Quarterly Information (ITR)

EZ TEC Empreendimentos e Participações S.A.

June 30, 2014

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Individual Financial Statements / Balance sheet - Assets

(In thousands of reais)

Account code	Account description	Current quarter 6/30/2014	Prior year 12/31/2013
1	Total assets	2,704,275	2,439,243
1.01	Current assets	272,718	116,238
1.01.01	Cash and cash equivalents	11,002	2,925
1.01.02	Short-term investments	258,080	109,503
1.01.02.02	Short-term investments measured at amortized cost	258,080	109,503
1.01.08	Other current assets	3,636	3,810
1.02	Noncurrent assets	2,431,557	2,323,005
1.02.01	Long-term receivables	50,369	56,199
1.02.01.08	Receivables from related parties	8,026	9,778
1.02.01.09	Other noncurrent assets	42,343	46,421
1.02.01.09.03	Taxes recoverable	13,998	17,492
1.02.01.09.04	Notes receivable	14,618	14,618
1.02.01.09.05	Other receivables	13,727	14,311
1.02.02	Investments	2,369,951	2,255,500
1.02.03	Property and equipment	4,671	5,335
1.02.04	Intangible assets	6,566	5,971

Individual Financial Statements / Balance Sheet - Liabilities

(In thousands of reais)

		Current quarter	Prior year
Account code	Account description	6/30/2014	12/31/2013
2	Total liabilities and equity	2,704,275	2,439,243
2.01	Current liabilities	381,176	333,993
2.01.01	Labor and social charges	6,163	4,797
2.01.01.02	Labor liabilities	6,163	4,797
2.01.02	Trade accounts payable	1,611	12,981
2.01.03	Tax liabilities	34	33
2.01.05	Other liabilities	371,325	314,325
2.01.05.01	Payables to related parties	227,201	175,152
2.01.05.02	Other	144,124	139,173
2.01.05.02.02	Minimum mandatory dividend payable	139,172	139,172
2.01.05.02.04	Accounts payable	4,952	1
2.01.06	Provisions	2,043	1,857
2.01.06.02	Other provisions	2,043	1,857
2.01.06.02.04	Investment valuation allowance	2,043	1,857
2.02	Noncurrent liabilities	3,774	3,774
2.02.04	Provisions	3,774	3,774
2.02.04.01	Provisions for tax, social security, labor and civil contingencies	3,774	3,774
2.02.04.01.05	Provision for risks and contingencies	3,774	3,774
2.03	Equity	2,319,325	2,101,476
2.03.01	Paid-in capital	1,050,000	1,050,000
2.03.02	Capital reserves	38,297	38,297
2.03.04	Income reserves	1,013,179	1,013,179
2.03.05	Retained earnings (accumulated losses)	217,849	-

Individual Financial Statements / Income statement

(In thousands of reais)

Account code	Account description	Current quarter 4/1/2014 to 6/30/2014	YTD current year 1/1/2014 to 6/30/2014	Same quarter Prior year 4/1/2013 to 6/30/2013	YTD prior year 1/1/2013 to 6/30/2013
3.04	Operating income (expenses)	116,271	207,968	134,322	283,571
3.04.02	General and administrative expenses	(22,944)	(39,958)	(15,386)	(27,838)
3.04.02.01	General and administrative expenses	(16,472)	(31,662)	(13,683)	(24,662)
3.04.02.02	Management compensation	(6,472)	(8,296)	(1,703)	(3,176)
3.04.03	Impairment losses	-	-	633	633
3.04.05	Other operating expenses	(2,671)	(6,294)	(187)	(1,031)
3.04.05.01	Provision for investment losses	(183)	(1,813)	(276)	(732)
3.04.05.02	Tax expenses	(1)	(278)	(14)	(299)
3.04.05.03	Other expenses	(2,487)	(4,203)	103	-
3.04.06	Equity pickup	141,886	254,220	149,262	311,807
3.05	Income before financial income (expenses) and taxes	116,271	207,968	134,322	283,571
3.06	Financial income (expenses)	6,391	9,881	2,038	3,517
3.06.01	Financial income	6,677	10,270	2,045	3,543
3.06.02	Financial expenses	(286)	(389)	(7)	(26)
3.07	Income before income taxes	122,662	217,849	136,360	287,088
3.09	Net income (loss) from continued operations	122,662	217,849	136,360	287,088
3.11	Income/loss for the period	122,662	217,849	136,360	287,088
3.99	Earnings per share (reais / share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.83000	1.48000	0.93000	1.96000

Individual Financial Statements / Statement of Comprehensive Income

(In thousands of reais)

Account Code	Account description	Current quarter 4/1/2014 to 6/30/2014	1/1/2014 to 6/30/2014	Same quarter Prior year 4/1/2013 to 6/30/2013	YTD Prior year 1/1/2013 to 6/30/2013
4.01	Net income for the period	122,392	217,849	136,360	287,088
4.03	Comprehensive income for the period	122,392	217,849	136,360	287,088

Individual Financial Statements / Cash Flow Statement - Indirect Method

(In thousands of reais)

Account code	Account description	YTD Current year 1/1/2014 to 6/30/2014	YTD Prior year 1/1/2013 to 6/30/2013
6.01	Net cash from operating activities	185,299	241,622
6.01.01	Cash from operations	(37,364)	(19,783)
6.01.01.01	Net income for the period	217,849	287,088
6.01.01.02	Interest and monetary variation, net	(8,839)	(3,488)
6.01.01.03	Depreciation and amortization	6,033	3,190
6.01.01.04	Equity pickup	(254,220)	(311,807)
6.01.01.05	Provision for investment losses	1,813	732
6.01.01.06	Write-off of investments	-	4,502
6.01.02	Changes in assets and liabilities	222,663	261,405
6.01.02.01	Acquisition of Certificate for Potential Additional Construction (CEPAC)	-	(10,138)
6.01.02.02	Other assets	4,866	6,243
6.01.02.03	Trade accounts payable	(11,370)	(115)
6.01.02.04	Other liabilites	1,555	830
6.01.02.05	Dividends received from subsidiaries	227,612	264,585
6.02	Net cash from investing activities	(229,323)	(240,409)
6.02.01	Acquisition of securities	(150,010)	(147,047)
6.02.02	Redemption of securities	9,658	99,193
6.02.03	Acquisition of investments	(83,005)	(184,347)
6.02.04	Acquisition of property and equipment and intangible assets	(1,772)	(2,075)
6.02.05	Goodwill upon investment acquisition	(4,194)	(6,133)
6.03	Net cash from financing activities	52,101	11,586
6.03.01	Transactions with related parties	52,101	11,586
6.05	Increase (decrease) in cash and cash equivalents	8,077	12,799
6.05.01	Cash and cash equivalents at beginning of period	2,925	625
6.05.02	Cash and cash equivalents at end of period	11,002	13,424

Individual Financial Statements / Statement of Changes in Equity / SCE- 1/1/2014 to 6/30/2012

(In thousands of reais)

Account code	Account	Capital paid-in	Capital reserve, Stock options granted and treasury shares	Income reserves	Retained earnings (accumulated losses)	Other comprehensive income	Equity
5.01	Opening balances	1,050,000	38,297	1,013,179	-	-	2,101,476
5.03	Adjusted opening balances	1,050,000	38,297	1,013,179	-	-	2,101,476
5.05	Total comprehensive income	-	-	-	217,849	-	217,849
5.05.01	Net income for the period	-	-	-	217,849	-	217,849
5.07	Closing balances	1,050,000	38,297	1,013,179	217,849	-	2,319,325

Individual Financial Statements / Statement of Changes in Equity / SCE- 1/1/2013 to 6/30/2013

(In thousands of reais)

Account code	Account description	Paid-in capital	Capital reserve, Options granted and treasury shares	Income reserves	Retained earnings (accumulated losses)	Other comprehensive income	Equity
5.01	Opening balances	1,050,000	38,297	566,364	-	-	1,654,661
5.03	Adjusted opening balances	1,050,000	38,297	566,364	-	-	1,654,661
5.05	Total comprehensive income	-	-	-	287,088	-	287,088
5.05.01	Net income for the period	-	-	-	287,088	-	287,088
5.07	Closing balances	1,050,000	38,297	566,364	287,088	-	1,941,749

Individual financial statements/ Statement of value added

(In thousands of reais)

Account code	Account description	YTD Current year 1/1/2014 to 6/30/2014	YTD prior year 1/1/2013 to 6/30/2013
7.01	Revenues	-	633
7.01.02	Other revenues	-	633
7.02	Inputs acquired from third parties	(14,249)	(8,658)
7.02.02	Materials, energy, third-party services and other expenses	(9,581)	(11,440)
7.02.03	Loss/recovery of assets	(465)	-
7.02.04	Other	(4,203)	2,782
7.03	Gross value added	(14,249)	(8,025)
7.04	Retentions	(6,034)	(3,190)
7.04.01	Depreciation, amortization and depletion	(6,034)	(3,190)
7.05	Net value added generated	(20,283)	(11,215)
7.06	Value added received in transfer	264,490	315,350
7.06.01	Equity pickup	254,220	311,807
7.06.02	Financial income (expenses)	10,270	3,543
7.07	Total value added to be distributed	244,207	304,135
7.08	Distribution of value added	244,207	304,135
7.08.01	Personnel	22,148	14,500
7.08.01.01	Direct compensation	17,673	11,121
7.08.01.02	Benefits	3,874	2,907
7.08.01.03	Unemployment Compensation Fund (FGTS)	601	472
7.08.02	Taxes, charges and contributions	3,807	2,507
7.08.02.01	Federal	3,634	2,321
7.08.02.03	Municipal	173	186
7.08.03	Debt remuneration	403	40
7.08.03.01	Interest	389	-
7.08.03.02	Rent	14	14
7.08.03.03	Other	-	26
7.08.04	Equity remuneration	217,849	287,088
7.08.04.03	Retained earnings/ accumulated losses for the period	217,849	287,088

Consolidated Financial Statements - Balance Sheet - Assets

(In thousands of reais)

Account code	Account description	Current quarter 6/30/2014	Prior year 12/31/2013
1	Total assets	3,175,156	2,849,400
1.01	Current assets	1,962,080	1,595,657
1.01.01	Cash and cash equivalents	51,188	62,808
1.01.02	Short-term investments	281,115	136,517
1.01.02.02	Short-term investments measured at amortized cost	281,115	136,517
1.01.03	Trade accounts receivable	982,331	876,492
1.01.03.01	Trade accounts receivable	982,331	876,492
1.01.04	Inventories	634,984	504,611
1.01.06	Taxes recoverable	1,696	1,618
1.01.06.01	Current taxes recoverable	1,696	1,618
1.01.08	Other current assets	10,766	13,611
1.01.08.03	Other	10,766	13,611
1.02	Noncurrent assets	1,213,076	1,253,743
1.02.01	Long-term receivables	793,493	855,465
1.02.01.03	Trade accounts receivable	354,393	406,026
1.02.01.03.01	Trade accounts receivable	354,393	406,026
1.02.01.04	Inventories	386,579	394,672
1.02.01.08	Receivables from related parties	5,294	4,173
1.02.01.09	Other noncurrent assets	47,227	50,594
1.02.01.09.04	Taxes recoverable	14,005	17,492
1.02.01.09.05	Other	18,604	18,484
1.02.01.09.06	Notes receivable	14,618	14,618
1.02.02	Investments	407,783	386,458
1.02.03	Property and equipment	5,031	5,644
1.02.04	Intangible assets	6,769	6,176

Consolidated Financial Statements / Balance Sheet - Liabilities

(In thousands of reais)

Account code Account	Account description	Current quarter 6/30/2014	Prior year 12/31/2013
2	Total liabilities and equity	3,175,156	2,849,400
2.01	Current liabilities	362,226	403,573
2.01.01	Labor and social charges	15,019	11,677
2.01.01.02	Labor liabilities	15,019	11,677
2.01.02	Trade accounts payable	40,864	54,523
2.01.02.01	Trade accounts payable - domestic	40,864	54,523
2.01.03	Tax liabilities	44,770	40,681
2.01.03.01	Federal tax liabilities	44,770	40,681
2.01.03.01.02	Deferred taxes	37,816	34,833
2.01.03.01.03	Tax liabilities	6,954	5,848
2.01.04	Loans and financing	15,966	20,348
2.01.04.01	Loans and financing	15,966	20,348
2.01.05	Other liabilities	240,162	272,392
2.01.05.01	Payables to related parties	5,890	1,002
2.01.05.02	Other	234,272	271,390
2.01.05.02.02	Minimum mandatory dividend payable	139,172	139,172
2.01.05.02.04	Accounts payable	9,916	7,091
2.01.05.02.05	Advance from customers	23,879	26,188
2.01.05.02.06	Land payable	61,305	98,939
2.01.06	Provisions	5,445	3,952
2.01.06.02	Other provisions	5,445	3,952
2.01.06.02.01	Provisions for warranty	5,445	3,952
2.02	Noncurrent liabilities	489,508	335,361
2.02.01	Loans and financing	394,544	272,584
2.02.01.01	Loans and financing	394,544	272,584
2.02.02	Other liabilities	83,128	50,736
2.02.02.02	Other	83,128	50,736
2.02.02.02.03	Deferred taxes	15,280	16,438
2.02.02.02.04	Land payable	65,475	31,750
2.02.02.02.05	Other liabilities	2,373	2,548
2.02.04	Provisions	11,836	12,041
2.02.04.02	Other provisions	11,836	12,041
2.02.04.02.01	Provisions for warranties	5,294	5,499
2.02.04.02.04	Provisions for contingencies	6,542	6,542
2.03	Equity consolidated	2,323,422	2,110,466
2.03.01	Paid-in capital	1,050,000	1,050,000
2.03.02	Capital reserves	38,297	38,297
2.03.04	Income reserves	1,013,179	1,013,179
2.03.05	Retained earnings (accumulated losses)	217,849	-
2.03.09	Noncontrolling interests	4,097	8,990

Consolidated financial statements/ income statement

(In thousands of reais)

Account code	Account description	Current quarter 4/1/2014 to 6/30/2014	YTD Current year 1/1/2014 to 6/30/2014	Same quarter prior year 4/1/2013 to 6/30/2013	YTD Prior year 1/1/2013 to 6/30/2013
3.01	Revenue from sales	224,523	435,278	275,614	598,728
3.02	Cost of sales	(99,710)	(205,896)	(134,741)	(294,352)
3.03	Gross profit	124,813	229,382	140,873	304,376
3.04	Operating income (expenses)	(18,812)	(37,021)	(8,733)	(22,657)
3.04.01	Selling expenses	(8,924)	(17,943)	(13,201)	(26,894)
3.04.02	General and administrative expenses	(29,885)	(53,253)	(19,805)	(37,901)
3.04.02.01	General and administrative expenses	(23,221)	(44,574)	(17,934)	(34,383)
3.04.02.02	Management compensation	(6,664)	(8,679)	(1,871)	(3,518)
3.04.04	Other operating income	-	-	777	1,069
3.04.05	Other operating expenses	(2,356)	(6,239)	(701)	(2,901)
3.04.05.01	Tax expenses	(706)	(3,283)	(701)	(2,901)
3.04.05.02	Other expenses	(1,650)	(2,956)	-	-
3.04.06	Equity pickup	22,353	40,414	24,197	43,970
3.05	Income before financial income (expenses) and taxes	106,001	192,361	132,140	281,719
3.06	Financial income (expenses)	22,554	37,088	11,298	20,081
3.06.01	Financial income (expenses)	23,069	38,063	11,639	25,657
3.06.02	Financial expenses	(515)	(975)	(341)	(5,576)
3.07	Income before income taxes	128,555	229,449	143,438	301,800
3.08	Income (IRPJ) and Social Contribution on (CSLL) taxes	(5,623)	(10,528)	(6,620)	(13,726)
3.08.01	Current taxes	(5,186)	(9,621)	(6,041)	(10,646)
3.08.02	Deferred taxes	(437)	(907)	(579)	(3,080)
3.09	Net income (loss) from continued operations	122,932	218,921	136,818	288,074
3.11	Consolidated retained earnings/accumulated losses for the period	122,932	218,921	136,818	288,074
3.11.01	Allocated to controlling shareholders	122,392	217,849	136,360	287,088
3.11.02	Allocated to noncontrolling shareholders	540	1,072	458	986
3.99	Earnings per share (reais / share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common Shares (ON)	0.83000	1.48000	0.93000	1.96000

Consolidated Financial Statements / Statement of Comprehensive Income

(In thousands of reais)

Account code	Account description	Current quarter 4/1/2014 to 6/30/2014	YTD Current year 01/01/2014 to 6/30/2014	Same quarter Prior year 4/1/2013 to 6/30/2013	YTD Prior year 01/01/2013 to 6/30/2013
4.01	Consolidated net income for the period	122,932	218,921	136,818	288,074
4.03	Consolidated comprehensive income for the period	122,932	218,921	136,818	288,074
4.03.01	Allocated to controlling shareholders	122,392	217,849	136,360	287,088
4.03.02	Allocated to noncontrolling shareholders	540	1,072	458	986

Consolidated Financial Statements / Cash Flow Statement - Indirect Method

(In thousands of reais)

Account code	Account description	YTD Current year 1/1/2014 to 6/30/2014	YTD Prior year 1/1/2013 to 6/30/2013
6.01	Net cash from operating activities	27,022	88,255
6.01.01	Cash generated by operations	192,039	261,752
6.01.01.01	Net income for the period	218,921	288,074
6.01.01.02	Present value adjustment on trade accounts receivable	(5,374)	11,135
6.01.01.03	Interest and monetary variation, net	3,760	(14,312)
6.01.01.04	Depreciation and amortization	4,582	2,594
6.01.01.05	Write-off of investments	-	4,502
6.01.01.06	Current and deferred income and social contribution taxes	10,529	13,726
6.01.01.07	Equity pickup	(40,414)	(43,970)
6.01.01.08	Disposal of property and equipment and intangible assets	35	3
6.01.02	Changes in assets and liabilities	(165,017)	(173,497)
6.01.02.01	Trade accounts receivable	(48,832)	(154,635)
6.01.02.02	Properties for sale	(121,493)	(25,390)
6.01.02.03	Other assets	11,189	3,259
6.01.02.04	Advances from customers	(2,309)	(4,343)
6.01.02.05	Trade accounts payable	(13,660)	21,779
6.01.02.06	Income and social contribution taxes paid	(9,273)	(9,704)
6.01.02.07	Interest paid	(15,343)	(9,624)
6.01.02.08	Other liabilities	9,084	9,493
6.01.02.09	Prepaid expenses	(5,562)	(12,084)
6.01.02.10	Acquisition of Certificate for Potential Additional Construction (CEPAC)	-	(10,138)
6.01.02.11	Dividend received from investee	31,182	17,890
6.02	Net cash from investing activities	(146,742)	(113,822)
6.02.01	Acquisition of securities	(193,106)	(221,351)
6.02.02	Redemption of securities	58,293	180,480
6.02.03	Acquisition of property and equipment and intangible assets	(1,896)	(2,185)
6.02.04	Goodwill on investment acquisition	(4,194)	(6,133)
6.02.05	Acquisition of investments	(5,839)	(64,633)
6.03	Net cash from financing activities	108,100	31,184
6.03.01	Loans and financing raised	149,674	90,438
6.03.02	Repayment of loans and financing	(35,609)	(59,234)
6.03.03	Effect of noncontrolling interest on subsidiaries	(5,965)	(20)
6.05	Increase (decrease) in cash and cash equivalents	(11,620)	5,617
6.05.01	Cash and cash equivalents at beginning of period	62,808	38,470
6.05.02	Cash and cash equivalents at end of period	51,188	44,087

Consolidated Financial Statements / Statement of Changes in Equity - SCE - 1/1/2014 to 6/30/2014

(In thousands of reais)

Account code	Account description	Capital Paid-in	Capital reserve, Options granted and Treasury shares	Income reserves	Retained earnings (accumulated losses)	Other comprehensive income	Equity	Noncontrolling interest	Consolidated equity
5.01	Opening balances	1,050,000	38,297	1,013,179	-	-	2,101,476	8,990	2,110,466
5.03	Adjusted opening balances	1,050,000	38,297	1,013,179	-	-	2,101,476	8,990	2,110,466
5.04	Capital transactions with owners	-	-	-	-	-	-	(5,965)	(5,965)
5.05	Total comprehensive income	-	-	-	217,849	-	217,849	1,072	218,921
5.05.01	Net income for the period	-	-	-	217,849	-	217,849	1,072	218,921
5.07	Closing balances	1,050,000	38,297	1,013,179	217,849	-	2,319,325	4,097	2,323,422

Consolidated Financial Statements / Statement of Changes in Equity - SCE - 01/01/2013 to 6/30/2013

(In thousands of reais)

Account code	Account description	Paid-in capital	Capital reserve, Options granted and Treasury shares	Income reserves	Retained earnings accumulated losses	Other comprehensive income	Equity	Noncontrolling interest	Consolidated equity
5.01	Opening balances	1,050,000	38,297	566,364	-	-	1,654,661	8,088	1,662,749
5.03	Adjusted opening balances	1,050,000	38,297	566,364	-	-	1,654,661	8,088	1,662,749
5.04	Capital transactions with owners	-	-	-	-	-	-	(21)	(21)
5.05	Total comprehensive income	-	-	-	287,088	-	287,088	986	288,074
5.05.01	Net income or the period	-	-	-	287,088	-	287,088	986	288,074
5.07	Closing balances	1,050,000	38,297	566,364	287,088	-	1,941,749	9,053	1,950,802

Consolidated Financial Statements / Statement of Value Added

(In thousands of reais)

Account code Account	Account description	YTD Current year 1/1/2014 to 6/30/2014	YTD Prior year 1/1/2013 to 6/30/2013
7.01	Revenues	445,381	614,053
7.01.01	Sales of goods, products and services	445,381	612,986
7.01.02	Other revenue	-	1,067
7.02	Inputs acquired from third parties	(220,211)	(317,967)
7.02.01	Cost of sales	(205,894)	(276,720)
7.02.02	Materials, energy, third-party services and other expenses	(11,295)	(16,127)
7.02.04	Other	(3,022)	(25,120)
7.03	Gross value added	225,170	296,086
7.04	Retentions	(4,582)	(2,594)
7.04.01	Depreciation, amortization and depletion	(4,582)	(2,594)
7.05	Net value added generated	220,588	293,492
7.06	Value added received in transfer	78,477	69,627
7.06.01	Equity pickup	40,414	43,970
7.06.02	Financial income	38,063	25,657
7.07	Total value added to be distributed	299,065	363,119
7.08	Distribution of value added	299,065	363,119
7.08.01	Personnel	47,617	33,249
7.08.01.01	Direct compensation	38,245	26,742
7.08.01.02	Benefits	7,056	4,801
7.08.01.03	Unemployment Compensation Fund (FGTS)	2,316	1,706
7.08.02	Taxes, charges and contributions	31,538	36,206
7.08.02.01	Federal	27,923	33,435
7.08.02.03	Municipal	3,615	2,771
7.08.03	Debt remuneration	989	5,590
7.08.03.01	Interest	975	-
7.08.03.02	Rent	14	14
7.08.03.03	Other	-	5,576
7.08.04	Equity remuneration	218,921	288,074
7.08.04.03	Retained earnings/ accumulated losses for the period	217,849	287,088
7.08.04.04	Noncontrolling interest in retained profits	1,072	986

EZTEC reaches R$217.8 million in the 1H14

Gross Margin rises to 52.7% with Backlog Margin at 54.4%

São Paulo, August 11, 2014 - EZTEC S.A. (BOVESPA: EZTC3) celebrates its 35th anniversary as one of the most profitable builders and developers in Brazil. The Company announces its results for the second quarter of 2014 (2Q14). Except where stated otherwise, EZTEC's operating and financial information is presented on a consolidated basis and in Brazilian real (R$), in accordance with Generally Accepted Accounting Principles in Brazil ("BR GAAP") and the International Financial Reporting Standards (IFRS) applicable to real estate developers in Brazil, as approved by the Accounting Pronouncement Committee (CPC), Securities and Exchange Commission of Brazil (CVM) and Federal Accounting Board (CFC).

Since January 1st, 2013, the rules of the IFRS 10 and IFRS 11 were taken into effect. These rules regard the projects with shared control. When adopting the norms of the CPC 19, a share of the Assets and Liabilities, Revenues and Expenses stop being consolidated proportionally to the Company´s stake. These changes won´t affect the Shareholder´s Equity and the Company´s Net Income.

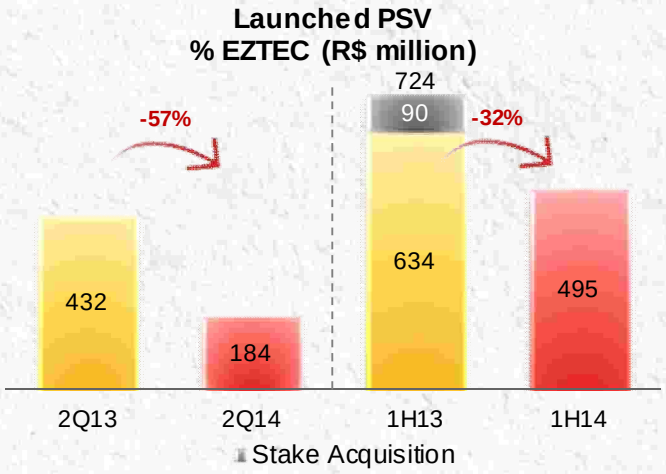
OPERATING AND FINANCIAL HIGHLIGHTS

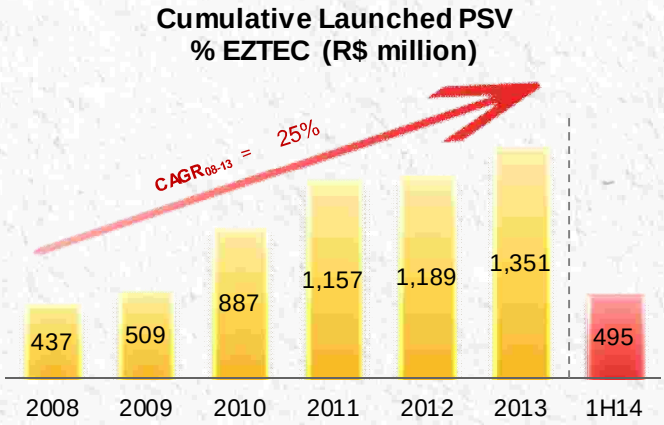
- **Net Revenue** reached R$224.5 million in the 2Q14, accumulating R$435.3 million in the 1H14;
- **Gross Profit** totaled R$124.8 million in the 2Q14, with **Gross Margin** of 55.6%; accumulating R$229.4 million in the 1H14, with **Gross Margin** of 52.7%;
- **EBITDA** reached R$107.8 million in the 2Q14, for **EBITDA Margin** of 48.0%; totaling R$195.9 million in the 1H14, for **EBITDA Margin** of 45.0%;
- **Net Income** beat R$122.4 million in the 2Q14, with Net Margin of 54.5%; reaching R$217.8 million in the 1H14, with Net Margin of 50.0%, representing an **Quarterly Annualized ROE of 24.2% and 21.8% Annualized ROE in the first half of the year**;
- By the end of the 2Q14, EZTEC reported a **Cash Equivalents and Financial Investments** position of R$332.3 million. Excluding the Gross Debt of R$410.5 million (being exclusively of SFH financing and including *EZ Tower´s*), the Company's **Net Debt** stood at R$93.9 million, complemented by **Performed Receivables** from real estate projects of R$344.3 million, which are available for securitization and yield IGP-M + 12% p.a.;
- In the 2Q14, EZTEC launched two projects in the East Zone of São Paulo city. Both are residential projects for the middle-high end segment. The first project was called *Magnífico Mooca*, with 162 units for an own PSV of R$47.9 million. The second project was called *Gran Quadra San Felipe* and has 152 units, with phases *Palazzo* and *Giardino*, for R$135.9 million in own PSV. Therefore, in second quarter of 2014, the Company launched 314 units for an own PSV of **R$183.8 million,** accumulating **R$495.1 million** in the 1H14;
- EZTEC's **Contracted Sales,** net of brokerage commissions, cancelations and rescissions, reached **R$194.2 million** in the 2Q14; and **R$336.9 million** in the 1H14. It is important to point out the good sales performance of inventory units, reaching R$186.1 million of units launched in previous years sold.
- As of June 30, 2014, EZTEC's **Land Bank** totaled **R$5.2 billion** in own PSV. The average Cost of Lot Acquisitions, including the costs associated with expanding construction potential, is equivalent to **12.9%** of PSV. During this quarter, EZTEC acquired 2 new land pieces, which increased the Company´s landbank position in **R$213.6 million**.

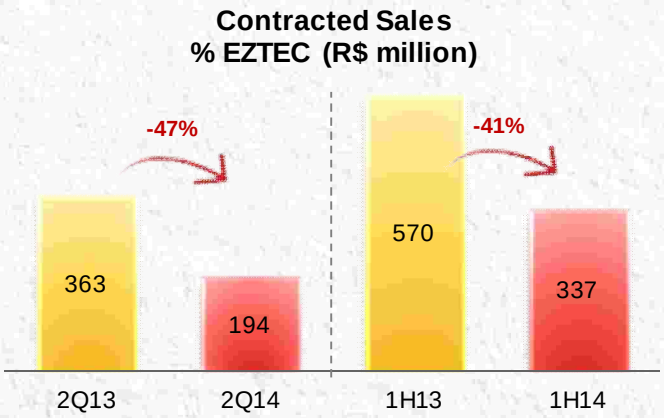
Highlights	2Q14	2Q13	Var.%	1H14	1H13	Var.%
Net Revenue (R$ '000)	224,523	275,614	-19%	435,278	598,728	-27%
Gross Profit (R$ '000)	124,813	140,873	-11%	229,382	304,376	-25%
Gross Margin	*55.6%*	*51.1%*	*4.5 p.p.*	*52.7%*	*50.8%*	*1.9 p.p.*
Net Income (R$ '000)	122,392	136,360	-10%	217,849	287,088	-24%
Net Margin	*54.5%*	*49.5%*	*5.0 p.p.*	*50.0%*	*47.9%*	*2.1 p.p.*
EPS (R$ '000)	0.834	0.929	-10%	1.485	1.957	-24%
EBITDA (R$ '000)	107,834	133,062	-19%	195,871	283,327	-31%
EBITDA Margin	*48.0%*	*48.3%*	*-0.3 p.p.*	*45.0%*	*47.3%*	*-2.3 p.p.*
Number of Launched Developments	3	3	0%	5	6	-17%
Launched Usable Area (in '000 sq.m)	32.6	77.1	-58%	109.8	106.1	4%
Launched Units	314	1,245	-75%	1,104	1,457	-24%
PSV (R$ '000) (1)	231,753	690,128	-66%	676,391	982,266	-31%
EZTEC´s Stake total Launches (%)	79%	63%	16.8 p.p.	73%	74%	-0.5 p.p.
EZTEC´s PVS (R$' 000) (2)	183,848	431,786	-57%	495,095	723,923	-32%
EZTEC's Contracted Sales (R$ '000)	194,159	363,039	-47%	336,908	570,035	-41%

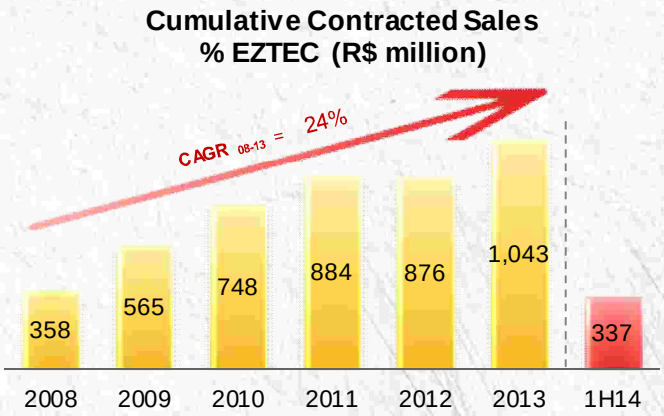
(1) Total PSV, regardless of the Company's share in the projects.
(2) Calculated by multiplying total PSV by the Company's share in the projects.

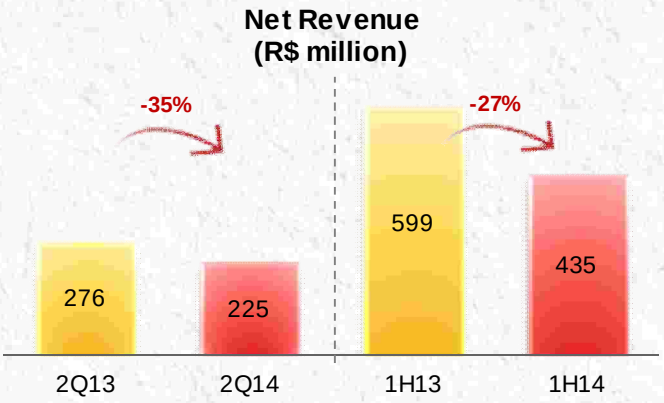
INDICATORS OF FINANCIAL AND OPERATING PERFORMANCE I

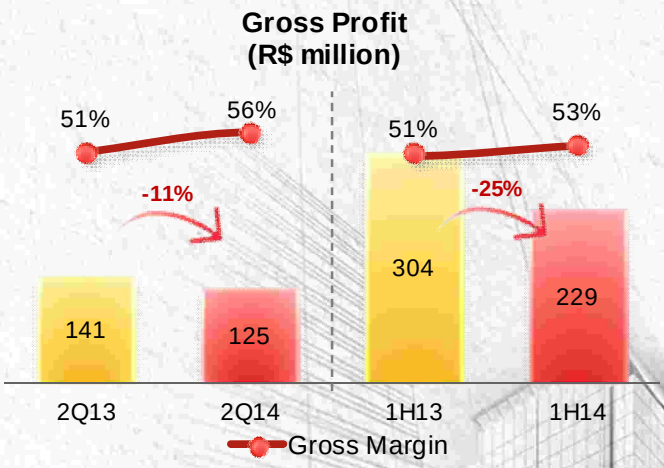


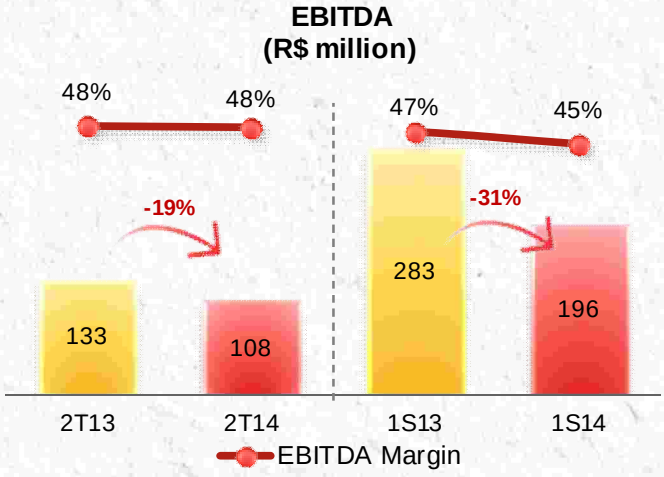


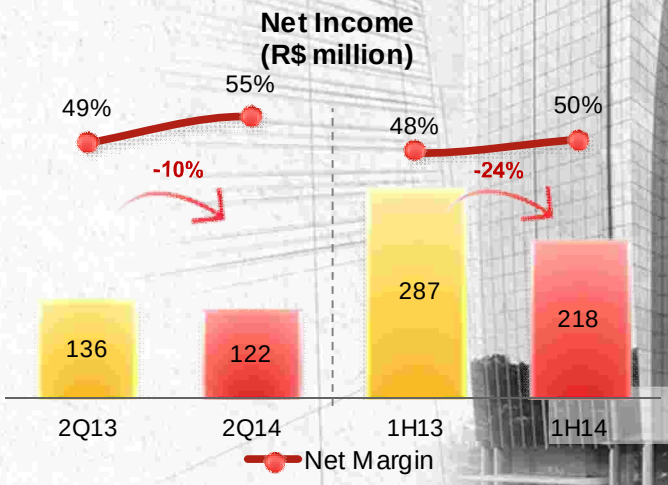






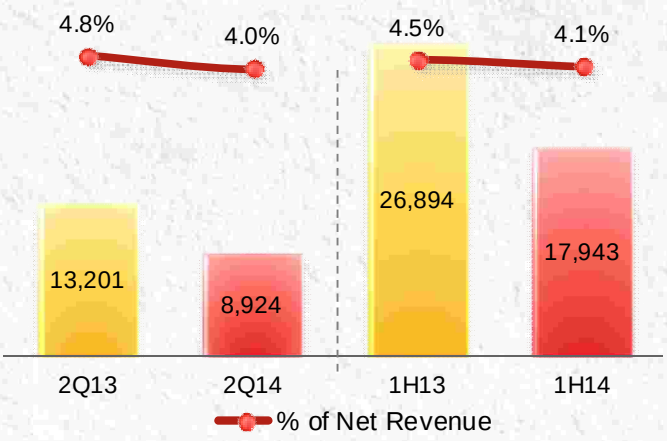




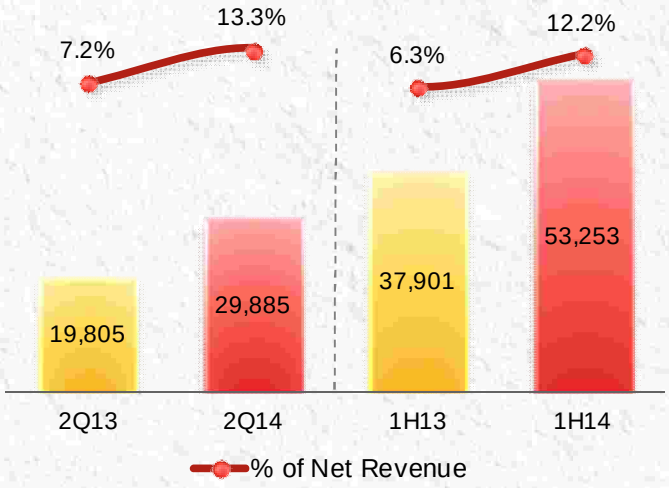


INDICATORS OF FINANCIAL AND OPERATING PERFORMANCE II

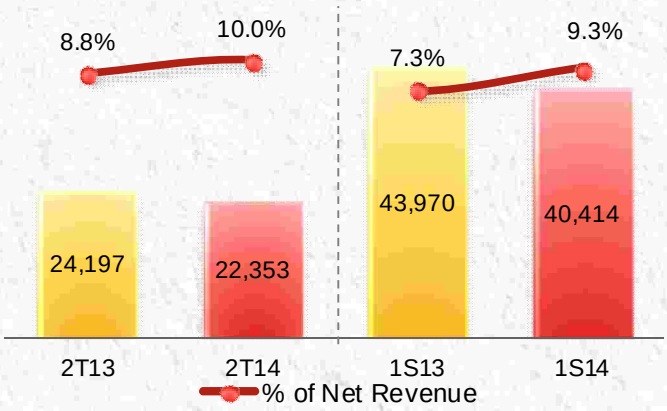
Selling Expenses (R$ '000)



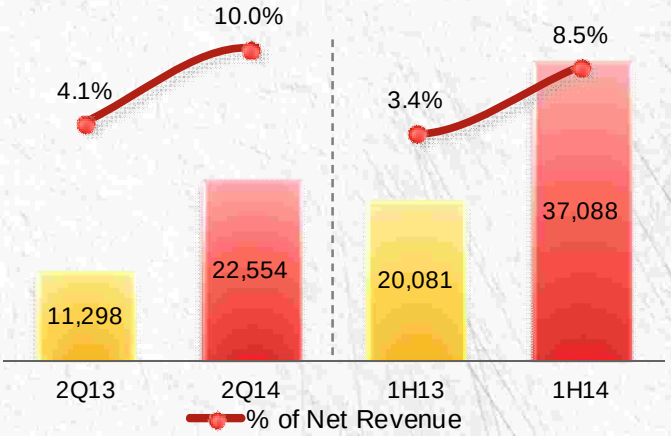
G&A (R$ '000)



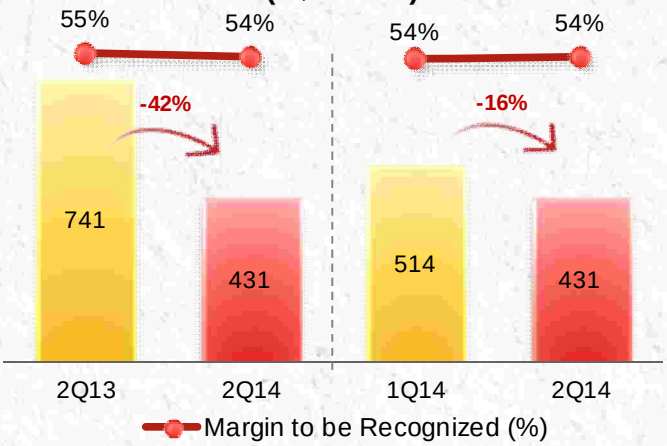
Equity Income (R$ '000)



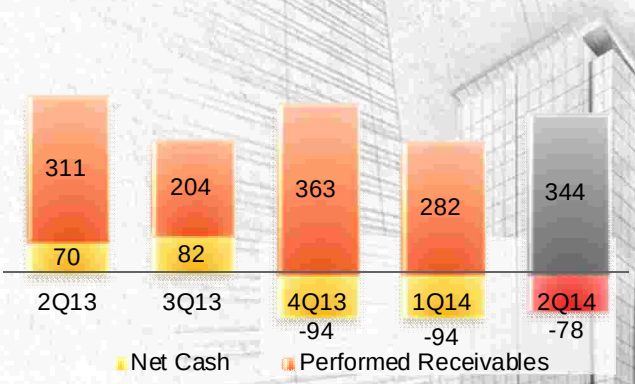
Financial Result (R$ '000)



Results to be Recognized (R$ million)



Net Cash + Performed Receivables (R$ MN)



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MANAGEMENT'S COMMENTS

EZTEC's Management announces the results for the second quarter of 2014, highlighting the Company´s operational effort in keeping margins and sales results similar to recent years, which adequately yield the realized investments, even in challenging periods for the real estate business, when sales speed are lower and the economic outlook for the upcoming months is less visible.

In the 2Q14, EZTEC increased its focus in its commercial efforts into the sale of inventory units during most of the quarter and, later, into the sale of new projects launched by the end of the quarter. As a result, out of the **R$194.2 million** sold in the quarter, 38% correspond to units launched in previous years, and 13% to delivered units.

The Company launched two new projects in the second quarter, both in the East Zone of São Paulo city and destined to the middle-high income segment. The *Magnifico Mooca* project, launched by the end of May, with own PSV of R$47.9 million, was 64% sold by the end of June (82% sold by the closing of this document); also, the *Gran Quadra San Felipe* project, launched in the end of June, for an own PSV of R$119.4 million, 38% sold by the closing of this document. Considering these projects, EZTEC launched **R$495.1 million in own PSV** in the 1H14. During the first weeks of July, EZTEC launched the *Le Premier Flat Campos do Jordão*, with R$119.4 million in own PSV, 73% sold by the closing of this document, accumulating R$614.5 million launched in the first 7 months of the year.

Considering future operations, EZTEC has acquired 2 new land pieces in the 1H14, one in São Paulo city and the other in Osasco (São Paulo Metropolitan Area), which lead the Company´s land bank to reach **R$5.2 billion** in own PSV, with an average Acquisitions Cost of **12.9%**, by the end of the first half of 2014. Looking into this landbank, it can be seen that 61% was acquired in 2012 or onwards. The maintenance of a qualified Landbank, in line with the Company´s strategy for size and cost, allows the EZTEC to launch, during the next years, different projects, of several segments and regions, with the flexibility to choose the best period, aiming to take the best market possibilities, achieving the maximum possible profitability in every project.

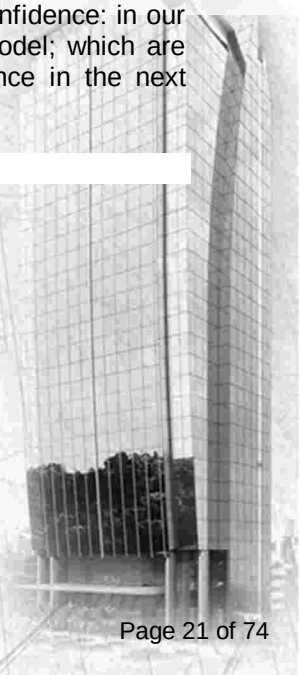
Even considering the launches of new projects, the main driver for the Company´s results is construction evolution. During the second quarter of 2014, EZTEC was able to increase the amount of volume under construction in the period, even having delivered over 550 units in the quarter. Also, during this quarter, the amount of sold delivered units has strongly contributed to the Company´s results in the quarter. So, comparing the second quarter with the first, Revenues increased to **R$224.5 million.** As important as selling many units may be, selling units with the appropriate margins is also very important and, therefore, Gross Profit reached R$124.8 million in the quarter, for a Gross Margin of 55.6%. Considering the increase in Gross Profit, Equity Income results and Financial Results, Net Income reached R$122.4 million, with Net Margin of 54.5%.

The Company´s Debt position, composed exclusively of dedicated Homebuilding Financial System (SFH) financing lines, end this quarter in the amount of R$410.5 million, which R$246 million corresponds to *EZ Towers'* construction funding. Even so, the Net Debt position remained at R$78.2 million, with R$344.3 million of Performing Receivables, yielding IGP-M index + 12% p.a., which are qualified for securitization and convertible into Cash.

Putting it in a nutshell, The Company is confident in its traditional business plan, which admits Revenue increase and, therefore, Launch increase, only if Sales Speed and profitability are adequate to yield its investments, as well as keeping its execution risks low and absolutely under control.

Therefore, EZTEC´s management believes that the lack of visibility in the Brazilian macro scenario prevents the Company from making long term projections but we´d like to point out to our shareholders the confidence: in our assets, in the readiness of our management and senior employees, in the adopted business model; which are responsible for a sustainable operation, focused in expanding expertise and wealth maintenance in the next quarters.

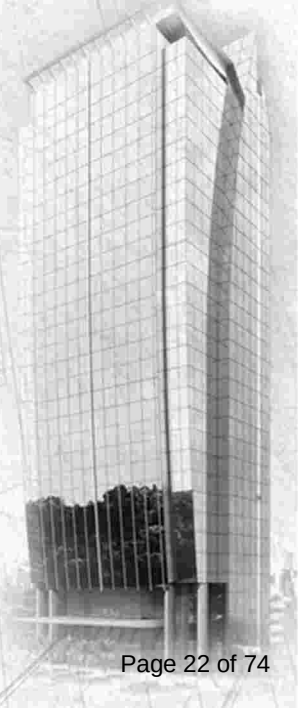
EZTEC Management.



INCOME STATEMENT

Consolidated Income Statement Periods ended in June 30th In thousands of Brazilian Reais (R$)	2Q14	2Q13	Var. %	1H14	1H13	Var. %
Gross Operating Revenue	266,014	297,288	-11%	510,447	639,877	-20%
Revenue from Sale of Real Estate	260,972	293,829	-11%	502,855	634,128	-21%
Revenue from Services and Rental	5,042	3,459	46%	7,592	5,749	32%
Gross Revenue	266,014	297,288	-11%	510,447	639,877	-20%
Deductions from Gross Revenue	(41,491)	(21,674)	91%	(75,169)	(41,149)	83%
Cancelled Sales	(36,251)	(15,235)	138%	(65,065)	(26,891)	142%
Taxes on Sales, including Deferred Taxes	(5,240)	(6,439)	-19%	(10,104)	(14,258)	-29%
Net Revenue	224,523	275,614	-19%	435,278	598,728	-27%
Cost of Real Estate Sold, Rentals and Services	(99,710)	(134,741)	-26%	(205,896)	(294,352)	-30%
Gross Profit	124,813	140,873	-11%	229,382	304,376	-25%
Gross Margin	*55.6%*	*51.1%*	*4.5 p.p.*	*52.7%*	*50.8%*	*1.9 p.p.*
(Expenses) / Operational Revenues	(18,812)	(8,733)	115%	(37,021)	(22,657)	63%
Selling Expenses	(8,924)	(13,201)	-32%	(17,943)	(26,894)	-33%
Administrative Expenses	(23,221)	(17,934)	29%	(44,574)	(34,383)	30%
Management Fees	(6,664)	(1,871)	256%	(8,679)	(3,518)	147%
Other Operating (Expenses) / Revenues	(2,356)	76	-3200%	(6,239)	(1,832)	241%
Equity Income	22,353	24,197	-8%	40,414	43,970	-8%
Income from Operations before Financial Income	106,001	132,140	-20%	192,361	281,719	-32%
Operational Margin	*47.2%*	*47.9%*	*-0.7 p.p.*	*44.2%*	*47.1%*	*-2.9 p.p.*
Financial Income (Expenses)	22,554	11,298	100%	37,088	20,081	85%
Financial Expenses	(515)	(341)	51%	(975)	(5,576)	-83%
Financial Income	23,069	11,639	98%	38,063	25,657	48%
Operational Result	128,555	143,438	-10%	229,449	301,800	-24%
Income Before Income Tax & Soc. Contrib.	128,555	143,438	-10%	229,449	301,800	-24%
Income Tax and Social Contribution	(5,623)	(6,620)	-15%	(10,528)	(13,726)	-23%
(-) Current	(5,186)	(6,041)	-14%	(9,621)	(10,646)	-10%
(-) Deferred	(437)	(579)	-25%	(907)	(3,080)	-71%
Net Income	122,932	136,818	-10%	218,921	288,074	-24%
Attributable to Non-Controlling Interests	(540)	(458)	18%	(1,072)	(986)	9%
Attributable to Controlling Interests	122,392	136,360	-10%	217,849	287,088	-24%
Net Margin	*54.5%*	*49.5%*	*5.0 p.p.*	*50.0%*	*47.9%*	*2.1 p.p.*

Throughout this release, the expression **Net Income refers to the **Net Income Attributable to the Controlling Shareholders.** This line excludes the interest of minority developers from the results of subsidiaries.*



BALANCE SHEET

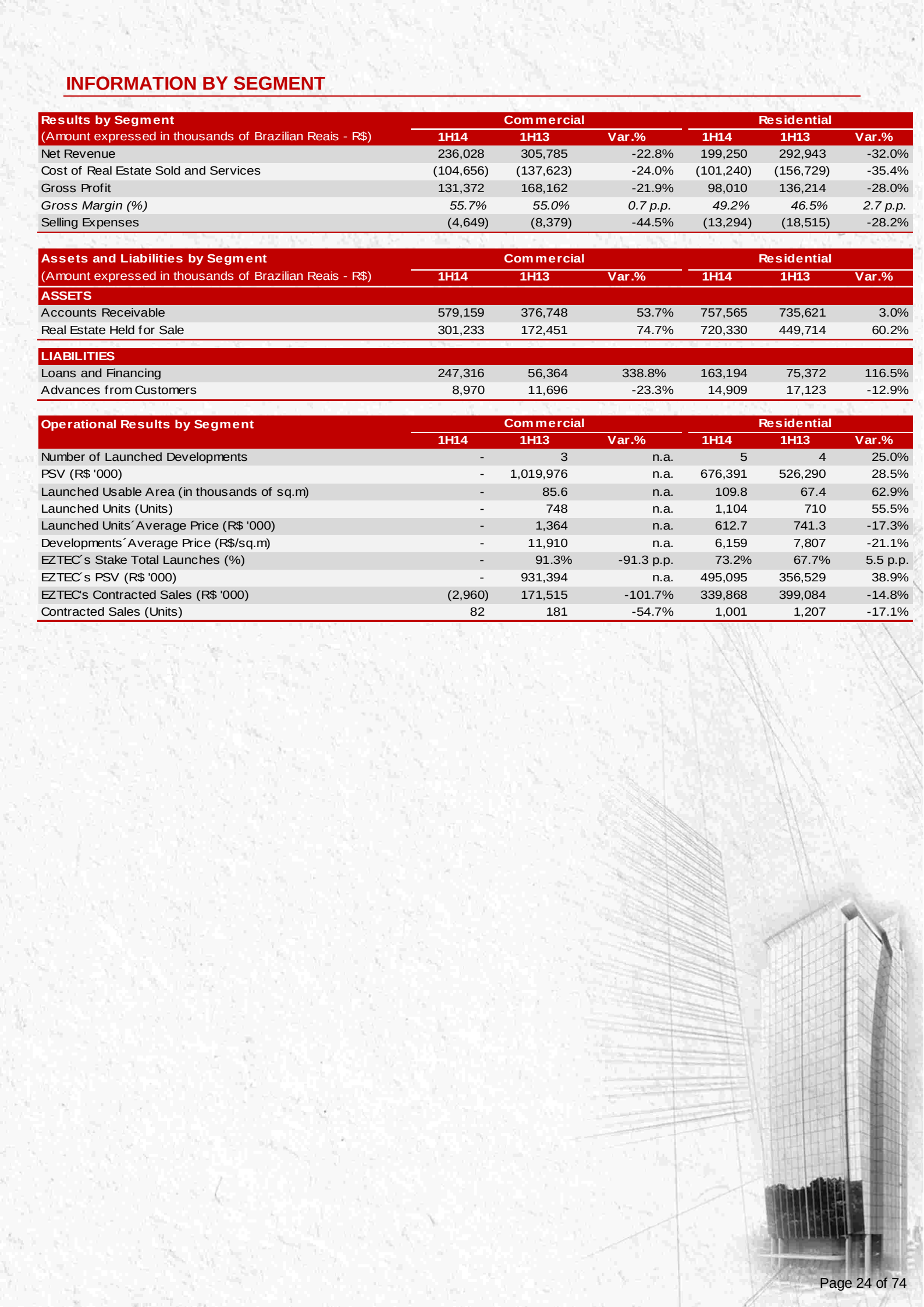
Balance Sheets Periods ended in June 30th In thousands of Brazilian Reais (R$)	2Q14	1Q14	Var. %
Assets	**3,175,156**	**3,006,808**	**6%**
Current Assets	**1,962,080**	**1,778,602**	**10%**
Cash and Cash Equivalents	51,188	51,400	0%
Financial Investments	281,115	206,276	36%
Trade Accounts Receivable	982,331	921,326	7%
Provision for Doubtful Accounts	0	0	n.a.
Real Estate Held for Sale	634,984	585,478	8%
Recoverable Taxes	1,696	1,639	3%
Prepaid Taxes	0	0	n.a.
CEPAC	0	0	n.a.
Prepaid Expenses	0	0	n.a.
Other Receivables	10,766	12,483	-14%
Non-Current Assets	**1,213,076**	**1,228,206**	**-1%**
Trade Accounts Receivable	354,393	384,484	-8%
Real Estate Held for Sale	386,579	385,286	0%
Recoverable Taxes	14,005	13,070	7%
Prepaid Taxes	0	0	n.a.
Due from Related Parties	5,294	4,113	29%
Notes receivable	14,618	14,618	0%
CEPAC	0	0	n.a.
Other Receivables	18,604	18,960	-2%
Goodwill over Investments	0	0	n.a.
Investments	407,783	395,974	3%
Property and Equipment	5,031	5,467	-8%
Intangible	6,769	6,234	9%
Liabilities & Shareholder's Equity	**3,175,156**	**3,006,808**	**6%**
Current Liabilities	**362,226**	**412,841**	**-12%**
Suppliers	40,864	45,595	-10%
Payroll Obligations	15,019	14,256	5%
Tax Obligations	6,954	5,915	18%
Loans and Financing	15,966	12,576	27%
Trade Accounts Payable	9,916	8,489	17%
Reserve for Guarantee	5,445	4,228	29%
Advances from Customers	23,879	25,098	-5%
Land Payable	61,305	118,030	-48%
Dividends Payable	139,172	139,172	0%
Due to Related Parties	5,890	3,858	53%
Deferred Taxes	37,816	35,624	6%
Non-Current Liabilities	**489,508**	**390,257**	**25%**
Loans and Financing	394,544	338,948	16%
Land Payable	65,475	20,125	225%
Reserve for Guarantee	5,294	5,851	-10%
Reserve for Contingencies	6,542	6,542	0%
Deferred Taxes	15,280	16,623	-8%
Other Debts to Third Parties	2,373	2,168	9%
Shareholder´s Equity	**2,323,422**	**2,203,710**	**5%**
Controlling Interests	**2,319,325**	**2,196,933**	**6%**
Capital	1,050,000	1,050,000	0%
Capital Reserve	38,297	38,297	0%
Earnings Reserves	1,013,179	1,013,179	0%
Income for the Period	217,849	95,457	128%
Non-Controlling Interests	**4,097**	**6,777**	**-40%**

INFORMATION BY SEGMENT

Results by Segment	Commercial			Residential		
(Amount expressed in thousands of Brazilian Reais - R$)	1H14	1H13	Var.%	1H14	1H13	Var.%
Net Revenue	236,028	305,785	-22.8%	199,250	292,943	-32.0%
Cost of Real Estate Sold and Services	(104,656)	(137,623)	-24.0%	(101,240)	(156,729)	-35.4%
Gross Profit	131,372	168,162	-21.9%	98,010	136,214	-28.0%
Gross Margin (%)	*55.7%*	*55.0%*	*0.7 p.p.*	*49.2%*	*46.5%*	*2.7 p.p.*
Selling Expenses	(4,649)	(8,379)	-44.5%	(13,294)	(18,515)	-28.2%

Assets and Liabilities by Segment	Commercial			Residential		
(Amount expressed in thousands of Brazilian Reais - R$)	1H14	1H13	Var.%	1H14	1H13	Var.%
ASSETS						
Accounts Receivable	579,159	376,748	53.7%	757,565	735,621	3.0%
Real Estate Held for Sale	301,233	172,451	74.7%	720,330	449,714	60.2%
LIABILITIES						
Loans and Financing	247,316	56,364	338.8%	163,194	75,372	116.5%
Advances from Customers	8,970	11,696	-23.3%	14,909	17,123	-12.9%

Operational Results by Segment	Commercial			Residential		
	1H14	1H13	Var.%	1H14	1H13	Var.%
Number of Launched Developments	-	3	n.a.	5	4	25.0%
PSV (R$ '000)	-	1,019,976	n.a.	676,391	526,290	28.5%
Launched Usable Area (in thousands of sq.m)	-	85.6	n.a.	109.8	67.4	62.9%
Launched Units (Units)	-	748	n.a.	1,104	710	55.5%
Launched Units´Average Price (R$ '000)	-	1,364	n.a.	612.7	741.3	-17.3%
Developments´Average Price (R$/sq.m)	-	11,910	n.a.	6,159	7,807	-21.1%
EZTEC´s Stake Total Launches (%)	-	91.3%	-91.3 p.p.	73.2%	67.7%	5.5 p.p.
EZTEC´s PSV (R$ '000)	-	931,394	n.a.	495,095	356,529	38.9%
EZTEC's Contracted Sales (R$ '000)	(2,960)	171,515	-101.7%	339,868	399,084	-14.8%
Contracted Sales (Units)	82	181	-54.7%	1,001	1,207	-17.1%

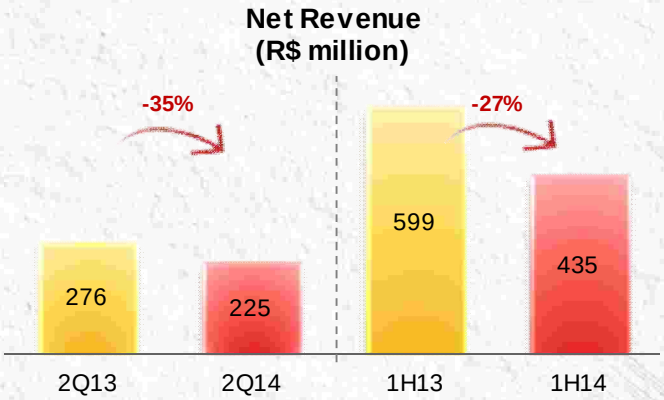


FINANCIAL PERFORMANCE

Financial Highlights		2Q14	2Q13	Var.%	1H14	1H13	Var.%
Gross Revenue (R$ '000)	-	266,014	297,288	-10.5%	510,447	639,877	-20.2%
Net Revenue (R$ '000)	*page 10*	224,523	275,614	-18.5%	435,278	598,728	-27.3%
Cost of Real Estate Sold and Services (R$ '000)	*page11*	(99,710)	(134,741)	-26.0%	(205,896)	(294,352)	-30.1%
Gross Profit (R$ '000)	*page11*	124,813	140,873	-11.4%	229,382	304,376	-24.6%
Gross Margin (%)		*55.6%*	*51.1%*	*4.5 p.p.*	*52.7%*	*50.8%*	*1.9 p.p.*
Selling Expenses (R$ '000)	*page12*	(8,924)	(13,201)	-32.4%	(17,943)	(26,894)	-33.3%
General and Administrative Expenses (R$ '000)	*page12*	(29,885)	(19,805)	50.9%	(53,253)	(37,901)	40.5%
Other Operating (Expenses) / Revenues (R$ '000)	*page13*	(2,356)	76	-3200.0%	(6,239)	(1,832)	240.6%
Equity Income (R$ '000)	*page13*	22,353	24,197	-7.6%	40,414	43,970	-8.1%
EBITDA (R$ '000)	*page14*	107,834	133,062	-19.0%	195,871	283,327	-30.9%
EBITDA Margin (%)		*48.0%*	*48.3%*	*-0.3 p.p.*	*45.0%*	*47.3%*	*-2.3 p.p.*
Financial Income (R$'000)	*page14*	22,554	11,298	99.6%	37,088	20,081	84.7%
Income Tax and Social Contribution (R$'000)	*page14*	(5,623)	(6,620)	-15.1%	(10,528)	(13,726)	-23.3%
Net Income (R$ '000)	*page15*	122,392	136,360	-10.2%	217,849	287,088	-24.1%
Net Margin (%)		*54.5%*	*49.5%*	*5.0 p.p.*	*50.0%*	*47.9%*	*2.1 p.p.*
EPS (R$) [1]		**0.834**	**0.929**	**-10.2%**	**1.485**	**1.957**	**-24.1%**

Net Revenue

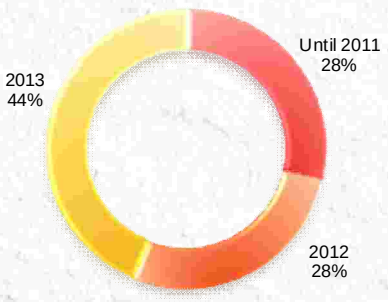
Revenues from the sale of real estate projects are calculated based on the percentage of completion (PoC) method. The PoC is measured based on the costs incurred in relation to the total budgeted cost of the units sold in the projects, in line with the procedure provided for in OCPC 04/12, and discounting "Adjustments to Present Value" (AVP), in accordance with CPC 12.



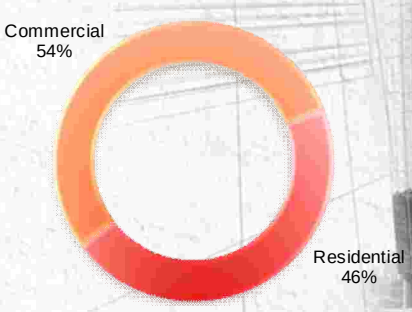
After the high number of deliveries in the 1Q14 and 4Q13, the second quarter of 2014 presented a recovery of the number of sites under construction, as is further detailed in the Net Income topic. Therefore, Net Revenues in the 2Q14 reached **R$224.5 million**, growth of 6.5% comparing with the 1Q14; accumulating **R$435.3 million** in the 1H14. Considering Net Revenues in 2014 and comparing with the previous year, it´s important to point out: [i] lower Sales results, due to the inventory sales strategy for this period; and [ii] even considering the construction execution volume recovery in the 2Q14, the current executed volume is still lower than in the previous year. As a real estate developer that works, preferably without swaps, an important part of its revenues are generated from the construction evolution of its projects under construction. Therefore, less projects in execution or many projects in initial stage, represents less results being recognized. Finally, it must be remembered that the revenues from the *Gran Quadra San Felipe*, phases *Reserva* and *Botânica* of the *Cidade Maia* project were not recognized due to their suspension clauses.

Managerial Data – 1H14

Net Revenue by Launch's Year



Net Revenue by Standard



Cost of Properties Sold and Services Rendered

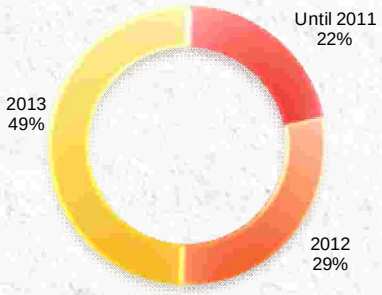
Cost of properties sold and services rendered essentially comprise the costs involving: [i] lot acquisition; [ii] project development; [iii] construction; [iv] maintenance (including provisions); and [v] financial charges related to production financing (SFH). The Cost of Properties Sold totaled **R$205.9 million** in the 1H14 and **R$99.7 million i**n the 2Q14; versus R$294.4 million in the 1H13 and R$134.7 million in the 2Q13. The decrease when comparing with previous periods is a result of less projects under construction. Highlighting that, during the 1H13, the *EZ Towers – Tower A* was sold, recognizing, during the 1H13, 33% of the project´s PoC; against 18% in the 1H14 (accumulating 67% PoC by the end of this quarter).

A breakdown of costs by type is presented below:

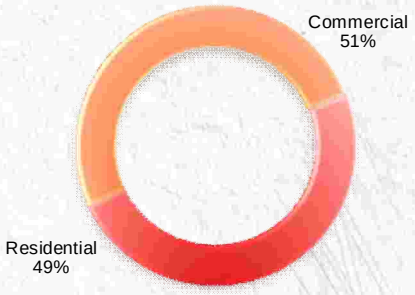
Cost by Nature (Amount expressed in thousands of Brazilian Reais - R$)	**2Q14**	**2Q13**	**Var.%**	**1H14**	**1H13**	**Var.%**
Cost of Construction / land	(93,103)	(130,606)	-28.7%	(190,155)	(287,339)	-33.8%
Capitalized Financial Charges	(5,784)	(3,089)	87.2%	(14,159)	(4,755)	197.8%
Maintenance / Guarantee	(863)	(1,046)	-17.5%	(1,622)	(2,258)	-28.2%
Total Costs	**(99,750)**	**(134,741)**	**-26.0%**	**(205,936)**	**(294,352)**	**-30.0%**

Managerial Data – 1H14

Cost of Properties Sold by Launch's Year

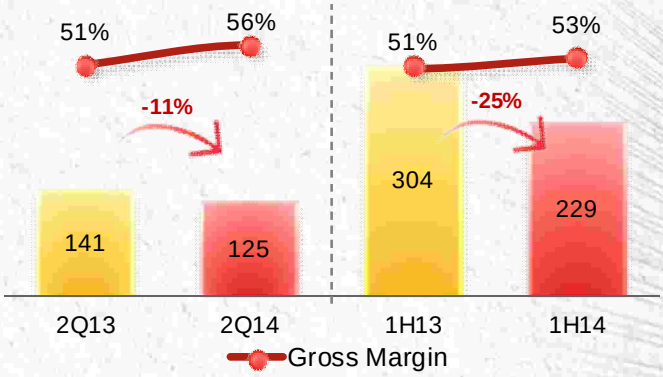


Cost of Properties Solds by Standard



Gross Profit

Gross Profit (R$ million)



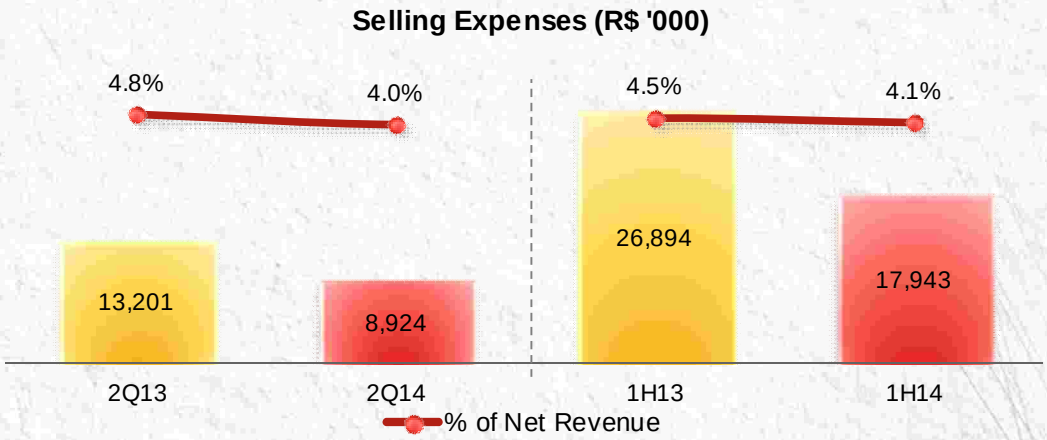
Gross Profit reached **R$124.8 million** in the 2Q14, growth of 19.4% comparing with the 1Q14 thanks to the construction evolution volume increase, accumulating **R$229.4 million** in the 1H14, for a Gross Margin of 55.6% and 52.7% respectively. Considering that in the geographical regions in which EZTEC has launched its projects, units´ prices have appreciated throughout time, the increase in Gross Margin in 2014 can be explained by the increased share of inventory units in this year´s sales volume; since 81% of the 1H14´s sales correspond to inventory units, against 53% in the 1H13. The nominal Gross Profit, as previously explained, is lower due to lower Sales results and less construction volume under execution, decreasing revenues and cost recognition in 2014, which led to lower Gross Profit levels. However, it is important to point out that Gross Margins' level remained at similar levels as of previous quarters, which indicates the quality of the projects under construction who´s results are being recognized, price resilience, as well as the construction progress in line with their original budgets.

Selling and Administrative Expenses

The following table presents a breakdown of Selling and Administrative Expenses as a percentage of Net Revenue:

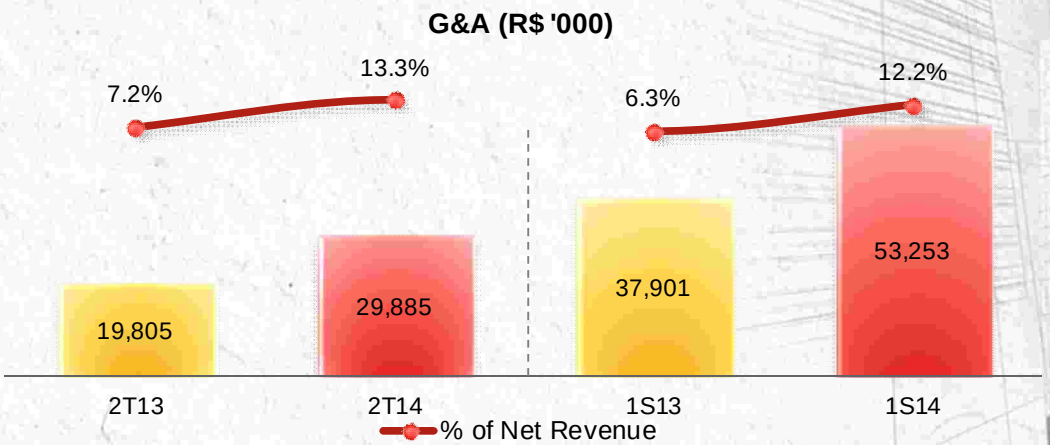
Selling, General and Administrative Expenses (SG&A) (Amount expressed in thousand of Brazilian Reais – R$)	2Q14	2Q13	Var.%	1H14	1H13	Var.%
Selling Expenses	**(8,924)**	**(13,201)**	**-32.4%**	**(17,943)**	**(26,894)**	**-33.3%**
% of Net Revenue	*4.0%*	*4.8%*	*-0.8 p.p.*	*4.1%*	*4.5%*	*-0.4 p.p.*
General and Administrative Expenses (G&A)	**(29,885)**	**(19,805)**	**50.9%**	**(53,253)**	**(37,901)**	**40.5%**
% of Net Revenue	*13.3%*	*7.2%*	*6.1 p.p.*	*12.2%*	*6.3%*	*5.9 p.p.*
Administrative Expenses	(23,221)	(17,934)	29.5%	(44,574)	(34,383)	29.6%
Management Fees	(6,664)	(1,871)	256.2%	(8,679)	(3,518)	146.7%
Total SG&A	**(38,809)**	**(33,006)**	**17.6%**	**(71,196)**	**(64,795)**	**9.9%**
% of Net Revenue	*17.3%*	*12.0%*	*5.3 p.p.*	*16.4%*	*10.8%*	*5.5 p.p.*

The Company's **Selling Expenses** include all expenses related to tangible assets (sales stands, model apartments and related furniture), advertising costs and other expenses related to the marketing efforts of developments. Note that the Gross Revenue is recognized already net of brokerage expenses. **EZTEC fully recognizes all selling expenses, including those with Sales Stands, directly on its income statement as they occur.**



Selling Expenses change with the Company´s needs for new campaigns or when it needs to invest in new sales stands for upcoming launches. In the 2Q14 and 1H14, considering the IFRS 10 and 11 rules, Selling Expenses for non-controlled projects (such as phases of the *Cidade Maia*, *Jardins do Brasil* and Magnífico Mocca project) were not recognized in the Company´s results and, for this reason, Selling Expenses decreased in 2014 when comparing with the previous year. The amount of Selling Expenses related to non-controlled projects are detailed in the Equity Income topic, further on in this document.

Selling Expenses by Nature (Amount expressed in thousands of Brazilian	2Q14	2Q13	Var.%	1H14	1H13	Var.%
Advertising Expenses and Others	(6,091)	(11,476)	-46.9%	(12,104)	(21,627)	-44.0%
Expenses with stand	(2,833)	(1,725)	64.2%	(5,839)	(5,267)	10.9%
Total Selling Expenses	**(8,924)**	**(13,201)**	**-32.4%**	**(17,943)**	**(26,894)**	**-33.3%**



Selling, General and Administrative Expenses totaled R$29.9 million in the second quarter of 2014. The Administrative Expense / Net Revenue ratio was 12.2% in the 1H14, increase of 5.9 p.p. comparing to 1H13, due to the fact that the Company is responsible for the administration of all controlled and non-controlled projects. Therefore, considering the IFRS 10 and IFRS 11 rules and the norms of CPC 19, Revenues from non-controlled projects are consolidated only by Equity Income, while the Expenses related to these projects are still fully recognized Company´s results.

Note that EZTEC's Administrative Expenses include all expenses related to the Company's integrated model. In the 2Q14, the **engineering** business unit was responsible for 18.2% of Administrative Expenses, while the **development** and **brokerage** units accounted for the remaining 81.8%.

G&A by Nature (Amount expressed in thousand of Brazilian Reais – R$)	2Q14	2Q13	Var.%	1H14	1H13	Var.%
Payroll and related taxes (1)	(18,135)	(9,536)	90.2%	(27,484)	(16,508)	66.5%
Employee Benefits	(1,170)	(2,315)	-49.5%	(4,555)	(4,802)	-5.1%
Depreciation and Amortization	(966)	(982)	-1.6%	(1,881)	(1,940)	-3.0%
Service expenses	(6,590)	(4,935)	33.5%	(13,317)	(9,257)	43.9%
Rentals and common area maintenance fees	(736)	(715)	2.9%	(1,169)	(1,276)	-8.4%
Maintenance of properties	(259)	(225)	15.1%	(388)	(469)	-17.3%
Taxes and Fees	(180)	472	-138.1%	(641)	(443)	44.7%
Other expenses	(1,849)	(1,569)	17.8%	(3,818)	(3,206)	19.1%
Total G&A	**(29,885)**	**(19,805)**	**50.9%**	**(53,253)**	**(37,901)**	**40.5%**

(1) Including Board´s Fees.

Other Operating Revenue and Expenses

The following table presents a breakdown of the line "Other Operating Revenue and Expenses" as a percentage of Net Revenue:

Other Operating Revenue and Expenses (Amount expressed in thousand of Brazilian Reais – R$)	2Q14	2Q13	Var.%	1H14	1H13	Var.%
Total Other Operating Revenue and Expenses	**(2,356)**	**76**	**-3200%**	**(6,239)**	**(1,832)**	**240.6%**
% of Net Revenue	*1.0%*	*0.0%*	*1.0 p.p.*	*1.4%*	*0.3%*	*1.1 p.p.*
Tax Expenses	(706)	(701)	0.7%	(3,283)	(2,901)	13.2%
Provision for contigence	-	-	n.a.	-	-	n.a.
Other Operating Revenue and Expenses	(1,650)	777	-312.4%	(2,956)	1,069	-376.5%
Equity Income	**22,353**	**24,197**	**-8%**	**40,414**	**43,970**	**-8.1%**
% of Net Revenue	*10.0%*	*8.8%*	*1.2 p.p.*	*9.3%*	*7.3%*	*1.9 p.p.*

Tax Expenses include basically expenses with urban real estate tax (IPTU) and other taxes related to EZTEC's lots and units in our inventory.

Equity Income

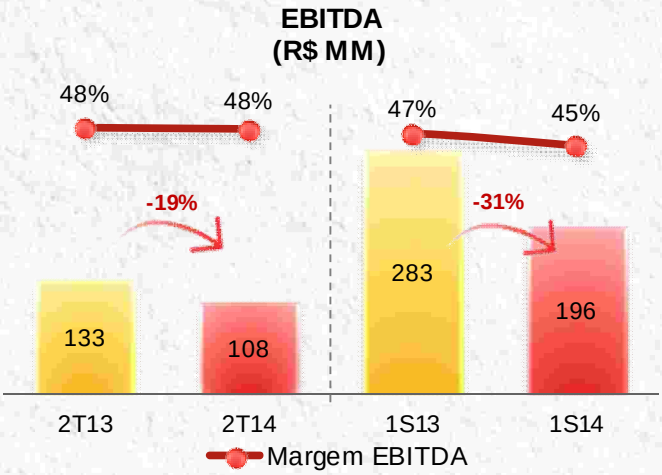
In 2013, the rules of the IFRS 10 and IFRS 11, regarding projects with shared control, were taken into effect. When adopting the norms of the CPC 19, the share of Assets and Liabilities, Revenues and Expenses in projects that are "not controlled" by EZTEC cease being consolidated proportionally to EZTEC´s stake.

The Company understands as a "non-controlled" project, a project which its operational and financial decisions are not taken exclusively by EZTEC.

The table below shows the sum of the results, proportional to the Company´s stake, of "non-controlled" projects which were subject to the Equity Income method:

Results for Shared Control projects (in R$ MN)	2Q14	2Q13	Var.%	1S14	1S13	Var.%
Gross Revenues	108.5	71.7	51.2%	198.7	130.4	52.4%
Sales Cancellations	13.8	6.5	113.4%	26.6	11.7	127.4%
Taxes from Sales	2.4	1.5	56.2%	4.2	2.7	54.4%
Net Revenues	92.2	63.7	44.7%	167.9	116.0	44.8%
Cost of Real Estate Sold and Services	56.2	33.6	67.5%	102.5	62.0	65.3%
Gross Profit	36.0	30.2	19.4%	65.4	54.0	21.2%
Gross Margin (%)	*39.1%*	*47.3%*	*-8.3 p.p.*	*39.0%*	*46.5%*	*-7.6 p.p.*
Commercial Expenses	12.4	4.2	196.5%	21.0	6.9	206.3%
Net Income	22.4	24.2	-7.6%	40.4	44.0	-8.1%
Net Margin (%)	*24.2%*	*38.0%*	*-13.7 p.p.*	*24.1%*	*37.9%*	*-13.8 p.p.*
Average Control (as % Revenue)	*53.9%*	*53.9%*	*-0.1 p.p.*	*54.9%*	*50.9%*	*4.0 p.p.*

EBITDA



The 2Q14 EBITDA had a growth of 22.5% compared to the 1Q14, reaching R$107.8 million and accumulating R$195.9 million in the 1H14. EBITDA Margin reached 48.0% for the quarter and 45.0% in the first half of the year. The decrease in EBITDA, as previously explained, is due to the lower amount of revenue recognition. The following table shows in greater detail the EBITDA calculation adopted by EZTEC.

EBITDA (Amount expressed in thousand of Brazilian Reais – R$)	**2Q14**	**2Q13**	**Var.%**	**1H14**	**1H13**	**Var.%**
Net Income	**122,392**	**136,360**	**-10.2%**	**217,849**	**287,088**	**-24.1%**
Income Tax and Social Contribution	5,623	6,620	-15.1%	10,528	13,726	-23.3%
Net Financial Result	(22,554)	(11,298)	99.6%	(37,088)	(20,081)	84.7%
Depreciation and Amortization	2,373	1,380	72.0%	4,582	2,594	76.6%
EBITDA (1)	**107,834**	**133,062**	**-19.0%**	**195,871**	**283,327**	**-30.9%**
EBITDA Margin (%)	*48.0%*	*48.3%*	*-0.3 p.p.*	*45.0%*	*47.3%*	*-2.3 p.p.*

(1) EBITDA corresponds to net income before income and social contribution taxes, net financial result and expenses with depreciation and amortization. *EBITDA is not a financial statement line in accordance with BR GAAP and does not represent cash flow for the periods presented. EBITDA does not have a standardized meaning and the definition of EBITDA used by EZTEC may not be comparable with that used by other companies.*

Net Financial Result

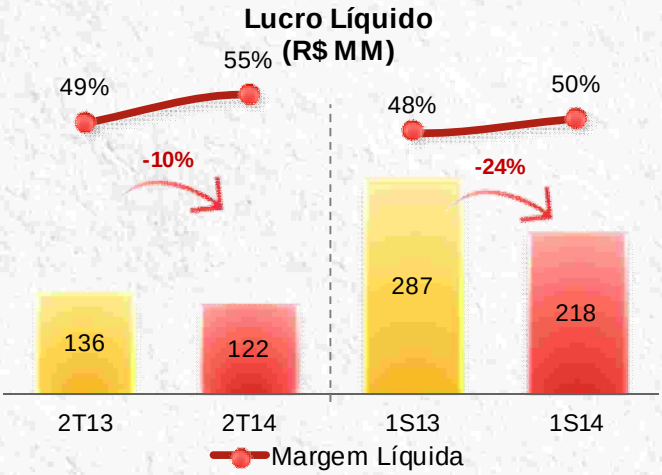
In the 2Q14, EZTEC registered Net Financial Result of R$22.6 million, R$15.5 million related to the "Interest Income on Trade Accounts Receivable" from our Performed Receivables, R$37.1 million for the first half of the year. The increase, compared with the same period of the previous year, is due to the Company´s higher the Cash Position and given the amount of Performed Receivables. In the previous year, Net Financial Result reached R$11.3 million and R$20.1 million respectively.

Financial Result by Nature (Amount expressed in thousand of Brazilian Reais – R$)	**2Q14**	**2Q13**	**Var.%**	**1S14**	**1S13**	**Var.%**
Financial Revenues						
Financial Income	5,890	2,503	135.3%	10,032	4,520	121.9%
Interest Income on Trade Accounts Receivable	15,469	7,407	108.8%	24,778	18,562	33.5%
Other	1,710	1,729	-1.1%	3,253	2,575	26.3%
Total Revenues	**23,069**	**11,639**	**98.2%**	**38,063**	**25,657**	**48.4%**
Fianancial Expenses						
Interest and Inflation Adjustments Losses	(196)	(16)	1125.0%	(196)	(16)	1125.0%
Discounts on Trade Accounts Receivable	(119)	(375)	-68.3%	(303)	(5,334)	-94.3%
Other	(200)	50	-500.0%	(476)	(226)	110.6%
Total Expenses	**(515)**	**(341)**	**51.0%**	**(975)**	**(5,576)**	**-82.5%**
Net Financial Result	**22,554**	**11,298**	**99.6%**	**37,088**	**20,081**	**84.7%**

Income and Social Contribution Taxes

Income and Social Contribution Taxes amounted to R$5.6 million in the 2Q14, versus R$6.6 million in the 2Q13 which was impacted by the *MP°601* measures of December 2012. EZTEC adopts Risk Segregation structures for its projects, given its understanding that in addition to the tax benefits on Revenue generated by the tax rate of 4.0% (PIS+COFINS+IR+CSLL), the mechanism obligatorily segregates the cash of its projects, leading to lower use of production financing, better margins for the Company and, most importantly, conveying to clients, banks and suppliers a sense of security regarding the management of financial resources of projects.

Net Income

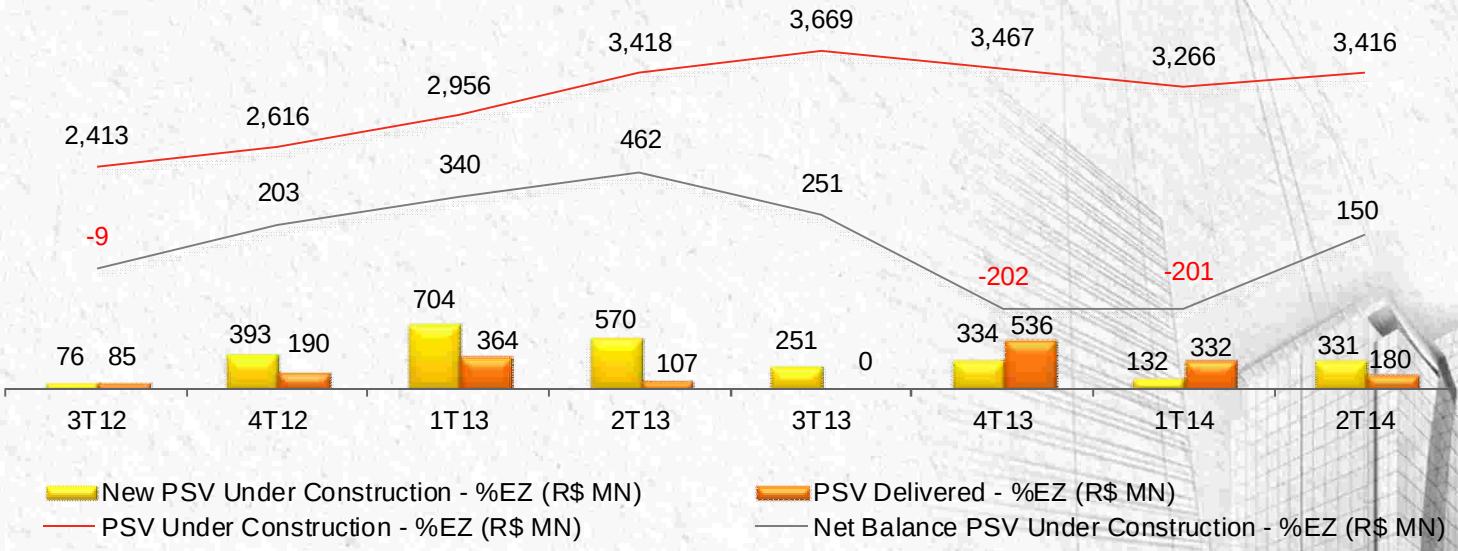


Net Income, in the 2Q14, reached **R$122.4 million**, growth of 28.2% compared with the 1Q14, with Net Margin at 54.5%. In the first half of the year, the Company reached **R$217.8 million**, with Net Margin at 50.0%. The increase in Net Margin is due, as previously explained, by the Company´s effort in selling inventory units, reaching R$22.6 million sold of delivered units.

The lower nominal Net Income volume in the 1H14 compared to the 1H13 was due to: [i] the sale, for R$564 million, of the EZ Tower – Tower A in the 1Q13, which was already under construction when it was sold, recognizing Revenues and Profits proportionally to the percentage of the total incurred cost until that moment; [ii] the volume of delivered projects during the 4Q13 and 1Q14 being greater than the volume of initiated projects for this same period, decreasing the volume of recognized Revenue and Profit in the 1Q14 and, obviously, for the 1H14 as well; [iii] the nominal stability of the commercial and administrative expenses, adequate to the Company´s operation, even in quarters with lower recognized results; and [iv] the suspension clauses over revenues for the *Cidade Maia – Botânica, Cidade Maia – Reserva* and *Gran Quadra San Felipe* project.

Considering the 2Q14, as expected, the amount of executed construction volume recovered slightly from the previous quarter since the construction evolution of projects launched in the last 9 months advances into phases with higher levels of Revenues and Profits recognition.

The graph below demonstrates, quarterly, the amount of EZTEC´s own PSV under construction:

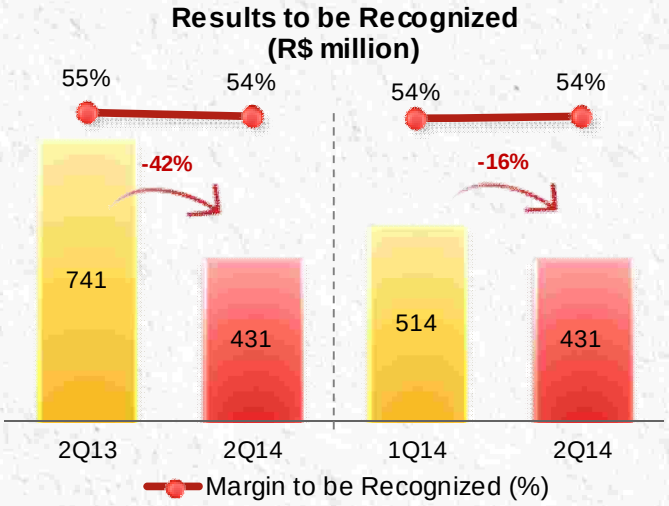


Considering the graph above, it´s important to remember that projects, in their initial construction phase, have less simultaneous construction activities, which results in a smaller revenue recognition for that period.

Deferred Revenue and Income

Deferred Revenue according to the percentage of conclusion (PoC) method was R$430.9 million in the 2Q14. The table below shows the Company's Deferred Revenue, costs and income, as well as the expected margin, which was 54.4% by the end of the 2Q14, related to the units which have been sold but are still to be constructed:

Revenues and Results to be Recognized (Amount expressed in thousand of Brazilian Reais – R$)	**2Q14**	**1Q14**	**Var.%**	**2Q14**	**2Q13**	**Var.%**
Revenues to be Recognized - end of the period	732,888	877,464	-16.5%	732,888	1,235,478	-40.7%
Present Value Adjustment - On-Balance	25,853	30,426	-15.0%	25,853	36,172	-28.5%
Present Value Adjustment - Off-Balance	32,773	43,741	-25.1%	32,773	74,154	-55.8%
Cost of Units Sold to be Recognized - end of the period	(360,599)	(437,159)	-17.5%	(360,599)	(604,535)	-40.4%
Result to be Recognized	**430,915**	**514,472**	**-16.2%**	**430,915**	**741,269**	**-41.9%**
Margin to be Recognized (%)	*54.4%*	*54.1%*	*0.4 p.p.*	*54.4%*	*55.1%*	*-0.6 p.p.*



In the previous chart, the quarterly variation in Margin is a result of the product mix (commercial and residential) in each quarter. The current Margin level indicates the trend for future Gross Margin, changing according to the mix of products launched on each quarter. It is important to notice the regularity of EZTEC´s Margin to be Recognized and its proximity with the Gross Margins reported throughout the quarters.

Accounts Receivable

Accounts Receivable represent sales of residential and commercial development projects, with the outstanding balance of the contracts updated in accordance with the respective contractual clauses and a provision for doubtful credits created based on risk analysis and a meticulous evaluation by Management.

Monetary restatement of accounts receivable is recorded on the income statement under revenue from property sales up to the delivery of keys, and under financial income (interest) after the delivery of keys.

Trade Accounts Receivable (Amount expressed in thousand of Brazilian Reais – R$)	**2Q14**	**1Q14**	**Var.%**
Clients by Sales and Property Developments	1,336,724	1,305,810	2.4%
Short-Term	982,331	921,326	6.6%
Long-Term	354,393	384,484	-7.8%
Accounts Receivable Off-Balance Sheet	709,009	852,366	-16.8%
Short-Term	390,160	431,410	-9.6%
Long-Term	318,849	420,956	-24.3%
Total Trade Accounts Receivable	**2,045,733**	**2,158,176**	**-5.2%**

By June 30, 2014, the Receivables portfolio, excluding service revenues and provisions, totaled R$2,021.7 million, and the default rate (accounts overdue more than 90 days) represented 7.72% of the total portfolio. Of the amounts overdue at the end of 2Q14, approximately 80.0% refers to projects delivered in the last two quarters and their clients. These clients are under the bank´s analysis for taking out loans to settle ("transfer") the outstanding balance of their delivered units.

Total Performed Receivables, which means they are qualified for securitization, came to R$344.3 million and were adjusted by the IGP-M index + 12% p.a., as a results of the 2Q14´s deliveries.

The table below shows the calculation of our accounts receivable:

Receivables (Amount expressed in thousand of Brazilian Reais – R$)	**2Q14**	**1Q14**	**Var.%**
Total Account Receivables of Developments (Concluded)	1,336,578	1,305,771	2.4%
Receivables for Property Development - Completed Construction (1)	344,326	282,498	21.9%
Receivables for Property Development - Construction in Progress (2)	992,252	1,023,273	-3.0%
Total Accounts Receivable (Non-Concluded) (3)	709,009	852,366	-16.8%
Advance from Costumers (4)	(23,879)	(25,098)	-4.9%
Total Accounts Receivable	**2,021,708**	**2,133,039**	**-5.2%**

(1) The company finances a maximum of 80% of the purchase price for its clients once the project is delivered. The accounts receivable of units delivered is subject to monetary restatement based on the variation in the IGP-M inflation index published by the Getúlio Vargas Foundation (FGV) plus annual interest of 12%, which is booked on the quarterly income statement under the item "financial income".
(2) Represented by receivables from sales based on the percentage of completion (PoC) of projects. The amounts related to monetary restatement are booked on the quarterly income statement under the item "revenue from property sales" up to the delivery of keys.
(3) Represented by receivables from sales not recognized on the balance sheet due to the percentage of completion (PoC) criteria adopted for revenue recognition. The amounts related to monetary restatement are booked on the quarterly income statement under the item "revenue from property sales" up to the delivery of keys.
(4) Receivables from clients originating from the sales of units under construction are based on the percentage of completion (PoC), with amounts received exceeding the revenue recognized based on the POC method under current liabilities as advances from clients.

Net Cash and Indebtedness

Meanwhile, the Company´s Net Debt position, composed exclusively of dedicated Homebuilding Financial System (SFH) financing lines, has kept relatively stable compared to the end of 2013. By the end of the 2Q14, the number of units under construction was close to 9 thousand, increasing the amount of debt related to the construction of these projects. Aside from that, throughout 2Q14, EZTEC has advanced the construction of the *EZ Towers'* corporate project construction which, by itself, represents R$246 million (in SFH lines) of the Company´s Gross Debt. It´s important to remember that interest rates in SFH lines are up to 2 percentage points lower than the current Brazilian SELIC rate.

In all, EZTEC reported a **Net Debt position of R$78.2 million** by the end of the quarter. The Net Debt position **doesn´t indicate any changed in EZTEC´s business model**, but only the consequence of recent operational growth and land acquisitions, without swaps agreements, done throughout 2013. If it were possible to segregate *EZ Towers´* construction debt, since this debt will be fully transferred to São Carlos S.A. after Tower A´s delivery, EZTEC would be reporting a Net Cash position of R$168.1 million.

It´s important to point out EZTEC´s liquidity is at a comfortable position, with R$344.3 million of Performing Receivables, yielding IGP-M index + 12% p.a., which are qualified for securitization and can be converted into Cash if needed; and R$332.3 million in Cash, Cash equivalents and Financial Investments.

EZTEC's debt is composed exclusively of financing lines for production, with rates ranging from 8.9% + TR p.a. to 10.5% + TR p.a..

Financial Debt (Amount expressed in thousand of Brazilian Reais – R$)	**2Q14**	**1Q14**	**Var.%**
Short-Term Debt	15,966	12,576	27.0%
Long-Term Debt	394,544	338,948	16.4%
Cash and Cash Equivalents	(51,188)	(51,400)	-0.4%
Financial Investments	(281,115)	(206,276)	36.3%
Net (Cash) Debt	**78,207**	**93,848**	**-16.7%**

OPERATIONAL INDICATORS

Operational Performance *(Ex-EZ Towers)*	2Q14	2Q13	Var.%	1H14	1H13	Var.%
Number of Launched Developments	3	3	0.0%	5	6	-16.7%
PSV (R$ '000) (1)	231,753	690,128	-66.4%	676,391	982,266	-31.1%
Launched Usable Area (in thousands of sq.m)	32.6	77.1	-57.7%	109.8	106.1	3.6%
Launched Units (Units)	314	1,245	-74.8%	1,104	1,457	-24.2%
Launched Units´Average Price (R$ '000)	738.1	554.3	33.1%	612.7	674.2	-9.1%
Developments´Average Price (R$/sq.m)	7,102	8,956	-20.7%	6,159	9,262	-33.5%
EZTEC´s Stake Total Launches (%)	79%	63%	16.8 p.p.	73%	74%	-0.5 p.p.
EZTEC´s PVS (R$ '000) (2)	183,848	431,786	-57.4%	495,095	723,923	-31.6%
Contracted Sales (R$ '000)	194,159	363,039	-46.5%	336,908	570,035	-40.9%
Contracted Sales (Units)	585	802	-27.1%	1,083	1,387	-21.9%

(1) Total PSV, regardlessy of the Company's interest in the projects.
(2) Calculated by multiplying total PSV by the company's interest in the projects.

Operations

EZTEC adopts a fully integrated business model, which is divided into three business units: **Development**, which prospects and develops projects that meet the Company's criteria for returns; **Engineering and Construction**, which assures quality during the execution of projects, timely delivery and the control of costs; and **Brokerage**, whose team of brokers is responsible for maintaining the rapid pace of sales of the Company's developments. EZTEC also offers financing directly to its clients with terms of up to 120 months and interest of IGP-M + 12% p.a. after delivery of keys.

EZTEC believes firmly in its vertical model, which provides efficient negotiations with suppliers, flexibility in the creation of products and operational excellence in development and construction processes.

The company has an internal development team that creates new EZTEC products based on the needs of its clients, working jointly with other development departments to anticipate trends and make the most of the area available, while maintaining high levels of social and environmental responsibility, in order to create value and support higher prices. The internal development team also saves the Company some money, since it reduces expenses with third-party services.

EZTEC has over 147 employees in its engineering, budget, planning and supplying departments, as well as 4,730 workers, including employees and outsourced personnel at its construction sites, which ensures the execution and delivery of all projects with the required level of controls and quality and within the established timetable. Given our focus in the São Paulo Metropolitan Area, EZTEC is able to maintain long-term partnerships with its materials and services suppliers, which helps ensuring deadlines are met and reducing the effects from labor shortage and construction costs inflation.

As of June 30, 2014, EZTEC had 32 sites under construction. Out of these, 25 sites were constructed by EZTEC and the other 7 were outsourced to partners. Together, they represent 8,865 units under construction.

The table below details the projects delivered throughout the 1H14:

Project	Launch Date	Launch Total PSV (R$ MM)	% EZTEC	EZTEC PSV (R$ MM)	Total Units	% Units Sold
NeoCorporate Offices	Jan-11	182.0	100%	182.0	297	77%
Up Home Jd. Prudência	Feb-11	61.1	100%	61.1	156	100%
Trend Paulista Offices	Feb-11	178.5	50%	89.3	252	88%
Quality House Sacomã	Feb-11	60.4	100%	60.4	216	95%
Royale Tresor	Mar-11	132.2	60%	79.3	240	81%
Neo Offices	Feb-12	40.8	100%	40.8	96	88%
Total		**654.9**		**512.8**	**1,257**	**87%**

Land Bank

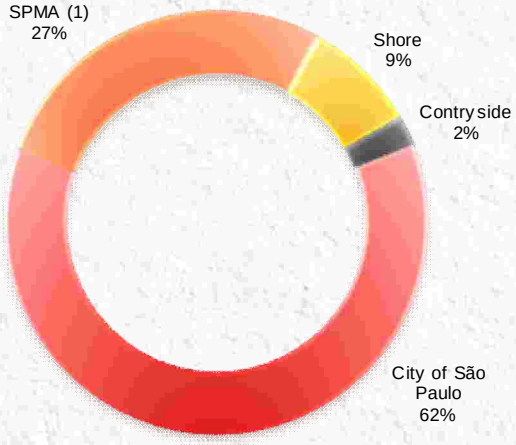
On June 30, 2014, EZTEC's Land Bank (ex-*EZ Towers*) totaled **R$5.2 billion** in own PSV. The average cost of the land bank, **including expenses related to increasing the ratio of floor space to lot area**, is equivalent to 12.9% of PSV. This quarter, EZTEC acquired 2 new land pieces called *Lázaro Suave* and *Joaquim Guarani*, respectively located in Osasco city – São Paulo Metropolitan Area and in the South Zone of the São Paulo city; as well as expanding existing land pieces.

It´s important to point out that *EZ Towers – Tower B* is **not** included in the Company´s Land Bank. The amount of R$636 million related to this project is reflected in the NAV calculation.

More details on the location of EZTEC's sites and projects are available at www.eztec.com.br/ir in the section "Map of Projects".

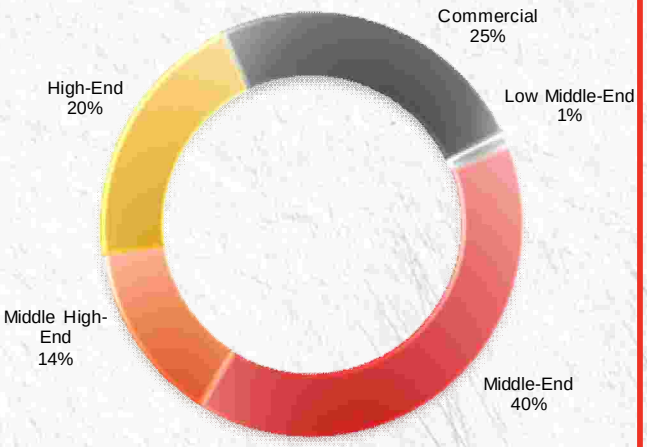
Managerial Data – 1H14

Geographical Breakdown % of EZTEC's PSV

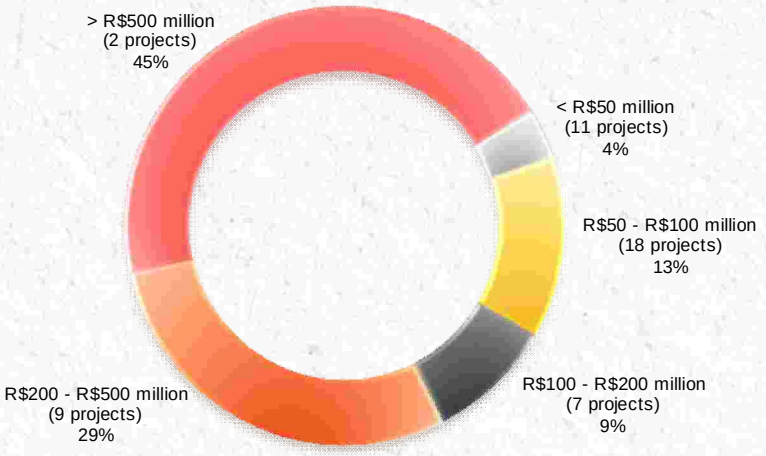


(1) Excludes the City of São Paulo, i.e. the other 38 municipalities in the São Paulo Metropolitan Area (SPMA).

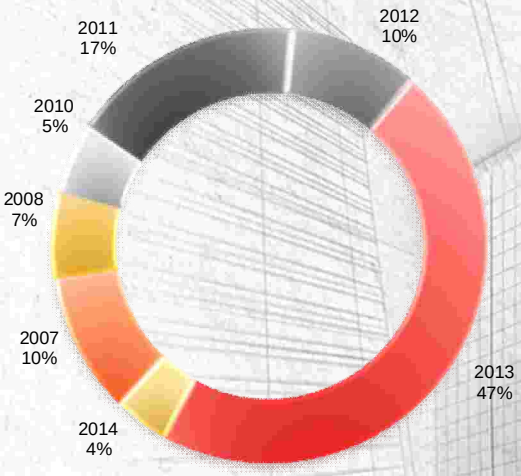
Allocation by Standard % of EZTEC's PSV



Projects Size Breakdown % of EZTEC's PSV



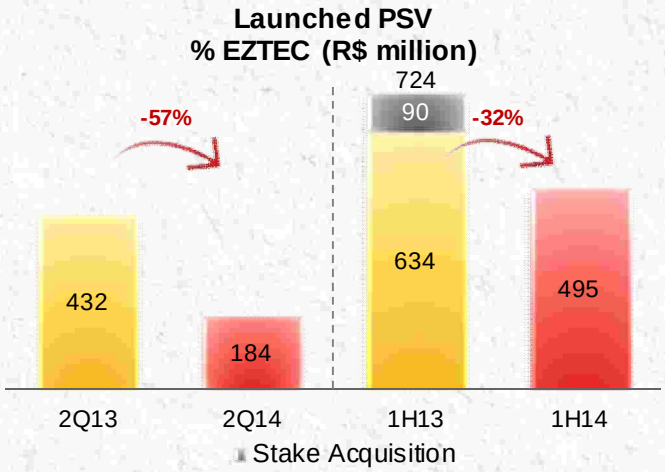
Acquisition Period Breakdown % of EZTEC's PSV

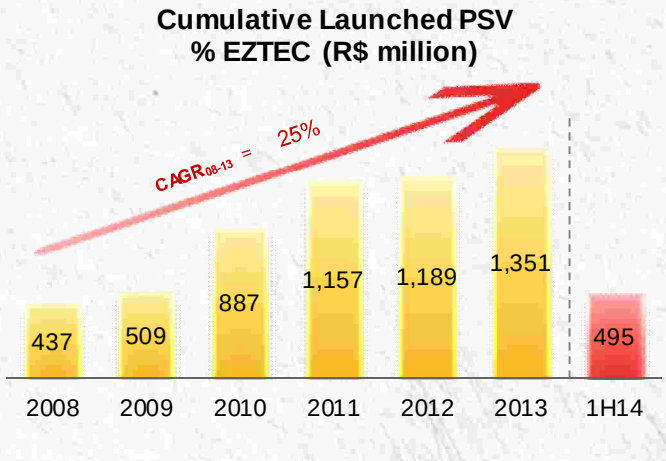


Launches

Considering the Football World Cup and given the profile of the Company´s recent launches, EZTEC has focused its efforts on the sale of its inventory units. Since December, 2013 and March, 2014, EZTEC has launched almost two thousand units in the city of Guarulhos, in the São Paulo Metropolitan Area, with the *Cidade Maia* project. This project´s success, currently, more than 52% sold, is a direct result of the focus given by the Company to inventory units during great part of the second quarter. Meanwhile, EZTEC was preparing the launch of 2 new projects, called *Magnífico Mooca* and *Gran Quadra San Felipe*. Both project directed to the middle-high end income segment and located in the East Zone of São Paulo city. *Magnifico Mooca* project has 162 units and R$47.9 million in own PSV; and the *Gran Quadra San Felipe* project has 152 units, with phases *Palazzo* and *Giardino*, for R$135.9 million in own PSV.

Therefore, second quarter of 2014**,** the Company launched 314 units for an own PSV of **R$183.8 million,** accumulating of **R$495.1 million launched** in the 1H14.





The following table provides information on the real estate projects launched in 2014:

Project	Land Name	Region	Units	Total PSV (R$MN)	% EZTEC	EZTEC's PSV (R$MN)	% Units Sold	Segment	Standard
1Q14									
Cidade Maia - Botânica	Guarulhos III	City of São Paulo	566	261.1	70%	182.8	30%	Residential	Middle-End
Cidade Maia - Reserva	Guarulhos III	City of São Paulo	224	183.5	70%	128.5	25%	Residential	Middle-End
2Q14									
Magnífico Mooca	Florianópilis	City of São Paulo	162	95.8	50%	47.9	64%	Residential	Middle High-End
San Felipe - Palazzo	Santa Virgínia	City of São Paulo	48	45.6	100%	45.6	29%	Residential	Middle High-End
San Felipe - Giardino	Santa Virgínia	City of São Paulo	104	90.3	100%	90.3	13%	Residential	Middle High-End
Total			**1,104**	**676.4**	**73%**	**495.1**	**32%**		



Magnifico Mooca project



Gran Quadra San Felipe – Palazzo phase



Gran Quadra San Felipe – Giardino phase

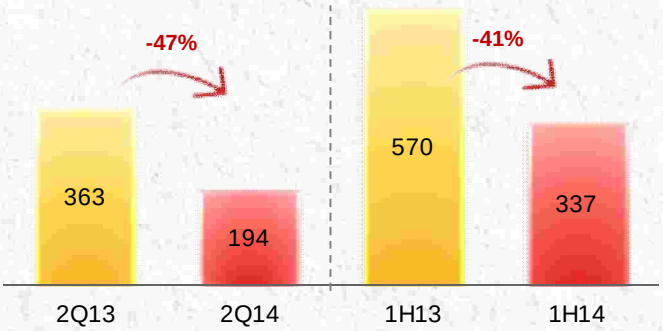
Sales

The second quarter could be considered as challenging due to the fact that the Company had to compete for potential clients' attention with the Football World Cup. Even so, the sales speed of inventory units was very similar to the ones observed in 2013 and in the first quarter of this year. Looking into the Company´s second quarter launches, the *Magnífico Mooca*, launched in May, is already 64% sold; while the *Gran Quadra San Felipe* – phases *Palazzo* and *Giardino*, launched in the last week of June, are around 29% and 13% sold respectively.

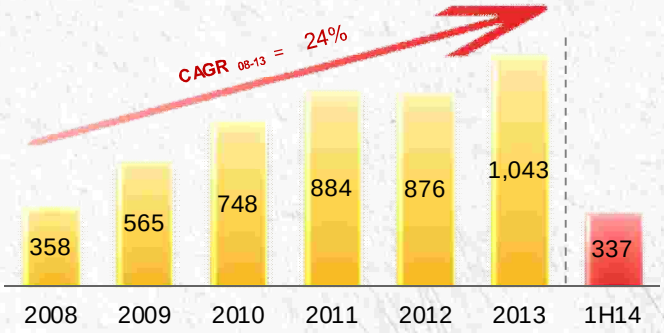
Considering the sales of new and inventory units, EZTEC reached **R$194.2 million in the 2Q14**, (net of cancellations and brokerage fees), out of which, 73% referring to projects launched in previous quarters, accumulating **R$336.9 million** in the 1H14.

Managerial data indicates that the *Gran Quadra San Felipe* project, considering the phases *Giardino* and *Palazzo* which are 50% and 32% sold respectively; while the *Magnífico Mooca* reached 82% sold, by the closing of this report.

Contracted Sales
% EZTEC (R$ million)



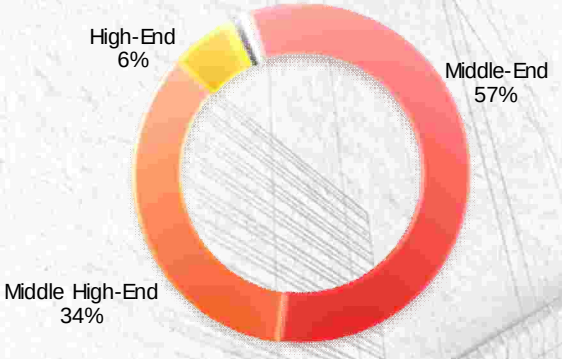
Cumulative Contracted Sales
% EZTEC (R$ million)



Managerial Data - 1H14

Launches' Period	Sales % EZTEC	% Total
2Q14	51,718,204	15.4%
1Q14	81,590,600	24.2%
4Q13	97,124,024	28.8%
3Q13	35,375,578	10.5%
2Q13	18,285,639	5.4%
1Q13	5,801,815	1.7%
2012	18,667,971	5.5%
2011	-15,778,249	-4.7%
2010	34,000,945	10.1%
2009	2,457,808	0.7%
2008	3,508,215	1.0%
Until 2007	4,155,217	1.2%

Contracted Sales by Standard
% of EZTEC's PSV

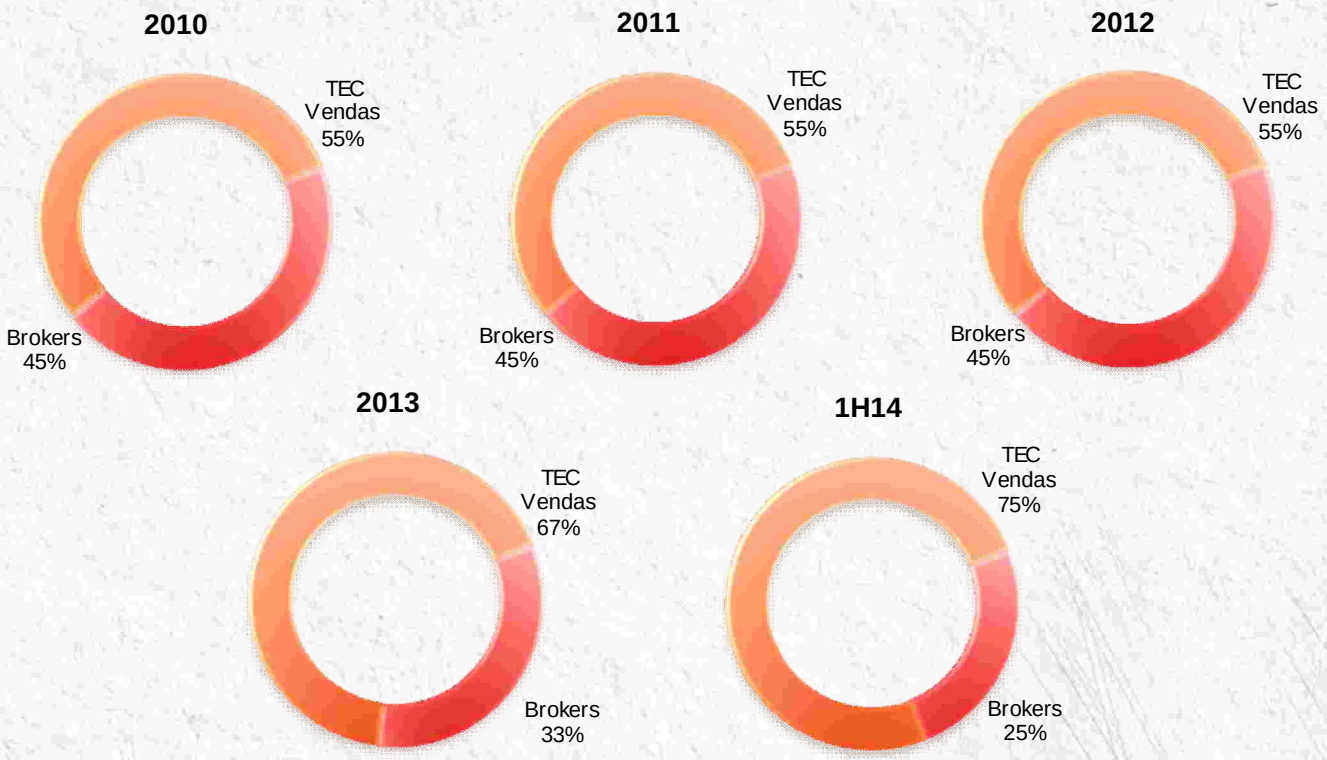


The Sales-Over-Supply (SoS) ratio is presented below and reflects the liquidity of the products originated by EZTEC. To eliminate the effects from sale-price appreciation over time, which leads to distortions between the initial inventory and contracted sales, EZTEC adopts square meters for analyses of Sales-Over-Supply.

SALES-OVER-SUPPLY	2Q14	2Q13	1H14	1H13
+ Initial Inventory (sq. m)	189,707	146,963	159,189	152,324
+ Launches at period (sq. m)	26,029	36,752	80,059	65,744
= Inventory + Launches (sq. m)	**215,736**	**183,715**	**239,248**	**218,068**
- Sales at period (sq. m)	31,926	46,244	55,437	80,597
= Final Inventory (sq.m)	**183,811**	**137,471**	**183,811**	**137,471**
Sales Over Supply	*14.8%*	*25.2%*	*23.2%*	*37.0%*

**SoS 1Q13 excluding EZ Towers – Tower A sale*

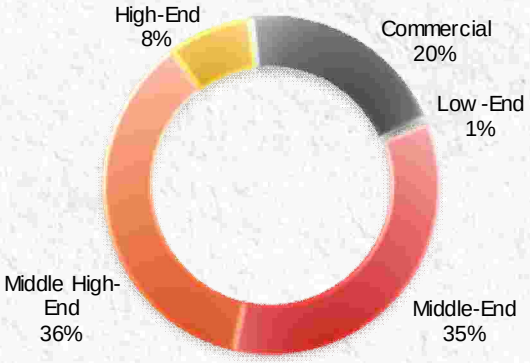
Seeking to strengthen the brand and ensure the high quality of service provided, the Company has been expanding its in-house brokerage team, which currently has over 1,000 dedicated employees. The in-house brokerage team accounted for 74.8% of sales in 1H14. Bear in mind that in addition to the gains in terms of the level of brokerage services, the sales team also generates: [i] higher inventory liquidity, being responsible for the sale of R$165.4 million in units launched in previous quarters; [ii] market intelligence, since it captures market information for the Company and enables trends anticipation; and [iii] better pricing of products by communicating more effectively to clients the advantages of EZTEC's products. The following chart presents the share of sales made by EZTEC's in-house team versus those made by outsourced brokers.



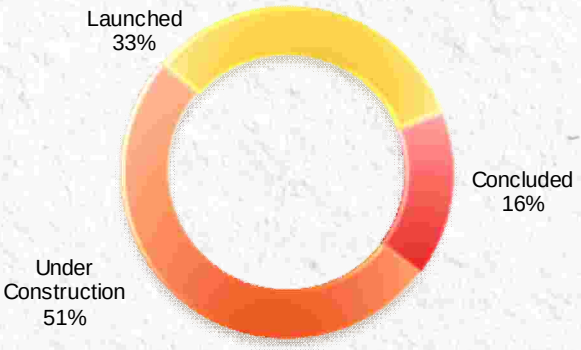
Units in Inventory

Project	Launch Date	Total Units	% Units Sold	Inventory Units	% EZTEC	Inventory Units R$[1]	Inventory Spaces R$[1]
2007							
Clima do Bosque	Jun-07	208	100%	1	100%	430,860	0
2008							
Splendor Square	Jun-08	112	99%	1	100%	1,145,209	0
Mundeo	Jun-08	84	99%	1	100%	559,845	41,383
2009							
Capital Corporate Office	May-09	450	99%	4	100%	3,786,018	948,606
Supéria Paraíso	Aug-09	160	99%	2	100%	1,063,482	409,890
Vidabella 3	Oct-09	96	99%	1	60%	94,799	0
Reserva do Bosque	Oct-09	267	97%	8	50%	1,001,071	0
2010							
Gran Village Club	Jan-10	324	100%	1	100%	449,809	145,248
Clima Mascote	Feb-10	176	97%	6	100%	4,948,943	125,030
Massimo Residence	Mar-10	108	98%	2	50%	670,162	67,510
Up Home	Apr-10	156	99%	2	100%	999,223	399,600
Quinta do Horto	May-10	119	89%	13	100%	8,933,439	1,631,034
Prime House Sacomã	May-10	184	97%	6	100%	1,753,908	109,113
Sky	Jun-10	314	97%	9	90%	5,298,585	468,058
Varanda Tremembé	Jun-10	192	98%	3	100%	1,446,653	471,350
Sophis	Sep-10	26	92%	2	100%	9,993,665	0
Royale Prestige	Oct-10	240	76%	58	60%	45,295,463	666,000
Art'E	Oct-10	162	88%	19	50%	8,937,397	99,101
Gran Village Vila Formosa	Nov-10	308	88%	37	100%	14,509,735	740,426
2011							
NeoCorporate Offices	Jan-11	297	77%	67	100%	52,879,378	6,472,872
Trend Paulista Offices	Feb-11	252	88%	31	50%	13,660,769	448,350
Quality House Sacomã	Feb-11	216	95%	10	100%	3,641,276	296,255
Royale Tresor	Mar-11	240	81%	46	60%	20,095,785	476,190
Supéria Pinheiros	Jun-11	108	91%	10	100%	6,395,931	0
Chateau Monet	Jun-11	163	77%	38	100%	30,840,952	466,200
Still Vila Mascote	Jun-11	150	68%	48	50%	12,539,904	652,214
Sophis Santana	Sep-11	50	68%	16	100%	39,438,574	0
Royale Merit	Nov-11	160	80%	32	60%	16,276,920	308,904
Vidabella 6 a 10	Dec-11	480	77%	111	60%	9,174,816	0
Up Home Vila Carrão	Dec-11	156	87%	20	100%	10,468,920	531,015
Vivart Tremembé	Dec-11	158	78%	34	100%	13,854,914	366,300
Gran Village São Bernardo	Dec-11	474	90%	46	100%	18,904,748	498,601
2012							
Neo Offices	Feb-12	96	88%	12	100%	5,939,390	0
Bosque Ventura	Mar-12	450	94%	26	70%	7,976,742	190,365
Massimo Nova Saúde	Jun-12	108	92%	9	100%	5,626,631	333,000
In Design	Jun-12	422	93%	31	100%	8,264,803	855,000
The View Nova Atlântica	Jul-12	200	87%	26	100%	13,653,020	1,031,701
Green Work	Jul-12	369	86%	52	100%	21,880,436	8,022,079
Up Home Santana	Aug-12	96	54%	44	100%	22,088,329	0
Chácara Cantareira	Sep-12	292	81%	55	50%	15,366,935	157,500
Prime House São Bernardo	Sep-12	508	86%	72	100%	23,685,382	0
Parque Ventura	Oct-12	508	95%	24	70%	7,232,302	146,697
Jardins do Brasil - Abrolhos	Oct-12	498	71%	143	27.5%	19,996,167	238,111
Jardins do Brasil - Amazônia	Oct-12	324	67%	108	27.5%	28,992,374	98,483
Brasiliano	Nov-12	162	87%	21	45%	5,106,511	24,789
2013							
Premiatto Sacomã	Feb-13	138	84%	22	100%	8,957,735	642,822
Splendor Vila Mariana	Mar-13	34	91%	3	100%	6,258,188	0
Le Premier Paraíso	Mar-13	40	68%	13	100%	31,070,255	0
EZ Mark	May-13	323	62%	123	100%	133,459,765	4,549,583
Jardins do Brasil - Mantiqueira	Jun-13	498	82%	88	27.5%	12,673,381	404,348
Centro Empresarial Jardins do Brasil - Torre São Paulo	Jun-13	424	85%	65	27.5%	5,535,895	0
Centro Empresarial Jardins do Brasil - Torre Osasco	Jul-13	424	78%	95	27.5%	8,090,923	0
Quality House Ana Costa	Sep-13	238	53%	111	100%	52,988,975	135,000
Massimo Vila Mascote	Sep-13	162	60%	65	100%	55,053,618	261,446
Cidade Maia - Jardim	Dec-13	280	55%	125	70%	46,099,950	1,103,343
Cidade Maia - Praça	Dec-13	451	72%	125	70%	39,561,366	1,484,944
Cidade Maia - Alameda	Dec-13	448	74%	117	70%	24,385,251	157,500
2014							
Cidade Maia - Botânica	Mar-14	566	30%	397	70%	128,204,768	1,419,109
Cidade Maia - Reserva	Mar-14	224	25%	168	70%	95,019,813	1,146,600
Magnífico Mooca	May-14	162	64%	59	50%	17,146,179	742,500
San Felipe - Palazzo	Jun-14	48	29%	34	100%	31,919,404	385,000
San Felipe - Giardino	Jun-14	104	13%	91	100%	78,699,889	440,000
Total		15,187		3,009		1,320,425,531	41,892,889

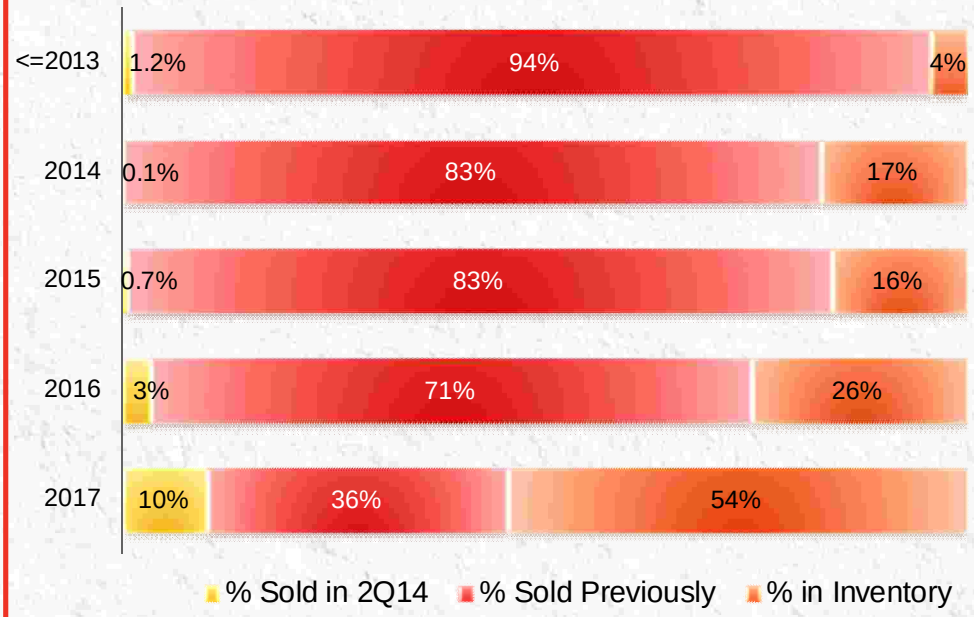
Inventory Standard Breakdown



Inventory Status Breakdown



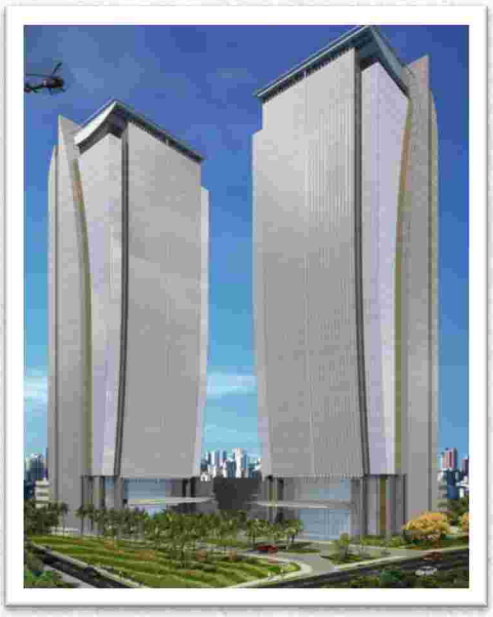
Inventory by Delivery date



	Total R$ '000	Inventory R$ '000
<=2013	1,912,303	118,613
2014	1,255,939	264,740
2015	783,752	150,637
2016	1,100,182	307,289
2017	956,593	521,040
	6,008,770	1,362,318

77.3% Sold

EZ TOWERS CORPORATE PROJECT



Artistic Representation

*EZ Towers´*s construction begun in 2012 and is advancing as planned. Tower A is scheduled to be delivered by the end of 2014 and, therefore, fire brigade inspection is scheduled for the next months. Still concerning Tower A, electrical, hydraulic, air conditioning and anti-fire installations are nearly complete. The lobby is receiving ground and ceiling finishing and led illumination. All elevators have been installed and are operational, with internal finishings to be done shortly.

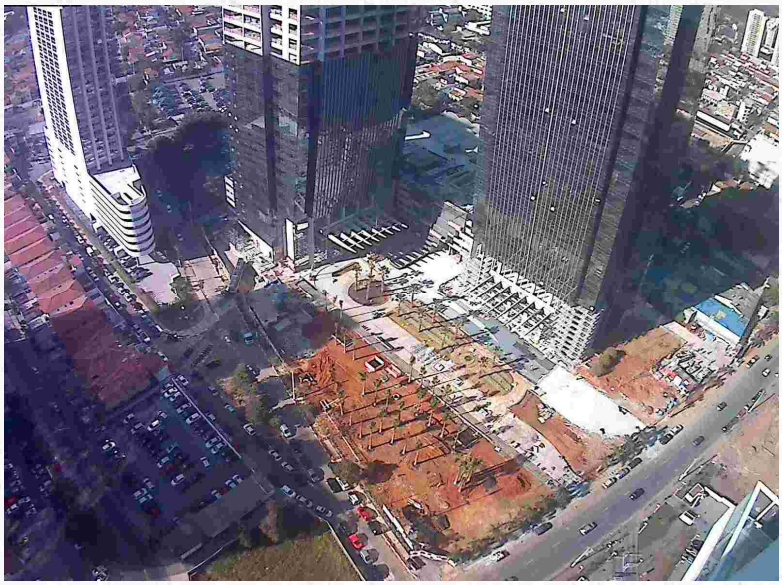
In the construction process, at this moment, Tower B´s concrete structure is complete, which allows the heliport´s metal structure to be installed shortly. Finishings, hydraulic, electrical and air conditioning installations are also under way in Tower B. Glass facade has reached the 17th floor and the Company is getting ready to install the helipoint´s structure.

Meanwhile, the second and third underground garages were painted with its traffic signs and final cleaning is being done for delivery. In the surrounding areas, palm trees have been planted and grass is to be so as well, leaving landscaping phase nearly finished. Sidewalks will begin being executed shortly. The external waterfall has been clothed with its metal structure, leaving only final finishings and led illumination to be done.

On January 15th, 2013, EZTEC announced the sale of EZ Towers - Tower A commercial project to São Carlos for **R$564 million**. The revenues related to the sale will be recognized on the 1Q13 and onward according to the construction´s evolution, mesured by the Percentage of Completion (PoC) method and ajusted by the Adjustments to Present Value. As of December 31st, 2013, the total incurred cost for the construction of both towers reached R$349.5 million.

Tower A´s sales price has been divided into two forms of payment: [i] a R$58 million Pre-Determined Payment which are indexed by the INCC (National Civil Construction Index), which was paid in the 1Q13; and [ii] the Variable Payments which are installments related to the loan´s financial costs which are to be paid by São Carlos.

Also, at that same date, the Company has entered into an agreement with a financial institution as to provide the financing for the EZ Towers´ construction for an amount of R$425 millions. The financial costs related to this loan will paid by São Carlos to EZTEC during the constructing period. After the construction is complete, at the granting of the final deed of sale, **the financing agreement will be fully transferred to São Carlos at the granting of the final deed of sale for *Tower A*** as part of the payment for the tower.



Picture from the EZ Towers´ access area dated Agosto 11th, 2014



Picture from the EZ Towers´ construction site dated July 31th, 2014

Following Events

In the third quarter of 2014, EZTEC launched the high-end residential project called *Le Premier Flat*, in Campos do Jordão, located in the country side of the São Paulo state. For R$119.4 million, the project had 73% of its units sold by the closing of this document.

Therefore, considering the launched volume in the 1H14, the Company launched R$614.4 million in the first seven months of 2014.



Artistic Representation – Le Premier Flat Campos do Jordão

CAPITAL MARKETS

Ownership Structure

EZTEC stock is listed on the Novo Mercado special corporate governance segment of the BM&FBovespa under the ticker EZTC3, and its capital is composed of 146,724,120 common shares, with a free float of 33.6%, equivalent to 49,298,872 shares (August 11th, 2014).

Net Asset Value

Since 2008, the Company has presented, on a quarterly basis, a calculation of its Net Asset Value, which serves to highlight, through a summary of its audited financial and managerial data, the Company's intrinsic book value that it is still not fully reflected in its financial statements:

Calculation of the Net Asset Value (Amount expressed in thousands of Brazilian Reais - R$)	2Q14	2Q13
Controller	**1,709,692**	**1,824,813**
(+) Cash	332,303	201,493
(-) Debt	(410,510)	(131,736)
(-) Dividends to be Paid	(139,172)	(79,840)
(+) CEPAC	-	75,447
(+) Unperformed Receivables	1,677,382	1,984,197
(+) Performed Receivables	344,326	310,946
(-) Construction Obligation	(620,708)	(922,093)
(+) Land bank Inventory (1)	594,225	355,870
(-) Land bank / Project Quotas Payable (2)	(126,780)	(79,797)
Present Value Adjustment - On-Balance	25,853	36,172
Present Value Adjustment - Off-Balance	32,773	74,154
Inventory - Managerial Data	**2,103,267**	**1,703,160**
(+) Units in Inventory (3)	1,362,318	1,067,160
(+) EZ Towers (Project Under Construction)	636,000	636,000
(+) Sales to be Recognized	104,948	0
Shared Control	**431,150**	**425,205**
Adjusted Net Asset Value	**4,244,108**	**3,953,178**
Total of Shares	**146,724**	**146,724**
Adjusted Net Asset Value per Share	**28.93**	**26.94**

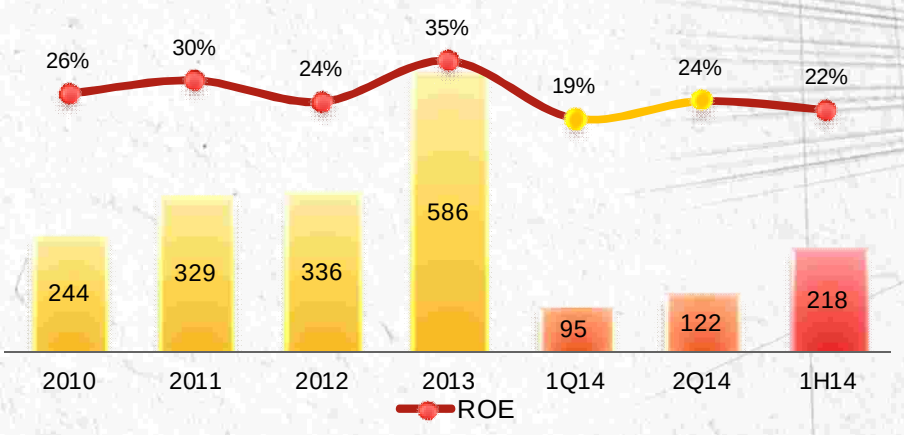
(1) Value of lots at acquisition cost.
(2) Lands payable and accounts to pay for acquisition of project quotes.
(3) Units in inventory based on current price list.

Note that the land pieces in the land bank are considered at **book value**, i.e., the effective amount paid for the acquisition, without considering the intrinsic price appreciation occurred in the period. Moreover, the calculation of Net Asset Value does not consider the PSV of R$5.2 billion that these land pieces could generate.

Return on Shareholders´ Equity

The graph below demonstrates EZTEC´s profitability by analyzing the Return over Shareholders' Equity (ROE). The 2013 ROE was positively impacted by the revenue recognition related to sale of *EZ Towers – Tower A* project since its construction was already underway when the sale occurred. This impact should be seen until the end of 2015, when the project´s conclusion is scheduled. The business model chosen by the Company includes: growth with strict budget control, cash generation and low financial leverage. These choices lead to an efficient operation which allows EZTEC to report high level of returns, which benefits from high Gross Margin and controlled SG&A expenses, resulting in high asset turnover and Net Margin much higher than the sector´s peers.

Net Income (R$ MN) and Return on Equity (%)



CONFERENCE CALL AND MEETINGS

Information on the conference calls for the second quarter of 2014 results' as follows:

Conference Call Webcast (in English)

Date: August 12th, 2014
Time: 11:00 a.m. (U.S. EST)
12:00 p.m. (Brasilia time)
Dial-in: +1 (412) 317-6776
Code: EZTEC

Replay: +1 (412) 317-0088
Code: 10049224
Webcast: **www.eztec.com.br/ir**

Conference Call Webcast (in Portuguese)

Date: August 12th, 2014
Time: 09:30 a.m. (U.S. EST)
10:30 a.m. (Brasilia time)
Dial-in: +55 (11) 3728-5971
Code: EZTEC

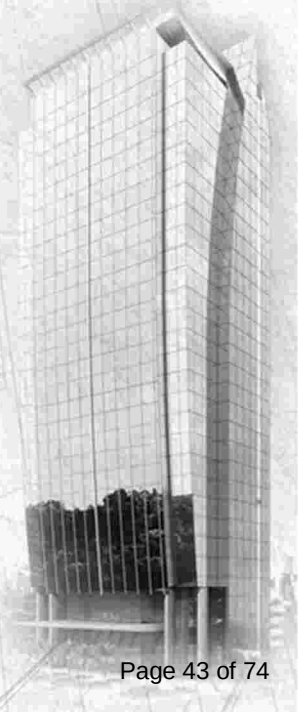
Replay: +55 (11) 3127-4999
Code: 50171599
Webcast: **www.eztec.com.br/ir**

The access links will be made available in the Investor Relations section of the Company's website (www.eztec.com.br/ir).

Relationship with the independent auditors: In accordance with CVM Instruction 381/03, we inform that in 2011 the independent auditors of the company Ernst & Young Terco Auditores Independentes S.S. did not provide any services other than those related to the external audit. The company's policy for contracting the services of independent auditors assures there are no conflicts of interests or loss of independence or objectivity.

Data of financial and/or operational information such as EBITDA, sales volume and launched PSV were not revised by the independent auditors.

Disclaimer: This release contains forward-looking statements relating to the prospects of the business, estimates for operating and financial results, and those related to growth prospects of EZTEC S.A. These are merely projections and as such are based exclusively on the expectations of EZTEC S.A.'s management concerning the future of the business and its continuous access to capital in order to finance its business plan. These forward-looking statements depend substantially on changes in market conditions, government regulations, competitive pressures, the economic performance of the industry and Brazil, among other factors, as well as the risks presented in the disclosure documents filed by EZTEC S.A., and therefore are subject to change without prior notice.



ANNEX I: CONSOLIDATED CASH FLOW

Cash Flow Periods ended in June 30th Amount expressed in thousand of Brazilian Reais - R$	1H14
Net Income	**218,921**
Adjustments to reconcile net income to net cash provided by (used in) operating activities	**(26,882)**
Present Value Adjustment Value from Taxes	(5,374)
Foreign Exchange Gains (Losses), Net	3,760
Depreciation and Amortization	4,582
Amortization of goodwill added value	-
Gain on advantageous purchase investments	-
Write-off of Investments	-
Equity Income	(40,414)
Income Tax and Social Contribution, Current and Deferred	10,529
Write-off fixed assets	35
Decrease (increse) in operating assets:	**(164,698)**
Trade Accounts Receivables	(48,832)
Real Estate Held for Sale	(121,493)
CEPAC Acquisiton	-
Prepaid Expenses	(5,562)
Other Assets	11,189
Decrease (increase) in operating liabilities:	**(319)**
Advances from Customers	(2,309)
Interest Paid	(15,343)
Dividends received from subsidiary	31,182
Income Tax and Social Contribution Paid	(9,273)
Suppliers	(13,660)
Other Liabilities	9,084
Net Cash provided by (used in) Operating Activities	**27,022**
Cash from operating activities	**(146,742)**
Short-Term Investments	(193,106)
Loans	58,293
Goodwill on acquisition of investments	(4,194)
Acquisition of Investiments	(5,839)
Purchase of Property and Equipment	(1,896)
Net Cash used in Investing Activities	**(146,742)**
Cash Flows from Financing Activities:	**108,100**
New Loans and Financings	149,674
Noncontrolling Interests in Subsidiaries	(5,965)
Payment of Loans and Financings	(35,609)
Net Cash Provided by Financing Activities	**108,100**
Dilution in cash and cash equivalents	**(11,620)**
Balance at Beginning of Period	**62,808**
Balance at End of Period	**51,188**

ANNEX II: REVENUE BY PROJECT

Project	Launch Date	Delivery Date (Contract)	% EZTEC	% Units Sold	Cumulative Revenue (1)
2006					
Splendor Vila Mascote	Mar/06	May/09 and Sep/09	100%	100%	78,241
Splendor Santana	May/06	Nov/09	100%	100%	53,312
Splendor Tatuapé	Aug/06	Oct/09 and Feb/10	100%	100%	84,186
Collori	Nov/06	Nov/09	50%	100%	62,430
Terraco Anália Franco	Nov/06	Nov/09	100%	100%	31,483
2007					
Evidence	Mar/07	Sep/10	50%	100%	41,367
Clima Bothanico	Mar/07	Dec/09 and Mar/10	100%	100%	146,728
Vert	Mar/07	Feb/10	100%	100%	51,772
Clima do Bosque	Jun/07	Mar/10	100%	100%	84,664
Sports Village Ipiranga	Sep/07	Jul/10	100%	100%	93,234
sports Village Ipiranga	Oct/07	Nov/10	100%	100%	93,234
Ville de France	Oct/07	Mar/09, May/09, Aug/10 and	50%	100%	53,678
2008					
Clima do Parque	Mar/08	Sep/10	100%	100%	150,376
Bell'Acqua	Apr/08	Oct/10	100%	100%	44,286
Prime House Vila Mascote	Jun/08	Apr/11	100%	100%	59,408
Splendor Square	Jun/08	Feb/11	100%	99%	81,386
Premiatto	Jun/08	Jul/11	50%	100%	76,495
Mundeo	Jun/08	Oct/10	100%	99%	26,117
Splendor Klabin	Sep/08	Mar/11	90%	100%	47,524
Vidabella 1	Oct/08	Jun/10	50%	100%	7,254
Chácara Sant'Anna	Nov/08	Aug/11	50%	100%	77,487
2009					
Supéria Moema	Mar/09	Sep/11	100%	100%	71,509
Capital Corporate Office	May/09	Nov/12	100%	99%	301,877
Le Premier Ibirapuera Parc	Jun/09	Jun/12	100%	100%	88,440
Vidabella 2	Jul/09	Jun/10	50%	100%	7,170
Supéria Paraíso	Aug/09	Nov/11	100%	99%	60,911
Vidabella 3	Oct/09	Mar/11	50%	99%	9,905
Vidabella 4	Oct/09	Mar/11	50%	100%	9,951
Vidabella 5	Oct/09	Mar/11	50%	100%	9,989
Reserva do Bosque	Oct/09	May/12	50%	97%	28,927
Quality House Jd. Prudência	Nov/09	Sep/12	100%	100%	72,643
2010					
Gran Village Club	Jan/10	Dec/12	100%	100%	116,432
Clima Mascote	Feb/10	Dec/12	100%	97%	98,118
Massimo Residence	Mar/10	Sep/12	50%	98%	33,533
Up Home	Apr/10	Jan/13	100%	99%	75,758
Quinta do Horto	May/10	Feb/13	100%	89%	68,550
Prime House Sacomã	May/10	May/13	100%	97%	49,717
Sky	Jun/10	Oct/13	90%	97%	157,801
Varanda Tremembé	Jun/10	Apr/13	100%	98%	51,522
Sophis	Sep/10	Oct/13	100%	92%	96,250
Royale Prestige	Oct/10	Sep/13	60%	76%	208,084
Art'E	Oct/10	Nov/13	50%	88%	59,637
Gran Village V. Formosa	Nov/10	Dec/13	100%	88%	105,532
2011					
NeoCorporate Offices	Jan/11	Feb/14	100%	77%	151,820
Up Home Jd. Prudência	Feb/11	Jan/14	100%	100%	73,100
Trend Paulista Offices	Feb/11	Dec/13	50%	88%	79,997
Quality House Sacomã	Feb/11	Feb/14	100%	95%	72,030
Royale Tresor	Mar/11	Mar/14	60%	81%	96,582
Supéria Pinheiros	Jun/11	Aug/14	100%	91%	49,140
Chateau Monet	Jun/11	Aug/14	100%	77%	98,189
Still Vila Mascote	Jun/11	Nov/14	50%	68%	22,137
Sophis Santana	Sep/11	Sep/14	100%	68%	72,282
Royale Merit	Nov/11	Mar/15	60%	80%	78,386
Vidabella 6 a 10	Dec/11	Sep-13 e Sep-14	50%	77%	23,499
Up Home Vila Carrão	Dec/11	Jan/15	100%	87%	53,337
Vivart Tremembé	Dec/11	Aug/14	100%	78%	43,110
Gran Village São Bernardo	Dec/11	Dec/14	100%	90%	139,653
2012					
Neo Offices	Feb/12	Mar/14	100%	88%	36,563
Bosque Ventura	Mar/12	Aug/15	70%	94%	64,135
Terraço do Horto	May/12	Aug/12	100%	100%	11,947
Massimo Nova Saúde	Jun/12	Mar/15	100%	92%	40,410
In Design	Jun/12	Jul/15	100%	93%	77,135
The View	Jul/12	Apr/12	100%	87%	53,412
Green Work	Jul/12	Apr/15	100%	86%	67,641
Up Home Santana	Aug/12	Aug/15	100%	54%	14,649
Chácara Cantareira	Sep/12	Jan/16	50%	81%	22,309
Prime House São Bernardo	Sep/12	Oct/15	100%	86%	64,687
Parque Ventura	Oct/12	Jan/16	70%	95%	52,517
Jardins do Brasil - Abrolhos	Oct/12	Jan/16	28%	71%	22,927
Jardins do Brasil - Amazônia	Oct/12	Jan/16	28%	67%	26,528
Brasiliano	Nov/12	Sep/15	45%	87%	18,962
Dez Cantareira	Dec/12	Apr/15	50%	100%	15,223
2013					
Premiatto Sacomã	Jan/13	Dec/15	100%	50%	422,121
Le Premier Paraíso	Mar/13	Feb/16	100%	68%	31,052
Premiatto Sacomã	Feb/13	Jan/16	100%	84%	17,846
Splendor Vila Mariana	Mar/13	Oct/15	100%	91%	35,248
EZ Mark	May/13	Feb/16	100%	60%	88,545
Jardins do Brasil - Mantiqueira	Jul/13	Nov/16	28%	82%	9,130
Centro Empresarial - Torre São Paulo	Jun/13	Sep/16	28%	85%	5,557
Centro Empresarial - Torre Osasco	Jul/13	Sep/16	28%	78%	5,229
Massimo Vila Mascote	Sep/13	Sep/16	100%	60%	24,921
Quality House Ana Costa	Sep/13	Feb/17	100%	53%	10,270
Cidade Maia - Alameda	Dec/13	Mar/17	70%	74%	3,958
Cidade Maia - Jardim	Dec/13	Mar/17	70%	55%	4,564
Cidade Maia - Praça	Dec/13	Mar/17	70%	72%	6,892
2014					
Magnifico Mooca	May/14	Sep/17	50%	64%	6,150

(1) Includes revenue from the sale of properties (net of rescissions) and monetary and financial restatement, weighted according to the Company's share of the project.

GLOSSARY

High-Income Segment: Units priced above R$8,000.01 per square meter on the launch date.

CEPACs: Instruments used by local governments to raise funds to finance public urbanization projects, which are acquired by companies interested in expanding the construction potential of an area. CEPACs are considered variable-income assets, since their return is associated with the value of urban areas and can be traded in the secondary market on the São Paulo Stock Exchange (Bovespa).

Cost of Properties Sold: Composed of the cost of lot acquisition, project development, construction as well as the expenses related to the financing of production (SFH).

Land Bank: EZTEC maintains a land bank for future projects, with these properties acquired in cash or through agreements for the exchange of units in the same development.

Upper-Middle-Income Segment: Units priced from R$6,000.01 to R$8,000.00 per square meter on the launch date.

Middle-Income Segment: Units priced from R$4,000.01 to R$6,000.00 per square meter on the launch date.

Percentage of Completion (PoC) Method: According to Brazilian accounting policies, revenues are recognized based on the Percentage of Completion (PoC) accounting method, measuring the progress of the project until its conclusion in terms of the real costs incurred in relation to the total budgeted costs.

Economic Segment: Units priced from R$2,500.01 to R$4,000.00 per square meter on the launch date.

Super Economic Segment: Units priced below R$2,500.00 per square meter on the launch date.

Risk Segregation: Accounting regime through which the assets of a project remain segregated from the assets of the developer until construction is completed. The project's cash flow is also not appropriated in the event of the bankruptcy or insolvency of the developer. Developments submitted to this regime obtain a Special Tax Regime (RET), with the tax benefit of a consolidated tax rate (PIS+COFINS+IR+CSLL) of 4.0% of revenue.

Performed Receivables: Receivables from clients whose units have been concluded.

Deferred Revenue: The contracted sales for which revenue is allocated to future periods in accordance with the percentage of completion of construction.

Deferred Income: Given the recognition of revenue as a function of the percentage of conclusion of construction (PoC method), revenue from the incorporation of signed contracts is recognized in future periods. Therefore, Deferred Income corresponds to contracted sales less the budgeted construction cost of units to be recognized in future periods.

Return on Equity (ROE): Return on Equity is a financial indicator that measures the return on the capital invested by shareholders (shareholders' equity). To calculate ROE, simply divide the company's net income by its shareholders' equity.

Contracted Sales: The amount of contracts executed with clients related to the sale of units delivered or for future delivery.

Potential Sales Value (PSV): Amount obtained or to be potentially obtained from the sale of all units of a real estate project at a specific price predetermined on the launch date.

EZTEC Potential Sales Value (EZTEC PSV): Amount obtained or to be potentially obtained from the sale of all units of a real estate project at a specific price predetermined on the launch date, proportional to EZTEC's interest in the project.

Notes to interim financial information

1. Operations

EZ TEC Empreendimentos e Participações S.A.(Company) headquartered at Avenida República do Líbano, 1921, in the City and State of São Paulo, has been listed on the Novo Mercado since June 21, 2007, in the Securities, Commodities and Futures Exchange (BM&FBOVESPA S.A.), where its shares are traded under the ticker symbol “EZTC3”. The Company is a holding company for the entities listed in Note 10.

The Company, by means of its subsidiaries (individually or jointly controlled), is primarily engaged in the: (a) development and sale of real estate projects of any nature, including by means of financing; (b) management and lease of own properties; (c) allotment of land; (d) construction of condominiums; (e) provision of services related to construction, supervision, studies and projects and carrying out of any construction work and provision of civil engineering services on a technical and economic basis; and (f) interest in other entities, whether or not these are businesses, acting as an owner, member, or shareholder.

2. Summary of significant accounting practices

The individual and consolidated interim financial statements were consistently prepared in accordance with the accounting practices described in Note 2 to the annual, individual and consolidated financial statements for the year ended December 31, 2013 and therefore should be read in conjunction with those statements.

The consolidated interim financial information was prepared in accordance with the International Financial Reporting Standards (IFRS) applicable to Brazilian real estate development entities, including Guidance OCPC 04 – Applying Technical Interpretation ICPC 02 to Brazilian Real Estate Development Entities, regarding treatment of revenue recognition for this sector and involving issues relating to the meaning and application of the concept of continuous transfer of risks, benefits and control over sales for real estate units.

The preparation of interim financial statements requires the use of certain critical accounting estimates and also the exercise of judgment by Company management in the process of applying accounting practices. Accounting estimates and judgments are continuously assessed based on historical experience and other factors, including expectations with regard to future events, considered reasonable under the circumstances. These estimates and assumptions may differ from actual results. The effects stemming from these reviews of accounting estimates are recognized in the six-month period ended June 30, 2014.

In the case of non-accounting and/ or non-financial information contained in this interim financial information such as the volume of sales, contractual data, unrecognized revenue and costs at units sold, and economic, insurance and environmental risk projections were not audited.

Notes to interim financial information

2.1. Standards and interpretations issued by the IASB and not yet adopted

On the preparation date of this interim financial information, the following IFRS, amendments and interpretations of IFRIC had been published; however, their application was not mandatory:

Pronouncement	Description	Effective term
IFRS 9 - Financial Instruments	Refers to the first phase of the replacement project of IAS 39 - Financial Instruments: Recognition and Measurement..	As from January 1, 2015.
IFRS 21 - Taxes	A tax obligation should only be recognized when the event that generates the obligation occurs.	As from January 1, 2015.
IFRS 15 – Revenue from contracts with customers	Refers to the issue of recognition of revenue stemming from contracts with customers including real estate development companies in Brazil.	As from January 1, 2017.

Company management is evaluating these standards and is awaiting pronouncement from Brazil's FASB (the CPC) for the adoption of these practices.

3. Cash and cash equivalents

These are represented by:

	Company BR GAAP		Consolidated IFRS and BR GAAP	
	6/30/2014	12/31/2013	6/30/2014	12/31/2013
Cash and banks	**11,002**	2,925	**51,188**	62,808
	11,002	2,925	**51,188**	62,808

4. Short-term investments

The amounts at June 30, 2014, of R$ 258,080 and R$281,115 (R$ 109,503 and R$136,517 at December 31, 2013) Company and consolidated, respectively, refers to investments in CDBs and investment funds and are classified as "Held for trading" to be used in accordance with the Company's cash flow needs. Yield fluctuates between 75% and 110.5% of the CDI.

5. Trade accounts receivable

	Consolidated IFRS and BR GAAP	
	6/30/2014	12/31/2013
Accounts receivable from customers per real estate development - completed units	**344,326**	362,753
Accounts receivable from customers per real estate development - units under construction (*)	**992,252**	917,904
Trade notes receivable - services	**146**	1,861
	1,336,724	1,282,518
Current	**982,331**	876,492
Noncurrent assets	**354,393**	406,026

(*) Amounts net of present value adjustment at June 30, 2014, totaling R$ 25,853 (R$ 31,229 at December 31, 2013). The average rate used for the period ended June 30, 2014 was 6.2% p.a. (5.8% p.a. at December 31, 2013) for accounts receivable from undelivered units.

Notes to interim financial information

At June 30, 2014 and December 31, 2013, breakdown of the portion of noncurrent assets per year of receipt is as follows:

	Consolidated IFRS and BR GAAP	
Year	6/30/2014	12/31/2013
2015	**117,839**	176,636
2016	**130,631**	102,452
2017	**35,535**	40,771
As from 2018	**70,388**	86,167
	354,393	406,026

The aging list at June 30, 2014 and December 31, 2013 is as follows:

	Consolidated - IFRS and BR GAAP	
	6/30/2014	12/31/2013
Overdue:		
Up to 30 days	**16,064**	92,029
From 31 to 60 days	**6,377**	5,245
From 61 to 90 days	**8,599**	56,748
From 91 to 120 days	**22,811**	1,843
Above 120 days	**133,167**	33,714
	187,018	189,579
Falling due:	**1,149,706**	1,092,939
	1,336,724	1,282,518

Of the amount overdue at June 30, 2013, approximately 80% refers to customers that are under analysis and obtaining bank financing to settle their debit balance.

These transactions are guaranteed by chattel mortgage of real estate financed upon the generation of real estate credits, except those discussed earlier.

6. Properties for sale

These are substantially represented by the buildup cost of properties for sale, either completed or under construction, and land for future developments, distributed as follows:

	Consolidated - IFRS and BR GAAP	
	6/30/2014	12/31/2013
Completed units	**58,303**	41,557
Units under construction	**312,121**	262,215
Land for new construction	**594,225**	551,722
Financial charges	**12,756**	5,507
Advances to suppliers	**44,158**	38,282
	1,021,563	899,283
Current	**634,984**	504,611
Noncurrent	**386,579**	394,672

Land for new construction will be developed as from July 2014, according to the launches in progress. Land expected to be developed from July 2015 onward was classified under noncurrent assets.

Notes to interim financial information

On an annual basis Company management marks its “Land for new construction” to market, and based on market valuation reports concludes on the need for an adjustment due to impairment. At the reporting date of these interim financial statements no indications of impairment were identified.

Other explanations relating to this accompanying note did not suffer material variation in relation to information disclosed in Note 7 to the December 31, 2013 financial statements.

7. Taxes to offset

These are represented by:

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	6/30/2014	**12/31/2013**	**6/30/2014**	**12/31/2013**
Withholding Income Tax - IRRF - (*)	**13,992**	17,486	**14,796**	18,234
Other	**-**	-	**905**	876
	13,998	17,492	**15,701**	19,110
Current	**-**	-	**1,696**	1,618
Noncurrent	**13,998**	17,492	**14,005**	17,492

(*) Income tax on short-term investments represents withholding occurred, including prior year withholding, which, in line with the provisions of article 66 of Law No. 8383/91, as amended by article 58 of Law No. 9069/95, establishes the right to offset these amounts against taxes of the same nature or to request a refund, which ensures full realization thereof at adjusted amounts. The Company has already filed a request for the restated refund of part of this amount, receiving a portion thereof in March 2014.

Notes to interim financial statements

8. Investments

Subsidiary or joint subsidiary	Equity interest - %	Capital	Equity (capital deficiency)	Net income (loss) for the year	Investments					
					Company - BR GAAP			Consolidated - IFRS e BR GAAP		
					Equity pickup	6/30/2014	12/31/2013	Equity pickup	6/30/2014	12/1312013
Alfenas Incorporadora Ltda.	99.99	11,907	47,949	(1,298)	(1,298)	47,949	59,607	-	-	-
Alexandria Incorporadora Ltda.	99.99	19,845	72,255	1,486	1,486	72,255	97,271	-	-	-
Arapanés Incorporadora Ltda.	99.99	9,831	31,040	6,150	6,150	31,040	23,860	-	-	-
Arambaré Incorporadora Ltda.	99.99	25,311	23,271	(631)	(631)	23,271	23,111	-	-	-
Ares da Praça Empreendimento Imobiliário Ltda. (a)	70.00	13,621	62,951	23,934	16,754	44,066	27,312	16,754	44,066	27.312
Aurillac Incorporadora Ltda.	99.99	21,733	21,939	169	169	21,939	21,845	-	-	-
Catarina Incorporadora Ltda.	99.99	7,041	34,517	8,842	8,842	34,517	25,675	-	-	-
Center Jabaquara Empreendimentos Imobiliários Ltda.	99.99	5,232	40,829	14,731	14,731	40,829	26,458	-	-	-
Crown Incorporadora Ltda.	99.99	15,156	35,559	8,473	8,473	35,559	28,126	-	-	-
Elba Incorporadora Ltda.	99.99	17,406	41,984	3,426	3,426	41,984	38,558	-	-	-
Florença Incorporadora Ltda.	99.99	4,822	22,231	1,975	1,975	22,231	20,986	-	-	-
Garicema Empreendimentos Imobiliários Ltda.	99.99	55,107	322,236	68,446	68,446	322,236	260,530	-	-	-
Giopris Empreendimentos Imobiliários Ltda.	99.99	42,003	41,479	(252)	(252)	41,479	41,611	-	-	-
Gol Incorporadora Ltda.	99.99	24,229	26,512	(5)	(5)	26,512	25,893	-	-	-
Guara Incorporadora Ltda.	99.99	1	57,068	(79)	(79)	57,068	56,505	-	-	-
Iracema Incorporadora Ltda. (a)	50.00	11,274	42,479	(14)	(7)	21,239	20,834	(7)	21,239	20.834
J.J. Rodrigues Empreendimentos Imobiliários SPE Ltda. (a)	50.00	32,073	42,521	6,098	3,049	21,261	34,387	3,049	21,261	34.387
Jauaperi Incorporadora Ltda.	99.99	26,147	26,635	323	323	26,635	26,767	-	-	-
Juriti Empreendimentos Imobiliários Ltda.	99.99	7,463	23,331	3,225	3,225	23,331	23,466	-	-	-
Limoges Incorporadora Ltda.	99.99	40,886	69,366	3,813	3,813	69,366	68,018	-	-	-
Mairiporã Incorporadora Ltda.	99.99	1	105,825	(768)	(768)	105,825	86,278	-	-	-
Marcella Empreendimentos Imobiliários Ltda.	99.99	37,430	51,736	8,319	8,319	51,736	45,767	-	-	-
Marina Empreendimentos Imobiliários Ltda.	99.99	39,573	46,747	(63)	(63)	46,747	46,920	-	-	-
Mônaco Incorporação S.A. (a)	60.00	39,883	168,775	9,036	5,421	101,265	95,844	5,421	101,265	95.844
Otawa Incorporadora Ltda.	99.99	4,967	46,452	3,160	3,160	46,452	36,542	-	-	-
Paraíso Empreendimentos Imobiliários Ltda.	99.99	6,628	47,738	9,228	9,228	47,738	38,750	-	-	-
Phaser Incorporação SPE S.A. (a)	27.50	100,407	144,358	33,254	9,145	39,698	29,712	9,145	39,698	29.712
Reno Incorporadora Ltda.	99.99	11	85,169	11,358	11,358	85,169	73,811	-	-	-
Santa Lidia Empreendimentos e Participações SPE Ltda. (a)	50.00	24,920	57,669	3,096	1,548	28,835	40,537	1,548	28,835	40.537
Tatuapé Empreendimentos Imobiliários Ltda.	99.99	20,969	20,196	187	187	20,196	20,009	-	-	-
Toscana Incorporadora Ltda.	99.99	6,802	37,301	4,350	4,350	37,301	32,126	-	-	-
Trento Incorporadora Ltda.	99.99	6,016	20,876	3,587	3,587	20,876	19,579	-	-	-
Treviso Incorporadora Ltda.	90.00	26,518	39,280	10,454	9,409	35,352	78,593	-	-	-
Verona Incorporadora Ltda.	99.99	16,266	24,870	2,981	2,981	24,870	46,458	-	-	-
Vermonth Incorporadora Ltda.	99.99	3,649	25,858	(325)	(325)	25,858	25,724	-	-	-
Village of Kings Incorporadora Ltda.	99.99	26,714	99,384	24,423	24,423	99,384	76,596	-	-	-
Windsor Incorporadora Ltda.	99.99	6,347	53,566	9,352	9,352	53,566	44,214	-	-	-
Other investments					14,318	454,040	446,947	4,504	132,192	120.099
Subtotal					254,220	2,349,675	2,235,227	40,414	388,556	368.725
"Surplus value" (b)						20,276	20,273		19,227	17.733
Total investments						2,369,951	2,255,500		407,783	386.458
Provision for losses with investments (c)	99.99	-	(2,043)	(1,812)	(1,812)	(2,043)	(1,857)	-	-	-

(a) Jointly controlled entities not consolidated in interim financial information and statements.

(b) In "surplus value", amounts of assets of properties for sale and accounts receivable were recognized, which, in the acquisition thereof, were measured at fair value. In subsequent periods, they were tested for impairment by internal and external experts, .

(c) At June 30, 2014 and December 31, 2013, the provision for investment losses represents the record of equity interest in investments in which equity is negative (capital deficiency) and is presented in current liabilities.

Notes to interim financial information

"Surplus value" of accounts receivable and properties for sale acquired in companies	Company (BR GAAP)		Consolidated (BR GAAP)	
	6/30/2014	12/31/2013	6/30/2014	12/31/2013
Genova Incorporadora S.A. (ii)	**830**	980	**830**	980
Phaser Incorporação SPE S.A. (i)	**5,331**	5,746	**5,331**	5,746
Santa Lidia Empreendimentos e Participações SPE Ltda. (i)	**159**	181	**159**	181
Florianópolis Empreendimentos Imobiliários Ltda. (i)	**1,023**	1,179	**1,023**	1,179
Wanessa Incorporadora Ltda. (ii)	**826**	2,317	**-**	-
Monaco Incorporação S.A. (ii)	**6,927**	8,884	**6,927**	8,884
Puebla Incorporadora Ltda. (i)	**4,194**	-	**4,194**	-
Other	**986**	986	**763**	763
	20,276	20,273	**19,227**	17,733

(i) The surplus value on acquisition of these investments was based on properties for sale (land).

(ii) Surplus value upon acquisition was based on customer portfolio and properties for sale.

9. Property and equipment

These comprise:

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	6/30/2014	12/31/2013	6/30/2014	12/31/2013
Property and equipment - cost	**11,555**	11,245	**12,968**	12,573
Accumulated depreciation	**(6,884)**	(5910)	**(7,937)**	(6,929)
	4,671	5,335	**5,031**	5,644

Other explanations relating to this accompanying note did not suffer material variation in relation to the information disclosed in Note 11 to the December 31, 2013 financial statements.

10. Intangible assets

These are comprised net of:

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	6/30/2014	12/31/2013	6/30/2014	12/31/2013
Software use license	**6,560**	5,965	**6,758**	6,163
Trademarks and patents	**6**	6	**11**	13
	6,566	5,971	**6,769**	6,176

Other explanations relating to this accompanying note did not suffer material variation in relation to the information disclosed in Note 12 to the December 31, 2013 financial statements.

11. Real estate development and sale of properties

The total amounts of real estate developments and sale of units under construction, including the amounts already realized and presented in balance sheet accounts and the amounts not yet recorded, identified as "unrealized" below, due to the revenue recognition criterion established under accounting guidance OCPC 04 applicable to real estate activities, are as follows:

Notes to interim financial information

a) Trade accounts receivable and advances from customers

	Consolidated - IFRS and BR GAAP	
	6/30/2014	**12/31/2013**
Current assets		
Accounts receivable - % realized	**982,331**	876,492
Accounts receivable - % unrealized	**390,160**	492,594
	1,372,491	1,369,086
Noncurrent assets		
Accounts receivable - % realized	**354,393**	406,026
Accounts receivable - % unrealized	**318,849**	499,885
	673,242	905,911
Current liabilities		
Advance from customers - % unrealized	**23,879**	26,188
	23,879	26,188

b) Unearned income

	Consolidated - IFRS and BR GAAP	
	6/30/2014	**12/31/2013**
Unearned gross sales revenue	**765,661**	1,074,135
(-) Unrealized adjustment to present value	**(32,773)**	(55,468)
(-) Costs to incur with units sold (i)	**(360,599)**	(512,584)
Unearned income from sale of properties	**372,289**	506,083

(i) Costs to incur with units sold: These represent estimates of costs to be incurred with constructions in progress of units already sold, less costs incurred up to June 30, 2014 and December 31, 2013.

c) Income earned on sale of properties under construction

	Consolidated - IFRS and BR GAAP	
	6/30/2014	**6/30/2013**
Accumulated amounts:		
Earned gross sales revenue (i)	**1,403,648**	1,208,168
(-) Present value adjustment	**(25,853)**	(36,172)
(-) Costs incurred with units sold (ii)	**(656,195)**	(561,560)
Income on sale of properties	**721,600**	610,436

(i) Earned gross sales revenue

This refers to earned revenue accumulated from launch up to June 30, 2014 and June 30, 2013. This revenue does not include real estate projects completed in 2014 and 2013.

(ii) Costs incurred with units sold

Costs comprise expenses incurred with land, construction, financial charges from real estate financing, provision for guarantees and other expenses inherent to the respective real estate development.

d) Pool of assets available for lien

At June 30, 2014, real estate projects included in “pool of asset available for lien”, pursuant to Law No. 10931/04, correspond to 63.3% of total assets consolidated (65.1.9% at December 31, 2013).

Notes to interim financial information

12. Loans and financing

		Consolidated - IFRS and BR GAAP				
Financial institution	Object	Currency	Charges	Maturity final	6/30/2014	12/31/2013
Banco do Brasil S.A.	Real estate credit	R$	TR + 9.86% p.a.	August 2015	**-**	13,274
Banco Bradesco S.A.	Real estate credit	R$	TR + 10% p.a.	April 2014	**-**	16,258
Banco Itaú S.A.	Real estate credit	R$	TR + 9.9% p.a.	March 2016	**9,848**	15,262
Banco Itaú S.A.	Real estate credit	R$	TR + 9.9% p.a.	July 2015	**18,831**	14,932
Banco Bradesco S.A.	Real estate credit	R$	TR + 9.8% p.a.	July 2015	**33,492**	27,680
Banco Bradesco S.A.	Real estate credit	R$	TR + 9.8% p.a.	March 2015	**15,966**	9,533
Banco Bradesco S.A.	Real estate credit	R$	TR + 9.8% p.a.	October 2015	**9,749**	4,889
Banco Itaú S.A.	Real estate credit	R$	TR + 9.9% p.a.	July 2017	**20,108**	12,812
Banco Itaú S.A.	Real estate credit	R$	TR + 9.9% p.a.	June 2016	**18,613**	5,540
Banco Itaú S.A.	Real estate credit	R$	TR + 10.5% p.a.	December 2014	**-**	4,090
Banco Bradesco S.A.	Real estate credit	R$	TR + 8.9% p.a.	July 2016	**246,316**	157,355
Banco Santander S.A.	Real estate credit	R$	TR + 9.5% p.a.	November 2015	**10,085**	4,123
Banco Santander S.A.	Real estate credit	R$	TR + 9% p.a.	October 2016	**22,641**	6,478
Banco Santander S.A.	Real estate credit	R$	TR +9% p.a.	October 2015	**1,959**	706
Banco Santander S.A.	Real estate credit	R$	TR +9% p.a.	July 2016	**1,902**	-
Banco Santander S.A.	Real estate credit	R$	TR + 10.5% p.a.	November 2015	**1,000**	-
					410,510	292,932
Current					**15,966**	20,348
Noncurrent					**394,544**	272,584

Loans and financing taken out are inherent to the development of the work, guaranteed by the mortgage of the property itself and rights on trade receivables. These loan agreements do not provide covenants linked to the Company's financial indices.

13. Labor liabilities

These are represented by:

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	6/30/2014	12/31/2013	6/30/2014	12/31/2013
Accrued vacation pay and social charges	**3,044**	1,383	**7,953**	4,979
Payroll charges	**1,220**	1,249	**3,564**	2,849
Salaries and premiums payable (*)	**1,899**	2,165	**3,440**	3,795
Management fees payable	**-**	-	**62**	54
	6,163	4,797	**15,019**	11,677

(*) This includes provision for premiums payable to employees, which are calculated under global goals, as established by management. At June 30, 2014, R$ 2,334 (R$ 1,767 at June 30, 2013) in general and administrative expenses were allocated in the consolidated interim financial information.

Notes to interim financial information

14. Tax liabilities

These are represented by:

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	6/30/2014	12/31/2013	6/30/2014	12/31/2013
IRPJ	**-**	-	**1,764**	1,710
CSLL	**-**	-	**878**	816
PIS	**-**	-	**303**	312
COFINS	**-**	-	**1,409**	1,433
Other	**34**	33	**2,600**	1,577
	34	33	**6,954**	5,848

15. Land payable

Subsidiary	Location	Consolidated - IFRS and BR GAAP	
		6/30/2014	12/31/2013
Cabreuva Incorporadora Ltda.	Guarulhos	**12,000**	-
Pinhal Incorporadora Ltda.	Guarulhos	**9,000**	15,000
Mairiporã Incorporadora Ltda.	Santo Amaro	**48,875**	63,250
Ypê Incorporadora Ltda.	São Caetano	**51,100**	46,620
Outros		**5,805**	5,819
		126,780	130,689
Current		**61,305**	98,939
Noncurrent		**65,475**	31,750

Other explanations relating to this accompanying note did not suffer material variation in relation to the information disclosed in Note 18 to the December 31, 2013 financial statements.

Maturities of noncurrent liabilities are as follows:

Maturity	Consolidated - IFRS and BR GAAP	
	6/30/2014	12/31/2013
2015	**65,475**	31,750
	65,475	31,750

16. Deferred taxes

Deferred IRPJ, CSLL, PIS and COFINS are calculated based on revenues allocated to P&L for the year, which were not financially realized. Payment is made to the extent these are received, under the provisions of tax law. Tax base for the year is as follows:

Notes to interim financial information

a) Breakdown of balances recorded in current and noncurrent liabilities

	Consolidated - IFRS and BR GAAP	
	6/30/2014	**12/31/2013**
Measurement basis for deferred tax liabilities	**1,342,610**	1,288,628
Deferred IRPJ	**16,708**	16,107
Deferred CSLL	**8,755**	8,449
Deferred PIS and COFINS	**27,633**	26,715
	53,096	51,271
Current	**37,816**	34,833
Noncurrent	**15,280**	16,438

The amounts classified as noncurrent will be realized from July 2015.

b) Breakdown of current and deferred IRPJ and CSLL expenses

	Consolidated - IFRS and BR GAAP	
	6/30/2014	**6/30/2013**
Current:		
IRPJ	**(6,351)**	(6,997)
CSLL	**(3,270)**	(3,649)
	(9,621)	(10,646)
With deferred payment:		
IRPJ	**(594)**	(2,009)
CSLL	**(313)**	(1,071)
	(907)	(3,080)

c) Reconciliation of IRPJ and CSLL – current and deferred

	Company - BR GAAP (i)		Consolidated - IFRS and BR GAAP (ii)	
	6/30/2014	**6/30/2013**	**6/30/2014**	**6/30/2014**
Income before income and social contribution taxes	**217,849**	287,088	**229,449**	301,800
Rate - 34%	**(74,069)**	(97,610)	**(78,013)**	(102,612)
Effects on exclusions (equity pickup)	**86,435**	106,015	**13,741**	14,950
Effects on additions	**(2,052)**	(689)	**(929)**	(689)
Effect of income at subsidiaries taxed under the taxable income as a percentage of gross sales/ special tax regime	**-**	-	**54,672**	74,625
Tax credit is not set up on tax losses and temporary differences	**10,314**	7,716	**-**	-
Total taxes			**(10,528)**	(13,726)
Current income and social contribution taxes			**(9,621)**	(10,646)
Deferred income and social contribution taxes			**(907)**	(3,080)
Effective rate			**(4.6%)**	(4.5%)

(i) The parent company opted for the taxable profit based on accounting records regime and does not record tax credits, recording them only upon realization of future income.

(ii) According to Brazilian IRS Revenue Procedure No. 84/79, developers should pay taxes based on the financial development of real estate projects. Accounting interpretation ICPC 02 - Agreements for the Construction of Real Estate and accounting guidance OCPC 04 establish that the appropriation of revenues shall be based on the financial development of real estate projects.

(iii) Therefore, the difference between tax and corporate revenue is the basis of recognition of deferred taxes.

Notes to interim financial information

17. Related parties

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	6/30/2014	**12/31/2013**	**6/30/2014**	**12/31/2013**
Noncurrent assets (*):				
Analisys Consultoria, Planejamento e Participações S/S	**130**	1,825	**-**	-
Arambaré Incorporadora Ltda.	**610**	-	**-**	-
Avignon Incorporadora Ltda.	**-**	-	**4,113**	4,114
Camila Empreendimentos Imobiliários Ltda.	**597**	697	**-**	-
Itagi Incorporadora Ltda.	**1,555**	1,555	**-**	-
San Diego Incorporadora Ltda.	**-**	1,620	**-**	-
Santarém Incorporadora Ltda.	**-**	565	**-**	-
Silvana Empreendimentos Imobiliários Ltda.	**2,663**	2,802	**-**	-
Puebla Incorporadora Ltda.	**500**	-	**-**	-
Other	**1,971**	714	**1,181**	59
	8,026	9,778	**5,294**	4,173
Current liabilities (*):				
Aurillac Incorporadora Ltda.	**5,623**	5,569	**-**	-
CCISA07 Incorporadora Ltda.	**5,000**	-	**5,000**	
Crown Incorporadora Ltda.	**4,145**	4,055	**-**	-
Florença Incorporadora Ltda.	**11,693**	5,688	**-**	-
Garicema Empreendimentos Imobiliários Ltda.	**8,025**	2,500	**-**	-
Genova Incorporadora S/A		1,001	**-**	1,001
Giópris Empreendimentos Imobiliários Ltda.	**24,174**	25,359	**-**	-
Jauaperi Incorporadora Ltda.	**10,135**	9,378	**-**	-
Lausanne Incorporadora Ltda.	**7,525**	4,170	**-**	-
Limoges Incorporadora Ltda.	**35,345**	33,554	**-**	-
Marcella Empreendimentos Imobiliários Ltda.	**20,074**	19,574	**-**	-
Marina Empreendimentos Imobiliários Ltda.	**4,228**	5,700	**-**	-
Monza Incorporadora Ltda.	**16,686**	16,199	**-**	-
Park Empreendimentos Imobiliários Ltda.	**17,033**	16,425	**-**	-
Priscila Empreendimentos Ltda.	**13,238**	6,603	**-**	-
Tatuapé Empreendimentos Imobiliários Ltda.	**9,122**	8,002	**-**	-
Tec Vendas Consultoria de Imóveis Ltda.	**4,747**	2,937	**-**	-
Torino Incorporadora Ltda.	**5,015**	2,015	**-**	-
Trento Incorporadora Ltda.	**5,600**	4,250	**-**	-
Verona Incorporadora Ltda.	**9,580**	-	**-**	-
Wanessa Incorporadora Ltda.	**4,390**	-	**-**	-
Other	**5,823**	2,173	**890**	1
	227,201	175,152	**5,890**	1,002

(*) This represents loan agreements without finance charges.

For the periods ended June 30, 2013 and December 31, 2013, in addition to the abovementioned transactions, the Company performed or maintains the following transactions in accordance with conditions and market values on an arm's length basis.

- Lease agreement with the controlling shareholder, for the property in which part of its facilities is located, with monthly cost of R$ 145 at June 30, 2014 (R$125 at December 31, 2013), annually restated by the positive variation of IGP-DI-FGV. The lease expires in five years and there is a penalty in the event of termination corresponding to three months of lease;
- Acquisition by manager and holder of equity interest of a residential unit amounting to R$ 12,565 in 2013, whose debt balance as of June 30, 2014 was settled (R$5,065 at December 31, 2013).
- Acquisitions by managers of residential units amounting to R$ 2,950 in September 2013, whose debt balance as of June 30, 2014 amounted to R$10 (R$1,923 at December 31, 2013).
- Sale of 11,696 CEPAC, to the affiliate AK14 Empreendimentos Imobiliários Ltda. amounting to R$14,618, at June 30, 2014 and December 31, 2013, the receivable balance of which is recorded under "securities receivable".

Notes to interim financial information

18. Provision for risks and contingencies

(a) At June 30, 2014, the Company and its subsidiaries do not have any contingent assets with probable gains which are subject to disclosure:

(b) Based on the judgment of its legal counsel on tax, civil and labor proceedings the Company set up a provision considered sufficient to cover probable losses and there was no change from the period ended June 30, 2014. The contingency amount is estimated at R$ 3,774 Company and R$6,542 Consolidated. For judicial proceedings assessed as possible losses the amounts estimated at June 30, 2014 were R$10,936, of which R$8,741 related to civil and R$2,195 to labor claims/ proceedings (at December 31, 2013 R$6,996, with R$5,815 - civil and R$1,181- labor claims.

19. Equity

a) Capital

At June 30, 2014, Company's capital amounts to R$ 1,050,000 divided into 146,724,120 common shares with no par value.

The Company is authorized to increase its capital, regardless of any amendments to the Articles of Incorporation, by resolution of the Board of Directors, up to the limit of 200,000,000 (two hundred million) common shares, including shares already issued.

b) Legal reserve

This reserve is compulsorily set up by the Company at a ratio of 5% of net income for the year, limited to 20% of paid-in capital. Legal reserve will only be used to increase capital and to offset accumulated losses. At June 30, 2014 and December 31, 2013, the Company's legal reserve balance was R$ 89,014.

c) Capital reserve

Capital reserve derives from gain on disposal of treasury shares in 2011 and may be used in compliance with article 200 of Law No. 6404/76 and its amendments.

At June 30, 2014 and December 31, 2013, the Company's legal reserve balance was R$ 38,297.

d) Expansion reserve

As provided for by article 25, letter "f" of the Company's Articles of Incorporation, the statutory income reserve, denominated "Expansion reserve" is intended for financing the expansion activities of the Company's and/or its subsidiaries and affiliates, including by means of subscription of capital increases or creation of new real estate projects, and will be comprised of up to 100% (one hundred per cent) of net income remaining after legal and statutory deductions, and whose balance, in addition to the balances of other income reserves, except for unrealized income reserve and reserve for contingencies, may not exceed 100% (one hundred per cent) of the Company's subscribed capital.

At June 30, 2014 and December 31, 2013, the Company's expansion reserve balance was R$ 924,165.

Notes to interim financial information

e) Dividends

Shareholders are entitled to a minimum mandatory dividend corresponding to 25% of net income for the year, calculated under the Brazilian Corporation Law.

The allocation of P&L for the year ended December 31, 2013 is as follows:

	Company - BR GAAP
	12/31/2013
Net income for the year	585,987
Legal reserve - 5%	(29,299)
	556,688
Proposed dividends - 25% *d*(a)	(139,172)
Expansion reserve	(417,516)
	-

(a) By resolution of the Annual General Meeting held on April 30, 2014, the payment will be made no later than November 30, 2014.

Pursuant to article 34, letter "f" of the Articles of Incorporation, Company management proposed allocation of the remaining balance of net income for the year to expansion reserve, in order to increase its operating activities, such as purchase of new land, residential and commercial launches and developments to be carried out with its current inventory of land.

20. Basic earnings per share

Calculation of basic earnings per share is as follows:

	Company - BR GAAP	
	06/30/2014	06/30/2013
Income attributable to controlling shareholders	**217,849**	287,088
Weighted average number of outstanding common shares (in thousands)	**146,724**	146,724
Basic earnings per share in R$	**1.48**	1.96

The Company does not have any debt convertible into shares with stock options granted; therefore, it does not calculate diluted earnings per share.

21. Net revenue

The net revenue for the year is as follows:

	Consolidated - IFRS and BR GAAP	
	06/30/2014	06/30/2013
Gross operating revenue:		
Revenue from property sales	**502,855**	634,128
Revenue from leases and services	**7,592**	5,749
Total gross operating revenue	**510,447**	639,877

Notes to interim financial information

	Consolidated - IFRS and BR GAAP	
	06/30/2014	**06/30/2013**
Deductions from gross revenue:		
Canceled sales	**(65,065)**	(26,891)
Sales taxes including deferred taxes	**(10,104)**	(14,258)
Deductions from gross revenue:	**(75,169)**	(41,149)
Net revenue	**435,278**	598,728

22. Canceled sales

At June 30, 2014, the amount of R$ 65,065 (R$ 26,891 at June 30, 2013) represents cancellations for the year, related to agreements previously executed, incorporating the effects of results recorded for the financial development of the respective construction work. The properties returned by means of cancellation are resold, and since Company management understands that such amount is not material in relation to sales volume, no provision for return is set up in the interim financial information.

23. Costs and expenses by nature

These are represented by:

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	06/30/2014	**06/30/2013**	**06/30/2014**	**06/30/2013**
Cost of sales and services				
Cost of construction/land	**-**	-	**(190,115)**	(287,339)
Capitalized financial charges	**-**	-	**(14,159)**	(4,755)
Maintenance/guarantee	**-**	-	**(1,622)**	(2,258)
	-	-	**(205,896)**	(294,352)
Selling expenses:				
Advertising and other expenses	**-**	-	**(12,104)**	(21,627)
Sales booth expenses	**-**	-	**(5,839)**	(5,267)
	-	-	**(17,943)**	(26,894)
General and administrative expenses:				
Expenses with salaries and charges	**(21,909)**	(13,908)	**(27,484)**	(16,508)
Expenses with employee benefits	**(3,874)**	(2,907)	**(4,555)**	(4,802)
Expenses with depreciation and amortization	**(1,843)**	(1,921)	**(1,881)**	(1,940)
Expenses with services rendered	**(8,757)**	(6,302)	**(13,317)**	(9,257)
Rental expenses and condominium fees	**(1,169)**	(1,085)	**(1,169)**	(1,276)
Property maintenance expenses	**(342)**	(360)	**(388)**	(469)
Expenses with fees and charges	**(62)**	-	**(641)**	(443)
Other expenses	**(2,002)**	(1,355)	**(3,818)**	(3,206)
	(39,958)	(27,838)	**(53,253)**	(37,901)

24. Key management personnel compensation

The Annual General Meeting held on April 30, 2014 approved the Company's total annual key management personnel compensation limit of R$ 19,000.

In 2014, consolidated expenses with key management personnel compensation amounted to R$8,679, of which R$4,329 was fixed compensation and R$4,350 was variable compensation (R$3,518 as of June 30, 2013).

Notes to interim financial information

25. Financial income (expenses)

These are comprised of:

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	06/30/2014	**06/30/2013**	**06/30/2014**	**06/30/2013**
Revenues:				
Financial income	**8,244**	2,803	**10,032**	4,520
Interest income on accounts receivable	**-**	-	**24,778**	18,562
Other revenues	**2,026**	740	**3,253**	2,575
	10,270	3,543	**38,063**	25,657
Expenses:				
Interest expense and monetary losses	**(196)**	-	**(196)**	(16)
Discounts granted on accounts receivable	**-**	-	**(303)**	(5,334)
Other expenses	**(193)**	(26)	**(476)**	(226)
	(389)	(26)	**(975)**	(5,576)

26. Stock option plan

Company's Articles of Incorporation provides for a stock option plan, approved at the Special General Meeting held on March 3, 2007, for managing officers, employees and service providers, and, up to June 30, 2014, no stock option was granted. The stock option plan will be limited to 2% of Company's shares.

27. Financial instruments

27.1. Capital risk management

The Company and its subsidiaries manage their capital in order to ensure the ability to continue as a going concern, while maximizing the return to all interested parties or parties involved in its operations, by optimizing the balance of debts and equity. The Company's overall strategy remains unchanged from 2009.

The capital structure of the Company and its subsidiaries comprises net indebtedness (loans and financing detailed in Note 12, less balance of cash and cash equivalents and short-term investments in Notes 3 and 4, respectively) and Company's equity (which includes capital, income reserves and non-controlling shareholders).

The Company is not subject to any external requirement on the capital.

Notes to interim financial information

27.2. Net cash

Net cash at end of period/year is as follows:

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	06/30/2014	**31/12/2013**	**06/30/2014**	**31/12/2013**
Loans and financing (a)	**-**	-	**(410,510)**	(292,932)
Cash and cash equivalents and short-term investments (b)	**269,082**	112,428	**332,303**	199,325
Net cash	**269,082**	112,428	**(78,207)**	(93,607)
Equity (c)	**2,319,325**	2,101,476	**2,323,422**	2,110,466
Relation net cash and equity	**0.11**	0.05	**(0.03)**	(0.04)

(a) Short and long-term loans and financing, as defined in Note 12.

(b) Cash and cash equivalents and short-term investments, as mentioned in Notes 3 and 4, respectively.

(c) Equity includes capital, income reserves and non-controlling shareholders.

27.3. Financial instruments by category

	Company - BR GAAP		Consolidated - IFRS and BR GAAP	
	06/30/2014	**31/12/2013**	**06/30/2014**	**31/12/2013**
Financial assets				
Loans and receivables:				
Cash and cash equivalents	**11,002**	2,925	**51,188**	62,808
Accounts receivable	**-**	-	**1,336,724**	1,282,518
Trade notes receivable	**14,618**	14,618	**14,618**	14,618
Related parties	**8,026**	9,778	**5,294**	4,173
Available for sale:				
Short-term investments	**258,080**	109,503	**281,115**	136,517
Financial liabilities				
amortized cost:				
Trade accounts payable	**1,611**	12,981	**40,864**	54,523
Loans and financing	**-**	-	**410,510**	292,932
Accounts payable	**4,952**	1	**9,916**	7,091
Land payable	**-**	-	**126,780**	130,689
Related parties	**227,201**	175,152	**5,890**	1,002

27.4. Financial risk management objectives

The Company monitors and manages financial risks inherent in their operations. Among these risks, there are market risk (interest rate variation), credit risk and liquidity risk. The main purpose is to maintain Company's exposure to these risks at minimum levels by using non-derivative financial instruments and evaluating and controlling credit and liquidity risks.

Notes to interim financial information

27.5. Market risk management

The Company is engaged in the development, construction and sale of real estate projects. In addition to the risks that affect the real estate market in general, such as stoppage of supplies and price volatility of construction materials and equipment, changes in supply and demand of real estate projects in certain areas, strikes and zoning environmental regulations, Company's activities are specifically affected by the following risks:

- The Brazilian economic situation, which could have a negative impact on the growth of the real estate sector as a whole, by means of economic slowdown, increased interest, currency fluctuation and political instability, among others.
- Prohibition in the future, as a result of new regulations or market conditions, against the adjustment for inflation of receivables, according to certain inflation rates, as currently allowed, which could make a project financially or economically infeasible.
- Buyers' level of interest in a new project launched or selling price per unit required to sell all units can be below the expected, causing the project to become less profitable than expected.
- In the event of bankruptcy or significant financial issues of a major real estate company, the whole sector can be negatively impacted, which could cause a reduction in customer confidence in other companies that operate in the sector.
- Local and regional real estate market conditions, such as excess supply, shortage of land in certain areas, or significant increase in acquisition cost of land.
- Risk that the buyers will have a negative perception of the safety and security, convenience and attractiveness of the Company's properties, as well as their location.
- Company's profit margins may be affected as a result of increased operating costs, including investments, insurance premium, real estate taxes and public charges.
- Development opportunities can decrease.
- The construction and sale of real estate units may not be completed on schedule, leading to increased construction costs or termination of sales agreements.
- Non-payment after delivery of units acquired in installments. The Company is entitled to file a collection lawsuit, aiming at due amounts and/or taking back the unit from the delinquent buyer, which cannot ensure that it will be able to recover the total amount of the debt balance or, after taking back the property, its sale under satisfactory conditions.
- Any change in the policies of the Brazilian Monetary Council (CMN) on the application of funds intended for the Housing Finance System (SFH) can reduce the financing offer to customers.
- The decrease in the market value of land kept in inventory, before the development of the real estate project for which it is intended, and the inability to preserve the margins previously projected for the respective developments.

Notes to interim financial information

27.6. Exposure to currency risks

The Company and its subsidiaries are not exposed to currency risks as they do not have any foreign currency transactions.

27.7. Exposure to interest rate risks

The Company and its subsidiaries have loans with third parties, subject to fluctuations of the rates provided for in such agreements, by means of Referential Rate (TR) variation and interest. They are exposed to fluctuations of interest rates receivable from customers and balances of short-term investments, in this case, by the CDI variation.

At June 30, 2014, the Company management of the Company and its subsidiaries conducted a sensitivity analysis for a 12-month scenario, as required by CVM Rule No. 475, of December 17, 2008, not necessarily representing Company's expectations. A decrease (assets) and an increase (liabilities) of 25% and 50% in interest rates, using 12.0% (CDI) and 0.9% (TR), expected on balances of short-term investments and loans and financing, were taken into account:

	Company - BR GAAP			Consolidated - IFRS and BR GAAP		
Indicators	Scenario I probable	Scenario II (25%)	Scenario III (50%)	Scenario I probable	Scenario II (25%)	Scenario III (50%)
Assets						
Short-term investments (decrease in CDI)	30,970	23,227	15,485	33,734	25,300	16,867
Liabilities						
Loans and financing (increase in TR)	-	-	-	3,695	4,618	5,542

27.8. Liquidity risk management

The Company and its subsidiaries manage liquidity risk by maintaining reserves and bank credit lines considered as appropriate, by means of continuous monitoring of forecasts and actual cash flow and combination of maturities of financial assets and liabilities.

At June 30, 2014, the Company projected contractual cash flow of obligations by adding the contractual interests and maturities of these obligations to amortizations:

	Consolidated - IFRS and BR GAAP			
	Contractual cash flow			Accounting
Period ended June 30, 2014	Within 1 year	1 to 3 years	Total	balance
Loans and financing	19,190	411,440	430,630	410,510
Trade accounts payable	40,864	-	40,864	40,864
	60,054	411,440	471,494	451,374

27.9. Risk concentration

The Company and its subsidiaries maintain bank checking accounts and short-term investments with financial institutions approved by management in accordance with objective criteria for risk diversification. The balance of accounts receivable is distributed among various customers. None of these customers concentrates 10% or more of total net operating income or the balance receivable.

Notes to interim financial information

27.10. Fair value of financial instruments

The carrying amount of financial instruments of the Company and its subsidiaries at June 30, 2014 and December 31, 2013, which are recorded at amortized cost, according to Note 28.3, approximates fair value, as the nature and characteristic of contracted conditions resemble those available in the market at the interim financial information dates. The balance of cash and cash equivalents as well as short-term investments is indexed to CDI; therefore, the amounts recorded approximate fair value of these financial instruments.

Fair value hierarchy

The Company uses the following hierarchy to determine and disclose the fair value of financial instruments through valuation technique:

- Level 1: Prices traded (without adjustments) in active markets for identical assets and liabilities;
- Level 2: different data of prices traded included in Level 1, observable for assets and liabilities whether directly (as price) or indirectly (deriving from prices); and
- Level 3: *inputs* for assets or liabilities that are not based on observable market data (non-observable inputs).

Following is the hierarchy level of financial instruments measured at fair value through Company's profit or loss (P&L) at June 30, 2014 and December 31, 2013:

	Consolidated - IFRS and BR GAAP		
Period ended June 30, 2014	**Level 1**	**Level 2**	**Level 3**
Financial assets			
Cash and cash equivalents	-	51,188	-
Short-term investments	-	281,115	-
Financial liabilities			
Loans and financing	-	410,510	-
Trade accounts payable	-	40,864	-

	Consolidated - IFRS and BR GAAP		
Period ended December 31, 2013	**Level 1**	**Level 2**	**Level 3**
Financial assets			
Cash and cash equivalents	-	62,808	-
Short-term investments	-	136,517	-
Financial liabilities			
Loans and financing	-	292,932	-
Trade accounts payable	-	54,523	-

In 2014 and 2013, the Company and its subsidiaries had no derivative financial instruments or any similar risks.

Notes to interim financial information

28. Insurance

The Company and its subsidiaries maintain, at June 30, 2014, the following insurance contracts:

(a) Engineering risk - civil work under construction - "All Risks" policy, which provides insurance against all risks involved in the construction of a real estate project, such as fire, theft and execution damages, among others. This type of policy allows additional coverage in accordance with the risks inherent in the work, including, but not limited to, general and cross civil liability, extraordinary expenses, riots, civil liability of the employer and pain and suffering.

(b) Corporate insurance - coverage for sales booths and model apartments, providing insurance against damages caused by fire, theft, lightening and explosion, among others.

(c) Insurance against miscellaneous risks - electronic devices - insurance against any theft or electrical damage.

(d) General civil liability (D&O)

29. Commitments

The Company has lease agreements for two properties where its facilities are located, with monthly cost of R$ 41, restated by reference to IGP-M/FGV variation. The lease expires in five years and there is a penalty in the event of termination corresponding to three months of lease.

At June 30, 2013, the Company, by means of its subsidiaries, has long-term agreements amounting to R$ 358,654 (R$ 289,088 at December 31, 2013), related to the supply of raw material used in the development of real estate projects.

30. Segment reporting

Company management focuses its business on real estate developments.

Financial information is analyzed based on internal management reports per real estate project and the decision referring to fund allocation and corresponding assessment is made by Company Executive Board, which also defines its segments between commercial and residential projects.

a) Breakdown of the main profit or loss accounts, by segment:

	Consolidated - IFRS and BR GAAP			
	Commercial		Residential	
	06/30/2014	06/30/2013	06/30/2014	06/30/2013
Gross revenue	**265,955**	312,269	**244,493**	327,608
Deductions of gross revenue	**(29,927)**	(6,484)	**(45,243)**	(34,665)
Net revenue	**236,028**	305,785	**199,250**	292,943
Cost of sales and services	**(104,656)**	(137,623)	**(101,240)**	(156,729)
Gross profit	**131,372**	168,162	**98,010**	136,214
Selling expenses	**(4,649)**	(8,379)	**(13,294)**	(18,515)

Notes to interim financial information

b) Breakdown of assets and liabilities, by segment:

	Consolidated - IFRS and BR GAAP			
	Commercial		Residential	
	06/30/2014	12/31/2013	06/30/2014	12/31/2013
Assets:				
Accounts receivable	**579,159**	492,231	**757,565**	790,287
Real estate units for sale	**301,233**	238,332	**720,330**	660,951
Liabilities:				
Loans and financing	**247,316**	162,151	**163,194**	130,781
Advance from customers	**8,970**	10,872	**14,909**	15,316

31. Approval of interim financial information

The interim financial information was approved by the Company's Board of Directors and authorized for disclosure on August 11, 2014.

Other information that the Company considers material

a. shareholders with more than 5% of shares of each type and class. .

EZ TEC Empreendimentos e Participações S.A.
Position at June 30, 2014 (in number of shares)

	Common shares		Preferred shares		Total	
Shareholder	Number	%	Number	%	Number	%
EZ Participações LTDA.	46,308,221	31.56	-	-	46,308,221	31.56
SMM Participações LTDA.	9,495,566	6.47	-	-	9,495,566	6.47
GAR Participações S.A.	8,208,834	5.59	-	-	8,208,834	5.59
HPC Participações S.A.	7,779,951	5.30	-	-	7,779,951	5.30
SZA Participações S.A.	6,473,310	4.41	-	-	6,473,310	4.41
MAPECA Participações S.A.	6,473,310	4.41	-	-	6,473,310	4.41
Barolo Participações S.A.	6,473,310	4.41	-	-	6,473,310	4.41
Treasury shares	-	-	-	-	-	-
Other	55,511,618	37.83	-	-	55,511,618	37.83
Total	146,724,120	100.00	-	-	146,724,120	100.00

b. distribution of capital of legal entities (Company's shareholder) up to individual levels.

Position at June 30, 2014 (in number of shares)

	Common shares/Units of interest		Pref. shares/ units of interest		Total	
Shareholder	Number	%	Number	%	Number	%
Ernesto Zarzur	518,718,948	99.99	-	-	518,718,948	99.99
Other	144	0.01	-	-	144	0.01
Total	518,719,092	100.00	-	-	518,719,092	100.00

Position at June 30, 2014 (in number of shares)

	Common shares/Units of interest		Pref. shares/ units of interest		Total	
Shareholder	Number	%	Number	%	Number	%
Samir Zakkhour El Tayar	2,554,778	99.99	-	-	2,554,778	99.99
Other	2	0.01	-	-	2	0.01
Total	2,554,780	100.00	-	-	2,554,780	100.00

SZA Participações S.A.
Position at June 30, 2014 (in number of shares)

	Common shares/units of interest		Pref. shares/units of interest		Total	
Shareholder	Number	%	Number	%	Number	%
Flávio Ernesto Zarzur	91,329,396	99.99	-	-	91,329,396	99.99
Other	18	0.01	-	-	18	0.01
Total	91,329,414	100.00	-	-	91,329,414	100.00

Position at June 30, 2014 (in number of shares)

	Common shares/units of interest		Pref shares/units of interest		Total	
Shareholder	Number	%	Number	%	Number	%
Silvio Ernesto Zarzur	86,942,999	99.99	-	-	86,942,999	99.99
Other	8	0.01	-	-	8	0.01
Total	86,943,007	100.00	-	-	86,943,007	100.00

Other information that the Company considers material

c. equity position of controlling shareholders, management and outstanding shares.

Consolidated Equity Position of Controlling Shareholders and Management
Position at June 30, 2014 (in number of shares)

	Common shares		Preferred shares (PN)		Total	
Shareholder	Number	%	Number	%	Number	%
Controlling shareholder	1,743,356	1.19	-	-	1,743,356	1.19
Board of Directors	72,168,034	49.19	-	-	72,168,034	49.19
Supervisory Board	-	-	-	-	-	-
Executive Board	23,614,158	16.09	-	-	23,614,158	16.09
Treasury shares	-	-	-	-	-	-
Outstanding shares	49,198,572	33.53	-	-	49,198,572	33.53

Consolidated Equity Position of Controlling Shareholders and Management
Position at June 30, 2014 (in number of shares)

	Common shares		Preferred shares (PN)		Total	
Shareholder	Number	%	Number	%	Number	%
Controlling shareholder	1,866,774	1.27	-	-	1,866,774	1.27
Board of Directors	72,313,534	49.29	-	-	72,313,534	49.29
Supervisory Board	-	-	-	-	-	-
Executive Board	23,528,358	16.04	-	-	23,528,358	16.04
Treasury shares	-	-	-	-	-	-
Outstanding shares	49,015,454	33.41	-	-	49,015,454	33.41

d. other information considered material.

In accordance with Article 41 of the Articles of Incorporation of EZTEC, the Company, its shareholders, management and Supervisory Board members undertake to resolve, through arbitration, before the Market Arbitration Panel, any and all dispute or controversy that may arise among them, particularly related to or arising from the application, validity, effectiveness, construction, breach and their effects, of the provisions contained in the Brazilian Corporation Law, Articles of Incorporation, rules issued by the Brazilian Monetary Council, Central Bank of Brazil, or Brazilian SEC, as well as in other rules governing the operation of the capital market in general, in addition to those contained in the *Novo Mercado* Regulation, Arbitration Regulation, Sanction Regulation and Agreement for Entering *Novo Mercado*.

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Independent auditor's review report on interim financial information

The
Shareholders, Board of Directors and Officers
EZ TEC Empreendimentos e Participações S.A.
São Paulo – São Paulo

Introduction

We have reviewed the individual and consolidated interim financial information of **Ez Tec Empreendimentos e Participações S/A ("Company")**, contained in the Quarterly Information Form (ITR), for the three-month period ended June 30, 2014, which comprise the individual and consolidated balance sheets at June 30, 2014 and the related income statement and statement of comprehensive income for the three- and six-month period then ended and the statement of changes in equity and cash flow statement for the six-month period then ended, including explanatory notes.

Company 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, including Guidance OCPC 04 Application of Technical Interpretation ICPC 02 to Real Estate Developers in Brazil issued by the Brazilian Financial Accounting Standards Board (CPC) and approved by the Brazilian Securities and Exchange Commission (CVM) and also Brazil's National Association of State Boards of Accountancy (CFC), as well as for the presentation of this information consistently with standards issued by the CVM, applicable to the preparation of Quarterly 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 Engagements (NBC TR 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, 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 International 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.

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Conclusion on the individual and consolidated interim financial information prepared in accordance with CPC 21 (R1)

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

Conclusion on the consolidated interim financial information prepared in accordance with IAS 34, including Guidance OCPC 04 on Application of Accounting Interpretation ICPC 02 to Real Estate Developers in Brazil, issued by the Brazilian FASB (CPC) and approved by the CVM and CFC

Based on our review, nothing has come to our attention that causes us to believe that the consolidated interim financial information included in the quarterly information referred to above was not fairly prepared, in all material respects, in accordance with IAS 34, including Guidance OCPC 04 on Application of Accounting Interpretation ICPC 02 to Real Estate Developers in Brazil, issued by the Brazilian FASB (CPC) and approved by the CVM and CFC, applicable to the preparation of the Quarterly Information (ITR), and presented consistently with standards issued by the CVM.

Emphasis of a matter

Guidance OCPC 04 issued by the Brazilian FASB (CPC)

As mentioned in Note 2, the individual and consolidated interim financial information was prepared in accordance with accounting practices adopted in Brazil (CPC 21 (R1)). The consolidated interim financial information prepared in accordance with the IFRS, applicable to real estate development entities, also comprises Guidance OCPC 04 issued by the Brazilian FASB (CPC). This guidance addresses revenue recognition of this industry and involves matters related to the meaning and application of the concept of continuous transfer of risks, rewards and control on sale of real estate units, as detailed in Note 2. Our opinion is not qualified with respect to this matter.

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Other matters

Interim value added information

We have also reviewed the individual and consolidated statements of value added (SVA) for the six-month period ended June 30, 2014, prepared under the responsibility of the Company management, whose presentation in the interim financial information is required by rules issued by the CVM applicable to preparation of the Interim Financial Information (ITR), and treated as supplementary information by IFRS, under which the presentation of SVA is not required. These statements were submitted to the same review procedures previously described and, based on our review, we are not aware of any fact that would make us believe that they were not prepared, in all material respects, in accordance with the overall individual and consolidated interim financial information.

São Paulo, August 11, 2014.

ERNST & YOUNG
Auditores Independentes S.S.
CRC-2SP015199/O-6

Marcos Alexandre S. Pupo
Accountant CRC-1SP221749/O-0

Opinions and Representations / Officers' Representation on the Financial Statements

Representation for the purposes of article 25 of CVM Rule No. 480/09

We represent that, as officers of EZ TEC Empreendimentos e Participações S.A. ("Company"), a corporation headquartered in the City and State of São Paulo, at Av. República do Líbano, No. 1921 Ibirapuera, CEP 04501-002, enrolled with the Brazilian IRS Registry of Legal Entities (CNPJ/MF) under No. 08.312.229/0001-73, under item V of first paragraph of article 25 of CVM Rule No. 480, we have reviewed, discussed and agreed with the set of interim financial information for the period ended June 30, 2014, as well as with the independent auditor's review report on interim financial information.

São Paulo, August 11, 2014.

Marcelo Ernesto Zarzur CEO and CTO	Silvio Ernesto Zarzur Vice-President and Real Estate Development Officer
Flavio Ernesto Zarzur Vice CEO	A. Emilio C. Fugazza CFO and IR
Marcos Ernesto Zarzur CCO	Mauro Alberto CAO
Carlos Eduardo Monteiro CPO	João Paulo Flaifel CNBO
Silvio H. Iamamura Real Estate Transaction Officer	Roberto Mounir Maalouli CLO

Opinions and Representations / Officers' Representation on the Financial Statements

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São Paulo, August 11, 2014.

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