

MULTIPLAN ANNOUNCES THREE EXPANSIONS IN RIBEIRÃO SHOPPING WITH A TOTAL OF 20.6 THOUSAND M² OF GLA

Rio de Janeiro, July 5, 2012 –**MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.** (BM&FBOVESPA:MULT3), in line with its growth strategy announces three new expansions in Ribeirão Shopping, in addition to the renovation already underway, including the construction of a deck parking with 1,200 spots.

The first expansion – expansion VI – will add 4.1 thousand m² of GLA to the shopping center and will use the area of an anchor store that was relocated and includes 41 new satellite stores. This expansion should be delivered by November 2012.

Expansion VII will contribute with another 6.3 thousand m² of GLA and 23 stores and a fitness center to the shopping center. This new area should be delivered in May 2013.

Finally, expansion VIII will increase GLA by 10.2 thousand m², will have 65 stores and delivery is scheduled for November 2013.

The three expansions altogether will contribute with 20.6 thousand m² of total GLA and will increase the leasable area at Ribeirão Shopping to 67.2 thousand m², an increase of 44.1% over the current area. If Multiplan's interest of 76.2% is considered, the expansions should generate a third year NOI of R\$16.3 million, with a yield of 10.3%, and an IRR of 14.7%, real and unleveraged.

Ribeirão Shopping in the last decade presented an average annual sales growth of 15.4%.



Expansions VI, VII, VIII

Schedule

Project	Inauguration	GLA 100%
Exp. VI	Nov/12	4,1k m ²
Exp. VII	May/13	6,3k m ²
Exp. VIII	Nov/13	10,2k m ²
Total		20.6k m²

Summary

Owned GLA	15.7k m ²
CAPEX (R\$)	171.3 M
Key Money (R\$)	13.2 M
NOI 3 rd year (R\$)	16.3 M
NOI yield	10.3%
Internal rate of return	14.7%

Armando d'Almeida Neto
CFO and IRO



Ribeirão Shopping Expansion VIII illustration – façade



RibeirãoShopping Expansion VIII illustration – internal view



RibeirãoShopping Expansion VII illustration – façade

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