malls, also known as “key money”.

(b) Represent the effect of unbilled revenue from rentals recognized on a straight-line basis according to agreement terms.

The aging list of trade receivables billed as of September 30, 2013 and December 31, 2012 is as follows:

	Consolidated	
	09/30/13	12/31/12
Current	28,554	32,874
Past-due:		
Up to 30 days	1,813	1,579
31 to 60 days	1,431	821
61 to 90 days	884	584
91 to 180 days	2,100	1,377
Over 180 days	7,965	5,714
Subtotal	14,193	10,075
Total	42,747	42,949

Allowance for doubtful accounts

Change in allowance for doubtful accounts for the nine-month periods ended September 30, 2013 and 2012 is as follows:

	Consolidated
Balance as of December 31, 2012	(9,344)
Allowances recognized in the period, net	(2,650)
Balance as of September 30, 2013	(11,994)
Balance as of December 31, 2011	(9,727)
Allowances recognized in the period, net	(2,429)
Balance as of September 30, 2012	(12,156)

Other receivables

Additionally, as of September 30, 2013 and December 31, 2012, the balance of the "Other receivables" account is broken down as follows:

	Consolidated	
	09/30/13	12/31/12
Receivables of Banco Ourinvest S.A. (*)	833	833
Other receivables from condominiums	1,801	1,019
Receivables from parking operations	-	1,502
Vacations, 13th salary and other advances to employees	1,040	256
Other	1,752	1,912
Total	5,426	5,522
Current	(4,593)	(4,689)
Noncurrent	833	833

(*) As of September 30, 2013, the subsidiary Sierra Investimentos has R$833 in receivables from Banco Ourinvest S.A., as a result from the commitment entered into on October 29, 2009 (see note 29).

6. RECOVERABLE TAXES

	Parent		Consolidated	
	09/30/13	12/31/12	09/30/13	12/31/12
Withholding income tax (IRRF)	10,141	5,580	19,713	15,735
Social contribution - Law 10833/03	11	11	445	452
Other	9	9	281	269
Total	10,161	5,600	20,439	16,456

Recoverable taxes were generated from the operations of the Company and its subsidiaries and do not depend on court or administrative decisions to be realized.

7. LOANS TO CONDOMINIUMS

Represent advances to condominiums of the shopping malls to cover cash shortages, notably arising from default. The amounts will be recovered as the common area maintenance fees are received and according to the condominiums' cash availability.

		Consolidated	
Subsidiary	Condominium	09/30/13	12/31/12
Pátio São Bernardo	Condomínio Shopping Center Plaza Sul	125	125
Pátio Penha	Condomínio Shopping Center Penha	68	-
Pátio Uberlândia	Condomínio Uberlândia Shopping	2,854	1,316
Pátio Londrina	Condomínio Londrina Shopping	1,292	-
Total		4,339	1,441

These loans are considered related-party transactions.

The Company has been receiving the amounts prepaid according to the condominiums' cash and Management does not expect problems on the realization of these amounts.

8. INVESTMENTS

September 30, 2013	Number of shares held	Capital - equity interest - %	Assets	Liabilities	Equity	Revenue	Net income for the period	Equity in investees	Investment balance
Company									
Subsidiaries:									
Sierra Investimentos Brasil Ltda.	1,016,762,171	100.00	2,260,842	17,808	2,243,034	177	157,900	157,900	2,243,034
Unishopping Administradora Ltda.	10,910,859	100.00	24,450	7,283	17,167	30,811	4,633	4,633	17,167
Total			2,285,292	25,091	2,260,201	30,988	162,533	162,533	2,260,201
Consolidated									
Associate- Campo Limpo Empreendimentos e Participações Ltda.	9,435,400	20.00	213,448	54,777	158,671	15,944	26,022	5,204	31,734

December 31, 2012	Number of shares held	Capital - equity interest - %	Assets	Liabilities	Equity	Revenue	Net income for the period	Equity in investees	Investment balance
Company									
Subsidiaries:									
Sierra Investimentos Brasil Ltda.	938,762,172	100.00	2,105,083	23,148	2,081,935	168	184,707	184,707	2,081,935
Unishopping Administradora Ltda.	10,910,860	100.00	24,343	12,110	12,233	50,988	4,276	4,276	12,233
Total			2,129,426	35,258	2,094,168	51,156	188,983	188,983	2,094,168
Consolidated									
Associate- Campo Limpo Empreendimentos e Participações Ltda.	9,435,400	20.00	191,117	48,468	142,649	20,117	24,104	4,821	28,530

Changes in investments for the nine-month periods ended September 30, 2013 and 2012

	Parent	Consolidated
Balances as of December 31, 2012	2,094,168	28,530
Capital increase	3,500	-
Equity in investees	162,533	5,204
Dividends received	-	(2,000)
Balances as of September 30, 2013	2,260,201	31,734
Balances as of December 31, 2011	1,827,185	26,157
Capital increase	31,000	-
Equity in investees	157,577	3,091
Dividends received	-	(1,648)
Balances as of September 30, 2012	2,015,762	27,600

9. PROPERTY, PLANT AND EQUIPMENT

	Annual depreciation rate - %	09/30/13 Consolidated Cost	Accumulated depreciation	Net
Facilities	10	2,747	(2,747)	-
Furniture and fixtures	10	929	(546)	383
Machinery and equipment	10	672	(332)	340
IT equipment	20	2,526	(1,780)	746
Vehicles	20	2,790	(775)	2,015
Other	20	49	(48)	1
Subtotal		9,713	(6,228)	3,485
Construction in progress	-	623	-	623
Advances to suppliers	-	14	-	14
Total		10,350	(6,228)	4,122

	Annual depreciation rate - %	12/31/12 Consolidated Cost	Accumulated depreciation	Net
Facilities	10	2,747	(2,747)	-
Furniture and fixtures	10	923	(483)	440
Machinery and equipment	10	662	(284)	378
IT equipment	20	2,432	(1,566)	866
Vehicles	20	2,338	(832)	1,506
Other	20	45	(43)	2
Subtotal		9,147	(5,955)	3,192
Advances to suppliers	-	303	-	303
Total		9,450	(5,955)	3,495

Changes in property, plant and equipment in operation for the nine-month periods ended September 30, 2013 and 2012

	Consolidated Furniture and fixtures	Machinery and equipment	IT equipment	Vehicles	Other	Total
Balances as of December 31, 2012	440	378	866	1,506	2	3,192
Transfer from advances to suppliers	6	10	94	691	4	805
Additions	-	-	-	724	-	724
Disposals	-	-	-	(304)	-	(304)
Depreciation	(63)	(48)	(214)	(602)	(5)	(932)
Balances as of September 30, 2013	383	340	746	2,015	1	3,485

	Consolidated						
	Facilities	Furniture and fixtures	Machinery and equipment	IT equipment	Vehicles	Other	Total
Balances as of December 31, 2011	207	518	404	870	1,532	3	3,534
Transfer from advances to suppliers	-	3	37	270	271	4	585
Disposals	-	-	-	(9)	(123)	-	(132)
Depreciation	(207)	(61)	(49)	(207)	(383)	(3)	(910)
Balances as of September 30, 2012	-	460	392	924	1,297	4	3,077

Changes in construction in progress and advances to suppliers for the nine-month periods ended September 30, 2013 and 2012

	Consolidated		
	Construction in progress	Advances to suppliers	Total
Balances as of December 31, 2012	-	303	303
Additions	2,339	516	2,855
Transfer to fixed asset in operation and intangible	(1,716)	(805)	(2,521)
Balances as of September 30, 2013	623	14	637

	Consolidated		
	Construction in progress	Advances to suppliers	Total
Balances as of December 31, 2011	1,979	459	2,438
Additions	-	645	645
Transfer to fixed asset in operation and intangible	(202)	(585)	(787)
Balances as of September 30, 2012	1,777	519	2,296

10. INVESTMENT PROPERTIES

Under technical pronouncement CPC 28 (IAS 40) - Investment Property, properties held to earn rentals or for capital appreciation or both can be recognized as investment properties. Investment properties were initially measured at cost. The Company's Management adopted the fair value method to reflect better its business, from January 1, 2009.

The measurement at and change in fair value are made on a semiannually basis.

	Consolidated	
	09/30/13	12/31/12
Constructed investment properties	3,259,874	2,724,327
Investment properties under construction	465,261	523,768
Total	3,725,135	3,248,095

Changes for the nine-month periods ended September 30, 2013 and 2012

	Consolidated		
	Constructed properties	Properties under construction	Total
Balances as of December 31, 2012	2,724,327	523,768	3,248,095
Additions (a)	35,475	281,266	316,741
Disposal - barter transaction of Boulevard Londrina Shopping (b)	(29,910)	-	(29,910)
Transfers (c)	339,773	(339,773)	-
Gain from the change in fair value of properties	190,209	-	190,209
Balances as of September 30, 2013	3,259,874	465,261	3,725,135
Balances as of December 31, 2011	2,338,796	437,254	2,776,050
Additions	87,387	270,670	358,057
Disposal - sale of interest and swap in Shopping Penha	(11,839)	-	(11,839)
Write-off sale of land of Shopping Metrópole	(3,155)	-	(3,155)
Transfers	231,222	(231,222)	-
Transfers to noncurrent asset held for sale	(193,582)	-	(193,582)
Gain from the change in fair value of properties	177,472	(4,345)	173,127
Balances as of September 30, 2012	2,626,301	472,357	3,098,658

Notes:

(a) On October 6, 2013, the subsidiary Pátio Uberlândia acquired 45,500 sqm land in order to expand Franca Shopping for an amount of R$24,563 (information not reviewed).

(b) On May 3, 2013, the subsidiary Pátio Londrina handed out 11.36% of the interest held in Boulevard Londrina Shopping as payment for the land acquired to build said mall. With this transaction, the Company kept its 88.64% stake.

(c) On May 3, 2013, the project Boulevard Londrina Shopping has 47,800 s.q.m. in Gross Leasable Area - GLA and 216 stores (information not reviewed).

The certificate of title of the Shopping Boavista project is not registered with the Registry of Deeds Office. As of September 30, 2013 and December 31, 2012, the total amount carried as investment property is R$66,010 and R$62,215.

Fair value measurement methodology

The fair value of each investment property in operation and in construction was determined based on a valuation reported at the time, prepared by an independent external appraiser (Cushman & Wakefield).

The valuation of these investment properties is in accordance with the Practice Statements of the RICS Appraisal and Valuation Manual published by The Royal Institution of Chartered Surveyors (Red Book), based in the United Kingdom.

The methodology adopted to calculate the market value (fair value) of investment properties in operation involves developing making related to ten-year projections of gains and losses for each shopping mall, added to the residual value, which corresponds to a perpetuity calculated based on the net earnings of the 11th year and a market yield rate (exit yield or cap rate). For the calculation of the perpetuity it was considered a real growth rate of 0.0%. These projections are discounted at the measurement date using a market discount rate.

The projections are not forecasts, but simply reflect the best estimate of the appraiser regarding the current view of the market with respect to the future revenue and cost of each property. The yield rate and the discount rate are set according to the local investment and institutional market and the reasonableness of the market value obtained according to the methodology above, equally tested in terms of the initial yield rate obtained based on net yield estimated for the first year of the projections.

In the valuation of the investment properties, some assumptions were taken into consideration that, according to the Red Book classification, are considered special, namely with respect to recently opened shopping malls, for which possible still due investment expenses have not been taken into account as such amounts are duly recognized in the interim financial information.

Beginning January 1, 2012, in order to reduce operating costs, the Company reviewed its accounting policy for recognizing investment properties at fair value. Consequently, the period for measurement at fair value was changed from quarterly basis to semiannual basis. Accordingly, the interim financial information for the three-month period ended September 30, 2013 does not include any profit or loss arising from the changes in the fair value of investment properties.

The assumptions used as of June 30, 2013 and December 31, 2012 for the measurement at fair value described above are as follows:

06/30/13				12/31/12			
10-year discount rate		Exit yield		10-year discount rate		Exit yield	
Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
12.25%	14.00%	7.75%	9.50%	12.50%	14.00%	8.00%	9.50%

11. INTANGIBLE ASSETS

	Annual amortization rate - %	Consolidated	
		09/30/13	12/31/12
Software	20	6,993	4,643
Accumulated amortization (*)		(1,862)	(1,058)
Total		5,131	3,585

(*) In the nine-month periods ended September 30, 2013, the amortization expense of the cost of purchase of software, amounting to R$804 (R$356 as of September 30, 2012), is recognized in line item “General and administrative expenses”, in the statement of income.

Changes in intangible assets for the nine-month periods ended September 30, 2013 and 2012

	Consolidated		
	Cost	Amortization	Total, net
Balances as of December 31, 2012	4,643	(1,058)	3,585
Additions	634	(804)	(170)
Transfer from fixed asset in operation	1,716	-	1,716
Balances as of September 30, 2013	6,993	(1,862)	5,131
Balances as of December 31, 2011	2,153	(571)	1,582
Additions	502	(356)	146
Transfer from fixed asset in operation	202	-	202
Balances as of September 30, 2012	2,857	(927)	1,930

12. LOANS AND FINANCING

		Consolidated	
Domestic	Maturity	09/30/13	12/31/12
Banco do Amazonas S.A. - BASA (a)	12/10/20	123,759	136,543
Banco Itaú BBA S.A. (b)	10/21/15	9,706	13,048
Banco Itaú BBA S.A. (c)	10/17/16	15,670	19,344
Banco Bradesco S.A. (d)	10/27/25	114,552	73,463
Banco Bradesco S.A. (e)	10/26/25	74,116	78,084
Banco Itaú BBA S.A. (f)	05/10/18	44,534	51,237
Banco Santander S.A. (g)	06/22/23	181,186	57,609
Total		563,523	429,328
Current		(56,790)	(50,659)
Noncurrent		506,733	378,669

(a) On December 17, 2008, the subsidiary Pátio Sertório raised a loan of R$90,315 with Banco do Amazonas S.A. - BASA to finance the construction of the mall Shopping Manauara. In the year ended December 31, 2009, the subsidiary raised new borrowings, totaling R$21,985. These borrowings bear fixed interest of 10% per year, with possible discount of 15% if payments are made on the maturity date, and have a grace period of 48 months, during which only 50% of interests incurred are paid. The remaining balance of accrued interest will be paid after the grace period together with the principal repayment installments. The loan is collateralized by the Shopping Manauara property. The Company and the subsidiary Sierra Investimentos are guarantors of this transaction.

(b) On November 16, 2010, the subsidiary Sierra Investimentos raised R$20,000 with Banco Itaú BBA S.A. to finance working capital. This loan is subject to average interest linked to CDI plus 2.85% per year. The Company is the guarantor of this transaction. The loan is collateralized by: (i) the Shopping Metrópole property; and (ii) net receivables of Shopping Metrópole. This loan has a nine-month grace period for the payment of the first installment of principal. On June 19, 2013, Sierra Investimentos changed the interest rate applied to CDI plus 1.66% per year.

(c) On November 16, 2010, the subsidiary Pátio Boavista raised R$27,000 with Banco Itaú BBA S.A. to finance working capital. This loan is subject to average interest linked to CDI plus 3.3% per year. The Company is the guarantor of this transaction. The loan is collateralized by: (i) the Shopping Metrópole property; and (ii) net receivables of Shopping Metrópole. This loan has a nine-month grace period for the payment of the first installment of principal. On June 19, 2013, Pátio Boavista changed the interest rate applied to CDI plus 1.78% per year.

(d) Between June 2011 and September 2013, the subsidiary Pátio Londrina raised R$114,026 with Banco Bradesco S.A. to finance the construction of Shopping Londrina. The approved funding line, in the total amount of R$120,000, bears a fixed rate equivalent to TR (a managed prime rate) plus 10.9% per year. The agreement is effective for 15 years, with a two-year grace period for repaying the principal. After this period, the outstanding balance will be paid in 155 monthly consecutive installments. The loan is collateralized by Shopping Londrina property. The Company is the guarantor of this transaction. On December 14, 2012, Pátio Londrina changed the interest rate applied to TR plus 9.7% per year.

(e) Between August 2010 and February 2012, the subsidiary Pátio Uberlândia raised R$77,152 with Banco Bradesco S.A. to finance the construction of Shopping Uberlândia, with a fixed rate equivalent to the TR plus 11.3% per year. The agreement is effective for 15 years, with a two-year grace period for repaying the principal. After this period, the outstanding balance will be paid in 156 monthly consecutive installments. The loan is collateralized by Shopping Uberlândia property. The Company is the guarantor of this transaction. On November 21, 2012, Pátio Uberlândia changed the interest rate applied to TR plus 9.7% per year.

(f) On June 29, 2011, the subsidiary Pátio Boavista raised R$52,651 with Banco Itaú BBA S.A. to finance the expansion of Shopping Metrópole. This loan bears a fixed rate equivalent to TR plus 10.3% per year. The agreement is effective for 7 years, with a 12-month grace period for repaying the principal. After this period, the outstanding balance will be paid in 72 monthly consecutive installments. The Company is the guarantor of this transaction. The loan is collateralized by: (i) Shopping Metrópole property; and (ii) Shopping Metrópole's net receivables. On June 19, 2013, Pátio Boavista changed the interest rate applied to TR plus 9.3% per year.

(g) Between March 2012 and September 2013, the subsidiary Pátio Goiânia raised R$168,431 with Banco Santander (Brasil) S.A. to finance the construction of Passeio das Águas Shopping. The approved funding line, in the total amount of R$200,000, bears a fixed rate equivalent to TR plus 11% per year. The agreement is effective for 12 years, with a 24-month grace period for repaying the principal; after this period, the outstanding balance will be paid in 111 monthly, consecutive installments. The loan is collateralized by Passeio das Águas Shopping property. The Company is the guarantor of this transaction. On December 21, 2012, Pátio Goiânia changed the interest rate applied to TR plus 9.7% per year.

On September 30, 2013, the amount of the properties pledged as collateral to the banks for the borrowings and financing totals R$1,899,443. On September 30, 2013, the fiduciary assignment of the net receivables pledged as collateral for Pátio Boavista totals R$2,654.

Covenants

The loan agreements entered by the Company and its subsidiaries, described above, do not provide for compliance with any financial ratios such as debt ratios, expenses coverage with interests, etc.

Changes in loans and financing for the nine-month periods ended September 30, 2013 and 2012

Balance as of December 31, 2012	429,328
New borrowings	156,251
Payments - principal	(28,184)
Interest payments	(28,409)
Interest capitalized in investment properties under construction	11,154
Interest allocated to net income	23,383
Balance as of September 30, 2013	563,523

Balance as of December 31, 2011	350,891
New borrowings	78,984
Payments - principal	(7,015)
Interest payments	(21,929)
Interest capitalized in investment properties under construction	9,315
Interest allocated to net income	20,480
Balance as of September 30, 2012	430,726

The noncurrent portion in the caption “Loans and financing” as of September 30, 2013 matures as follows:

From 10/01/14	33,998
2015	67,708
2016	63,186
2017	59,095
2018	56,869
2019 - 2023	192,632
2024 - 2026	33,245
Total	506,733

13. DEBENTURES

		Parent and Consolidated	
Debentures	Final maturity	09/30/13	12/31/12
Securities - series 1	02/15/17	94,983	96,514
Securities - series 2	02/15/19	227,999	221,538
Total		322,982	318,052
Current		(8,643)	(14,603)
Noncurrent		314,339	303,449

On February 15, 2012, the Company issued 30,000 nonconvertible debentures, in two series, with a par value of R$10 each, totaling R$300,000. After the bookbuilding procedure carried out on March 2, 2012, which defined the debenture interest, the series can be summarized as follows:

- Series 1: 9,550 debentures, in the total amount of R$95,500, yielding a floating annual rate equivalent to CDI + 0.96%, with final maturity within five years. Compensation will be paid semiannually.

- Series 2: 20,450 debentures, in the total amount of R$204,500, yielding a floating annual rate equivalent to consumer price index (IPCA) + 6.25% with final maturity within seven years. Compensation will be paid annually.

As described in Note 25.3, on August 22, 2013, the Company contracted a derivative instrument ("swap") in the notional amount of R$54,500, to partially hedge the inflation rate risk (IPCA) subject to the interest of the 2nd series of debentures. In this transaction, the Company replaced the IPCA + 6.25% per year by the CDI +1.24% per year.

Changes in debentures, recorded in current and noncurrent liabilities, are broken down as follows:

	R$
Balance as of December 31, 2012	318,052
Amortized borrowing costs	833
Interest allocated to net income	25,238
Interest payments	(21,141)
Balance as of September 30, 2013	322,982
Balance as of December 31, 2011	-
New borrowings	300,000
Amortizable borrowing costs	(6,813)
Amortized borrowing cost	586
Interest allocated to net income	19,307
Interest payments	(4,557)
Balance as of September 30, 2012	308,523

The debenture principal, classified in noncurrent liabilities, will be repaid as follows:

	R$	Amortizable borrowing costs	Total
From 10/01/2014	-	(277)	(277)
2015	-	(1,111)	(1,111)
2016 (repayment of 50% of series 1)	47,750	(1,111)	46,639
2017 (repayment of 50% of series 1)	47,750	(745)	47,005
2018 (repayment of 50% of series 2)	111,433	(671)	110,762
2019 (repayment of 50% of series 2)	111,433	(112)	111,321
Total	318,366	(4,027)	314,339

Covenants

The debenture indenture subjects the Company to covenants, which are related mainly to financial ratios, as Earnings Before Interest, Taxes, Depreciation and Amortization - EBITDA, net debt and net financing expenses. Below the contractually required ratios:

	Contractually required ratio
Net debt/EBITDA	Equal or less than 3.5
EBITDA/net financing expenses	Equal or greater than 1.75

As of September 30, 2013, the Company believes that it is compliant with all covenants.

14. TRADE ACCOUNTS PAYABLE - ACQUISITION OF ASSETS

	Consolidated	
	09/30/13	12/31/12
Acquisition of equity interest in shopping mall (a)	36,308	49,108
Acquisition of land (b)	-	29,302
Total	36,308	78,410
Current	(21,088)	(49,491)
Noncurrent	15,220	28,919

Changes in the amount of trade accounts payable - acquisition of assets are as follows:

Balance as of December 31, 2012	78,410
Payment of principal	(13,698)
Financial charges paid	(1,456)
Financial charges allocated to profit or loss	2,355
Financial charges capitalized under investment property under construction	607
Disposal - barter transaction of Boulevard Londrina Shopping (b)	(29,910)
Balance as of September 30, 2013	36,308
Balance as of December 31, 2011	25,000
Acquisition of equity interest in shopping mall (a)	63,701
Payment of principal	(13,474)
Financial charges allocated to profit or loss	3,290
Financial charges paid	(401)
Balance as of September 30, 2012	78,116

(a) The balance payable refers to an asset barter transaction with cash consideration. Such account payables will be settled in 42 equal, consecutive installments of R$1,522 (original value), adjusted based on CDI. As of September 30, 2013, 21 installments are outstanding.

(b) The amount payable at December 31, 2012 refers to the land located in the city of Londrina. In consideration for the land, an undivided interest equivalent to 11.36% in the Boulevard Londrina project will be transferred. With the opening of said mall on May 3, 2013, the subsidiary Pátio Londrina completed this barter transaction by handing over the 11.36% undivided interest in the mall. See note 10.b).

15. KEY MONEY - CONSOLIDATED

		Consolidated	
Subsidiary	Shopping mall	09/30/13	12/31/12
Pátio Boavista	Boavista Shopping	3,010	3,047
Pátio Sertório	Shopping Manauara	2,877	7,628
Pátio Uberlândia	Uberlândia Shopping	5,575	8,432
Pátio Londrina	Boulevard Londrina	7,166	7,250
Pátio Goiânia	Passeio das Águas	6,555	2,818
Fundo de Investimento Imobiliário I	Parque D. Pedro	1,187	1,520
Fundo de Investimento Imobiliário II	Parque D. Pedro	210	269
Total		26,580	30,964
Current		(6,918)	(6,863)
Noncurrent		19,662	24,101

Refers to the lease agreements for the use of property space, payable by tenants from the time the point of sales lease agreement is executed. Mainly on the launching of new projects, expansions or when a store is returned, the new tenants pay for the right to use commercial locations in the shopping malls. These amounts are negotiated based on the market value of the locations.

The key money amounts are billed according to the lease term, in up to 60 months, and are recognized on a straight-line basis in the statement of income over the lease agreement period.

16. RESERVE FOR CIVIL, TAX, LABOR AND SOCIAL SECURITY RISKS

The Company and its subsidiaries are parties to civil, tax, labor and social security lawsuits at different courts and levels. Based on the opinion of its legal counsel, the Company's Management recorded an accrual for lawsuits whose likelihood of an unfavorable outcome is considered probable. Accrual for risks is broken down as follows:

	Parent		Consolidated	
	09/30/13	12/31/12	09/30/13	12/31/12
Labor and social security (a)	-	-	3,372	4,191
Tax (b)	2,040	1,968	3,713	3,597
Civil (c)	-	-	728	1,651
Total	2,040	1,968	7,813	9,439

Changes in the accrual for the nine-month periods ended September 30, 2013 and 2012 are as follows:

	Consolidated			
	Labor and social security (a)	Tax (b)	Civil (c)	Total
Balances as of December 31, 2012	4,191	3,597	1,651	9,439
Constitution	536	-	23	559
Monetary adjustment	251	116	79	446
Payments	-	-	(32)	(32)
Reversal	(1,606)	-	(993)	(2,599)
Balances as of September 30, 2013	3,372	3,713	728	7,813
Balances as of December 31, 2011	5,375	3,455	1,455	10,285
Constitution	1,298	-	350	1,648
Monetary adjustment	417	123	186	726
Payments	-	-	(4)	(4)
Reversal	(2,335)	-	(402)	(2,737)
Balance as of September 30, 2012	4,755	3,578	1,585	9,918

(a) Labor and social security

As of September 30, 2013, the Company and its subsidiaries recorded an accrual in the amount of R$1,165 (R$1,197 as of December 31, 2012) for labor lawsuits assessed as probable loss by the legal counsel.

For the social security risks, the Company recorded an accrual of R$2,207 as of September 30, 2013 (R$2,994 as of December 31, 2012) according to the legal counsel's opinion, which estimated that the likelihood of loss on these lawsuits is probable.

(b) Tax

IRRF, CIDE, CPMF and CADE

The Company is claiming the suspension of the payment of IRRF, economic intervention contribution (CIDE), and tax on banking transaction (CPMF) on payments made abroad. Such lawsuits correspond to the total accrued amount of R$3,303 (R$3,187 as of December 31, 2012), which are deposited in escrow and accrued, considering that the likelihood of loss on these lawsuits is probable.

The CIDE and IRRF lawsuits had an unfavorable decision to the Company on appellate court and await ruling at special appeal.

There was a final and unappealable decision on the lawsuit challenging the CPMF levied on foreign payments unfavorable decision to the subsidiary Sierra Investimentos. This decision will not require disbursements since the court costs have already been paid and the subsidiary was not sentenced to pay attorney's fees to prevailing party arising from the injunction. Presently, the subsidiary Sierra Investimentos waits the settlement of the escrow deposit, which amounts to R$1,262, in order to write off the tax credit.

Additionally, the subsidiary Sierra Investimentos recognizes an accrual for contingencies and made an escrow deposit of R$410, corresponding to the administrative fine imposed by the Brazilian antitrust agency (CADE). As of September 30, 2012, this lawsuit had already obtained a final and unappealable decision. Presently, the subsidiary Sierra Investimentos is awaiting the withdrawal of said of escrow deposits by CADE to settle said fine, with no impact on net income.

(c) Civil

The Company's subsidiaries are defendants in several lawsuits arising from their regular business activities, especially involving compensation, contract termination and shopping mall rental renewal and revision lawsuits.

The Company's subsidiaries are plaintiffs in lawsuits mostly related to evictions (due to default and contractual breaches), executions and collections, in general.

The Company and its subsidiaries are parties to other tax, civil, labor and social security lawsuits arising from the normal course of their business and whose likelihood of loss is possible. These lawsuits amount to R$70,582 as of September 30, 2013 (R$68,321 as of December 31, 2012). The main lawsuits are described as follows:

a) The subsidiary Pátio Sertório filed suit against the building company responsible for the construction of Manauara Shopping. It refers to an action involving rescission of contract combined with indemnity for pain and suffering claiming the payment of compensation due to nonperformance and irregularities in the construction of Manauara Shopping. Additionally, the subsidiary Pátio Sertório is a defendant in a lawsuit started by the building company, claiming the payment of the updated amount of R$24,256 related to the execution of the construction of Manauara Shopping. Currently the proceeding awaits ruling at lower court.

b) The subsidiary Pátio Londrina is a party to a arbitration proceeding filed against the building company responsible for the construction of Boulevard Londrina Shopping that claims the agreement termination and damages and pain and suffering compensation for the noncompliance of the construction schedule and the resulting delay of the project's opening; on the other hand, the building company claims compensation for pain and suffering, damages, and loss of profits in updated amount of R$35,644. Currently, the arbitration proceeding awaits for court decision.

c) Escrow deposits

The breakdown of escrow deposits is as follows:

	Parent		Consolidated	
	09/30/13	12/31/12	09/30/13	12/31/12
Labor and social security	6	6	400	85
Tax	2,040	1,968	3,712	3,597
Civil	-	-	6,341	6,268
Total	2,046	1,974	10,453	9,950

17. TAXES PAYABLE

	Consolidated	
	09/30/13	12/31/12
Income tax and social contribution	1,720	60,938
IRRF	1,480	1,368
COFINS	691	1,387
PIS	210	304
ISS	903	934
Other	622	481
Total	5,626	65,412

18. EQUITY - PARENT COMPANY

18.1. Capital

As of September 30, 2013 and December 31, 2012, the Company's subscribed and paid-in capital was R$997,866, represented by 76,423,831 common shares without par value.

According to its bylaws, the Company is authorized to increase the capital regardless of any amendment to said bylaws up to a cap of R$1,500,000 by decision of the Board of Directors, which will set in each case the number of shares to be issued, the issue price, and the terms and conditions for the capital subscription and payment.

18.2. Share premium reserve

As of September 30, 2013, the Company had R$80,115 registered as share premium reserve that represents the premium paid by shareholders on issuance of shares.

The amount will remain in the line item "Capital reserve" until its capitalization. Such amount will be capitalized proportionately to the interest held by each shareholder.

18.3. Legal reserve

As provided for by article 193 of Law 6404/76, 5% of net income for the year must be used to recognize a legal reserve, which cannot exceed 20% of capital. As of September 30, 2013, the Company recognizes a legal reserve in the amount of R$30,293.

18.4. Unrealized earnings reserve

In the years when mandatory dividends, calculated as prescribed by the Company's bylaws, exceed the realized portion of net income, the Shareholders' Meeting can, as proposed by Management bodies, allocate net income surplus to the unrealized earnings reserve.

It is considered realized the portion of net income for the year that exceeds the positive net income related to equity pick-up.

As of September 30, 2013, the Company had R$88,334 related to the portion of unrealized net income. Profit retention reserve

18.5. Retained earnings reserve

The earnings retention reserve has the main objective of funding the budgeted investment plans for expansion, renewal and maintenance of shopping malls.

As of September 30, 2013, the Company had R$895,094 related to the profit retention reserve.

18.6. Dividends

Under the bylaws, shareholders are entitled to minimum dividends of 25% of net income adjusted according to Brazilian Corporate Law.

On May 15, 2013, mandatory minimum dividends were paid related to the year ended December 31, 2012 in the amount of R$26,748.

18.7. Earnings per share

As required by IAS 33, equivalent to technical pronouncement CPC 41 - Earnings per Share, below is the reconciliation of net income to the amounts used to calculate the basic and diluted earnings per share.

The Company has no debt convertible into shares neither stock options granted; therefore, no diluted earnings per share were calculated.

	Parent and Consolidated			
	07/01/13 to 09/30/13	01/01/13 to 09/30/13	07/01/12 to 09/30/12	01/01/12 to 09/30/12
Net income for the period attributable to the Company's owners	19,563	151,349	29,294	157,400
Weighted average of outstanding common shares (thousand shares)	76,424	76,424	76,424	76,424
Basic per share - R$	0,26	1,98	0,38	2,06

18.8. Share issuance costs

The Company maintains costs in the amount of R$16,083, net of taxes, related to shares issuance, accounted for as a reduction to the capital reserves, These costs are comprised mainly by commissions, attorney's fees, audit fees, registration fee, printing, publications and other expenses.

19. NET OPERATING REVENUE FROM RENTALS, SERVICES, AND OTHER

	Consolidated			
	07/01/13 to 09/30/13	01/01/13 to 09/30/13	07/01/12 to 09/30/12	01/01/12 to 09/30/12
Gross revenue:				
Rentals	60,258	172,600	56,917	161,266
Revenue from services	4,965	14,405	4,497	12,785
Parking revenue	6,913	20,010	6,551	19,224
Key money	3,846	14,289	3,001	9,051
Other income	895	3,360	775	2,095
Total	76,877	224,664	71,741	204,421
Deductions:				
Taxes on rentals and services	(5,006)	(14,937)	(4,562)	(12,906)
Discounts and abatements	(4,839)	(12,269)	(2,876)	(5,317)
Total	(9,845)	(27,206)	(7,438)	(18,223)
Net revenue	67,032	197,458	64,303	186,198

20. EXPENSES BY NATURE

	Parent				Consolidated			
	07/01/13 to 09/30/13	01/01/13 to 09/30/13	07/01/12 to 09/30/12	01/01/12 to 09/30/12	07/01/13 to 09/30/13	01/01/13 to 09/30/13	07/01/12 to 09/30/12	01/01/12 to 09/30/12
Depreciation and amortization	-	-	-	-	594	1,736	435	1,266
Personnel	60	234	107	207	7,837	23,729	7,135	21,578
Outsourced services	94	1,034	275	1,585	4,141	8,818	2,133	7,756
Cost of occupancy (vacant stores)	-	-	-	-	3,479	8,785	1,532	4,297
Costs of contractual agreements with tenants	-	-	-	-	1,813	3,737	738	1,525
Allowance for doubtful accounts	-	-	-	-	1,136	2,650	539	2,429
Rentals	-	-	-	-	820	2,159	761	2,054
Others	51	217	46	306	2,271	5,942	1,945	6,547
Total	205	1,485	428	2,098	22,091	57,556	15,218	47,452
Classified as:								
Cost of rentals and services	-	-	-	-	14,587	40,429	10,587	31,570
General and administrative expenses	205	1,485	428	2,098	7,504	17,127	4,631	15,882
Total	205	1,485	428	2,098	22,091	57,556	15,218	47,452

21. FINANCIAL INCOME (EXPENSES), NET

	Parent				Consolidated			
	07/01/13 to 09/30/13	01/01/13 to 09/30/13	07/01/12 to 09/30/12	01/01/12 to 09/30/12	07/01/13 to 09/30/13	01/01/13 to 09/30/13	07/01/12 to 09/30/12	01/01/12 to 09/30/12
Financial income:								
Interest from short-term investments	6,304	17,298	7,713	23,182	10,726	30,988	11,669	39,355
Other	59	156	211	234	817	2,378	815	1,956
	6,363	17,454	7,924	23,416	11,543	33,366	12,484	41,311
Financial expenses:								
Interest on loans and financing	-	-	-	-	(8,586)	(23,307)	(7,320)	(20,480)
Interest on debentures	(7,184)	(26,072)	(7,714)	(19,893)	(7,184)	(26,072)	(7,714)	(19,893)
Interest on trade accounts payable - acquisition of assets	-	-	-	-	(820)	(2,355)	(1,057)	(3,290)
Other	(254)	(288)	(18)	(90)	(502)	(849)	(177)	(894)
	(7,438)	(26,360)	(7,732)	(19,983)	(17,092)	(52,583)	(16,268)	(44,557)
Total, net	(1,075)	(8,906)	192	3,433	(5,549)	(19,217)	(3,784)	(3,246)

22. INCOME TAX AND SOCIAL CONTRIBUTION

a) Income tax and social contribution expense

	Parent				Consolidated			
	07/01/13 to 09/30/13	01/01/13 to 09/30/13	07/01/12 to 09/30/12	01/01/12 to 09/30/12	07/01/13 to 09/30/13	01/01/13 to 09/30/13	07/01/12 to 09/30/12	01/01/12 to 09/30/12
Income before income tax and social contribution	19,484	151,960	29,160	158,648	41,098	319,121	53,368	318,780
Statutory rate	34%	34%	34%	34%	34%	34%	34%	34%
Expected income tax and social contribution charge, at statutory rate	(6,625)	(51,666)	(9,914)	(53,940)	(13,973)	(108,501)	(18,145)	(108,385)
Effect of income tax and social contribution on permanent differences:								
Equity in investees	7,061	55,261	10,019	53,576	263	1,769	231	1,051
Other permanent differences	-	-	-	(5)	(74)	(729)	(235)	(823)
Effect of income tax and social contribution on temporary differences and tax loss.								
Temporary differences	-	-	29	(879)	(706)	5,690	(592)	(1,104)
Tax loss carryforwards	(357)	(4,206)	-	-	(525)	(4,463)	(1,043)	(529)
Effect of taxation of subsidiaries taxed based on deemed income	-	-	-	-	373	1,124	1,135	3,024
Effect of different taxation of Fundos de Investimento Imobiliário I and II (*)	-	-	-	-	5,274	37,247	5,869	33,305
Income tax and social contribution expense at effective rate	79	(611)	134	(1,248)	(9,368)	(67,863)	(12,780)	(73,461)
Effective rate - %	-	-	-	1	23	21	24	23

(*) Fundos de Investimento Imobiliário I and II are tax exempt.

b) Deferred income tax and social contribution

Based on analyses of the multiyear operating projections, the Company recognized tax credits related to tax loss carryforwards and temporary differences in prior years.

Maintenance of tax credits from tax loss carryforwards, deferred income tax and social contribution tax loss carryforwards is supported by future earnings projections prepared by the Company's Management and periodically reviewed, for the next ten years, to determine the recoverability of tax loss carryforwards and temporary differences.

Deferred income tax and social contribution are broken down as follows:

	Parent		Consolidated	
	09/30/13	12/31/12	09/30/13	12/31/12
Tax loss carryforwards	79	690	7,537	4,686
Accrual for civil, tax, labor, and social security risks	-	-	332	598
Allowance for doubtful accounts	-	-	2,465	1,979
Other temporary reserves	-	-	(1,987)	(2,971)
Change in fair value of investment properties	-	-	(405,906)	(354,240)
Total deferred income tax and social contribution	79	690	(397,559)	(349,948)
In noncurrent assets	79	690	51,732	20,693
In noncurrent liabilities	-	-	(449,291)	(370,641)

Recognized noncurrent tax credits, totaling R$62,066 (Consolidated) as of September 30, 2013, should be realized in the period up to nine years, as shown below:

Year	Consolidated
2013	285
2014	1,145
2015	3,328
2016	4,266
2017	5,681
2018-2023	47,361
Total	62,066

As of September 30, 2013, the Company and its subsidiaries have tax loss carryforwards totaling R$22,736 (R$20,720, Parent) on which no deferred income tax and social contribution have been recognized, since, based on internal studies and projections, their realization is not probable.

23. RELATED-PARTY TRANSACTIONS

In the course of the Company's business, controlling shareholders, subsidiaries, the associate, and condominiums (related parties) carry out commercial and financial intercompany transactions. These commercial transactions include mainly management of shopping malls (common charges and promotion fund).

Balances and transactions with related parties as of September 30, 2013 and December 31, 2012 are as follows:

		Parent	
Balance sheet	Purpose	09/30/13	09/30/12
Noncurrent asset-			
Subsidiary-			
Pátio Uberlândia	(d)	19,390	-
Total		19,390	-

		Parent			
Income statement	Purpose	07/01 to 09/30/13	01/01 to 09/30/13	07/01 to 09/30/12	01/01 a 09/30/12
Financial income-					
Subsidiary-					
Pátio Uberlândia	(d)	110	110	-	-
Total		110	110	-	-

Balance sheet	Purpose	Consolidated 09/30/13	Consolidated 12/31/12
Current assets-			
Affiliates:			
Condomínio Shopping Center Penha		104	-
Condomínio Civil Center Shopping São Bernardo		125	-
Condomínio Tivoli Shopping Center		68	-
Condomínio Franca Shopping Center		47	-
Condomínio Shopping Center Plaza Sul		138	-
Condomínio Parque Dom Pedro Shopping	(a)	364	5
Total (*)		846	5
Noncurrent assets-			
Affiliates:			
Condomínio Shopping Center Plaza Sul		125	125
Condomínio Shopping Penha		68	-
Condomínio Uberlândia Shopping	(b)	2,854	1,316
Condomínio Londrina Shopping	(b)	1,292	-
Total		4,339	1,441
Current liabilities-			
Affiliate-			
Parque D. Pedro I BV SARL	(c)	2,270	2,150
Total		2,270	2,150

Statement of income	Purpose	Consolidated 07/01/13 to 09/30/13	Consolidated 01/01/13 to 09/30/13	Consolidated 07/01/12 to 09/30/12	Consolidated 01/01/12 to 09/30/12
Operating revenue-					
Affiliates:					
Condomínio Shopping Center Penha	(a)	336	975	315	933
Condomínio Civil Center Shopping São Bernardo	(a)	251	766	255	754
Condomínio Tivoli Shopping Center	(a)	142	422	131	384
Condomínio Shopping Pátio Brasil	(a)	-	-	136	384
Condomínio Franca Shopping Center	(a)	106	327	103	306
Condomínio Boavista Shopping	(a)	226	673	221	664
Condomínio Shopping Center Plaza Sul	(a)	418	1,197	377	1,122
Condomínio Parque Dom Pedro Shopping	(a)	733	2,160	686	2,059
Condomínio Campo Limpo Shopping	(a)	225	658	207	614
Condomínio Manauara Shopping	(a)	465	1,378	446	1,283
Condomínio Uberlândia Shopping	(a)	318	946	297	601
Condomínio Londrina Shopping	(a)	70	140	-	-
Total		3,290	9,642	3,174	9,104

(*) Included in the balance of receivables, net, and other receivables.

(a) Refers to revenue from services provided by subsidiary Unishopping Administradora Ltda. related to the management of common charges and the promotion fund of said condominiums. This revenue is recognized in the line item "Service revenue", as disclosed in note 19.

(b) Refers to loans to condominiums described on note 7.

(c) Yield payable to Fundos de Investimento Imobiliário I and II. Related company Parque D. Pedro I BV SARL holds 27.6% and 15.9% of the units of these Funds, respectively. This amount is recognized in the line item "Earnings payable".

(d) Refers to a loan from the Company to the related party Pátio Ubertlândia that raised the amount of R$19,390, bears undetermined maturity and interest rate equivalent to 103% of the interbank deposit rate (CDI). The amount was used to purchase the land in order to Franca Shopping expansion (see Note 10).

24. OPERATING SEGMENTS REPORTING

Segment reporting is used by the Company's Top Management to make decisions about resources to be allocated to a segment and assess its performance. Assets and liabilities by segment are not presented, as they are not analyzed for strategic decision-making by the Top Management.

Therefore, the Company's segments reportable pursuant to IFRS 8 and technical pronouncement CPC 22 - Operating Segments Reporting are follows:

a) Development and management

Refer to the provision of asset and property management services to shopping malls' storeowners and owners, brokerage services, and development of project for a new shopping mall.

b) Investment

Refers to the rental of store space to storeowners and other commercial space, such as sales stands, rental of commercial space for advertising and promotion, operation of parking lots, and the property space (key money) lease fee.

(i) Segment reporting of assets

	Consolidado - 30/09/2013		
	Desenvolvimento e gerenciamento	Investimento	Total
Asset	26,605	4,350,228	4,376,833

	Consolidado - 31/12/2013		
	Desenvolvimento e gerenciamento	Investimento	Total
Asset	25,819	4,043,862	4,069,681

(ii) Segment reporting of income statement

	Consolidated - 07/01/13 to 09/30/13			
	Development and management	Investment	Elimination of intersegment	Total
Gross revenue	11,307	72,127	(6,557)	76,877
Deductions:				
Taxes	(1,615)	(3,391)	-	(5,006)
Discounts and rebates	-	(4,839)	-	(4,839)
Total	(1,615)	(8,230)	-	(9,845)
Net operating revenue	9,692	63,897	(6,557)	67,032
General costs and expenses	(9,846)	(18,802)	6,557	(22,091)
Adjusted operating income	(154)	45,095	-	44,941

	Consolidated - 01/01/13 to 09/30/13			
	Development and management	Investment	Elimination of intersegment	Total
Gross revenue	33,113	210,474	(18,923)	224,664
Deductions:				
Taxes	(4,719)	(10,218)	-	(14,937)
Discounts and rebates	-	(12,269)	-	(12,269)
Total	(4,719)	(22,487)	-	(27,206)
Net operating revenue	28,394	187,987	(18,923)	197,458
General costs and expenses	(27,674)	(48,805)	18,923	(57,556)
Adjusted operating income	720	139,182	-	139,902

	Consolidated - 07/01/12 to 09/30/12			
	Development and management	Investment	Elimination of intersegment	Total
Gross revenue	11,690	67,244	(7,193)	71,741
Deductions:				
Taxes	(1,666)	(2,896)	-	(4,562)
Discounts and rebates	-	(2,876)	-	(2,876)
Total	(1,666)	(5,772)	-	(7,438)
Net operating revenue	10,024	61,472	(7,193)	64,303
General costs and expenses	(8,858)	(13,553)	7,193	(15,218)
Adjusted operating income	1,166	47,919	-	49,085

	Consolidated - 01/01/12 to 09/30/12			
	Development and management	Investment	Elimination of intersegment	Total
Gross revenue	33,395	191,636	(20,610)	204,421
Deductions:				
Taxes	(4,759)	(8,147)	-	(12,906)
Discounts and rebates	-	(5,317)	-	(5,317)
Total	(4,759)	(13,464)	-	(18,223)
Net operating revenue	28,636	178,172	(20,610)	186,198
General costs and expenses	(27,985)	(40,077)	20,610	(47,452)
Adjusted operating income	651	138,095	-	138,746

25. FINANCIAL INSTRUMENTS

The Company and its subsidiaries conduct transactions involving financial instruments, all of which recorded in balance sheet accounts, which are intended to meet their operating and financial needs.

These financial instruments are managed based on policies, definition of strategies, and establishment of control systems, which are duly monitored by the Management of the Company and its subsidiaries, with a view to maximize shareholder value and achieve a balance between debt and equity capital.

The Company's and its subsidiaries' main financial instruments are represented by:

a) Cash and cash equivalents: are classified as loans and receivables and recorded at the contracted amounts, which approximate market.

b) Trade accounts receivable: are classified as loans and receivables and recorded at the contracted amounts, which approximate market.

c) Domestic trade accounts payable, loans and financing, debentures and payables for purchase of asset: are classified as other financial liabilities.

As of September 30, 2013 and December 31, 2012, the carrying amounts and fair values of the Company's and its subsidiaries' financial instruments are as follows:

Parent

		09/30/13		12/31/12	
Type	Classification	Carrying amount	Fair value	Carrying amount	Fair value
Assets:					
Cash and cash equivalents	Loans and receivables	276,709	276,709	336,241	336,241
Escrow deposits	Loans and receivables	2,046	2,046	1,974	1,974

Type	Classification	09/30/13 Carrying amount	09/30/13 Fair value	12/31/12 Carrying amount	12/31/12 Fair value
Liabilities-					
Debentures	Other financial liabilities	322,982	328,254	318,052	346,989
Derivatives	Fair value through profit or loss	232	232	-	-
Domestic trade accounts payable	Other financial liabilities	11	11	6	6

Consolidated

Type	Classification	09/30/13 Carrying amount	09/30/13 Fair value	12/31/12 Carrying amount	12/31/12 Fair value
Assets:					
Cash and cash equivalents	Loans and receivables	467,319	467,319	681,976	681,976
Trade receivables	Loans and receivables	45,292	45,292	45,820	45,820
Restricted investments	Loans and receivables	5,627	5,627	4,065	4,065
Loans to condominiums	Loans and receivables	4,339	4,339	1,441	1,441
Escrow deposits	Loans and receivables	10,453	10,453	9,950	9,950
Liabilities:					
Loans and financing	Other financial liabilities	563,523	563,523	429,328	429,328
Debentures	Other financial liabilities	322,982	328,254	318,052	346,989
Derivatives	Fair value through profit or loss	232	232	-	-
Domestic trade accounts payable	Other financial liabilities	46,745	46,745	31,460	31,460
Trade accounts payable - acquisition of asset	Other financial liabilities	36,308	36,308	78,410	78,410

According to their nature, financial instruments may involve known or unknown risks, and the Company's judgment is important to the risk assessment. Thus, risks may exist with or without guarantees depending on circumstantial or legal aspects. The main market risk factors that may affect the Company's business are as follows:

25.1. Credit risk

The Company has a large customer base and constantly monitors trade receivables using internal controls, which limit the risk of default. The allowance for doubtful accounts is recognized in an amount considered by Management sufficient to cover probable losses on the collection of receivables, based on the following criterion: allowance of 100% for receivables past due over 120 days.

The credit risk related to cash and cash equivalents is limited as the counterparties are represented by banks with a high rating assigned by international credit rating.

25.2. Price fluctuation risk

The Company's revenue consists basically of rentals received from shopping malls' storeowners. In general, rentals are adjusted based on the annual fluctuation of IPCA, as provided in the lease agreements. Management monitors these risks in order to minimize impacts on its business.

25.3. Interest rate risk

Results from the portion of debt contracted with interest linked to CDI, TR and IPCA and involves the risk of increase in financial expenses as a result of unfavorable rates.

The Company contracted with Banco Santander non-speculative derivatives ("swap") to partially hedge the inflation rate risk (IPCA) subject to interest of the 2nd series of debentures, as follows:

						Fair value		
Type	Initial date	Maturity date	Notional R$ (thousand)	Active index edge	Passive index edge	Active index edge	Passive index edge	R$ (thousand)
Swap	08/22/2013	02/15/2019	54,500	IPCA + 6.25% p.a.	CDI + 1.24% p.a.	57,273	57,505	(232)

The derivatives contracted by the Company are stated at fair value level 2. The fair value of these derivatives was calculated based on the present value of the underlying agreements, using indices and interest rates applicable to instruments of similar nature, terms and risks, mainly those traded with BM&FBOVESPA and Bloomberg.

The fair value of the derivatives to partially hedge the inflation rate risk (IPCA) subject to interest of the 2nd series of debentures is R$232, recorded in line item "Other payables".

25.4. Currency risk

Trade receivables and trade accounts payable are denominated in Brazilian reais and are not exposed to exchange fluctuations.

25.5. Capital risk management

The Company and its subsidiaries manage their capital to ensure regular business continuity and, at the same time, maximize return for all stakeholders or parties involved in their operations, by optimizing debt and equity balance.

The Company's and its subsidiaries' equity structure consists of net debt (loans and financing and debentures are detailed in notes 12 and 13, less cash and cash equivalents) and consolidated shareholders' equity (including capital and reserves, as mentioned in note 18).

Indebtedness level

As of September 30, 2013 and December 31, 2012, the indebtedness level is as follows:

	Consolidated	
	09/30/13	12/31/12
Debt (a)	886,505	747,380
Cash and cash equivalents	(467,319)	(681,796)
Net debt	419,186	65,584
Shareholders' equity (b)	2,243,051	2,091,702
Net debt-to-equity ratio	18,69%	3,14%

(a) Debt is defined as short- and long-term borrowings, financing and debentures, as detailed in notes 12 and 13.

(b) Shareholders' equity includes the Company's total capital and reserves, managed as capital.

25.6. Liquidity risk management

The Company and its subsidiaries manage the liquidity risk by maintaining proper reserves, bank and other credit facilities to raise new borrowings that they consider appropriate, based on the continuous monitoring of budgeted and actual cash flows, and the combination of the maturity profiles of financial assets and financial liabilities.

Liquidity risk and interest tables

The tables below detail the remaining contractual maturity of the Company's financial liabilities and the contractual payment periods. These tables were prepared in accordance with nondiscounted cash flows of financial liabilities based on the closest date when the Company and its subsidiaries should settle the corresponding obligations. The tables include interest and principal cash flows, not including derivatives contracted. As interest flows are based on floating rates, the undiscounted amount was based on the interest curves at the end of the period. Contractual maturity is based on the most recent date when the Company and its subsidiaries should settle the related obligations.

September 30, 2013	Weighted average effective interest rate	Less than one month	From one to three months	From three months to one year	From one to five years	More than five years	Total
Loans and financing	9,50	6,238	12,448	69,652	381,039	277,538	746,915
Debentures	11,68	-	-	25,429	326,399	178,011	529,839

Supplementary sensitivity analysis on financial instruments, pursuant to ICVM 475/08

Considering the financial instrument previously described, the Company has developed a sensitivity analysis, according to the CVM Instruction 475/08, which requires the presentation of two additional scenarios based on 25% and 50% fluctuations in the risk variable taken into consideration, These scenarios may impact the Company's and its subsidiaries' net income and/or future cash flows, as described below:

- Base scenario: maintenance of interest in the same levels as those as of September 30, 2013.
- Adverse scenario: a 25% fluctuation of the main risk factor of the financial instrument compared to the level as of September 30, 2013.
- Remote scenario: a 50% fluctuation of the main risk factor of the financial instrument compared to the level as of September 30, 2013.

Assumptions

As described above, the Company believes that it is exposed mainly to the risks of fluctuation of CDI and TR, which is the basis to adjust a substantial portion of short-term investments and loans and financing. Accordingly, the table below shows the indices and rates used to prepare the sensitivity analysis:

Assumptions	Base scenario	Adverse scenario	Remote scenario
CDI fluctuation:			
Short-term investments	9.60%	7.20%	4.80%
Loans and financing	9.60%	12.00%	14.40%
Swap derivatives	9.60%	12.00%	14.40%
TR fluctuation-			
Loans and financing	0.03%	0.04%	0.05%
IPCA fluctuation-			
Debentures	5.59%	6.99%	8.39%
Swap derivatives	5.59%	4.19%	2.80%

Management analysis

Risk factor	Financial instrument	Risk	Base scenario (*)	Adverse scenario	Remote scenario
Short-term investments	Interest rate	Decrease in CDI rate	43,993	32,994	21,996
Loans	Interest rate	Increase in CDI rate	2,436	3,045	3,654
Loans	Interest rate	Increase in TR rate	124	166	207
Debentures	Interest rate	Increase in CDI rate	9,168	11,460	13,752
Debentures	Inflation index	Increase in IPCA rate	11,432	14,289	17,147
Swap derivatives	Inflation index and interest rate	Increase in CDI rate and decrease in IPCA rate	2,517	4,755	6,993

(*) The Company's base scenario is comprised of interest estimated for the next 12-month period.

The Company's Management understands that the market risks originated from other financial instruments are immaterial.

25.7. Derivatives

The Company and its subsidiaries did not conduct derivative transactions for the year ended December 31, 2012.

26. INSURANCE

As of September 30, 2013, insurance is as follows:

Line	Insured amount - R$
Civil liability (shopping mall operations)	176,279
Fire	1,360,725
Loss of profits	232,674
Windstorm/smoke	87,276

27. MANAGEMENT COMPENSATION

During the nine-month periods ended September 30, 2013 and 2012, expenses on management compensation are broken down as follows:

	Consolidated	
	09/30/13	09/30/12
Payroll and related taxes	2,725	2,848
Variable compensation	1,448	1,392
Benefits	249	254
Total	4,422	4,494

These amounts are recorded in the line item "Cost of rentals and services", in the statement income of the period.

The amounts referring to the compensation of key management personnel are represented by short- and long-term benefits, substantially corresponding to management fees and sharing profit (including performance bonuses). The Company does not pay postemployment benefits or share-based compensation.

As of September 30, 2013, the balance of the line item "Accrual for variable compensation", totaling R$1,292 (R$1,200 as of December 31, 2012), stated in noncurrent liabilities, includes only variable compensation (performance bonuses) awarded to Company officers.

Additionally, as approved at the Annual and Extraordinary Shareholders' Meetings held on April 25, 2013, the overall compensation to Company's directors and officers in 2013 is R$10,000.

28. ADDITIONAL DISCLOSURES ON CASH FLOWS

The Company conducted the following noncash transactions:

	Consolidated	
	09/30/13	09/30/12
Capitalized interest in investment properties in construction	11,761	9,315
Acquisition of assets (see note 10)	-	63,701
Increase in trade accounts payable due to investment properties in construction	7,220	24,627
Transfer of construction in progress and advances to suppliers to property, plant and equipment and intangible assets	2,521	787
Transfer to investment properties to noncurrent asset held for sale	-	193,582

29. COMMITMENTS

With the enactment of Law 12024, of August 27, 2009, which prescribes the tax treatment applicable to income earned by real estate investment funds, the administrator of Fundo de Investimento Imobiliário I, Banco Ourinvest S.A. stopped retain IRRF on income paid to a certain shareholder headquartered in Brazil, In view of the inquiry made by Banco Ourinvest S.A. to the Federal Revenue Service on the content and scope of this Law, Sierra Investimentos committed in an agreement entered into with this bank, dated October 29, 2009, to make a short-term investment under custody to cover a possible collection of the tax that is not being withheld. At the same date, Parque D. Pedro 1 BV SARL (a Luxembourg company belonging to the same corporate group of the Company) and Sierra Investimentos entered into an agreement under which Parque D. Pedro 1 BV SARL agrees to reimburse Sierra Investimentos for any type of risk arising from the nonpayment of said tax by Banco Ourinvest S.A.

On January 13, 2010, Banco Ourinvest S.A. obtained the reply to its inquiry to the Federal Revenue Service, which concludes for the need to continue retaining IRRF on income paid to shareholders established as real estate investment funds whose interests exceed 10% of the units of a fund.

In order to avoid the mandatory withholding of IRRF, Banco Ourinvest S.A. filed an injunction with federal courts to stay the withholding of income tax on income paid to Fundo de Investimento Imobiliário I and other real estate investment funds. Accordingly, all income tax amounts not withheld until January 13, 2010, which were part of the short-term investments under the custody of Sierra Investimentos, were redeemed and transferred to Banco Ourinvest S.A. and subsequently deposited in escrow.

On April 9, 2010, Banco Ourinvest S.A. obtained from a federal lower court a decision awarding the injunction described above. A federal lower court issued a decision favorable to the claim for not withholding income tax on earnings distributed by real estate investment funds, whose units are traded exclusively on stock exchanges or the over-the-counter market, to another real estate investment fund. The decision also establishes that after a final and unappealable decision is issued, the plaintiff will have the right to withdraw the voluntary deposits made in court.

As of May 13, 2010, the federal government filed an appeal against the federal lower court decision. On June 11, 2010, Banco Ourinvest S.A. filed its counterarguments and currently awaits the appellate court decision.

As of September 30, 2013, the subsidiary Sierra Investimentos has R$833 receivable from Banco Ourinvest S.A. as a result of the agreement entered into on October 29, 2009. These receivables are classified in the line item “Other receivables”, in noncurrent assets (see note 5). In addition, the subsidiary Sierra Investimentos has a balance of R$5,627 on September 30, 2013 (R$4,065 as of December 31, 2012) in restricted investments, stated in noncurrent assets.

30. SUBSEQUENT EVENT

On October 30, 2013, Passeio das Águas Shopping was opened, with 78.1 thousand sqm of Gross Leasable Area (GLA) and 267 stores (information not reviewed).

31. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

The interim financial information was approved by the Executive Committee and authorized for issue on November 4, 2013.