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

Sonae Sierra Brasil S.A. and Subsidiaries

Individual and Consolidated Interim Financial Information for the Quarter Ended March 31, 2012 and Report on Review of Interim Financial Information

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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. ("Company") and its subsidiaries, included in the Interim Financial Information - ITR for the quarter ended March 31, 2012, which comprises the balance sheet and the related statements of income, changes in equity and cash flows for the quarter then ended and a summary of significant accounting policies and other explanatory notes.

Management is responsible for the preparation of the individual interim financial information in accordance with CPC 21 - Interim Financial Information and the consolidated interim financial information in accordance with CPC 21 and 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 established by the Brazilian Securities and Exchange Commission (CVM) applicable to the preparation of the 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). 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 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 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 as referred above is not prepared, in all material respects, in accordance with CPC 21 applicable to the preparation of the Interim Financial Information - ITR and presented in accordance with the standards established by the CVM.

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Conclusion on 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 as referred above is not prepared, in all material respects, in accordance with CPC 21 and IAS 34 applicable to the preparation of Interim Financial Information - ITR and presented in accordance with the standards established by the CVM.

Other matters

Interim financial information of value added

We have also reviewed the individual and consolidated interim financial information of value added ("DVA"), for the quarter ended March 31, 2012, wich Management was responsible for the preparation, the presentation of which is required by the standards established by the CVM applicable to the preparation of Interim Financial Information - ITR and is considered as supplemental information for IFRS that does not require a 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 to believe that they are not prepared, in all material respects, in relation to the individual and consolidated interim financial information taken as a whole.

Convenience translation

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

São Paulo, May 8, 2012

DELOITTE TOUCHE TOHMATSU
Auditores Independentes

Clodomir Felix Fialho Cachem Junior
Engagement Partner

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

BALANCE SHEETS AS OF MARCH 31, 2012 AND DECEMBER 31, 2011
(In thousands of Brazilian reais - R$)

		Company		Consolidated				Company		Consolidated	
ASSETS	Note	03/31/12	12/31/11	03/31/12	12/31/11	LIABILITIES AND EQUITY	Note	03/31/12	12/31/11	03/31/12	12/31/11
CURRENT ASSETS						CURRENT LIABILITIES					
Cash and cash equivalents	4	425,487	125,834	731,286	390,918	Loans and financing	12	-	-	25,886	17,619
Trade receivables, net	5	-	-	21,231	24,690	Debentures	13	4,080	-	4,080	-
Recoverable taxes	6	2,993	4,150	14,557	16,765	Domestic trade accounts payable		523	7	20,302	13,512
Advances to suppliers		-	-	36	-	Taxes payable	17	-	262	8,248	8,700
Prepaid expenses		-	13	148	505	Personnel, payroll taxes, benefits, and rewards		1	-	8,980	8,396
Other receivables	5	-	-	3,106	4,971	Key money	15	-	-	5,575	5,540
Total current assets		428,480	129,997	770,364	437,849	Dividends payable	18	13,977	13,977	13,977	13,977
						Earnings payable		-	-	3,366	24,243
NONCURRENT ASSETS						Payables for purchase of asset	14	-	-	41,193	25,000
Restricted investments	29	-	-	2,650	2,171	Other payables		352	228	13,084	8,343
Trade receivables, net	5	-	-	11,139	10,815	Total current liabilities		18,933	14,474	144,691	125,330
Loans to condominiums	7	-	-	307	328						
Deferred income tax and social contribution	22	269	690	7,364	5,915	NONCURRENT LIABILITIES					
Escrow deposits	16	1,907	1,879	9,894	3,729	Loans and financing	12	-	-	380,082	333,272
Other receivables	5	-	-	833	833	Debentures	13	293,417	-	293,417	-
Investments	8	1,849,045	1,827,185	26,571	26,157	Payables for purchase of asset	14	-		44,139	-
Investment property	10	-	-	2,886,176	2,776,050	Key money	15	-	-	22,561	20,486
Property and equipment	9	-	-	4,552	5,972	Deferred income tax and social contribution	22	-	-	354,374	351,444
Intangible assets	11	-	-	2,153	1,582	Reserve for civil, tax, labor, and social security services risks	16	1,907	1,879	10,663	10,285
Total noncurrent assets		1,851,221	1,829,754	2,951,639	2,833,552	Accrual for variable compensation	27	-	-	293	189
						Total noncurrent liabilities		295,324	1,879	1,105,529	715,676
						EQUITY	18				
						Capital		997,866	997,866	997,866	997,866
						Capital reserves		80,115	80,115	80,115	80,115
						Earnings reserves		865,417	865,417	865,417	865,417
						Retained earnings		22,046	-	22,046	-
						Equity attributable to owners of the Company		1,965,444	1,943,398	1,965,444	1,943,398
						Noncontrolling interests		-	-	506,339	486,997
						Total equity		1,965,444	1,943,398	2,471,783	2,430,395
TOTAL ASSETS		2,279,701	1,959,751	3,722,003	3,271,401	TOTAL LIABILITIES AND EQUITY		2,279,701	1,959,751	3,722,003	3,271,401

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

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

SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

INCOME STATEMENTS
FOR THE QUARTERS ENDED MARCH 31, 2012 AND 2011
(In thousands of Brazilian reais - R$, except earnings per share)

	Note	Company		Consolidated	
		03/31/12	03/31/11	03/31/12	03/31/11
NET OPERATING REVENUE FROM RENTALS, SERVICES, AND OTHER	19	-	-	56,626	49,713
COST OF RENTALS AND SERVICES	20	-	-	(9,598)	(8,556)
GROSS PROFIT		-	-	47,028	41,157
OPERATING (EXPENSES) INCOME					
General and administrative expenses	20	(718)	(523)	(5,451)	(4,056)
Tax expenses		(199)	(8)	(858)	(255)
Equity in investees	8	21,860	60,651	862	1,345
Changes in fair value of investment property	10	-	-	-	71,087
Other operating income (expenses), net		-	-	(439)	256
Total income (expenses) from operations, net		20,907	60,120	(5,886)	68,377
OPERATING INCOME BEFORE FINANCIAL INCOME (EXPENSES)		20,907	60,120	41,142	109,534
FINANCIAL INCOME (EXPENSES), NET	21	2,485	2,439	2,520	(116)
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION		23,392	62,559	43,662	109,418
INCOME TAX AND SOCIAL CONTRIBUTION					
Current	22	(925)	-	(9,846)	(3,442)
Deferred	22	(421)	-	(1,481)	(19,738)
Total		(1,346)	-	(11,327)	(23,180)
NET INCOME		22,046	62,559	32,335	86,238
NET INCOME ATTRIBUTABLE TO:					
Owners of the Company				22,046	62,559
Noncontrolling interests				10,289	23,679
BASIC AND DILUTED EARNINGS PER SHARE - R$		0.29	0.95	0.42	0.95

The Company does not present a statement of comprehensive income for the current and prior period.

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

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF CHANGES IN EQUITY (COMPANY AND CONSOLIDATED)
FOR THE QUARTERS ENDED MARCH 31, 2012 AND 2011
(In thousands of Brazilian reais - R$, except dividends)

		Capital reserves		Earnings reserve							
	Capital	Share Issuance costs	Share subscription premium	Legal reserve	Earnings retention reserve	Unrealized earnings	Proposed additional dividends	Retained earnings	Total equity attributable to owners of the parent	Noncontrolling interests	Total consolidated equity
BALANCE AS OF DECEMBER 31, 2010	532,845	-	96,198	9,463	608,761	30,120	-	-	1,277,387	394,410	1,671,797
Capital increase	465,021	-	-	-	-	-	-	-	465,021	-	465,021
Net income	-	-	-	-	-	-	-	62,559	62,559	23,679	86,238
Share issuance costs	-	(15,468)	-	-	-	-	-	-	(15,468)	-	(15,468)
Dividends reversion arising from operation of Fundo de Investimento Imobiliário Shopping Parque D. Pedro and Fundo de Investimento Parque D. Pedro Shopping Center	-	-	-	-	-	-	-	-	-	(9,189)	(9,189)
BALANCE AS OF MARCH 31, 2011	997,866	(15,468)	96,198	9,463	608,761	30,120	-	62,559	1,789,499	408,900	2,198,399
BALANCE 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	-	-	-	-	-	-	-	22,046	22,046	10,289	32,335
Reversal of dividends arising from operation of Fundo de Investimento Imobiliário Shopping Parque D. Pedro and Fundo de Investimento Parque D. Pedro Shopping Center	-	-	-	-	-	-	-	-	-	9,053	9,053
BALANCE AS OF MARCH 31, 2012	997,866	(16,083)	96,198	21,016	762,904	71,018	10,479	22,046	1,965,444	506,339	2,471,783

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

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

SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF CASH FLOWS
FOR THE QUARTERS ENDED MARCH 31, 2012 AND 2011
(In thousands of Brazilian reais - R$)

	Company		Consolidated	
	03/31/12	03/31/11	03/31/12	03/31/11
CASH FLOWS FROM OPERATING ACTIVITIES				
Net income	22,046	62,559	32,335	86,238
Adjustments to reconcile net income to				
net cash (used in) provided by operating activities:				
Depreciation and amortization	-	-	439	403
Residual value of property and equipment sold and/or written off and others	-	-	325	-
Unbilled revenue from rentals	-	-	(331)	(923)
Reversal of the allowance for doubtful accounts	-	-	446	580
Reserve for (reversal of) civil, tax, labor, and social security contingencies	(28)	29	378	(200)
Accrual for variable compensation	-	-	585	312
Deferred income tax and social contribution	421	-	1,481	19,738
Interest on borrowings, financing, debentures and asset acquired	4,124	-	10,781	4,286
Interest, inflation adjustments and exchange rate changes on intercompany loans and borrowings	-	2,516	-	2,488
Changes in fair value of investment property	-	-	-	(71,087)
Equity in investees	(21,860)	(60,651)	(862)	(1,345)
(Increase) decrease in operating assets:				
Trade receivables	-	-	3,020	5,105
Loans to condominiums	-	-	21	(107)
Recoverable taxes	1,157	(613)	2,208	(1,732)
Advances to suppliers	-	-	(36)	183
Prepaid expenses	13	(74)	357	(26)
Escrow deposits	28	(29)	(6,165)	78
Other	-	134	1,865	814
Increase (decrease) in operating liabilities:				
Domestic trade payables	516	1,328	(2,125)	(2,492)
Taxes payable	(262)	31	(452)	(1,469)
Personnel, payroll taxes, benefits, and rewards	1	-	103	(784)
Key money	-	-	2,110	2,996
Other payables	124	1,166	4,741	1,954
Cash provided by operating activities	6,280	6,396	51,224	45,010
Interest paid	-	-	(7,426)	(4,959)
Net cash provided by operating activities	6,280	6,396	43,798	40,051
CASH FLOW FROM INVESTING ACTIVITIES				
Restricted investments	-	-	(479)	(387)
Acquisition or construction of investment property	-	-	(44,929)	(52,448)
Purchase of property and equipment	-	-	(149)	(410)
Increase in intangible assets	-	-	(667)	(137)
Capital increase in investees	-	(6,300)	-	-
Proceeds from the sale of investment properties	-	-	11,514	-
Dividends received	-	-	448	250
Net cash used in investing activities	-	(6,300)	(34,262)	(53,132)
CASH FLOW FROM FINANCING ACTIVITIES				
Capital increase	-	465,021	-	465,021
Debentures issued	300,000	-	300,000	-
Debentures issuance costs	(6,627)	-	(6,627)	-
Borrowings and financing raised	-	-	55,578	8,900
Borrowings and financing paid - principal	-	-	(2,338)	-
Trade accounts payable - purchase of assets	-	-	(4,566)	-
Distributed earnings of real estate funds - noncontrolling interests	-	-	(11,215)	(9,291)
Share issuance costs	-	(23,437)	-	(23,437)
Related parties	-	(76,153)	-	(76,057)
Net cash provided by (used in) financing activities	293,373	365,431	330,832	365,136
INCREASE IN CASH AND CASH EQUIVALENTS, NET	299,653	365,527	340,368	352,055
CASH AND CASH EQUIVALENTS				
Cash and cash equivalents at end of quarter	425,487	368,325	731,286	413,621
Cash and cash equivalents at beginning of quarter	125,834	2,798	390,918	61,566
INCREASE IN CASH AND CASH EQUIVALENTS, NET	299,653	365,527	340,368	352,055

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

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

SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF VALUE ADDED
FOR THE QUARTERS ENDED MARCH 31, 2012 AND 2011
(In thousands of Brazilian reais - R$)

	Company		Consolidated	
	03/31/12	03/31/11	03/31/12	03/31/11
REVENUE				
Revenue from rentals and services	-	-	(60,977)	(54,332)
Other income	-	-	(410)	(325)
Changes in fair value of investment property	-	-	-	(71,087)
Revenues related to the construction of investment properties and property, plant and equipment	-	-	(121,307)	(57,732)
Allowance for doubtful accounts	-	-	446	580
	-	-	(182,248)	(182,896)
SERVICES AND SUPPLIES PURCHASED FROM THIRD PARTIES				
Cost of rentals and services	-	-	3,532	3,777
Supplies, power, outside services and other	717	523	3,825	2,583
Cost of construction of investment properties and property, plant and equipment	-	-	121,307	57,732
	717	523	128,664	64,092
GROSS VALUE ADDED	717	523	(53,584)	(118,804)
DEPRECIATION AND AMORTIZATION	-	-	439	403
WEALTH CREATED BY THE COMPANY	717	523	(53,145)	(118,401)
WEALTH RECEIVED IN TRANSFER				
Equity in earnings (loss) of subsidiaries	(21,860)	(60,651)	(862)	(1,345)
Financial income	(6,635)	(4,959)	(13,590)	(6,658)
	(28,495)	(65,610)	(14,452)	(8,003)
DISTRIBUTION OF WEALTH	(27,778)	(65,087)	(67,597)	(126,404)
WEALTH DISTRIBUTED				
Personnel:				
Salaries and wages	30	-	4,732	3,583
Benefits	-	-	529	472
Severance pay fund (FGTS)	-	-	205	248
	30	-	5,466	4,303
Taxes and fees:				
Federal	1,552	8	17,159	27,623
Municipal	-	-	806	841
	1,552	8	17,965	28,464
Lenders and lessors:				
Interest	4,150	2,520	11,070	6,774
Rentals	-	-	761	625
	4,150	2,520	11,831	7,399
Interest on capital:				
Retained earnings	22,046	62,559	22,046	62,559
Noncontrolling interests	-	-	10,289	23,679
	22,046	62,559	32,335	86,238
Total	27,778	65,087	67,597	126,404

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

1. GENERAL INFORMATION

Sonae Sierra Brasil S.A. (the "Company") 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) and 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 (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 at March 31, 2012, this company is the parent company of Sierra Enplanta Ltda., Pátio Boavista Shopping Ltda., Pátio Penha Shopping Ltda., Pátio São Bernardo Shopping Ltda., Pátio Sertório Shopping Ltda., Pátio Uberlândia Shopping Ltda., Fundo de Investimento Imobiliário Shopping Parque D. Pedro, Fundo de Investimento Imobiliário - FII Parque Dom Pedro Shopping Center, Pátio Londrina Empreendimentos e Participações Ltda., and Pátio Goiânia Shopping Ltda.

   (i) Fundo de Investimento Imobiliário Shopping Parque D. Pedro ("Fundo de Investimento Imobiliário I") - engaged in holding long-term investment properties, basically to earn income by renting and leasing properties of its real estate assets. As at March 31, 2012, 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 - FII Parque Dom Pedro Shopping Center ("Fundo de Investimento Imobiliário II") - 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's operations, Fundo de Investimento Imobiliário II holds a trust equivalent to 15% of the undivided interest in Shopping Parque D. Pedro.

(iii) Sierra Enplanta Ltda. ("Sierra Enplanta") - primarily engaged in: (a) investing in real estate, namely shopping malls and related activities; and (b) operating and managing own and third-party properties and stores, and providing related services.

(iv) Pátio Boavista Shopping Ltda. ("Pátio Boavista") - primarily engaged in: (a) investing in real estate, namely shopping malls and related activities; and (b) operating and managing own and third-party properties and stores, and providing related services.

(v) Pátio Penha Shopping Ltda. ("Pátio Penha") - engaged in: (a) planning, developing, implementing and investing in real estate, namely shopping malls and related activities, as developer, builder, lessor and advisor; and (b) intermediating transactions.

(vi) Pátio São Bernardo Shopping Ltda. ("Pátio São Bernardo") - engaged in: (a) planning, developing, implementing and investing in real estate, namely shopping malls and related activities, as developer, builder, lessor and advisor; and (b) intermediating transactions.

(vii) Pátio Sertório Shopping Ltda. ("Pátio Sertório") - engaged in: (a) planning, developing, implementing and investing in real estate, namely shopping malls and related activities, as developer, builder, lessor and advisor; and (b) intermediating transactions.

(viii) Pátio Uberlândia Shopping Ltda. ("Pátio Uberlândia") - engaged in planning, developing and implementing real estate as developer, builder, lessor and advisor, intermediating transactions and market studies and holding equity interest in other companies as partner or shareholder.

(ix) Pátio Londrina Empreendimentos e Participações Ltda. ("Pátio Londrina") - engaged in planning, developing and implementing real estate as developer, builder, lessor and advisor, intermediating transactions and market studies and holding equity interest in other companies as partner or shareholder.

(x) Pátio Goiânia Shopping Ltda. ("Pátio Goiânia") - engaged in planning, developing and implementing real estate as developer, builder, lessor and advisor, intermediating transactions and market studies and holding equity interest in other companies as partner or shareholder.

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 at March 31, 2012, in addition to managing the developments in which the Group holds interests, Unishopping Administradora is the parent company of Unishopping Consultoria Imobiliária Ltda.

c) Unishopping Consultoria Imobiliária Ltda. ("Unishopping Consultoria") - engaged in planning, installing, developing and managing shopping malls, leasing, operating and managing car park areas, managing properties and related services. As at March 31, 2012, Unishopping Consultoria is responsible for selling development stores in which the Group holds interests.

As at March 31, 2012 and 2011, and December 31, 2011, the Company's subsidiaries and associates held the following interests in shopping malls:

		Undivided interest - %		
Developer	Shopping mall	03/31/12	12/31/11	03/31/11
Fundos de Investimento Imobiliário I e II	Shopping Parque D. Pedro	100.00	100.00	100.00
Pátio Penha	Shopping Center Penha	51.00	73.18	73.18
Pátio Penha	Shopping Plaza Sul	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	30.00	30.00
Sierra Enplanta	Pátio Brasil Shopping	10.42	10.42	10.42
Sierra Enplanta	Franca Shopping	67.42	67.42	67.42
Pátio São Bernardo	Shopping Plaza Sul	30.00	30.00	30.00
Campo Limpo	Shopping Campo Limpo	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 (*)	84.48	84.48	84.48
Pátio Goiânia	Goiânia Shopping (*)	100.00	100.00	100.00

(*) The development is being implemented.

(**) Opened on March, 27 2012.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1. Declaration of conformity

Interim financial information included in the Company's Interim Financial Information - ITR comprises:

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

- Individual interim financial information prepared in accordance with CPC 21 - Interim Financial Statements and are presented in accordance with the standards established by the Brazilian Securities and Exchange Commission (CVM), applicable to the preparation of Interim Financial Information - ITR.

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

The individual interim financial information present the valuation of investments in subsidiaries and associates under the equity method, pursuant to prevailing Brazilian statutes. Accordingly, these individual financial statements are 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 IAS 34 and CPC 21, and the Company's shareholders' equity and net income, disclosed in the individual financial statements prepared in accordance with accounting practices adopted in Brazil, the Company opted for presenting these individual and consolidated financial statements is a single set, side by side.

2.2. Basis of preparation

The interim financial information have 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 described in item 2.14, beginning January 1, 2012, the Company changed the period for measurement at fair value of investment properties from quarterly basis to semiannual basis.

The significant accounting policies used in preparing the interim financial information are described below. These policies have been consistently applied in the previous reporting periods presented, except for the measurement at fair value of investment properties.

The following is a summary of the significant accounting policies adopted by the Group:

2.3. Investments in subsidiaries and associates

Investments in subsidiaries and associates are accounted for under the equity method.

Investments in companies in which management has significant influence or interest of 20% or more in the voting capital, that are part of the same group or are under the same control, are accounted for under the equity method (see Note 8).

2.4. Basis of consolidation

The consolidated interim financial information have been prepared and are presented in conformity with accounting practices adopted in Brazil and standards issued by CVM the main accounting practices applied are described above and include the financial statements of the Company and the subsidiaries below. Intercompany balances and the Company's investments in subsidiaries have been eliminated in consolidation. Noncontrolling interests are stated separately.

As of March 31, 2012 and 2011, and December 31, 2011, the consolidated companies are as follows:

	Equity interest - %		
	03/31/12	12/31/11	03/31/11
Direct subsidiaries:			
Sierra Investimentos Brasil Ltda.	99.99	99.99	99.99
Unishopping Administradora Ltda.	99.99	99.99	99.99
Indirect subsidiaries:			
Unishopping Administradora Ltda.	100.00	100.00	100.00
Fundos de Investimento Imobiliário I e II	51.00	51.00	51.00
Unishopping Consultoria Imobiliária Ltda.	99.99	99.99	99.99
Sierra Enplanta Ltda.	100.00	100.00	100.00
Pátio Boavista Shopping Ltda.	100.00	100.00	100.00
Pátio Penha Shopping Ltda.	100.00	100.00	100.00
Pátio São Bernardo Shopping Ltda.	100.00	100.00	100.00
Pátio Sertório Shopping Ltda.	100.00	100.00	100.00
Pátio Uberlândia Shopping Ltda.	100.00	100.00	100.00
Pátio Londrina Empreendimentos e Participações Ltda.	100.00	100.00	100.00
Pátio Goiânia Shopping Ltda.	100.00	100.00	100.00
Unconsolidated associate-			
Campo Limpo Empreendimentos e Participações Ltda.	20.00	20.00	20.00

2.5. Segment reporting

Segment reporting is consistent with the internal report provided to the chief operating decision maker.

2.6. Functional currency of the financial statements

The items included in interim financial information of each entity are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The Company's and its subsidiaries' interim financial information have been prepared in Brazilian reais (R$).

2.7. Foreign currency

In preparing the interim financial information of the individual entities, transactions in foreign currency are recognized at the rates of exchange prevailing at the dates of the transactions. At the end of each reporting period, monetary items denominated in foreign currencies are retranslated at the rates prevailing at that date. Exchange differences on monetary items are recognized in profit or loss in the period in which they arise.

2.8. Cash and cash equivalents

Represented by available bank accounts. Short-term investments may be redeemed within 90 days and are comprised of highly-liquid securities convertible into cash that present an immaterial risk of change in fair value. Short-term investment balances are carried at cost, plus income earned through the end of the reporting period.

2.9. Restricted investments

As at March 31, 2012 and December 31, 2011, the Company had investments in Financial Treasury Bills (LFTs) linked to commitments assumed with Banco Ourinvest S.A., as described in Note 29. Short-term investments balances were carried at cost, plus income earned through the end of the reporting period.

2.10. Financial instruments

2.10.1. Recognition and measurement

Transactions with financial instruments are initially recognized at cost of purchase, on the date they are contracted, and subsequently remeasured at fair value.

Transaction costs directly attributable to the acquisition or issuance of financial assets and financial liabilities are added to or deducted from the fair values of financial assets and financial liabilities, if applicable, after their initial recognition. Transaction costs directly attributable to the acquisition of financial assets and financial liabilities at fair value through profit or loss are immediately recognized in profit or loss.

2.10.2. Classification

The Company's and its subsidiaries' financial instruments have been classified into the following categories:

a) Measured at fair value through profit or loss: financial assets and financial liabilities held for trading, i.e., acquired or originated primarily for the purpose of sale or repurchase in the short term. Changes in fair value are accounted for in profit or loss and balances are stated at fair value.

b) Loans and receivables: non-derivative financial instruments with fixed or determinable payments that are not quoted in an active market. They are classified as current assets, except for maturities greater than 12 months after the end of the reporting period, which are classified as noncurrent assets. The Company's loans and receivables include loans to associates and subsidiaries, and trade and other receivables.

2.11. Impairment of financial assets

Financial assets, except those designated at fair value through profit or loss, are valued using impairment indicators at the end of each annual reporting period. Impairment losses are recognized if, and only if, there is objective evidence of impairment as a result of one or more events that occurred after the initial recognition of the asset, with an impact on the estimated future cash flows.

The criteria used by the Company to determine if there is objective evidence that a financial asset is impaired include:

- Significant financial difficulty of the issuer or debtor.
- A breach of contract, such as default or delinquency in interest or principal payments.
- It is probable that the borrower will enter bankruptcy or other financial reorganization.
- The disappearance of an active market for that financial asset because of financial difficulties.

The carrying amount of the financial asset is directly reduced by any impairment loss for all financial assets, except for receivables, in which case the carrying amount is reduced through use of an allowance account. Subsequent recoveries of previously written-off amounts are added to the allowance. Changes in the carrying amount of the allowance account are recognized in profit or loss.

2.12. Trade receivables

Firstly stated at billed amounts based on contractual rental amounts and services provided, adjusted based on effects arising from the recognition of revenues from rental on a straight-line basis, calculated according to contractual terms.

An allowance for doubtful accounts is recorded in an amount considered sufficient by management to cover probable losses on the realization of trade receivables, under the following criterion: allowance for 100% of amounts over 120 days past due.

Past-due and renegotiated amounts are recorded at the renegotiation amounts, including principal plus financial charges to be collected according to the new receiving period. Concurrently, an additional allowance is recorded on financial charges incurred and included in renegotiations. The allowance is registered until the payment of the renegotiated balance.

Trade receivables are not adjusted to present value, as they do not have a relevant effect on the financial statements.

2.13. Property and equipment

Carried at cost of purchase. Depreciation is calculated on a straight-line basis at the rates mentioned in note 9 based on the estimated useful lives of the assets.

The residual values and the useful lives of the assets are annually reviewed and adjusted, when appropriate.

The carrying amount of an item of property and equipment is derecognized on disposal or when no future economic benefits are expected from its use. The gain or loss arising on the recognition of a property and equipment item corresponds to the difference between the amounts received and the carrying amount of the asset, and is recognized in profit or loss.

2.14. Investment property

Investment properties are represented by land and buildings in shopping malls held to earn rentals and/or for capital appreciation, as disclosed in Note 10.

Investment properties are measured initially at their cost, including transaction costs. After initial recognition, investment properties are measured at fair value. The gain or loss from the change in fair value of investment properties in operation are recognized in profit or loss for the period in which it arises. Valuations were made by independent external appraisers using the cash flow model discounted at market rates.

Beginning January 1, 2012, in order to reduce operating costs, the Company reviewed its accounting policy of 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 quarter ended March 31, 2012 does not include any profit or loss arising from the changes in the fair value of investment properties.

Investment property under construction is recognized at cost of construction until it is placed into service or when the Company is able to measure reliably the fair value of the asset.

The fair value of investment property does not reflect future capital expenditure that will improve or enhance the property and does not reflect the related future benefits from this future expenditure.

2.15. Intangible assets - consolidated

Intangible assets acquired separately with finite useful lives are carried at cost less accumulated amortization accumulated impairment losses. Amortization is recognized on a straight-line basis over their estimated useful lives. The estimated useful life and amortization method are reviewed at the end of each annual reporting period, with the effect of any changes in estimate being accounted for on a prospective basis.

2.16. Impairment of tangible and intangible assets excluding goodwill

Items in property and equipment, intangible assets, and other noncurrent assets are evaluated annually to identify evidence of unrecoverable losses or whenever significant events or material changes in circumstances indicate that the carrying value is not recoverable. In the event of a loss resulting from situations where the carrying amount of an asset exceeds its recoverable value, which is defined as the value in use of the asset, using the discounted cash flow method, an impairment loss is recognized in profit or loss.

2.17. Loans and financing

Loans are initially recognized at fair value, less transaction costs incurred, and subsequently stated at amortized cost. Any difference between the amounts raised (less transaction costs) and the settlement amount is recognized in the income statement during the period the borrowings remain outstanding, using the effective interest rate method.

2.18. Provisions

Provisions are recognized when there is a present obligation (legal or constructive) as a result of a past event, when a reliable estimate can be made of the amount of the obligation, and its settlement is probable.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation.

As at March 31, 2012 and December 31, 2011, the main provisions recognized by the Company and subsidiaries are as follows:

2.18.1. Reserve for civil, tax, labor and social security risks

Recorded 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 final outcome of lawsuits.

2.18.2. Accrual for variable compensation

Recognized to cover the amounts of performance bonuses granted to some Company officers and which will only be paid three years after such bonuses are granted, providing the officers are still employees of the Company and subsidiaries. These bonuses are adjusted through the payment date based on the annual fluctuation of the Company's market value and are recognized on a straight-line basis in the income of period during the three-year period (from grant date to payment year) at the gross amount granted to these officers. A possible subsequent adjustment arising from changes in market value is recorded in the income of period, when incurred.

2.19. Revenue recognition

Revenue, costs, and expenses are recognized on the accrual basis. Revenue from rentals is recognized on a straight-line basis over the term of rental agreements, pursuant to CPC 06 Leases, taking into account the contractual adjustment and the collection of the 13th monthly rental, and revenue from services is recognized when services are provided. Revenues from assignment of rights to storeowners are allocated to income over the term of the first rental agreement. Our revenue derives mainly from the following activities:

a) Rental

Refers to the rental of store space to storeowners and other commercial space, such as sales stands. Includes rental of commercial space for advertising and promotion. Rentals to shopping malls' storeowners accounts for the highest percentage of Company's and its subsidiaries' revenue.

b) Parking

Refers to revenue from the operation of parking lots.

c) Services

Refer to the provision of asset and property management services to shopping malls' storeowners and owners, and brokerage services.

The company receives management fees from storeowners from the management of the shopping malls' common areas.

Brokerage services include the sale of vacant spaces and the identification and development of relationships with prospect storeowners, such as store chains, in each case to minimize a shopping mall vacancy rate. Management fees are calculated as a percentage of the rental charged from a potential lessee.

d) Property space (key money) lease fee

Refers to the lease fees payable by new storeowners as consideration for the advantages and benefits obtained by the storeowners from their right to use the infrastructure offered by the shopping malls when new projects are launched, existing projects are expanded, or the store rental is discontinued.

The amount payable by new storeowners is negotiated based on the market value of the rented space. Usually the new storeowners pay a higher fee for stores with greater visibility and exposure in the busiest areas of the shopping mall.

e) Lessee transfer fees

Revenue generated by the fees paid when the rental is transferred from a lessee to another, generally calculated as a percentage of the amount involved in the transfer.

2.20. Income tax and social contribution

Income tax is calculated at the rate of 15% plus a 10% surtax on annual taxable income exceeding R$240. Social contribution is calculated at the rate of 9% on annual taxable income. Deferred income tax and social contribution result from temporary differences in the recognition of income and expenses for tax and financial reporting purposes, and tax loss carryforwards when their utilization against future taxable income is probable. As permitted by tax legislation, certain consolidated subsidiaries opted for taxation based on deemed income. Tax bases of income tax and social contribution are calculated at the rate of 32% on gross revenues from services and 100% of financial income, on which regular tax rates of 15%, plus a10% surtax, for income tax and 9% for social contribution are applied. As a result, these consolidated companies did not record deferred income tax and social contribution on tax loss carryforwards and temporary differences and are not subject to the noncumulative regime for taxes on revenue (PIS and COFINS).

Shareholders of Fundo de Investimento Imobiliário I and II are subject to tax on income from the fund.

When applicable, the deferred income tax and social contribution calculated on adjustments arising from the adoption of the new accounting practices introduced by IFRSs were recorded in the Company and subsidiaries' financial statements.

In the specific case of the adjustment to fair value of investment property, regardless of the taxation regime elected by the subsidiaries and associate, deferred tax (liabilities) was recognized at the rate of 34% on such adjustments (except for the property under Fundo de Investimento Imobiliário I and II, which are tax exempt), based on the assumption that these properties can be sold and a capital gain be determined.

2.21. Earnings per share

Basic and diluted earnings per share are calculated using net income for the period attributable to the owners of the Company and the weighted average number of shares outstanding in the reporting period.

2.22. Statement of value added ("DVA")

The purpose of this statement is to disclose the wealth created by the Company and its associate and the distribution thereof during a certain reporting period, and is presented by the Company, as required by the Brazilian Corporate Law, as an integral part of its individual financial statements, and as additional disclosure of the consolidated financial statements, since this statement is not required by IFRSs.

The statement of value added was prepared using information obtained in the same accounting records used to prepare the financial statements and pursuant to the provisions of CPC 09 - Statement of Value Added.

2.23. New Standards, changes and interpretations

a) Standards, interpretations and revised standards not yet effective and which were not early adopted by the Company.

The following standards and revised standards have been issued and are mandatory for reporting periods beginning on or after March 31, 2012. However, the Company did not early adopt these standards and revised standards.

Standards	Main requirements	Effective date
IFRS 9 - Financial Instruments	Introduces new requirements for the classification, measurement, and derecognition of financial assets and financial liabilities. Clarifies other IAS 39-related issues. IFRS 9 retains but simplifies the measurement model and establishes two primary measurement categories for financial assets: amortized cost and fair value. The classification base depends on the entity's business model and the contractual characteristics of the cash flow from	Effective for annual periods beginning on or after January 1, 2015

Standards	Main requirements	Effective date
	financial assets. The guidance included in IAS 39 on impairment of financial assets and hedge accounting is applicable. Prior periods are not required to be restated if the entity adopts this standard for reporting periods beginning on or after January 1, 2012. Management does not expect significant impacts on the consolidated financial statements as a result of adopting this standard.	
IAS 28 - Investments in Associates and Joint Ventures	Amendment to IAS 28 to include the changes introduced by IFRSs 10, 11 and 12. Clarifies the concept of “Significant Influence”, examples for application of the equity method of accounting and how to conduct impairment tests for associates and joint ventures.	Effective for annual periods beginning on or after January 1, 2013
IAS 27 (revised in 2011) - Separate Financial Statements”	The IAS 27 requirements relating to the consolidated financial statements were replaced by IFRS 10. The requirements applicable to separate financial statements remained unchanged. The Company’s management does not expect that these changes will have a significant impact on the consolidated financial statements.	Effective for annual periods beginning on or after January 1, 2013
IFRS 10 - Consolidated Financial Statements	Replaces the IAS 27 requirements applicable to consolidated financial statements and SIC 12. IFRS 10 provides a single consolidation model that identifies control as the basis for consolidation for all types of entities. Additionally, IFRS 10 provides a new definition of control encompassing three components: (a) authority over an investee; (b) exposure, or right to variable returns on its interest in the investee and (c) ability to use its authority over the investee to affect the amount of returns to the investor. The Company’s management does not expect that these changes will have a significant impact on the consolidated financial statements.	Effective for annual periods beginning on or after January 1, 2013
IFRS 11 - Joint Arrangements	Eliminates the option of proportionate consolidation model. Joint ventures should be accounted for under the equity method. IFRS 11 also eliminates the existing concept of “jointly-controlled assets” and classifies joint arrangements as either “joint operations” or “joint ventures”. The Company’s management does not expect that these changes will have a significant impact on the consolidated financial statements.	Effective for annual periods beginning on or after January 1, 2013

Standards	Main requirements	Effective date
IFRS 12 - Disclosure of Interests in Other Entities	Enhances the requirements to make qualitative disclosures of interests in subsidiaries, joint arrangements or unconsolidated entities by the entity, including significant judgments and assumptions it has made in determining that it controls other entity or has significant influence over another entity, or the type of joint arrangement (joint operation or joint venture), and other information on the nature and extent of significant restrictions and associated risks. Management believes that this standard will not significantly impact the consolidated financial statements.	Effective for annual periods beginning on or after January 1, 2013
IFRS 13 - Fair Value Measurement	Replaces the fair value measurement guidance currently dispersed across different IFRS standards with a single definition of fair value. IFRS 13 defines fair value and provides guidance on how to measure fair value and requirements for disclosure relating to fair value measurement. However, it does not introduce new or revised requirements for when fair value measurement is required, since these requirements remain unchanged. Management believes that this standard will not significantly impact the consolidated financial statements.	Effective for annual periods beginning on or after January 1, 2013
Amendments to IAS 1 "Presentation of Financial Statements"	The amendments to IAS 1 allow the presentation of income and other comprehensive income in a single statement or in two separate and consecutive statements. However, the amendments to IAS 1 require additional disclosures in the other comprehensive income section so that other comprehensive income items are grouped in two categories: (a) However, the amendments to IAS 1 require additional disclosures in the other comprehensive income section so that other comprehensive income items are grouped in two categories. Income tax on other comprehensive income items will be similarly recognized. Management believes that this standard will not significantly impact the consolidated financial statements.	Effective for annual periods beginning on or after January 1, 2013

The Accounting Pronouncements Committee ("CPC") has not yet issued the pronouncements and amendments related to the new and revised IFRSs presented above. Because of the CPC's and the Brazilian Securities and Exchange Commission (CVM)'s commitment to keep the set of standards issued updated according to the changes made by the International Accounting Standards Board (IASB), we expect that such pronouncements and amendments be issued by the CPC and approved by the CVM by the date they become effective.

3. CRITICAL ACCOUNTING JUDGMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company's 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 management understands as critical for the preparation of the individual and consolidated financial statements:

a) Amount of investment properties: Investment property 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 management uses its judgment to choose the method and define assumptions, which are mainly based on market conditions existing at the end of the reporting period.

b) Reserve for civil, tax, labor and social security risks: as described in Note 2.18.1, the reserve 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 final 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

	Company		Consolidated	
	03/31/12	12/31/11	03/31/12	12/31/11
Cash	5	5	191	191
Banks	39	51	7,638	1,550
Short-term investments (*)	425,443	125,778	723,457	389,177
Total	425,487	125,834	731,286	390,918

(*) As at March 31, 2012, the short-term investments are highly liquid and earn yield at the weighted average interest rate of 102.7% of the interbank deposit rate (CDI) (102.2% as at December 31, 2011).

5. TRADE RECEIVABLES, NET AND OTHER RECEIVABLES

	Consolidated	
Trade receivables	03/31/12	12/31/11
Rentals	30,965	34,025
Assignment of rights receivable (a)	439	399
Total trade receivables billed	31,404	34,424
Unbilled revenue from rentals (b)	11,139	10,808
Total trade receivables billed and unbilled	42,543	45,232
Allowance for doubtful accounts	(10,173)	(9,727)
Total	32,370	35,505
Current	(21,231)	(24,690)
Noncurrent	11,139	10,815

(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 at March 31, 2012 and December 31, 2011 is as follows:

	Consolidated	
	03/31/12	12/31/11
Current	17,669	24,233
Past-due:		
Up to 30 days	1,547	714
31 to 60 days	1,151	497
61 to 90 days	758	413
91 to 180 days	444	1,115
Over 180 days	9,835	7,452
Subtotal	13,735	10,191
Total	31,404	34,424

Allowance for doubtful accounts

Change in allowance for doubtful accounts in the quarter is as follows:

	Consolidated
Balance as at December 31, 2011	(9,727)
Addition	(446)
Balance as at March 31, 2012	(10,173)

	Consolidated
Balance as at December 31, 2010	(9,985)
Addition	(580)
Balance as at March 31, 2011	(10,565)

Other receivables

Additionally, as at March 31, 2012 and December 31, 2011, the balance of 'Other receivables' is broken down as follows:

	Consolidated	
	03/31/12	12/31/11
Receivables of Banco Ourinvest S.A. (a)	833	833
Loan agreement with a storeowner (b)	349	592
Other receivables from condominiums	916	1,231
Receivables from parking operations ("Sem Parar")	1,522	1,748
Vacations, 13th salaries, and other advances to employees	136	189
Other	183	1,211
Total	3.939	5,804
Current	(3,106)	(4,971)
Noncurrent	833	833

(a) As at March 31, 2012, subsidiary Sierra Investimentos Brasil Ltda. 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).

(b) Refers to the loan agreement with a storeowner. The loan amount bears interest equivalent to the annual fluctuation of the CDI, plus spread of 2.44% per year. This loan is being repaid in 24 monthly installments, since August 2010. As at March 31, 2012, the subsidiary Pátio Sertório Shopping Ltda. has 4 installments receivables remaining related to this agreement.

6. RECOVERABLE TAXES

	Company		Consolidated	
	03/31/12	12/31/11	03/31/12	12/31/11
Withholding income tax (IRRF)	2,979	4,136	13,889	15,980
Social contribution - Law 10833/03	13	13	528	667
Other	1	1	140	118
Total	2,993	4,150	14,557	16,765

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.

Subsidiary	Condominium	Consolidated 03/31/12	Consolidated 12/31/11
Pátio Boavista	Condomínio Shopping Boavista	5	8
Pátio São Bernardo	Condomínio Shopping Center Plaza Sul	125	125
Pátio Penha	Condomínio Shopping Center Penha	177	195
Total		307	328

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

March 31, 2012	Number of shares held	Capital - equity interest - %	Equity	Net income for the quarter	Equity in investees	Investment balance
Company						
Subsidiaries:						
Sierra Investimentos Brasil Ltda.	936,912,172	100	1,841,156	21,928	21,928	1,841,156
Unishopping Administradora Ltda.	10,910,860	100	7,889	(68)	(68)	7,889
Total			1.849,045	21,860	21,860	1.849,045
Consolidated						
Associate-						
Campo Limpo Empreendimentos e Participações Ltda.	41,537,062	20	132,857	4,311	862	26,571

December 31, 2011	Number of shares held	Capital - equity interest - %	Equity	Net income for the year	Equity in investees	Investment balance
Company						
Subsidiaries:						
Sierra Investimentos Brasil Ltda.	936,912,172	100	1,819,228	211,058	211,058	1,819,228
Unishopping Administradora Ltda.	10,910,860	100	7,957	6,015	6,015	7,957
Total			1,827,185	217,073	217,073	1,827,185
Consolidated						
Associate-						
Campo Limpo Empreendimentos e Participações Ltda.	41,537,062	20	130,784	38,871	7,774	26,157

Changes in investments for the quarters ended March 31, 2012 and 2011

	Company	Consolidated
Balance at December 31, 2011	1,827,185	26,157
Equity in investees	21,860	862
Dividends received	-	(448)
Balance at March 31, 2012	1,849,045	26,571

	Company	Consolidated
Balance at December 31, 2010	1,352,695	19,033
Capital increase	6,300	-
Equity in investees	60,651	1,345
Dividends received	-	(250)
Balance at March 31, 2011	1,419,646	20,128

9. PROPERTY, PLANT AND EQUIPMENT

		03/31/12		
	Annual depreciation rate - %	Consolidated		
		Cost	Accumulated depreciation	Net
Facilities	10	2,747	(2,648)	99
Furniture and fixtures	10	921	(422)	499
Machinery and equipment	10	647	(235)	412
IT equipment	20	2,509	(1,693)	816
Vehicles	20	2,258	(747)	1,511
Other	20	42	(39)	3
Subtotal		9,124	(5,784)	3,340
Construction in progress	-	892	-	892
Advances to suppliers	-	320	-	320
Total		10,336	(5,784)	4,552

		12/31/11		
	Annual depreciation rate - %	Consolidated		
		Cost	Accumulated depreciation	Net
Facilities	10	2,747	(2,540)	207
Furniture and fixtures	10	920	(402)	518
Machinery and equipment	10	623	(219)	404
IT equipment	20	2,501	(1,631)	870
Vehicles	20	2,166	(634)	1,532
Other	20	41	(38)	3
Subtotal		8,998	(5,464)	3,534
Construction in progress	-	1,979	-	1,979
Advances to suppliers	-	459	-	459
Total		11,436	(5,464)	5,972

Changes in property, plant and equipment in operation for the quarters ended March 31, 2012 and 2011

	Facilities	Furniture and fixtures	Machinery and equipment	IT equipment	Vehicles	Other	Total
Balances at December 31, 2011	207	518	404	870	1,532	3	3,534
Additions	-	1	24	8	115	1	149
Depreciation	(108)	(20)	(16)	(62)	(136)	(1)	(343)
Balances at March 31, 2012	99	499	412	816	1,511	3	3,340

	Facilities	Furniture and fixtures	Machinery and equipment	IT equipment	Vehicles	Other	Total
Balances at December 31, 2010	583	411	265	446	1,601	5	3,311
Additions	-	39	128	112	131	-	410
Depreciation	(168)	(16)	(12)	(50)	(99)	(2)	(347)
Balances at March 31 2011	415	434	381	508	1,633	3	3,374

10. INVESTMENT PROPERTY

Under CPC 28, properties held to earn rentals or for capital appreciation or both can be recognized as investment property. Investment property was initially measured at cost. The Company's management adopted the fair value method to reflect better its business, from January 1st, 2009.

The measurement at and change in fair value of property are made on a quarterly basis, at the date of the interim financial statements.

	Consolidated	
	03/31/12	12/31/11
Constructed investment property	2,638,686	2,338,796
Investment property under construction	247,490	437,254
Total	2,886,176	2,776,050

Changes in investment property for the quarters ended March 31, 2012 and 2011:

	Consolidated		
	Constructed properties	Properties under construction	Total
Balance at December 31, 2011	2,338,796	437,254	2,776,050
Additions	79,700	41,458	121,158
Disposal - sale of interest in Shopping Penha (d)	(11,032)	-	(11,032)
Transfers (e)	231,222	(231,222)	-
Balance at March 31, 2012	2,638,686	247,490	2,886,176

	Consolidated		
	Constructed properties	Properties under construction	Total
Balance at December 31, 2010	1,983,960	197,452	2,181,412
Additions	13,487	43,835	57,322
Gain from the change in fair value of properties	70,485	602	71,087
Balance at March 31, 2011	2,067,932	241,889	2,309,821

Notes:

a) The certificates of title of some properties part of the Shopping Center Penha and Shopping Boavista projects are not registered with the Registry of Deeds Office. As at March 31, 2012 and December 31, 2011, the total amount carried as investment property is R$234,466.

b) On September 13, 2010, subsidiary Pátio Londrina Shopping Ltda. acquired 77,6% of the land located in Londrina, PR, for the future construction of the Boulevard Londrina Shopping real estate project, in the amount of R$ 25,000. The subsidiary agreed to transfer undivided interest equivalent to 11.36% of the project in consideration for the land.

c) On January 27, 2012, subsidiary Pátio Penha and CSHG Brasil Shopping FII entered into an exchange agreement with cash consideration, whereby Pátio Penha acquired an additional 30% (thirty percent) interest in Shopping Plaza Sul, in exchange for a noncontrolling interest in Shopping Penha and another portion in cash in the amount of R$63,701(original value), to be paid in 42 equal, consecutive installments of R$1,522 (original value), adjusted based on the interbank deposit rate (CDI), beginning February 27, 2012.

   As a result of said transaction, subsidiary Pátio Penha recognized a loss of R$807, which is recorded in caption “Other operating income (loss), net”, in the income statement.

   Below is a summary of the loss recognized by the Company:

   On the account of the transaction, the Company reduced its equity interest in Shopping Penha from 73.18% to 56.06% and continued to hold the controlling interest in such shopping mall.

d) On February 6, 2012, subsidiary Pátio Penha sold its noncontrolling interest of 5.06% in Shopping Penha to CSHG Brasil Shopping FII for the amount of R$11,514, received in cash, On account of the transaction, subsidiary Pátio Penha reduced its equity interest in Shopping Penha from 56.06% to 51.0% but continued to hold the controlling interest in such shopping mall.

   As a result of said transaction, subsidiary Pátio Penha recognized a gain of R$482, recorded in caption “Other operating income (loss), net”, in the income statement.

e) Uberlândia Shopping, the 11th shopping mall in the Company’s portfolio, was inaugurated on March 28, 2012, It has 45,3 thousand m2 of Gross Leasable Area (GLA) and 201 stores and is the third largest real estate development in the Company’s portfolio.

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 prepared semiannually since January 1 , 2012 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 property 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 we 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 financial statements.

The fair value of the investment properties in construction, on December 31, 2012, was obtained by discounting the fair value of the property at the opening date, calculated using the methodology described above, and the investment necessary to complete the construction is weighted by a risk rate set by the appraiser for the property being valued.

The assumptions used as at December 31, 2011 for the measurement at fair value described above are as follows:

12/31/2011			
10-year discount rate		Exit yield	
Minimum	Maximum	Minimum	Maximum
12.75%	14.00%	8.25%	9.50%

11. INTANGIBLE ASSETS

	Annual amortization rate - %	Consolidated 03/31/12	Consolidated 12/31/11
Software	20	2,820	2,153
Accumulated amortization (*)		(667)	(571)
Total		2,153	1,582

(*) In the first quarter ended March 31, 2012, the amortization expense of the cost of purchase of software, amounting to R$96 (R$56 as at March 31, 2011), is recognized in line item 'General and administrative expenses', in the statement of income.

Changes in intangible assets for the quarters ended March 31, 2012 and 2011

	Consolidated		
	Cost	Amortization	Total, net
Balance at December 31, 2011	2,153	(571)	1,582
Additions	667	(96)	571
Balance at March 31, 2012	2,820	(667)	2,153
Balance at December 31, 2010	1,206	(333)	873
Additions	137	(56)	81
Balance at March 31, 2011	1,343	(389)	954

12. LOANS AND FINANCING

		Consolidated	
Domestic	Maturity	03/31/12	12/31/11
Banco do Amazonas S.A. - BASA (a)	12/10/2020	131,617	130,073
Banco Itaú BBA S.A. (b)	10/21/2015	16,402	17,532
Banco Itaú BBA S.A. (c)	10/17/2016	23,827	24,362
Banco Bradesco S.A. (d)	10/26/2025	52,651	53,842
Banco Bradesco S.A. (e)	10/27/2025	78,096	71,767
Banco Itaú BBA S.A. (f)	05/10/2018	54,832	53,315
Banco Santander S.A. (g)	06/22/2023	48,543	-
Total		405,968	350,891
Current		(25,886)	(17,619)
Noncurrent		380,082	333,272

(a) On December 17, 2008, 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 Manaura. 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 subsidiary Sierra Investimentos are guarantors of this transaction.

(b) On November 16, 2010, subsidiary Sierra Investimentos Brasil Ltda. 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 Metropole property; (ii) net receivables of Shopping Metropole, This loan has a six-month grace period for the payment of the first installment of principal.

(c) On November 16, 2010, subsidiary Pátio Boavista Shopping Ltda. 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 Metropole property; and (ii) net receivables of Shopping Metropole. This loan has a six-month grace period for the payment of the first installment of principal.

(d) Between June 2011 and March 2012, subsidiary Pátio Londrina Shopping Ltda. raised R$54,375 with Banco Bradesco S.A. to finance the construction of Shopping Londrina. This loan, in the total amount of R$120,000, bears a fixed rate equivalent to the TR (a managed prime rate) plus 10.90% 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.

(e) Between August 2010 and March 2012, subsidiary Pátio Uberlândia Shopping Ltda. raised R$77,152 with Banco Bradesco S.A. to finance the constructions of Shopping Uberlândia. This loan, in the total amount of R$81,200, bears a fixed rate equivalent to the TR (a managed prime rate) plus 11.30% 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.

(f) On June 29, 2011, subsidiary Pátio Boavista Shopping Ltda. 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 (a managed prime rate) plus 10.30% 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.

(g) On March 22, 2012, subsidiary Pátio Goiânia Shopping Ltda. raised R$48,426 with Banco Santander (Brasil) to finance the construction of Shopping Goiânia. This loan, in the total amount of R$200,000, bears a fixed rate equivalent to the TR (a managed prime rate) plus 11.00% per year. The agreement is effective for 11 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 Shopping Goiânia property. The Company is the guarantor of this transaction.

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 quarters ended March 31, 2012 and 2011

Balance at December 31, 2011	350,891
New borrowings	55,578
Payments – principal	(2,338)
Interest payments	(7,426)
Interest capitalized in investment property under construction	3,613
Interest allocated to net income	5,650
Balance at March 31, 2012	405,968

Balance at December 31, 2010	201,848
New borrowings	8,900
Payments – interest	(4,959)
Interest capitalized in investment property under construction	2,230
Interest allocated to net income	4,286
Balance at March 31, 2011	212,305

The noncurrent portion, as at March 31, 2012, matures as follows:

Year	
2013	35,182
2014	48,605
2015	49,543
2016	45,060
2017	40,560
2018 - 2022	129,771
2023 – 2025	31,361
Total	380,082

13. DEBENTURES

Debentures	Final maturity	Parent and Consolidated 03/31/12	12/31/11
Securities - Series 1	02.15.17	94,595	-
Securities - Series 2	02.15.19	202,902	-
Total		297,497	-
Current		(4,080)	-
Noncurrent		293,417	-

On February 15, 2012, the Company issued 30,000 (thirty thousand) nonconvertible debentures, in two series, with a par value of R$10 (ten thousand Brazilian reais) each, totaling R$300,000 (three hundred million Brazilian reais). 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 of 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 of IPCA + 6.25% with final maturity within seven years. Compensation will be paid annually.

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

	R$
Principal	300,000
Charges	4,080
Amortizable borrowing costs	(6,583)
	297,497

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

	R$
2016 (repayment of 50% of Series 1)	47,750
2017 (repayment of 50% of Series 1)	47,750
2018 (repayment of 50% of Series 2)	102,250
2019 (repayment of 50% of Series 2)	102,250
	300,000

Covenants

The debenture indenture subjects the Company to covenants, which are related mainly to financial ratios. As at March 31, 2012, all covenants were fully met by the Company.

14. TRADE ACCOUNTS PAYABLE - ACQUISITION OF ASSETS

	Consolidated	
	03/31/12	12/31/11
Acquisition of equity interest in shopping mall (a)	60,332	-
Acquisition of land (b)	25,000	25,000
Total	85,332	25,000
Current	(41,193)	(25,000)
Noncurrent	44,139	-

(a) As mentioned in note 10 c), 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 the interbank deposit rate (CDI). As at March 31, 2012, 39 installments are outstanding.

(b) As mentioned in note 10 b), the amount payable refers to the plot of 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.

15. KEY MONEY - CONSOLIDATED

		Consolidated	
Subsidiary	Shopping mall	03/31/12	12/31/11
Pátio Boavista	Boavista	2,270	2,280
Pátio Sertório	Manauara	10,147	11,062
Pátio Uberlândia	Uberlândia Shopping	7,638	6,292
Pátio Londrina	Boulevard Londrina	5,095	3,994
Pátio Goiânia	Passeio das Águas	893	365
Fundo de Investimento Imobiliário I	Parque D. Pedro	1,778	1,725
Fundo de Investimento Imobiliário II	Parque D. Pedro	315	308
Total		28,136	26,026
Current		(5,575)	(5,540)
Noncurrent		22,561	20,486

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 income statement over the lease agreement period.

16. RESERVE FOR CIVIL, TAX, LABOR AND SOCIAL SECURITY SERVICES 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 a reserve for lawsuits whose likelihood of an unfavorable outcome is considered probable. Reserve for risks are broken down as follows:

	Company		Consolidated	
	03/31/12	12/31/11	03/31/12	12/31/11
Labor and social security (a)	-	-	5,426	5,375
Tax (b)	1,907	1,879	3,499	3,455
Civil (c)	-	-	1,738	1,455
Total	1,907	1,879	10,663	10,285

Changes in the reserve in the quarters ended March 31, 2012 and 2011 are as follows:

	Consolidated			
	Labor and social security (a)	Tax (b)	Civil (c)	Total
Balance at December 31, 2011	5,375	3,455	1,455	10,285
Constitution	630	-	305	935
Monetary Adjustment	60	44	85	189
Reversal/payments	(639)	-	(107)	(746)
Balance at March 31, 2012	5,426	3,499	1,738	10,663
Balance at December 31, 2010	6,306	3,982	618	10,906
Constitution	-	-	463	463
Monetary Adjustment	61	48	6	115
Reversal/payments	(350)	(428)	-	(778)
Balance at March 31, 2011	6,017	3,602	1,087	10,706

(a) Labor and social security

As of March 31, 2012, the Company was not a party to any labor lawsuits. However, some subsidiaries were parties to 9 labor lawsuits (11 labor lawsuits as at December 31, 2011), whose contingency in the amount of R$822 (R$562 as at December 31, 2011) was assessed as probable loss by the legal counsel.

The Company recorded a reserve of R$4,604 (R$4,813 as at December 31, 2011) according to the legal counsel's opinion, which estimated that the likelihood of loss on these lawsuits is probable.

(b) Tax

(b.1) 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. The historical amounts of such lawsuits correspond to the total amount of R$3,089 (R$3,045 as at December 31, 2011), which are deposited in escrow and accrued, considering that the likelihood of loss on these lawsuits is probable.

The CIDE and IRRF lawsuits await ruling at lower court and appellate court, respectively.

In the year ended December 31, 2010 there was a final and unappealable decision on the lawsuit challenging the CPMF levied on foreign payments unfavorable decision to subsidiary Sierra Investimentos Brasil Ltda. 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, subsidiary Sierra Investimentos waits the settlement of the escrow deposit, which amounts to R$1,182, in order to write off the tax credit.

Additionally, Sierra Investimentos recognizes a reserve for contingencies and made an escrow deposit of R$410, corresponding to the administrative fine imposed by the CADE (Brazilian antitrust agency). As at March 31, 2012, this lawsuit had already obtained a final and unappealable decision. Presently, Sierra Investimentos is awaiting the withdrawal of said of escrow deposits by the 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$26,944 as at March 31, 2012 (R$27,946 as at December 31, 2011).

The most material lawsuit is an action started on July 3, 2009 by subsidiary Pátio Sertório Shopping Ltda. against R.D. Comércio e Engenharia Ltda. It refers to an action involving rescission of contract combined with indemnity for pain and suffering claiming the payment of compensation due to non-performance and irregularities in the construction of Manauara Shopping. Currently the lawsuit is in the fact finding phase, with the need to obtain evidence from an expert being determined. The amount involved has not been quantified.

Additionally, subsidiary Pátio Sertório Shopping Ltda. is a defendant in a lawsuit started by R.D. Comércio e Engenharia Ltda., claiming the payment of R$11,112 (R$13,924 adjusted for inflation through March 31, 2012) related to the execution of the construction of Manauara Shopping.

Both lawsuits were assessed by the Company's legal counsel as possible loss.

Escrow deposits

Breakdown of escrow deposits:

	Company		Consolidated	
	03/31/12	12/31/11	03/31/12	12/31/11
Labor and social security	-	-	62	53
Tax	1,907	1,879	3,499	3,455
Civil	-	-	6,333	221
Total	1,907	1,879	9,894	3,729

On March 5, 2012, subsidiary Pátio Sertório made an escrow deposit in the amount of R$6,112, relating to the lawsuit filed by R.D. Comércio e Engenharia Ltda.

17. TAXES PAYABLE

	Company		Consolidated	
	03/31/12	12/31/11	03/31/12	12/31/11
Income tax and social contribution	-	232	4,993	4,829
IRRF	-	30	1,412	1,122
COFINS	-	-	940	1,373
PIS	-	-	3	298
ISS	-	-	612	1,066
Other	-	-	288	12
Total	-	262	8,248	8,700

18. EQUITY - COMPANY

18.1. Capital

As at March 31, 2012 and December 31, 2011, 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 (one billion and five hundred million of Brazilian reais) 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 at March 31, 2012, the Company had R$96,198 registered as share premium reserve that represents the premium paid by shareholders on issuance of shares.

The amount will remain in 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 at March 31, 2012, the Company recognizes a legal reserve in the amount of R$21,016.

18.4. Unrealized earnings reserve

In 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.

Is considered realized the portion of net income for the year that exceeds the sum of the following amounts:

As at March 31, 2012, the Company had R$71,018 related to the portion of unrealized net income.

18.5. Profit retention reserve

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

As at March 31, 2012, the Company had R$762,904 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 March 31, 2012, mandatory minimum dividends and additional dividends totaled R$13,977.

18.7. Earnings per share

As required by IAS 33, equivalent to technical pronouncement CPC 41 (Earnings per Shares) 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 or stock options granted; therefore, no diluted earnings per share were calculated.

	Company and Consolidated	
	03/31/12	03/31/11
Net income for the quarter attributable to the Company´s owners	22,046	62,559
Weighted average of outstanding common shares	76,424	66,187
Basic per share - R$	0,29	0,95

18.8. Share issuance costs

On February 2, 2011 the Company completed an initial public offering and the related shares issuance costs in the amount of R$ 15,468 net of taxes, were 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 REVENUE

	Consolidated	
	03/31/12	03/31/11
Gross revenue:		
Rentals	48,492	42,291
Revenue from services	4,048	4,033
Parking revenue	5,780	5,610
Key Money	2,657	2,398
Other income	410	325
Total	61,387	54,657
Deductions:		
Taxes on rentals and services	(3,916)	(4,265)
Discounts and abatements	(845)	(679)
Total	(4,761)	(4,944)
Net revenue	56,626	49,713

20. EXPENSES BY NATURE

	Company		Consolidated	
	03/31/12	03/31/11	03/31/12	03/31/11
Depreciation and amortization	-	-	439	403
Personnel	36	-	6,756	5,623
Outsourced services	681	430	2,749	2,132
Cost of occupancy (vacant stores)	-	-	1,066	865
Costs of contractual agreements with tenants	-	-	331	336
Allowance for doubtful lease receivables	-	-	446	580
Rentals	-	-	761	625
Travel expenses	14	9	532	224
Others	23	84	1,969	1,824
Total	754	523	15,049	12,612

	Company		Consolidated	
	03/31/12	03/31/11	03/31/12	03/31/11
Classified as:				
Cost of rentals and services	-	-	9,598	8,556
General and administrative expenses	754	523	5,451	4,056

21. FINANCIAL INCOME (EXPENSES), NET

	Company		Consolidated	
	03/31/12	03/31/11	03/31/12	03/31/11
Financial income:				
Interest from short-term investments	6,618	4,956	13,246	5,911
Interest receivable	-	-	205	166
Monetary and exchange variations	-	-	18	-
Other	17	3	121	581
	6,635	4,959	13,590	6,658
Financial expenses:				
Interest on loans and financing	-	-	(5,650)	(4,286)
Interest on debentures	(4,124)	-	(4,124)	-
Interest on Account - fixed asset acquisition	-		(1,007)	-
Interest on intercompany	-	(400)	-	(400)
Monetary and exchange variations	-	(2,116)	-	(2,088)
Other	(26)	(4)	(289)	-
	(4,150)	(2,520)	(11,070)	(6,774)
Total, net	2,485	2,439	2,520	(116)

22. INCOME TAX AND SOCIAL CONTRIBUTION

a) Income tax and social contribution expense

	Company		Consolidated	
	03/31/12	03/31/11	03/31/12	03/31/11
Income before income tax and social contribution	23,392	62,559	43,662	109,418
Statutory rate	34%	34%	34%	34%
Expected income tax and social contribution charge, at statutory rate	(7,953)	(21,270)	(14,845)	(37,702)
Effect of income tax and social contribution on permanent differences:				
Equity in investees	7,432	20,621	293	457
Other permanent differences	64	649	(93)	484
Effect of income tax and social contribution on prior periods' temporary differences and tax loss carryforwards that had not been accrued since their realization was not reasonably assured:				
Temporary differences	(889)	-	(569)	802
Effect of taxation of subsidiaries taxed based on deemed income	-	-	471	1,207
Effect of different taxation of Fundos de Investimento Imobiliário I and II (*)	-	-	3,416	11,072
Income tax and social contribution expense at effective rate	(1,346)	-	(11,327)	(23,180)
Effective rate - %	6	-	26	21

(*) 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:

	Company		Consolidated	
	03/31/12	12/31/11	03/31/12	31/12/11
Tax loss carryforward	269	690	3,438	2,535
Reserve for civil, tax, labor, and social security risks	-	-	192	553
Allowance for doubtful accounts	-	-	617	1,764
Other temporary reserves	-	-	3,117	1,063
Change in fair value of investment property	-	-	(354,374)	(351,444)
Total deferred income tax and social contribution	269	690	(347,010)	(345,529)
In noncurrent assets	269	690	7.364	5,915
In noncurrent liabilities	-	-	(354,374)	(351,444)

Recognized noncurrent tax credits totaling R$269 (Company) and R$7,364 (Consolidated) as of March 31, 2012 should be realized within up to two years, as shown below:

Year	Company	Consolidated
2012	269	2,605
2013	-	3,474
2014	-	1,285
Total	269	7,364

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 at March 31, 2012, December 31, 2011 and March 31, 2011 are as follows:

		Company		Consolidated	
Balance sheet	Purpose	03/31/12	12/31/11	03/31/12	12/31/11
Current assets-					
Affiliates:					
Condomínio Franca Shopping Center	(a)	-	-	4	6
Condomínio Parque Dom Pedro Shopping	(a)	-	-	5	5
Total (*)		-	-	9	11

		Company		Consolidated	
Balance sheet	Purpose	03/31/12	12/31/11	03/31/12	12/31/11
Current liabilities-					
Affiliates-					
Parque D. Pedro I BV/SARL	(b)	-	-	1,849	13,673
Total		-	-	1,849	13,673
Operating revenue-					
Affiliates:					
Condomínio Shopping Center Penha	(a)	-	-	303	275
Condomínio Civil Center Shopping São Bernardo	(a)	-	-	249	87
Condomínio Tivoli Shopping Center	(a)	-	-	125	110
Condomínio Shopping Pátio Brasil	(a)	-	-	116	242
Condomínio Franca Shopping Center	(a)	-	-	101	207
Condomínio Boavista Shopping	(a)	-	-	221	632
Condomínio Shopping Center Plaza Sul	(a)	-	-	369	199
Condomínio Parque Dom Pedro Shopping	(a)	-	-	682	299
Condomínio Campo Limpo Shopping	(a)	-	-	200	162
Condomínio Manauara Shopping	(a)	-	-	416	420
Condomínio Uberlândia Shopping	(a)	-	-	22	-
Total		-	-	2,804	2,633
Financial income (expenses)-					
Affiliates-					
Sierra Brazil 1 BV	(b)	-	(2,516)	-	(2,488)
Total		-	(2,516)	-	(2,488)
Grand total		-	(2,516)	2,804	145

(*) 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 line item 'Service revenue', as disclosed in Note 19.

(b) 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 balance is recorded as earnings payable.

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 CPC 22 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) Development and management

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.

	Consolidated	
	03/31/12	03/31/11
Shopping mall gross revenue by segment:		
Development and management	10,473	10,022
Investment	57,339	50,624
Elimination of intersegment revenue	(6,425)	(5,989)
Total	61,387	54,657
Deductions:		
Taxes	(3,916)	(4,265)
Discounts and rebates	(845)	(679)
Total	(4,761)	(4,944)
Net operating revenue	56,626	49,713
Shopping mall costs by segment:		
Development and management	(9,666)	(7,162)
Investment	(11,807)	(11,439)
Elimination of intersegment revenue	6,424	5,989
	(15,049)	(12,612)
Adjusted operating profit	41,577	37,101

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 held for trading and their carrying amount is equivalent to the assets´ fair value.

b) Trade accounts receivables: Are classified as held to maturity and recorded at the contracted amounts, which approximate market.

c) Loans and financing: Are classified as financial liabilities measured at fair value through profit or loss.

As at March 31, 2012 and December 31, 2011, the carrying amounts and fair values of the Company's and its subsidiaries' financial instruments are as follows:

Company

		03/31/12		12/31/11	
Type	Classification	Carrying amount	Fair value	Carrying amount	Fair value
Assets-					
Cash and cash equivalents	Fair value through profit or loss	425,487	425,487	125,834	125,834

Consolidated

		03/31/12		12/31/11	
Type	Classification	Carrying amount	Fair value	Carrying amount	Fair value
Assets:					
Cash and cash equivalents	Fair value through profit or loss	731,286	731,286	390,918	390,918
Trade receivables	Loans and receivables	21,231	21,231	24,690	24,690
Liabilities:					
Loans and financing	Amortized cost	405,968	405,968	350,891	350,891
Debentures	Other financial liabilities	297,497	304,080	-	-

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 number of customers and constantly monitors trade receivables through internal controls, thus limiting the default risk. The allowance for doubtful accounts is recognized as mentioned in note 2.12.

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 agencies.

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 consumer price index (IPCA), as provided in the lease agreements. The rental levels may vary according to adverse economic conditions and, consequently, the revenue level may be affected. 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 the CDI and involves the risk of increase in financial expenses as a result of unfavorable rates.

25.4. Currency risk

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

25.5. Capital risk

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 note 12 and 13, less cash and cash equivalents) and consolidated shareholders' equity (including capital, reserves and noncontrolling interests, as mentioned in note 18).

Indebtedness level

As of December 31, 2011 and 2010, the indebtedness level is as follows:

	Consolidated	
	03/31/12	12/31/11
Debt (a)	703,465	350,891
Cash and cash equivalents	(731,286)	(390,918)
Net debt (net cash)	(27,821)	(40,027)
Shareholders' equity (b)	1,965,444	1,943,398
Net debt-to-equity ratio	(1.42%)	(2.06%)

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

(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 non-discounted 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. 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.

March 31, 2012	Weighed average effective interest rate	Less than 1 month	From one to three months	From to three months to one year	Between one and five years	More than five years	Total
Loans and financing	11.40%	1,675	3,357	35,441	371,219	211,198	622,890
Debentures	12.28%	-	-	41,121	251,942	248,303	541,366

Supplementary sensitivity analysis on financial instruments, pursuant to CVM 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 March 31, 2012.

- Adverse scenario: a 25% fluctuation of the main risk factor of the financial instrument compared to the level as of March 31, 2012.

- Remote scenario: a 50% fluctuation of the main risk factor of the financial instrument compared to the level as of March 31, 2012.

Assumptions

As described above, the Company believes that it is exposed mainly to the risks of fluctuation of the interbank deposit rate (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	11.39%	8.54%	5.70%
Loans and financing	11.39%	14.24%	17.09%

Assumptions	Base scenario	Adverse scenario	Remote scenario
TR fluctuation- Loans and financing	1.15%	1.44%	1.72%
IPCA Fluctuation- Debentures	5.12%	6.40%	7.68%

Management analysis

			Consolidated		
Risk factor	Financial instrument	Risk	Base scenario (*)	Adverse scenario	Remote scenario
Short-term investments	Interest rate	Decrease in CDI rate	83,293	62,470	41,647
Loans	Interest rate	Increase in CDI rate	4,582	5,728	6,873
Loans	Interest rate	Increase in TR rate	2,691	3,364	4,037
Debentures	Interest rate	Increase in CDI rate	10,877	13,597	16,316
Debentures	Interest rate	Increase in IPCA rate	10,470	13,088	15,706

(*) The Company's base scenario is comprised of interest estimated for the next twelve-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 quarter ended March 31, 2012 and for the year ended December 31, 2011.

26. INSURANCE

As of March 31, 2012, insurance is as follows:

Line	Insured amount - R$
Civil liability (shopping mall operations)	93,460
Fire	1,114,032
Loss of profits	251,307
Windstorm/smoke	36,486

The Company's and its subsidiaries' Board of Directors' members and Executive Officers are covered by a directors and officers liability insurance (D&O) which is valid nationwide, Said insurance is payable to cover damages or defense costs in case Management suffers losses as a result of a lawsuit while acting in their capacity as directors and officers for the Company, The D&O insurance premium amounts to R$30,000.

27. MANAGEMENT COMPENSATION

During the quarters ended March 31, 2012 and 2011, expenses on management compensation are broken down as follows:

	Consolidated	
	03/31/12	03/31/11
Payroll and related taxes	808	524
Variable compensation	585	312
Benefits	110	50
Total	1,503	886

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

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 at March 31, 2012, the balance of line item 'Accrual for variable compensation', totaling R$293 (R$189 as at December 31, 2011), stated in noncurrent liabilities, includes only variable compensation (performance bonuses) awarded to Company officers, This accrual is recognized as described in note 2.18,2.

Additionally, as approved at the Annual and Extraordinary Shareholders' Meetings held on April 25, 2012, the overall compensation to Company's directors and officers in 2012 is R$10,000.

28. ADDITIONAL DISCLOSURES ON CASH FLOWS

The Company conducted the following noncash transaction:

	Consolidated	
	03/31/12	03/31/11
Capitalized interest in properties for investment in construction	3,613	2,230
Purchase of land (see note 10)	63,701	-
Increase in trade payable due to properties for investment in construction	8,915	2,214
Distributable earnings from Real Estate Investment Funds I and II reclassified from liabilities to noncontrolling interests	9,053	-

29. COMMITMENTS

a) The Shareholders' Meeting of Fundo de Investimento Imobiliário - FII Parque Dom Pedro Shopping Center held on June 24, 2009 authorized the issuance of 288,672 shares, totaling R$25,302, equivalent to 50.1% of its capital, fully subscribed by Sierra Investimentos, to be paid in within up to 40 months after the date of said Shareholders' Meeting.

Management plans to pay in capital with proceeds from the sale of 288,672 shares in the total amount of R$25,302 of Fundo de Investimento Imobiliário FII Shopping Parque D, Pedro, Management's intention is that these shares be acquired by Fundo de Investimento Imobiliário - FII Parque Dom Pedro Shopping Center.

b) With the enactment of Law 12,024, 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 shortterm 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-thecounter 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 March 31, 2012, 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 item 'Other receivables', in noncurrent assets (see note 5). In addition, subsidiary Sierra Investimentos has a balance of R$2,650 (R$2,171 as of December 31, 2011) in restricted investments, stated in noncurrent assets.

30. SUBSEQUENT EVENTS

On April 25, 2012, the Annual Shareholders' Meeting approved the distribution of additional dividends in the amount of R$10,479.

31. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

The interim financial information was approved by the executive committee and authorized for issue on May 8, 2012.