

MULTIPLAN ANNOUNCES BEGINNING OF LEASING OF PARQUE SHOPPING MACEIÓ

Rio de Janeiro, September 27th, 2011 – Multiplan Empreendimentos Imobiliários S.A. (BM&F-BOVESPA:MULT3), announces the launching of the leasing phase in Parque Shopping Maceió. The mall sets the presence of Multiplan in the Northeast of Brazil in Maceió, a city with about 1.2 million inhabitants in its metropolitan area. The opening of Parque Shopping Maceió is scheduled for 2Q13.



Artist rendering – Parque Shopping Maceió

The shopping center will have a total of 36,092 m² of Gross Leasable Area (GLA), 200 stores, a movie theater, leisure and entertainment facilities and approximately 2.000 parking spaces. Multiplan will have a 50% interest in the mall.

The expected third year net operating income (NOI), considering only Multiplan's Interest in the mall, is of R\$13.2 million and the yield is 15.7%. The company estimates a project IRR of 19.0%, real and unleveraged.

Armando d'Almeida Neto
CFO and IRO



Preliminary view – Parque Shopping Maceió

Disclaimer: This release is only an indication of the Company's intention to develop the above mentioned shopping center. Readers/investors should be aware that many factors may lead our future results to materially differ from the forward-looking statements. Forward-looking statements refer to future events which may or may not occur. The following rationale was used to calculate the project's feasibility: the cost of the project (CAPEX) is based on the estimated construction cost of satellite, anchor and fast-food stores, restaurants, restrooms, parking lot and common areas. These estimates were evaluated by the company's technical department. For the purpose of evaluating the project's CAPEX, these costs are not reduced by Key Money. Operating revenue was estimated based on the different rents per m² for satellite stores, anchor stores, leisure operations, restaurants and fast-food stores and parking fees. Figures are subject to review and should provide a preliminary view of the project only.

IR – Multiplan
Tel: 55 21 3031-5200
Fax: 55 21 3031-5322

Address: Av. das Américas, 4.200
Bloco 2 - Sala 501 Duplex
Barra da Tijuca - Rio de Janeiro
CEP: 22640-102



Índice Imobiliário



Índice de Ações com Tag Along Diferenciado



E-mail: ir@multiplan.com.br

Website: www.multiplan.com.br/ir