

MULTIPLAN OPENS JUNDIAÍSHOPPING

100% interest in the mall and 34.5 thousand m² of GLA

Rio de Janeiro, October 18, 2012 – **MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.** (BM&FBOVESPA:MULT3), announces that it has inaugurated on October 17, 2012, its 15th shopping center, JundiaíShopping, located in the city of Jundiaí, state of São Paulo.

With a gross leasable area (GLA) of 34.5 thousand m², JundiaíShopping has 189 stores, of which 82 are new in the city, 14 anchor stores and 2,000 parking spots. The mall, conceived with the latest innovations in the shopping center business, is delivered with its infrastructure prepared to accept a future expansion of approximately 12.5 thousand m² of GLA, and two commercial towers integrated to the mall with a total area of 11.6 thousand m². With a wide choice of entertainment, services, stores and restaurants, JundiaíShopping represents a set of unique conveniences and services with the Multiplan quality and sophistication standards.

Multiplan has 100% interest in the development and the gross investment was of R\$310.7 million, and R\$25.0 million in Key Money revenues. The estimated Net Operating Income (NOI) for the first year is of R\$32.5 million and, for the third year R\$36.6 million: this results in an expected third year NOI yield of 12.8%. The estimated internal rate of return (IRR) for the project is of 16.4%, real and unleveraged.

The city of Jundiaí, with a population of 370 thousand inhabitants, having already reached the 9th position in the GDP ranking in the state of São Paulo, with approximately R\$15 billion¹. The area of influence of JundiaíShopping includes the neighboring cities with a total population of 797 thousand inhabitants².

¹ Source: IBGE

² Source: IBGE/GISMARKET

Armando d'Almeida Neto
CFO and IRO



Opening date	17/10/2012
Gross Leasable Area	34,500 m ²
Multiplan's Interest	100%
CAPEX (R\$)	310.7 M
Key Money (R\$)	25.0 M
3rd Year NOI (R\$)	36.6 M
NOI yield	12.8%
Internal Rate of Return	16.4%

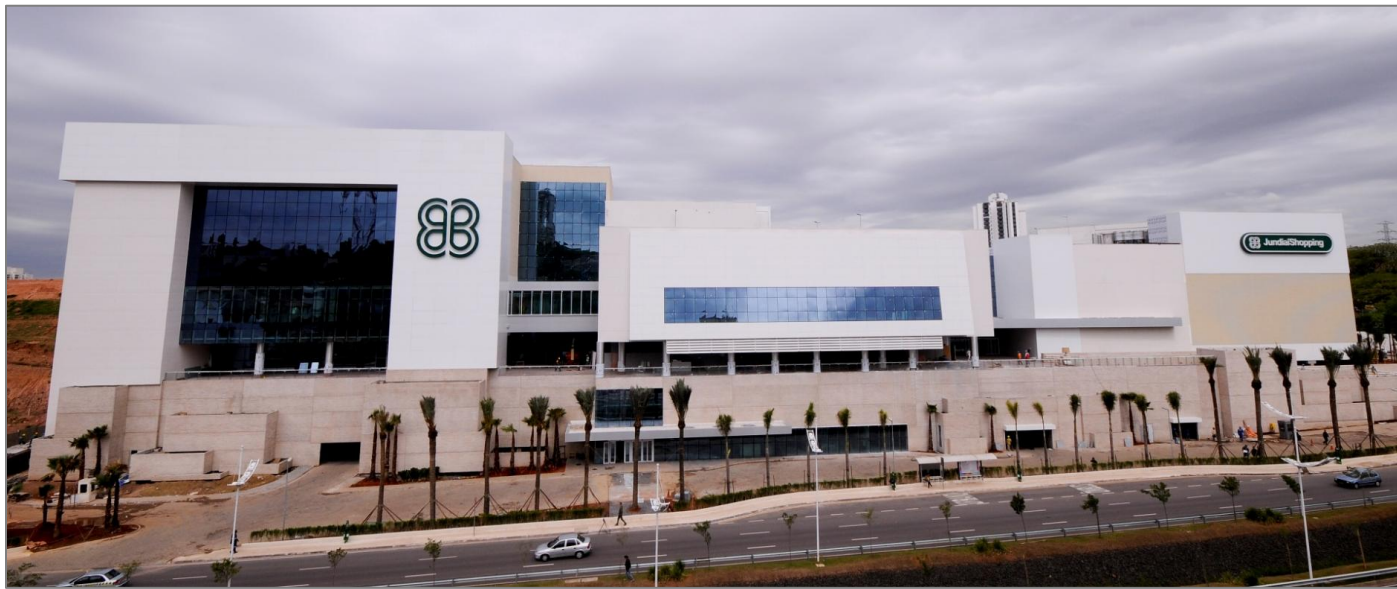


JundiaíShopping



JundiaíShopping





JundiaíShopping



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