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

Sonae Sierra Brasil S.A. and Subsidiaries

Interim Financial Information - ITR for the First Quarter of 2013 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"), identified as Parent and Consolidated, respectively, included in the Interim Financial Information Form (ITR), for the three-month period ended March 31, 2013, which comprises the balance sheet and the related statements of income, comprehensive income, changes in equity and cash flows for the three-month period then ended, including the explanatory notes.

Management is responsible for the preparation of the individual interim financial information in accordance with CPC 21(R1) - Interim Financial Reporting and the consolidated interim financial information in accordance with CPC 21(R1) 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 issued by the Brazilian Securities Commission (CVM), applicable to the preparation of Interim Financial Information (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

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

Conclusion on the individual interim financial information

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

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Conclusion on the consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying consolidated interim financial information included in the ITR referred to above is not prepared, in all material respects, in accordance with CPC 21(R1) and IAS 34 applicable to the preparation of Interim Financial Information (ITR) and presented in accordance with the standards issued by the Brazilian Securities Commission (CVM).

Other matters

Statements of value added

We have also reviewed the individual and consolidated interim statements of value added (DVA), for the three-month period ended March 31, 2013, prepared by Management, the presentation of which is required by the standards issued by the Brazilian Securities Commission (CVM) applicable to the preparation of Interim Financial Information (ITR), and is considered as supplemental information for the International Financial Reporting Standards - IFRS that does not require the presentation of DVA. These statements were subject to the same review procedures described above and, based on our review, nothing has come to our attention that causes us to believe that they are not prepared consistently, in all material respects, with the individual and consolidated interim financial information taken as a whole.

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

São Paulo, May 6, 2013

Deloitte Touche Tohmatsu
DELOITTE TOUCHE TOHMATSU
Auditores Independentes

Marcelo Magalhães Fernandes
Engagement Partner

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

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

		Company		Consolidated				Company		Consolidated	
ASSETS	Note	03/31/13	12/31/12	03/31/13	12/31/12	LIABILITIES AND EQUITY	Note	03/31/13	12/31/12	03/31/13	12/31/12
CURRENT ASSETS						CURRENT LIABILITIES					
Cash and cash equivalents	4	318,041	336,241	596,398	681,976	Loans and financing	12	-	-	50,487	50,659
Trade receivables, net	5	-	-	26,944	33,605	Debentures	13	3,423	14,603	3,423	14,603
Recoverable taxes	6	7,390	5,600	18,280	16,456	Domestic trade accounts payable		41	6	29,298	31,460
Prepaid expenses		77	15	191	53	Taxes payable	17	-	-	6,139	65,412
Other receivables	5	-	2	4,107	4,689	Personnel, payroll taxes, benefits, and rewards		-	-	10,100	9,755
Total current assets		325,508	341,858	645,920	736,779	Key money	15	-	-	6,744	6,863
						Dividends payable	18	26,748	26,748	26,748	26,748
NONCURRENT ASSETS						Earnings payable		-	-	4,481	5,165
Restricted investments	29	-	-	4,620	4,065	Payables for purchase of asset	14	-	-	49,861	49,491
Trade receivables, net	5	-	-	13,008	12,215	Other payables		188	214	10,451	15,865
Loans to condominiums	7	-	-	1,794	1,441	Total current liabilities		30,400	41,571	197,732	276,021
Deferred income tax and social contribution	22	-	690	20,003	20,693						
Escrow deposits	16	1,999	1,974	10,380	9,950	NONCURRENT LIABILITIES					
Other receivables	5	-	-	833	833	Loans and financing	12	-	-	442,478	378,669
Investments	8	2,123,631	2,094,168	28,456	28,530	Debentures	13	307,736	303,449	307,736	303,449
Investment property	10	-	-	3,341,434	3,248,095	Payables for purchase of asset	14	-	-	24,353	28,919
Fixed assets	9	1	-	4,498	3,495	Key money	15	-	-	21,198	24,101
Intangible assets	11	-	-	3,832	3,585	Deferred income tax and social contribution	22	-	-	374,873	370,641
Total noncurrent assets		2,125,631	2,096,832	3,428,858	3,332,902	Reserve for civil, tax, labor, and social security services risks	16	1,994	1,968	9,206	9,439
						Accrual for variable compensation	27	-	-	905	1,200
						Total noncurrent liabilities		309,730	305,417	1,180,749	1,116,418
						EQUITY	18				
						Capital		997,866	997,866	997,866	997,866
						Capital reserves		80,115	80,115	80,115	80,115
						Earnings reserves		1,013,721	1,013,721	1,013,721	1,013,721
						Retain earnings		19,307	-	19,307	-
						Equity attributable to owners of the Company		2,111,009	2,091,702	2,111,009	2,091,702
						Noncontrolling interests		-	-	585,288	585,540
						Total equity		2,111,009	2,091,702	2,696,297	2,677,242
TOTAL ASSETS		2,451,139	2,438,690	4,074,778	4,069,681	TOTAL LIABILITIES AND EQUITY		2,451,139	2,438,690	4,074,778	4,069,681

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

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

SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF INCOME
FOR THE THREE-MONTH PERIODS ENDED MARCH 31, 2013 AND 2012
(In thousands of Brazilian reais - R$, except earnings per share)

	Note	Company		Consolidated	
		03/31/13	03/31/12	03/31/13	03/31/12
NET OPERATING REVENUE FROM RENTALS, SERVICES, AND OTHER	19	-	(925)	64,740	56,626
COST OF RENTALS AND SERVICES	20	-	25,963	(11,840)	(9,598)
GROSS PROFIT		-	-	52,900	47,028
OPERATING (EXPENSES) INCOME					
General and administrative expenses	20	(925)	(718)	(4,657)	(5,451)
Tax expenses		(174)	(199)	(1,069)	(858)
Equity pick-up	8	25,963	21,860	726	862
Other operating income (expenses), net		-	-	1,257	(439)
Total income (expenses) from operations, net		24,864	20,907	(3,743)	(5,886)
OPERATING INCOME BEFORE FINANCIAL INCOME (EXPENSES)		24,864	20,907	49,157	41,142
FINANCIAL INCOME (EXPENSES), NET	21	(4,867)	2,485	(6,665)	2,520
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION		19,997	23,392	42,492	43,662
INCOME TAX AND SOCIAL CONTRIBUTION					
Current	22	-	(925)	(6,742)	(9,846)
Deferred	22	(690)	(421)	(4,922)	(1,481)
Total		(690)	(1,346)	(11,664)	(11,327)
NET INCOME FOR THE PERIOD		19,307	22,046	30,828	32,335
NET INCOME ATTRIBUTABLE TO					
Owners of the Company				19,307	22,046
Noncontrolling interests				11,521	10,289
BASIC AND DILUTED EARNINGS PER SHARE - R$	18.7	0.25	0.29	0.25	0.29

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

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME
FOR THE THREE-MONTH PERIODS ENDED MARCH 31, 2013 AND 2012
(In thousands of Brazilian reais - R$)

	Company		Consolidated	
	03/31/13	03/31/12	03/31/13	03/31/12
NET INCOME FOR THE PERIOD	19,307	22,046	30,828	32,335
Other comprehensive income	-	-	-	-
TOTAL OF COMPREHENSIVE INCOME	19,307	22,046	30,828	32,335
NET INCOME ATTRIBUTABLE TO				
Owners of the Company	-	-	19,307	22,046
Noncontrolling interests	-	-	11,521	10,289

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

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF CHANGES IN EQUITY (COMPANY AND CONSOLIDATED)
FOR THE THREE-MONTH PERIODS ENDED MARCH 31, 2013 AND 2012
(In thousands of Brazilian reais - R$, except dividends)

		Capital reserves		Earnings reserves							
	Capital	Share Issuance costs	Share subscription premium	Legal reserve	Earnings retention reserve	Unrealized earnings	Additional dividends proposed	Retained earnings	Total equity attributable to owners of the parent	Noncontrolling interests	Total equity
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 for the period	-	-	-	-	-	-	-	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
BALANCE AS OF DECEMBER 31, 2012	997,866	(16,083)	96,198	30,293	895,094	88,334	-	-	2,091,702	585,540	2,677,242
Net income for the period	-	-	-	-	-	-	-	19,307	19,307	11,521	30,828
Dividends arising from operation of Fundo de Investimento Imobiliário Shopping Parque D. Pedro and Fundo de Investimento Parque D. Pedro Shopping Center	-	-	-	-	-	-	-	-	-	(11,773)	(11,773)
BALANCE AS OF MARCH 31, 2013	997,866	(16,083)	96,198	30,293	895,094	88,334	-	19,307	2,111,009	585,288	2,696,297

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

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF CASH FLOWS
FOR THE THREE-MONTH PERIODS ENDED MARCH 31, 2013 AND 2012
(In thousands of Brazilian reais - R$)

	Company		Consolidated	
	03/31/13	03/31/12	03/31/13	03/31/12
CASH FLOW FROM OPERATING ACTIVITIES				
Net income for the period	19,307	22,046	30,828	32,335
Adjustments to reconcile net income to net cash				
(used in) provided by operating activities:				
Depreciation and amortization	-	-	658	439
Result value of property and equipment sold and/or written off and others	-	-	90	-
Residual value of property and equipment sold and/or written off and others	-	-	-	325
Unbilled revenue from rentals	-	-	(841)	(331)
Reversal of the allowance for doubtful accounts	-	-	363	446
Reserve for (reversal of) civil, tax, labor, and social security contingencies	-	-	(421)	189
Monetary Atualization civil, tax, labor, and social security contingencies	26	(28)	205	189
Accrual for variable compensation	-	-	538	585
Deferred income tax and social contribution	690	421	4,922	1,481
Income tax and social contribution	-	925	6,742	9,846
Interest on borrowings, financing, debentures and asset acquired	10,278	4,124	17,676	10,781
Equity in investees	(25,963)	(21,860)	(726)	(862)
(Increase) decrease in operating assets:				
Trade receivables	-	-	6,346	3,020
Loans to condominiums	-	-	(353)	21
Recoverable taxes	(1,790)	1,157	(1,824)	2,208
Advances to suppliers	-	-	-	(36)
Prepaid expenses	(62)	13	(138)	357
Escrow deposits	(25)	28	(430)	(6,165)
Other	2	-	582	1,865
Increase (decrease) in operating liabilities:				
Domestic trade payables	35	516	(8,006)	(2,125)
Taxes payable	-	(1,187)	(3,805)	(5,893)
Personnel, payroll taxes, benefits, and rewards	-	1	(488)	103
Key money	-	-	(3,022)	2,110
Indemnities paid	-	-	(17)	-
Other payables	(26)	124	(5,594)	4,741
Cash provided by operating activities	2,472	6,280	43,285	55,629
Interest paid	(17,171)	-	(26,884)	(7,426)
Taxes paid	-	-	(62,210)	(4,405)
Net cash provided by (used in) operating activities	(14,699)	6,280	(45,809)	43,798
CASH FLOW FROM INVESTING ACTIVITIES				
Restricted investments	-	-	(555)	(479)
Acquisition or construction of investment property	-	-	(83,929)	(44,929)
Purchase of property and equipment	(1)	-	(1,338)	(149)
Increase in intangible assets	-	-	(480)	(667)
Capital increase in investees	(3,500)	-	-	-
Proceeds from the sale of investment properties	-	-	-	11,514
Dividends received	-	-	800	448
Net cash used in investing activities	(3,501)	-	(85,502)	(34,262)
CASH FLOW FROM FINANCING ACTIVITIES				
Debentures issued	-	300,000	-	300,000
Debentures issuance costs	-	(6,627)	-	(6,627)
Borrowings and financing raised	-	-	71,825	55,578
Borrowings and financing paid - principal	-	-	(9,069)	(2,338)
Trade accounts payable - purchase of assets	-	-	(4,566)	(4,566)
Distributed earnings of real estate funds - noncontrolling interests	-	-	(12,457)	(11,215)
Net cash provided by financing activities	-	293,373	45,733	330,832
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	(18,200)	299,653	(85,578)	340,368
CASH AND CASH EQUIVALENTS				
Cash and cash equivalents at end of quarter	318,041	425,487	596,398	731,286
Cash and cash equivalents at beginning of quarter	336,241	125,834	681,976	390,918
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	(18,200)	299,653	(85,578)	340,368

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

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SONAE SIERRA BRASIL S.A. AND SUBSIDIARIES

STATEMENTS OF VALUE ADDED
FOR THE THREE-MONTH PERIODS ENDED MARCH 31, 2013 AND 2012
(In thousands of Brazilian reais - R$)

	Company		Consolidated	
	03/31/13	03/31/12	03/31/13	03/31/12
REVENUE				
Revenue from rentals and services	-	-	72,328	60,977
Other income	-	-	330	410
Revenues related to the construction of investiment properties and property, plant and equipment	-	-	95,086	121,307
Allowance for doubtful accounts	-	-	(363)	(446)
	-	-	167,381	182,248
SERVICES AND SUPPLIES PURCHASED FROM THIRD PARTIES				
Cost of rentals and services	-	-	(6,332)	(3,532)
Supplies, power, outside services and other	(818)	(717)	(97,368)	(125,132)
	(818)	(717)	(103,700)	(128,664)
GROSS VALUE ADDED	(818)	(717)	63,681	53,584
DEPRECIATION AND AMORTIZATION	-	-	(658)	(439)
WEALTH CREATED BY THE COMPANY	(818)	(717)	63,023	53,145
WEALTH RECEIVED IN TRANSFER				
Equity in earnings of subsidiaries	25,963	21,860	726	862
Financial income	5,435	6,635	11,053	13,590
	31,398	28,495	11,779	14,452
DISTRIBUTION OF WEALTH	30,580	27,778	74,802	67,597
WEALTH DISTRIBUTED				
Personnel:				
Salaries and wages	89	30	5,965	4,732
Benefits	-	-	484	529
Severance pay fund (FGTS)	-	-	341	205
	89	30	6,790	5,466
Taxes and fees:				
Federal	882	1,552	18,206	17,159
Municipal	-	-	625	806
	882	1,552	18,831	17,965
Lenders and lessors:				
Interest	10,302	4,150	17,718	11,070
Rentals	-	-	635	761
	10,302	4,150	18,353	11,831
Interest on capital:				
Retained earnings	19,307	22,046	19,307	22,046
Noncontrolling interests	-	-	11,521	10,289
	19,307	22,046	30,828	32,335
Total	30,580	27,778	74,802	67,597

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

1. GENERAL INFORMATION

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

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

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

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

a) Sierra Investimentos Brasil Ltda. ("Sierra Investimentos") - primarily engaged in: (a) planning, developing, implementing and investing in real estate, namely shopping malls and related activities, as developer, builder, lessor and advisor; (b) operating and managing own properties and stores and providing related services; and (c) holding equity interest in other companies. As of March 31, 2013, this company is the parent company of Sierra Enplanta Ltda. ("Sierra Enplanta"), Pátio Boavista Shopping Ltda. ("Pátio Boavista"), Pátio Penha Shopping Ltda. ("Pátio Penha"), Pátio São Bernardo Shopping Ltda. ("Pátio São Bernardo"), Pátio Sertório Shopping Ltda. ("Pátio Sertório"), Pátio Uberlândia Shopping Ltda. ("Pátio Uberlândia"), Fundo de Investimento Imobiliário Shopping Parque D. Pedro ("Fundo de Investimento Imobiliário I"), Fundo de Investimento Imobiliário - FII Parque Dom Pedro Shopping Center ("Fundo de Investimento Imobiliário II"), Pátio Londrina Empreendimentos e Participações Ltda. ("Pátio Londrina"), and Pátio Goiânia Shopping Ltda. ("Pátio Goiânia").

   (i) Fundo de Investimento Imobiliário I - engaged in holding long-term investment properties, basically to earn income by renting and leasing properties of its real estate assets. As of March 31, 2013, Fundo de Investimento Imobiliário I holds a trust equivalent to 85% of the undivided interest in Shopping Parque D. Pedro.

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

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

b) Unishopping Administradora Ltda. ("Unishopping Administradora") - engaged in planning, installing, developing and managing shopping malls, leasing, operating and managing car park areas, managing properties and related services. As of March 31, 2013, in addition to managing the developments in which the Group holds interests, Unishopping Administradora is the parent company of Unishopping Consultoria Imobiliária Ltda. ("Unishopping Consultoria").

c) Unishopping Consultoria - engaged in planning, installing, developing and managing shopping malls, leasing, operating and managing car park areas, managing properties and related services. As of March 31, 2013, Unishopping Consultoria is responsible for selling development stores in which the Group holds interests.

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

		Undivided interest - %		
Developer	Shopping mall	03/31/13	12/31/12	03/31/12
Fundos de Investimento Imobiliário I e II	Shopping Parque D. Pedro	100.00	100.00	100.00
Pátio Penha	Shopping Center Penha	-	-	51.00
Pátio Penha	Shopping Plaza Sul	30.00	30.00	30.00
Pátio Boavista	Shopping Center Metrópole	100.00	100.00	100.00
Pátio Boavista	Boavista Shopping	100.00	100.00	100.00
Sierra Enplanta	Tivoli Shopping	-	-	30.00
Sierra Enplanta	Pátio Brasil Shopping	-	-	10.42
Sierra Enplanta	Franca Shopping	76.92	76.92	67.42
Pátio São Bernardo	Shopping Plaza Sul	30.00	30.00	30.00
Campo Limpo	Shopping Campo Limpo (a)	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 (b)	84.48	84.48	84.48
Pátio Goiânia	Passeio das Águas Shopping (c)	100.00	100.00	100.00

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

(b) Opened on May 3, 2013.

(c) The development is being implemented.

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 and presented in accordance with IAS 34 - Interim Financial Reporting, issued by International Accounting Standards Board - IASB, and CPC 21 (R1) - 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 and presented in accordance with CPC 21 (R1) - 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(R1), 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 of January 1, 2012, the Company changed the period for measurement at fair value of investment properties from quarterly basis to semiannual basis.

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

2.3. New standards, changes and interpretations

a) Standards, interpretations and revised standards with initial adoption from January 1, 2013

- IFRS 10 - Consolidated Financial Statements

  The Company adopted IFRS 10, which provides a single consolidation model that identifies control as the basis for consolidation for all types of entities. IFRS 10 replaces the IAS 27 requirements applicable to consolidated financial statements and SIC 12. The adoption of this IFRS had no material effect on the amounts reported for the current quarter and previous year.

- IFRS 11 - Joint Arrangements

  IFRS 11 provides for a more realistic reflection of agreements together, focusing on the rights and obligations of the agreement, rather than its legal form. The standard addresses inconsistencies in the treatment of an agreement together, requiring a single method to treat controlled entities jointly through the equity method. IFRS 11 replaces IAS 31 - Jointly-controlled Enterprises and SIC 13 - Jointly-controlled Entities - Nonmonetary Contributions by Shareholders. Early application is permitted. The main effects of the adoption of IFRS 11 will be the end of proportionate consolidation, which will not affect the consolidated information of the Company. The adoption of this IFRS had no material effect on the amounts reported for the current quarter and previous year.

- IFRS 12 - Disclosure of Interests in Other Entities

  IFRS 12 is a new and comprehensive standard on disclosure requirements for all forms of investments in other entities, including subsidiaries, joint ventures, associates and unconsolidated structured entities. The adoption of this IFRS had no material effect on the amounts reported for the current quarter and previous year.

- IFRS 13 - Fair Value Measurement

  Replaces and consolidates in a single standard all the guidance and requirements in respect of fair value measurement contained in other IFRSs. 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 any new requirement or amendment with respect to items to be measured at fair value, which remain as originally issued. The adoption of this IFRS had no material effect on the amounts reported for the current quarter and previous year.

- IAS 27 - Separate Financial Statements (Revised in 2011)

  As a result of the recent IFRS 10 and IFRS 12, what remains in the IAS 27 is restricted to accounting for subsidiaries, joint control and entities associated in separate financial statements. The adoption of this IFRS had no material effect on the amounts reported for the current quarter and previous year.

- IAS 28 - Investments in Associates and Joint Ventures (Revised in 2011)

  As a result of the recent IFRS 10 and IFRS 12, what remains in IAS 27 are the investments in associates and joint ventures, and describes the application of the equity method to investments in joint ventures, in addition to the investment in associates. The adoption of this IFRS had no material effect on the amounts reported for the current quarter and previous year.

- Amendments to IAS 19 - Employee Benefits

  Eliminates the corridor approach and requires recognition of actuarial gains and losses as other comprehensive income for pension plans and other long-term benefits in profit or loss, when earned or incurred, among other changes. The adoption of this IFRS had no material effect on the amounts reported for the current quarter and previous year.

- Amendments to IAS 1 - Presentation of Financial Statements

  Introduces the requirement that all items recognized in other comprehensive income be separated into and totaled as items that are and items that are not subsequently reclassified to profit or loss. The adoption of this IFRS had no material effect on the amounts reported for the current quarter and previous year.

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

- IFRS 9 - Financial Instruments: Classification and Measurement

  Ends the first part of the project to supersede IAS 39 - Financial Instruments: Recognition and Measurement. This new standard adopts a simple approach to determine whether a financial asset is measured at amortized cost or fair value, based on the way an entity manages its financial instruments (its business model) and contractual cash flow typical of financial assets. IFRS 9 also requires only one method to be adopted to determine impairment losses.

  Effective for annual periods beginning on or after January 1, 2015.

3. CRITICAL ACCOUNTING JUDGMENTS AND MAIN ESTIMATES

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

b) Accrual for civil, tax, labor and social security risks: the accrual for risks is recognized for lawsuits assessed by the legal counsel and Management of the Company and its subsidiaries as probable losses, considering the nature of the lawsuits and the legal counsel and Management's experience in similar cases. Reserves have been recognized for matters classified as legal obligations, regardless of the expected 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	
	03/31/13	12/31/12	03/31/13	12/31/12
Cash	3	2	88	79
Banks	168	105	39,064	1,046
Short-term investments (*)	317,870	336,134	557,246	680,851
Total	318,041	336,241	596,398	681,976

(*) As of March 31, 2013, the short-term investments are highly liquid and earn yield at the weighted average interest rate of 102.8% of the interbank deposit rate (CDI) (102.5% as of December 31, 2012).

5. TRADE RECEIVABLES, NET AND OTHER RECEIVABLES

Trade receivables

	Consolidated	
	03/31/13	12/31/12
Rentals	36,131	41,649
Assignment of rights receivable (a)	520	1,300
Total trade receivables billed	36,651	42,949
Unbilled revenue from rentals (b)	13,008	12,215
Total trade receivables billed and unbilled	49,659	55,164
Allowance for doubtful accounts	(9,707)	(9,344)
Total	39,952	45,820

	Consolidated	
	03/31/13	12/31/12
Current	(26,944)	(33,605)
Noncurrent	13,008	12,215

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

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

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

	Consolidated	
	03/31/13	12/31/12
Current	24,560	32,874
Past-due:		
Up to 30 days	2,112	1,579
31 to 60 days	1,146	821
61 to 90 days	922	584
91 to 180 days	1,479	1,377
Over 180 days	6,432	5,714
Subtotal	12,091	10,075
Total	36,651	42,949

Allowance for doubtful accounts

Change in allowance for doubtful accounts in the three-month period ended March 31, 2013 and 2012 is as follows:

	Consolidated
Balance as of December 31, 2012	(9,344)
Allowances recognized in the period	(363)
Balance as of March 31, 2013	(9,707)
Balance as of December 31, 2011	(9,727)
Allowances recognized in the period	(446)
Balance as of March 31, 2012	(10,173)

Other receivables

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

	Consolidated	
	03/31/13	12/31/12
Receivables of Banco Ourinvest S.A. (*)	833	833
Other receivables from condominiums	904	1,019
Receivables from parking operations	1,047	1,502
Vacations, 13th salary and other advances to employees	553	256
Other	1,603	1,912
Total	4,940	5,522
Current	(4,107)	(4,689)
Noncurrent	833	833

(*) As of March 31, 2013, 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).

6. RECOVERABLE TAXES

	Company		Consolidated	
	03/31/13	12/31/12	03/31/13	12/31/12
Withholding income tax (IRRF)	7,370	5,580	17,749	15,735
Social contribution - Law 10833/03	11	11	314	452
Other	9	9	217	269
Total	7,390	5,600	18,280	16,456

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

7. LOANS TO CONDOMINIUMS

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

		Consolidated	
Subsidiary	Condominium	03/31/13	12/31/12
Pátio São Bernardo	Condomínio Shopping Center Plaza Sul	125	125
Pátio Penha	Condomínio Shopping Center Penha	93	-
Pátio Uberlândia	Condomínio Uberlândia Shopping	1,576	1,316
Total		1,794	1,441

These loans are considered related-party transactions.

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

8. INVESTMENTS

March 31,2013	Number of shares held	Capital - equity interest - %	Equity	Net income for the period	Equity in investees	Investment balance
Company						
Subsidiaries:						
Sierra Investimentos Brasil Ltda.	938,762,172	100.00	2,110,137	24,601	24,601	2,110,137
Unishopping Administradora Ltda.	10,910,860	100.00	13,494	1,362	1,362	13,494
Total			2,123,631	25,963	25,963	2,123,631
Consolidated						
Associate-						
Campo Limpo Empreendimentos e Participações Ltda.	9,435,400	20.00	141,634	3,630	726	28,456

December 31, 2012	Number of shares held	Capital - equity interest - %	Equity	Net income for the year	Equity in investees	Investment balance
Company						
Subsidiaries:						
Sierra Investimentos Brasil Ltda.	938,762,172	100.00	2,081,935	184,707	184,707	2,081,935
Unishopping Administradora Ltda.	10,910,860	100.00	12,233	4,276	4,276	12,233
Total			2,094,168	188,983	188,983	2,094,168
Consolidated						
Associate-						
Campo Limpo Empreendimentos e Participações Ltda.	9,435,400	20.00	142,649	24,104	4,821	28,530

Changes in investments for three-month periods ended March 31, 2013 and 2012

	Company	Consolidated
Balance at December 31, 2012	2,094,168	28,530
Capital increase	3,500	-
Equity in investees	25,963	726
Dividends received	-	(800)
Balance at March 31, 2013	2,123,631	28,456

	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

9. PROPERTY, PLANT AND EQUIPMENT

	Annual depreciation rate - %	03/31/13 Consolidated Cost	Accumulated depreciation	Net
Facilities	10	2,747	(2,747)	-
Furniture and fixtures	10	924	(508)	416
Machinery and equipment	10	664	(299)	365
IT equipment	20	2,449	(1,641)	808
Vehicles	20	2,518	(906)	1,612
Other	20	48	(45)	3
Subtotal		9,350	(6,146)	3,204
Construction in progress	-	603	-	603
Advances to suppliers	-	691	-	691
Total		10,644	(6,146)	4,498

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

Changes in property, plant and equipment in operation for the three-month period ended March 31, 2013 and 2012

	Consolidated					
	Furniture and fixtures	Machinery and equipment	IT equipment	Vehicles	Other	Total
Balances at December 31, 2012	440	378	866	1,506	2	3,192
Transfer from advances to suppliers	1	2	17	115	3	138
Additions	-	-	-	209	-	209
Disposals	-	-	-	90	-	90
Depreciation	(25)	(15)	(75)	(308)	(2)	(425)
Balances at March 31, 2013	416	365	808	1,612	3	3,204

	Consolidated						
	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

Changes in construction in progress and advances to suppliers for the three-month period ended March 31, 2013 and 2012

	Consolidated		
	Construction in progress	Advances to suppliers	Total
Balances at December 31, 2012	-	303	303
Additions	603	526	1,129
Transfer to fixed asset in operation and intangible	-	(138)	(138)
Balances at March 31, 2013	603	691	1,294

	Consolidated		
	Construction in progress	Advances to suppliers	Total
Balances at December 31, 2011	1,979	459	2,438
Additions	486	612	1,098
Transfer to fixed asset in operation and intangible	(1,573)	(755)	(2,328)
Balances at March 31, 2012	892	316	1,208

10. INVESTMENT PROPERTY

Under CPC 28 (IAS 40), 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 1, 2009.

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

	Consolidated	
	03/31/13	12/31/12
Constructed investment property	2,729,516	2,724,327
Investment property under construction	611,918	523,768
Total	3,341,434	3,248,095

Changes in investment property for the three-month periods ended March 31, 2013 and 2012

	Consolidated		
	Constructed properties	Properties under construction	Total
Balance at December 31, 2012	2,724,327	523,768	3,248,095
Additions	5,189	88,150	93,339
Balance at March 31 2013	2,729,516	611,918	3,341,434
Balance at December 31, 2011	2,338,796	437,254	2,776,050
Additions	79,700	41,458	121,158
Write-off - sale of interest and exchange transaction	(11,032)	-	(11,032)
of Shopping Penha	231,222	(231,222)	-
Balance at March 31, 2012	2,638,686	247,490	2,886,176

Notes:

The certificate of title of the Shopping Boavista project is not registered with the Registry of Deeds Office. As of March 31, 2013 and December 31, 2012, the total amount carried as investment property is R$65,215.

Fair value measurement methodology

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

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

The methodology adopted to calculate the market value (fair value) of investment 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 interim financial statements.

The period for measurement at fair value is on a semiannual basis. Accordingly, the interim financial information for the three-month periods ended March 31, 2013 and 2012 does not include any profit or loss arising from the changes in the fair value of investment properties.

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

12/30/12			
10-year discount rate		Exit yield	
Minimum	Maximum	Minimum	Maximum
12.50%	14.00%	8.00%	9.50%

11. INTANGIBLE ASSETS

	Annual amortization rate - %	Consolidated	
		31/03/13	12/31/12
Software	20	5,123	4,643
Accumulated amortization (*)		(1,291)	(1,058)
Total		3,832	3,585

(*) In the three-month period ended March 31, 2013, the amortization expense of the cost of purchase of software, amounting to R$233 (R$96 as of March 31, 2012), is recognized in line item “General and administrative expenses”, in the statement of income.

Changes in intangible assets for the Three-month periods ended March 31, 2013 and 2012

	Consolidated		
	Cost	Amortization	Total, net
Balance at December 31, 2012	4,643	(1,058)	3,585
Additions	480	(233)	247
Balance at March 31, 2013	5,123	(1,291)	3,832
Balance at December 31, 2011	2,153	(571)	1,582
Additions	667	(96)	571
Balance at March 31, 2012	2,820	(667)	2,153

12. LOANS AND FINANCING

		Consolidated	
Domestic	Maturity	03/31/13	12/31/12
Banco do Amazonas S.A. - BASA (a)	12/10/2020	132,287	136,543
Banco Itaú BBA S.A. (b)	10/21/2015	11,927	13,048
Banco Itaú BBA S.A. (c)	10/17/2016	18,120	19,344
Banco Bradesco S.A. (d)	10/27/2025	105,286	73,463
Banco Bradesco S.A. (e)	10/26/2025	77,122	78,084
Banco Itaú BBA S.A. (f)	05/10/2018	49,009	51,237
Banco Santander S.A. (g)	06/22/2023	99,214	57,609
Total		492,965	429,328
Current		(50,487)	(50,659)
Noncurrent		442,478	378,669

(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 Manauara. In the year ended December 31, 2009, the subsidiary raised new borrowings totaling R$21,985. These borrowings bear fixed interest of 10% per year, with possible discount of 15% if payments are made on the maturity date, and have a grace period of 48 months, during which only 50% of interests incurred are paid. The remaining balance of accrued interest will be paid after the grace period together with the principal repayment installments, The loan is collateralized by the Shopping Manauara property. The Company and 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 Metrópole property; (ii) net receivables of Shopping Metrópole. This loan has a nine-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 Metrópole property; and (ii) net receivables of Shopping Metrópole. This loan has a nine-month grace period for the payment of the first installment of principal.

(d) Between June 2011 and March 2013, subsidiary Pátio Londrina Shopping Ltda. raised R$104,823 with Banco Bradesco S.A. to finance the construction of Shopping Londrina, The approved funding line, in the total amount of R$120,000, bears a fixed rate equivalent to 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. On December 14, 2012, Pátio Londrina changed the interest rate applied to TR plus 9.70% per year.

(e) The subsidiary Pátio Uberlândia Shopping Ltda. raised R$77,152 with Banco Bradesco S.A. to finance the constructions of Shopping Uberlândia 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. On November 21, 2012, Pátio Londrina changed the interest rate applied to TR plus 9.70% per year.

(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) Between March 2012 and March 2013, subsidiary Pátio Goiânia Shopping Ltda. raised R$93,209 with Banco Santander (Brasil) to finance the construction of Shopping Goiânia. The approved funding line, 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 12 years, with a 24-month grace period for repaying the principal; after this period the outstanding balance will be paid in 111 monthly, consecutive installments. The loan is collateralized by Shopping Goiânia property. The Company is the guarantor of this transaction. On December 21, 2012, Pátio Goiânia changed the interest rate applied to TR plus 9.70% per year.

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 three-month periods ended March 31, 2013 and 2012

Balance at December 31, 2012	429,328
New borrowings	71,825
Payments - principal	(9,069)
Interest payments	(9,318)
Interest capitalized in investment property under construction	3,566
Interest allocated to net income	6,633
Balance at March 31, 2013	492,965

Balance at December 31, 2011	350,891
New borrowings	55,578
Payments - principal	(2,338)
Payments - interest	(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

The noncurrent portion in caption "Loans and financing" as of March 31, 2013 matures as follows:

From 04/1/2014	53,153
2015	57,251
2016	52,652
2017	49,379
2018	47,153
2019 - 2023	147,639
2024 - 2026	35,251
Total	442,478

13. DEBENTURES

		Parent and Consolidated	
Debentures	Final maturity	03/31/13	12/31/12
Securities - Series 1	02/15/17	94,627	96,514
Securities - Series 2	02/15/19	216,532	221,538
Total		311,159	318,052
Current		(3,423)	(14,603)
Noncurrent		307,736	303,449

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.

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

	R$
Balance at December 31, 2012	318,052
Amortized borrowing costs	270
Interest allocated to net income	10,008
Interest payments	(17,171)
Balance at March 31, 2013	311,159

	R$
Balance at December 31, 2011	-
New borrowings	300,000
Amortizable borrowing costs	(6,627)
Amortized borrowing cost	44
Interest allocated to net income	4,080
Balance at March 31, 2012	297,497

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

	R$	Amortizable borrowing costs	Total
From April 1, 2014	-	(834)	(834)
2015	-	(1,112)	(1,112)
2016 (repayment of 50% of Series 1)	47,750	(1,112)	46,638
2017 (repayment of 50% of Series 1)	47,750	(746)	47,004
2018 (repayment of 50% of Series 2)	108,412	(672)	107,740
2019 (repayment of 50% of Series 2)	108,412	(112)	108,300
Total	312,324	(4,588)	307,736

Covenants

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

	Contractually required ratio
Net debt/EBITDA	Equal or less than 3.5
EBITDA/Net Financing Expenses	Equal or greater than 1.75

As of March 31, 2013, the Company believes that is compliant with all covenants.

14. TRADE ACCOUNTS PAYABLE - ACQUISITION OF ASSETS

	Consolidated	
	03/31/13	12/31/12
Acquisition of equity interest in shopping mall (a)	44,912	49,108
Acquisition of land (b)	29,302	29,302
Total	74,214	78,410
Current	(49,861)	(49,491)
Noncurrent	24,353	28,919

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

Balance at December 31, 2012	78,410
Payment of principal	(4,566)
Financial charges allocated to profit or loss	765
Financial charges paid	(395)
Balance at March 31, 2013	74,214

(a) The balance payable refers to an asset barter transaction with cash consideration. Such account payables will be settled in 42 equal, consecutive installments of R$1,522 (original value), adjusted based on the interbank deposit rate (CDI). As of March 31, 2013, 27 installments are outstanding.

(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	03/31/13	12/31/12
Pátio Boavista	Boavista Shopping	2,960	3,047
Pátio Sertório	Shopping Manauara	4,905	7,628
Pátio Uberlândia	Uberlândia Shopping	6,900	8,432
Pátio Londrina	Boulevard Londrina	7,660	7,250
Pátio Goiânia	Passeio das Águas	3,815	2,818
Fundo de Investimento Imobiliário I	Parque D. Pedro	1,445	1,520
Fundo de Investimento Imobiliário II	Parque D. Pedro	257	269
Total		27,942	30,964
Current		(6,744)	(6,863)
Noncurrent		21,198	24,101

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

The key money amounts are billed according to the lease term, in up to 60 months, and are recognized on a straight-line basis in the 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 an accrual for lawsuits whose likelihood of an unfavorable outcome is considered probable. Accrual for risks is broken down as follows:

	Company		Consolidated	
	03/31/13	12/31/12	03/31/13	12/31/12
Labor and social security (a)	-	-	3,999	4,191
Tax (b)	1,994	1,968	3,638	3,597
Civil (c)	-	-	1,569	1,651
Total	1,994	1,968	9,206	9,439

Changes in the accrual for the three-month periods ended March 31, 2013 and 2012 are as follows:

	Consolidated			
	Labor and social security (a)	Tax (b)	Civil (c)	Total
Balance at December 31, 2012	4,191	3,597	1,651	9,439
Constitution	312	-	22	334
Monetary Adjustment	114	41	50	205
Payments	-	-	(17)	(17)
Reversal	(618)	-	(137)	(755)
Balance at March 31, 2013	3,999	3,638	1,569	9,206
Balance at December 31, 2011	5,375	3,455	1,455	10,285
Constitution	630	-	305	935
Monetary Adjustment	60	44	85	189
Reversal	(639)	-	(107)	(746)
Balance at March 31, 2012	5,426	3,499	1,738	10,663

(a) Labor and social security

As of March 31, 2013, the Company was not a party to any labor lawsuits, However, some subsidiaries were parties to 7 labor lawsuits (5 labor lawsuits as of December 31, 2012), whose contingency in the amount of R$1,290 (R$1,197 as of December 31, 2012) was assessed as probable loss by the legal counsel.

The Company recorded an accrual of R$2,709 as of March 31, 2013 (R$2,994 as of December 31, 2012) according to the legal counsel's opinion, which estimated that the likelihood of loss on these lawsuits is probable.

(b) Tax

(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$3,228 (R$3,187 as of December 31, 2012), which are deposited in escrow and accrued, considering that the likelihood of loss on these lawsuits is probable.

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

There was a final and unappealable decision on the lawsuit challenging the CPMF levied on foreign payments unfavorable decision to 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$1,234, in order to write off the tax credit.

Additionally, Sierra Investimentos recognizes an accrual for contingencies and made an escrow deposit of R$410, corresponding to the administrative fine imposed by the CADE (Brazilian antitrust agency), As of 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$71,973 as of March 31, 2013 (R$68,321 as of December 31, 2012). The main lawsuits are described as follows:

(i) The subsidiary Pátio Sertório Shopping Ltda. filed suit against the building company responsible for the construction of Manauara Shopping. It refers to an action involving rescission of contract combined with indemnity for pain and suffering claiming the payment of compensation due to non-performance and irregularities in the construction of Manauara Shopping. Additionally, subsidiary Pátio Sertório Shopping Ltda. is a defendant in a lawsuit started by the building company, claiming the payment of the updated amount of R$23,162 related to the execution of the construction of Manauara Shopping. Currently the proceeding awaits ruling at lower court.

(ii) The subsidiary Pátio Londrina is a party to a arbitration proceeding filed against the building company responsible for the construction of Boulevard Londrina Shopping that claims the agreement termination and damages and pain and suffering compensation for the noncompliance of the construction schedule and the resulting delay of the project's opening, and on the other hand the building company claims compensation for pain and suffering, damages, and loss of profits in updated amount of R$34,952. Currently the arbitration proceeding awaits the production of evidences.

Escrow deposits

The breakdown of escrow deposits is as follows:

	Company		Consolidated	
	03/31/13	12/31/12	03/31/13	12/31/12
Labor and social security	7	6	463	85
Tax	1,992	1,968	3,638	3,597
Civil	-	-	6,279	6,268
Total	1,999	1,974	10,380	9,950

17. TAXES PAYABLE

	Company		Consolidated	
	03/31/13	12/31/12	03/31/13	12/31/12
Income tax and social contribution	-	-	1,844	60,938
IRRF	-	-	1,469	1,368
COFINS	-	-	1,121	1,387
PIS	-	-	246	304
ISS	-	-	614	934
Other	-	-	845	481
Total	-	-	6,139	65,412

18. EQUITY - PARENT COMPANY

18.1. Capital

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

According to its bylaws, the Company is authorized to increase the capital regardless of any amendment to said bylaws up to a cap of R$1,500,000 (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 of March 31, 2013, the Company had R$80,115 registered as share premium reserve that represents the premium paid by shareholders on issuance of shares.

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

18.3. Legal reserve

As provided for by Article 193 of Law 6404/76, 5% of net income for the year must be used to recognize a legal reserve, which cannot exceed 20% of capital. As of March 31, 2013 the Company recognizes a legal reserve in the amount of R$30,293.

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.

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

As of March 31, 2013, the Company had R$88,334 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 of March 31, 2013, the Company had R$895,094 related to the profit retention reserve.

18.6. Dividends

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

On March 31, 2013, mandatory minimum dividends and additional dividends totaled R$26,748.

18.7. Earnings per share

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

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

	Company and Consolidated	
	03/31/13	03/31/12
Net income for the period attributable to the Company´s owners	19,307	22,046
Weighted average of outstanding common shares (thousand shares)	76,424	76,424
Basic per share - R$	0.25	0.29

18.8. Share issuance costs

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

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

	Consolidated	
	03/31/13	03/31/12
Gross revenue:		
Rentals	54,270	48,492
Revenue from services	4,860	4,048
Parking revenue	6,921	5,780
Key money	6,277	2,657
Other income	330	410
Total	72,658	61,387
Deductions:		
Taxes on rentals and services	(4,860)	(3,916)
Discounts and abatements	(3,058)	(845)
Total	(7,918)	(4,761)
Net revenue	64,740	56,626

20. EXPENSES BY NATURE

	Company		Consolidated	
	03/31/13	03/31/12	03/31/13	03/31/12
Depreciation and amortization	-	-	658	439
Personnel	107	36	8,028	6,756
Outsourced services	741	681	2,418	2,749
Cost of occupancy (vacant stores)	-	-	1,463	1,066
Costs of contractual agreements with tenants	-	-	899	331
Allowance for doubtful lease receivables	-	-	363	446
Rentals	-	-	635	761
Others	77	37	2,033	2,501
Total	925	754	16,497	15,049
Classified as:				
Cost of rentals and services	-	-	11,840	9,598
General and administrative expenses	925	754	4,657	5,451

21. FINANCIAL INCOME (EXPENSES), NET

	Company		Consolidated	
	03/31/13	03/31/12	03/31/13	03/31/12
Financial income:				
Interest from short-term investments	5,389	6,618	10,223	13,246
Other	46	17	830	344
	5,435	6,635	11,053	13,590
Financial expenses:				
Interest on loans and financing	-	-	(6,633)	(5,650)
Interest on debentures	(10,278)	(4,124)	(10,278)	(4,124)
Interest on Account - fixed asset acquisition	-	-	(765)	(1,007)
Other	(24)	(26)	(42)	(289)
	(10,302)	(4,150)	(17,718)	(11,070)
Total, net	(4,867)	2,485	(6,665)	2,520

22. INCOME TAX AND SOCIAL CONTRIBUTION

a) Income tax and social contribution expense

	Company		Consolidated	
	03/31/13	03/31/12	03/31/13	03/31/12
Income before income tax and social contribution	19,997	23,392	42,492	43,662
Statutory rate	34%	34%	34%	34%
Expected income tax and social contribution charge, at statutory rate	(6,799)	(7,953)	(14,447)	(14,845)
Effect of income tax and social contribution on permanent differences:				
Equity in investees	8,827	7,432	247	293
Other permanent differences	-	64	(124)	(93)
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)	303	(569)
Tax loss carryforwards	(2,718)	-	(3,078)	-
Effect of taxation of subsidiaries taxed based on deemed income	-	-	367	471
Effect of different taxation of Fundos de Investimento Imobiliário I and II (*)	-	-	5,068	3,416
Income tax and social contribution expense at effective rates	(690)	(1,346)	(11,664)	(11,327)
Effective rate - %	4	6	27	26

(*) 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	
	03/31/13	12/31/12	03/31/13	12/31/12
Tax loss carryforward	-	690	3,646	4,686
Accrual for civil, tax, labor, and social security risks	-	-	623	598
Allowance for doubtful accounts	-	-	2,068	1,979
Other temporary reserves	-	-	(1,192)	(2,971)
Change in fair value of investment property	-	-	(360,015)	(354,240)
Total deferred income tax and social contribution	-	690	(354,870)	(349,948)
In noncurrent assets	-	690	20,003	20,693
In noncurrent liabilities	-	-	(374,873)	(370,641)

Recognized noncurrent tax credits totaling R$26,340 (Consolidated) as of March 31, 2013 should be realized in the period up to nine years, as shown below:

Year	Consolidated
2013	859
2014	1,145
2015	2,303
2016	3,141
2017	2,313
2018-2021	16,579
Total	26,340

As at March 31, 2013, the Company and its subsidiaries have tax loss carryforwards totaling R$19,329 (R$16,297, Parent) on which no deferred income tax and social contribution have been recognized, since, based on internal studies and projections, their realization is not probable.

23. RELATED-PARTY TRANSACTIONS

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

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

		Consolidated	
Balance sheet	Purpose	03/31/13	12/31/12
Current assets-			
Affiliates-			
Condomínio Parque Dom Pedro Shopping	(a)	5	5
Total (*)		5	5
Noncurrent assets-			
Affiliates:			
Condomínio Shopping Center Plaza Sul	(b)	125	125
Condomínio Shopping Penha	(b)	93	-
Condomínio Uberlândia Shopping	(b)	1,576	1,316
Total		1,794	1,441
Current liabilities-			
Affiliates-			
Parque D. Pedro I BV SARL	(c)	1,962	2,150
Total		1,962	2,150

		Consolidated	
Statement of income	Purpose	03/31/13	03/31/12
Operating revenue-			
Affiliates:			
Condomínio Shopping Center Penha	(a)	316	303
Condomínio Civil Center Shopping São Bernardo	(a)	262	249
Condomínio Tivoli Shopping Center	(a)	140	125
Condomínio Shopping Pátio Brasil	(a)	-	116
Condomínio Franca Shopping Center	(a)	107	101
Condomínio Boavista Shopping	(a)	220	221
Condomínio Shopping Center Plaza Sul	(a)	395	369
Condomínio Parque Dom Pedro Shopping	(a)	711	682
Condomínio Campo Limpo Shopping	(a)	206	200
Condomínio Manauara Shopping	(a)	453	416
Condomínio Uberlândia Shopping	(a)	68	22
Total		2,878	2,804

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

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

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

	Consolidated - 01/01/13 to 03/31/13			
	Development and management	Investment	Elimination of intersegment	Total
Gross revenue	10,658	67,799	(5,799)	72,658
Deductions:				
Taxes	(1,522)	(3,338)	-	(4,860)
Discounts and rebates	-	(3,058)	-	(3,058)
Total	9,136	61,403	(5,799)	64,740
Net operating revenue	9,136	61,403	(5,799)	64,740
General costs and expenses	(8,627)	(13,669)	5,799	(16,497)
Adjusted operating income	509	47,734	-	48,243

	Consolidated - 01/01/12 to 03/31/12			
	Development and management	Investment	Elimination of intersegment	Total
Gross revenue	10,473	57,339	(6,425)	61,387
Deductions:				
Taxes	(1,488)	(2,428)	-	(3,916)
Discounts and rebates	-	(845)	-	(845)
Total	8,985	54,066	(6,425)	56,626
Net operating revenue	8,985	54,066	(6,425)	56,626
General costs and expenses	(9,666)	(11,808)	6,425	(15,049)
Adjusted operating income	(681)	42,258	-	41,577

25. FINANCIAL INSTRUMENTS

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

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

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

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

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

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

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

Company

		03/31/13		12/31/12	
Type	Classification	Carrying amount	Fair value	Carrying amount	Fair value
Assets:					
Cash and cash equivalents	Loans and receivables	318,041	318,041	336,241	336,241
Escrow deposits	Loans and receivables	1,999	1,999	1,974	1,974
Liabilities-					
Debentures	Other financial liabilities	311,159	329,642	318,052	346,989

Consolidated

		03/31/13		12/31/12	
Type	Classification	Carrying amount	Fair value	Carrying amount	Fair value
Assets:					
Cash and cash equivalents	Loans and receivables	596,398	596,398	681,976	681,976
Trade receivables	Loans and receivables	39,952	39,952	45,820	45,820
Restricted investments	Loans and receivables	4,620	4,620	4,065	4,065
Loans and financing	Loans and receivables	1,794	1,794	1,441	1,441
Escrow deposits	Loans and receivables	10,380	10,380	9,950	9,950

		03/31/13		12/31/12	
Type	Classification	Carrying amount	Fair value	Carrying amount	Fair value
Liabilities:					
Loans and financing	Other financial liabilities	492,965	492,965	429,328	429,328
Debentures	Other financial liabilities	311,159	329,642	318,052	346,989
Domestic trade accounts payable	Other financial liabilities	29,298	29,298	31,460	31,460
Trade account payable - acquisition of asset	Other financial liabilities	44,912	44,912	49,108	49,108

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

25.1. Credit risk

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

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

25.2. Price fluctuation risk

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

25.3. Interest rate risk

Results from the portion of debt contracted with interest linked to the CDI, TR and IPCA 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 Notes 12 and 13, less cash and cash equivalents) and consolidated shareholders' equity (including capital and reserves, as mentioned in note 18).

Indebtedness level

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

	Consolidated	
	03/31/13	12/31/12
Debt (a)	804,124	747,380
Cash and cash equivalents	(596,398)	(681,796)
Net debt (net cash)	207,726	65,584
Shareholders' equity (b)	2,111,009	2,091,702
Net debt-to-equity ratio	9.84%	3.14%

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

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

25.6. Liquidity risk management

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

Liquidity risk and interest tables

The tables below detail the remaining contractual maturity of the Company's financial liabilities and the contractual payment periods. These tables were prepared in accordance with 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, 2013	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	10.3%	4,659	8,318	40,525	342,260	354,056	749,818
Debentures	9.67%	-	-	22,861	235,228	273,574	531,663

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

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

- Base scenario: maintenance of interest in the same levels as those as of March 31, 2013.

- Adverse scenario: a 25% fluctuation of the main risk factor of the financial instrument compared to the level as of March 31, 2013.

- Remote scenario: a 50% fluctuation of the main risk factor of the financial instrument compared to the level as of March 31, 2013.

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	8.21%	6.16%	4.10%
Loans and financing	8.21%	10.26%	12.31%
TR fluctuation-			
Loans and financing	0.10%	0.12%	0.14%
IPCA fluctuation-			
Debentures	6.40%	8.00%	9.60%

Management analysis

Risk factor	Financial instrument	Risk	Base scenario (*)	Adverse scenario	Remote scenario
Short-term investments	Interest rate	Decrease in CDI rate	45,733	34,299	22,866
Loans	Interest rate	Increase in CDI rate	2,658	3,323	3,988
Loans	Interest rate	Increase in TR rate	250	313	376
Debentures	Interest rate	Increase in CDI rate	7,838	9,797	11,756
Debentures	Inflation index	Increase in IPCA rate	13,088	16,360	19,632

(*) 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 three--month period ended March 31, 2013 and for the year ended December 31, 2012.

26. INSURANCE

As of March 31, 2013, insurance is as follows:

Line	Insured amount - R$
Civil liability (shopping mall operations)	135,967
Fire	1,080,724
Loss of profits	200,867
Windstorm/smoke	62,276

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 three-month periods ended March 31, 2013 and 2012, expenses on management compensation are broken down as follows:

	Consolidated	
	03/31/13	03/31/12
Payroll and related taxes	886	808
Variable compensation	538	585
Benefits	78	110
Total	1,502	1,503

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 of March 31, 2013, the balance of line item "Accrual for variable compensation", totaling R$905 (R$1,200 as of December 31, 2012), stated in noncurrent liabilities, includes only variable compensation (performance bonuses) awarded to Company officers.

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

28. ADDITIONAL DISCLOSURES ON CASH FLOWS

The Company conducted the following noncash transactions:

	Consolidated	
	03/31/13	03/31/12
Capitalized interest on investment properties under construction	3,566	3,613
Purchase of land	-	63,701
Increase in trade payable related to investment properties under construction	5,844	8,915
Transfer of construction in progress and advances to suppliers to property, plant and equipment and intangible assets	138	2,328
Distributable earnings from Real Estate Investment Funds I and II reclassified from liabilities to noncontrolling interests	-	9,053

29. COMMITMENTS

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

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

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

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

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

As of March 31, 2013, 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, on March 31, 2013, of R$4,620 (R$4,065 as of December 31, 2012) in restricted investments, stated in noncurrent assets.

30. SUBSEQUENT EVENTS

Boulevard Londrina Shopping was opened on May 3, 2013. It has 47.8 thousand sqm of Gross Leasable Area - GLA and 216 stores (nonreviewed information).

31. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

The interim financial information was approved by the executive committee and authorized for issue on May 6, 2013.