Multiplan Empreendimentos Imobiliários S.A.

Financial statements
December 31, 2015 and 2014

Contents

MANAGEMENT’S DISCUSSION AND ANALYSIS

In compliance with legal requirements and in accordance with the Brazilian Corporate Laws, Multiplan Empreendimentos Imobiliários S.A. (the Company) presents, as follows, its Management Discussion and Analysis for the financial and operational results for the year ended December, 31, 2015.

Multiplan Empreendimentos Imobiliários S.A., a company that manages, develops and owns shopping centers and office towers for lease, ended the fiscal year 2015 with strong operating and financial results, coming from the consolidation of its shopping centers and office towers portfolio. The Company's primary revenue source, rental revenue, increased 7.1% in 2015, benefiting from the continuous performance improvement in consolidated shopping centers, as well as, the increase in leased area, and consequently, rental revenue growth in Morumbi Corporate towers.

Operating Performance

	2015	2014	2015 x 2014
(R$ million)			
Total Sales	**13,338.5**	**12,760.6**	**4.5%**
Gross Operating Income	**1,183.3**	**1,227.0**	**(3.6%)**
Rental revenue	852.0	795.8	7.1%
Parking revenue	173.9	155.9	11.6%
Others	157.3	275.4	(42.9%)
Net Operating Income	**1,065.0**	**1,113.5**	**(4.3%)**
Cost of services rendered and properties sold	(241.3)	(297.3)	(18.8%)
Administrative expenses – Head office	(124.5)	(116.9)	6.5%
NOI	**919.3**	**834.2**	**10.2%**
EBITDA	**781.4**	**787.1**	**(0.7%)**
Net Income	**362.0**	**368.0**	**(1.7%)**

Total Sales in Shopping Centers: Tenants in Multiplan’s shopping centers reached R$ 13.3 billion sales in 2015, an increase of 4.5% over 2014 sales, which had already increased 12.1% over the previous year. Over the past five years, sales grew 57.7%, from R$8.5 billion in 2011 to the current number. In a ten-year period from 2006, sales increased 3.7 times over the original amount, adding R$9.8 billion on nominal sales. The compounded annual growth rate (CAGR) for the period was 15.7%.

Multiplan´s shopping centers sales showed a healthy performance throughout the year. The result was achieved by (i) the sustained increase of sales in consolidated malls, demonstrated by combined 3.5% sales growth of malls with 30+ years in operation, and (ii) new malls in operation, for less than five years, continued to improve total sales and grew 9.1% year over year.

Gross Revenue: reached R$1,183.3 million in the fiscal year, representing a decrease of 3.6% over 2014, mainly due to the decrease of R$98.5 million in real estate for sale revenues. Multiplan decided not to launch new real estate for sale projects due to the economic environment, leading to a reduction of 83.9% in real estate for sale revenues in the period. Excluding the real estate for sale revenues, gross revenue would be 4.9% higher in 2015. The main contributors to the gross revenue were rental revenue, with 72.0%, followed by parking revenue, with 14.7 %, and services, with 9.3%.

Rental Revenues: reached R$852.0 million, 7.1% higher than in 2014, including the straight-line effect (removal of the seasonality and contractual volatility of base rental revenues). The strong performance of shopping centers with more than 30 years in operation, led by rent revenue increases in MorumbiShopping and ParkShopping, and the increase in the percentage of leased area in Morumbi Corporate office tower, were also determining for the period's rental revenue.

Parking Revenues: reached the mark of R$173.9 million in 2015, 11.6% higher than in 2014. The main reason for the growth was the addition of new parking spots in ParkShoppingBarigui, and increased car flow as a result of the new mall's consolidation process in addition to the longer stay of the consumers in shopping malls.

Service Revenues: totaled R$110.5 million in 2015, 7.4% lower compared to 2014 due to the recognition of non-recurring construction management fees in 2014.

Cost Of Services Rendered And Properties Sold: were reduced to R$241.3 million, a decrease of 18.8% compared to 2014. This variation was mainly due to the decrease in the recognition of cost of properties sold from R$71.4 million in 2014 to R$18.9 million in 2015.

Administrative Expenses – Head Office: increased 6.5% to R$124.5 million when compared to 2014, lower than the inflation increase measured by the IPCA. As a percentage of net revenues, Head Office expenses represented 11.7%.

Administrative Expenses - Shopping Centers: totaled R$26.4 million, down 29.8% compared to 2014, even with the addition of new areas in recent years. Expenses with shopping centers were equivalent to 2.5% of net operating revenues, compared to 3.4% in 2014.

New Projects for Lease Expenses: increase of 12.5% to R$14.8 million, primarily related to the launching of ParkShoppingCanoas in June 2015, as well as other expansion projects and new shopping centers under development.

New Projects for Sale Expenses: decreased 52.3% in 2015, as a result of the delivery of two towers in BarraShoppingSul Complex, the Résidence du Lac and the Diamond Tower, during 2015.

Net Operating Income (NOI): reached R$919.3 million in 2015, 10.2% higher than the previous year, benefiting from both the 7.8% increase in operating revenue, consisting of rental and parking revenues, as well as the 9.2% reduction of expenses related to the malls and towers for lease.

EBITDA: decreased by 0.7% and reached R$781.4 million in the year, as a result of the growth in rental revenue (+R$56.3 million) and parking revenue (+R$18.1 million) being offset by lower real estate sales revenue (-R$98.5 million).

Net Income: was R$361.9 million, a decrease of 1.7%, due to the reasons described above and the higher net financial loss (-R$22.6 million) given the increase in the SELIC basic interest rate over the year.

Net Cash Position: The Company ended the year with cash, cash equivalents and financial investments of R$372.3 million, and a gross debt of R$2,266.0 million. Thus, the company has a net debt of R$1,893.7 million, equivalent to 2.4x the 2015 EBITDA.

The year 2015 ended with a shopping center project under construction, ParkShoppingCanoas in Rio Grande do Sul, currently with 71% of its GLA leased. In 2015, Multiplan developed new areas in Pátio Savassi (expansion I) and ParkShoppingBarigüi, and as a result of these expansions, international fashion stores have been added. The BarraShopping Medical Center expansion, with 97.0% leased area, ended the construction phase and will be delivered at the end of the first quarter 2016.

Independent auditors

In the fiscal year 2015, the external auditing of financial statements prepared in accordance with accounting practices adopted in Brazil and the consolidated financial statements in accordance with International Financial Reporting Standards (IFRS) applicable to real estate development entities in Brazil and approved by the Accounting Pronouncements Committee (CPC), the Brazilian Securities Commission (CVM) and the Federal Accounting Council (CFC) were performed by KPMG, for R$ 661. According to CVM Instruction No. 381 of January 14, 2003, ratified by the Circular Letter / CVM / SNC / SEP / No. 01 January, 2007, the Company informs that its independent auditors did not provide services unrelated to the independent auditing in 2015.

Human Resources

The Human Resources management in Multiplan involves employees hired directly by the head office - 328 in 2014 and 335 in 2015 - and approximately 8,500 direct and indirect employees in the company's assets. The company has constant concern to retain its talents and, therefore, promotes a pleasant and motivating work environment with opportunities for training and attractiveness for the construction of a career: in addition to benefits such as transport, health and food aids, the company promotes educational programs (ELOS, ESTUDA RH and V.O.C.Ê. FAZ A DIFERENÇA) and awards (FUNCIONÁRIO NOTA 10). Multiplan also holds regular meetings with the tenants' sales teams, through lectures and short courses, to assist in their training (RETAIL CLUB).

Environmental

Multiplan is constantly seeking the use of available technologies to minimize the environmental impact of its projects and operations. Besides complying with current legislation - laws, rules and resolutions - the company uses industry best practices to ensure that its asset consume fewer natural resources and produce the least amount of waste. Most of Company's projects use efficient equipment, such as LED lighting, automation in air-conditioning and lighting systems, the presence sensor on escalators or taps, and Low-E glasses in the large mall skylights that allow the incidence of light, but reflect heat. The company also uses waste recycling processes, predominantly the disposal of paper, and use water recycling and reuse systems for its shopping center activities that do not involve human consumption. These are some examples that allow Multiplan to reduce consumption, avoid inefficient waste and collaborate with the environment as well as to generate financial savings in the management of its assets.

Management

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Independent auditors' report on the financial statements

(A free translation of the original report in Portuguese, as filed with the Brazilian Securities and Exchange Commission - CVM, prepared in accordance with the accounting practices adopted in Brazil, rules of the CVM and the International Financial Reporting Standards - IFRS)

To
Board Members and Shareholders of
Multiplan Empreendimentos Imobiliários S.A.
Rio de Janeiro - RJ

We have examined the individual and consolidated financial statements of Multiplan Empreendimentos Imobiliários S.A. (“The Company”), identified as Parent Company and Consolidated, respectively, which comprise the balance sheet as of December 31, 2015 and the related statements of operations, comprehensive income, changes in shareholders’ equity and cash flows for the year then ended as well as a summary of the significant accounting policies and other notes to the financial statements.

Management’s Responsibility for the Financial Statements

Company’s management is responsible for the preparation and fair presentation of the financial statements individual and consolidated in accordance with the accounting practices adopted in Brazil and for the consolidated financial statements in accordance with the International Financial Reporting Standards (IFRS) applicable to real estate companies in Brazil and approved by the Accounting Pronouncements Committee (CPC), the Brazilian Securities Commission (CVM) and the Federal Accounting Council (CFC), and for such internal controls, as management determines is necessary to enable the preparation of financial statements that are free of material misstatement, whether due to fraud or error.

Auditors’ responsibility

Our responsibility is to express an opinion on these financial statements based on our audit, carried out in accordance with Brazilian and International Standards on Auditing. Those standards require compliance of ethical requirements by the auditor and that the audit is planned and performed for the purpose of obtaining reasonable assurance that the financial statements are free from material misstatement.

An audit involves performing selected procedures to obtain evidence respect to the amounts and disclosures presented in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In the assessment of these risks, the auditors considers relevant internal controls for the preparation and fair presentation of the Company’s financial statements, in order to plan audit procedures that are appropriate in the circumstances, but not for purposes of expressing an opinion on the effectiveness of the Company’s internal controls. An audit also includes evaluating the adequacy of the accounting practices used and the reasonableness of the accounting estimates made by Management, as well as evaluating the overall presentation of the financial statements taken as a whole.

We believe that the audit evidence obtained is sufficient and appropriate for expressing our opinion.

Opinion on the financial statements
In our opinion, the aforementioned individual financial statements present fairly, in all material respects, the financial position of Multiplan Empreendimentos Imobiliários S.A. as of December 31, 2015, and of its financial performance and its cash flows individual and consolidated for the year then ended, in accordance with accounting practices adopted in Brazil.

Opinion on the consolidated financial statements prepared in accordance with International Financial Reporting Standards (IFRS) applicable to real estate Companies in Brazil and approved by the Accounting Pronouncements Committee (CPC), the Brazilian Securities Commission (CVM) and the Federal Council Accounting (CFC)
In our opinion, the aforementioned consolidated financial statements present fairly, in all material respects, the consolidated financial position of Multiplan Empreendimentos Imobiliários S.A. as of December 31, 2015 and of its consolidated financial performance and its consolidated cash flows for the year then ended, in accordance with the International Financial Reporting Standards - IFRS applicable to real estate companies in Brazil and approved by the Accounting Pronouncements Committee (CPC), the Brazilian Securities Commission (CVM) and the Federal Accounting Council (CFC).

Emphasis

We draw attention to Note 2.1 to the financial statements, which states that the individual financial statements have been prepared in accordance with accounting practices adopted in Brazil. The consolidated financial statements, prepared in accordance with International Financial Reporting Standards - IFRS applicable to real estate development entities, also considers technical guideline OCPC 04 issued by the CPC. Such technical guideline addresses the recognition of real estate revenues and involves issues related to the meaning and application of the concept of continuous transfer of risks, rewards and control on the sale of real estate units, as detailed in note 2.6. Our opinion is not qualified in this respect.

Other topics

Statements of added value
We have also examined the individual and consolidated statements of added value (DVA) for the year ended December 31, 2015, prepared under responsibility of Multiplan Empreendimentos Imobiliários S.A. management, whose presentation is required by Brazilian Corporate Law for publicly-held companies and as supplementary information under IFRS that do not require the presentation of a statement of value added. These statements were submitted to the same audit procedures previously described and, in our opinion, these supplementary statements are adequately presented, in all material respects, in relation to the basic financial statements taken as a whole.

Rio de Janeiro, February 16, 2016

KPMG Auditores Independentes
CRC SP-014428/O-6 F-RJ

Original in Portuguese signed by
Marcelo Luiz Ferreira
Accountant CRC RJ-087095/O-7

Multiplan Empreendimentos Imobiliários S.A.

Balance sheets at December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Parent company	
Assets	**12/31/2015**	**12/31/2014**
Current assets		
Cash and cash equivalents (Note 3)	115,137	117,125
Interest earning bank deposits (Note 3)	163,594	155,011
Accounts receivable (Note 4)	189,008	191,049
Land and properties for sale (Note 7)	3,356	3,168
Accounts receivable from related parties (Note 5)	5,481	2,287
Taxes and social contributions recoverable (Note 6)	7,151	1,274
Sundry advances	1,155	17,331
Deferred costs (Note 19)	24,120	18,704
Other	12,229	8,567
Total current assets	521,231	514,516
Non-current assets		
Accounts receivable (Note 4)	46,299	45,045
Land and properties for sale (Note 7)	57,000	50,301
Accounts receivable from related parties (Note 5)	12,096	11,687
Judicial deposits (Note 18.2)	10,106	11,276
Deferred costs (Note 19)	56,962	60,975
Other	10,756	4,913
	193,219	184,197
Investments (Note 9)	1,796,130	1,620,374
Investment property (Note 10)	3,373,614	3,400,112
Property, plant and equipment (Note 11)	25,147	26,527
Intangible assets (Note 12)	349,806	347,885
Total non-current assets	5,737,916	5,579,095
Total assets	6,259,147	6,093,611

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Balance sheets at December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Consolidated	
	12/31/2015	**12/31/2014**
Assets		
Current assets		
Cash and cash equivalents (Note 3)	159,000	170,926
Interest earning bank deposits (Note 3)	213,312	155,011
Accounts receivable (Note 4)	267,072	345,182
Land and properties for sale (Note 7)	72,527	156,420
Accounts receivable from related parties (Note 5)	3,873	2,486
Taxes and social contributions recoverable (Note 6)	10,149	2,661
Sundry advances	8,068	20,945
Deferred costs (Note 19)	30,716	24,156
Other	21,718	18,030
Total current assets	786,435	895,817
Non-current assets		
Accounts receivable (Note 4)	135,422	51,517
Land and properties for sale (Note 7)	212,160	193,784
Accounts receivable from related parties (Note 5)	12,657	12,422
Judicial deposits (Note 18.2)	12,521	13,369
Deferred income and social contribution taxes (Note 8)	16,375	16,045
Deferred costs (Note 19)	77,361	83,956
Other	21,348	17,134
	487,844	388,227
Investments (Note 9)	127,997	135,127
Investment property (Note 10)	5,230,704	4,971,154
Property, plant and equipment (Note 11)	30,841	32,476
Intangible assets (note 12)	350,438	348,527
Total non-current assets	6,227,824	5,875,511
Total assets	7,014,259	6,771,328

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Balance sheets at December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Parent company	
	12/31/2015	**12/31/2014**
Liabilities		
Current liabilities		
Loans and financing (Note 13)	81,713	122,429
Accounts payable (Note 14)	49,536	59,815
Liabilities for acquisition of assets (Note 16)	269	15,467
Taxes and contributions payable (Note 17)	29,849	28,893
Interest on own capital payable (Note 20.c)	115,783	73,059
Deferred income (Note 19)	40,300	43,097
Debentures (Note 15)	12,031	9,735
Other	6,165	2,773
Total current liabilities	335,646	355,268
Non-current liabilities		
Loans and financing (Note 13)	1,134,005	1,050,279
Debentures (Note 15)	398,223	398,223
Provision for risks (Note 18.1)	8,395	14,503
Deferred income and social contribution taxes (Note 8)	156,920	149,352
Deferred income (Note 19)	44,098	59,104
Other	601	5
Total non-current liabilities	1,742,242	1,671,466
Equity (Note 20)		
Capital	2,388,062	2,388,062
Share issuance costs	(39,003)	(38,993)
Capital reserves	972,873	966,083
Profit reserves	1,053,637	932,425
Treasury shares	(104,314)	(90,704)
Effects on capital transactions	(89,996)	(89,996)
Total shareholders' equity	4,181,259	4,066,877
Total shareholders’ equity and liabilities	6,259,147	6,093,611

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Balance sheets at December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Consolidated	
	12/31/2015	**12/31/2014**
Liabilities		
Current liabilities		
Loans and financing (Note 13)	164,994	203,138
Accounts payable (Note 14)	87,864	89,416
Liabilities for acquisition of assets (Note 16)	52,950	32,378
Taxes and contributions payable (Note 17)	47,003	45,176
Interest on own capital payable (Note 20.c)	115,783	73,059
Deferred income (Note 19)	52,190	57,696
Debentures (Note 15)	12,031	9,735
Other	7,443	5,591
Total current liabilities	540,258	516,189
Non-current liabilities		
Loans and financing (Note 13)	1,597,816	1,507,955
Liabilities for acquisition of assets (Note 16)	40,027	17,529
Debentures (Note 15)	398,223	398,223
Provision for risks (Note 18.1)	9,292	15,322
Deferred income and social contribution taxes (Note 8)	167,406	157,840
Deferred income (Note 19)	73,239	88,611
Other	597	5
Total non-current liabilities	2,286,600	2,185,485
Shareholders' equity (Note 20)		
Capital	2,388,062	2,388,062
Share issuance costs	(39,003)	(38,993)
Capital reserves	972,873	966,084
Profit reserves	1,053,637	932,424
Treasury shares	(104,314)	(90,704)
Effects on capital transactions	(89,996)	(89,996)
	4,181,259	4,066,877
Non-controlling interests	6,142	2,777
Total shareholders' equity	4,187,401	4,069,654
Total shareholders’ equity and liabilities	7,014,259	6,771,328

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of income

Years ended December 31, 2015 and 2014

(In thousands of reais, except basic and diluted earnings per share, in reais)

	Parent company	
	12/31/2015	**12/31/2014**
Net operating income (Note 22)	828,260	804,236
Cost of services rendered and properties sold (Note 23)	(139,645)	(143,515)
Gross income	688,615	660,721
Operating income (expenses):		
Administrative expense - Head office (Note 23)	(121,015)	(111,036)
Administrative expenses - Shopping malls (Note 23)	(7,599)	(14,039)
Expenses on projects for lease (Note 23)	(3,434)	(8,841)
Expenses on projects for sale (Note 23)	(1,034)	(2,443)
Expenses on share-based compensation (Note 20)	(12,794)	(14,679)
Equity in subsidiaries (Note 9)	51,841	86,833
Depreciation and amortization	(11,442)	(11,260)
Other operating income (expenses), net	(4,175)	(9,078)
Operating income before financial income	578,963	576,178
Net financial income (loss) (Note 24)	(151,664)	(125,537)
Income before income and social contribution taxes	427,299	450,641
Income and social contribution taxes (Note 8)		
Current	(53,623)	(57,323)
Deferred assets	(7,568)	(25,117)
Total current and deferred income and social contribution taxes	(61,191)	(82,440)
Net income for the year	366,108	368,201
Income attributable to:		
Owners of the parent company	366,108	368,201
Non-controlling interest	-	-
Basic earnings per share (Note 27)	1.9454	1.9590
Diluted earnings per share (Note 27)	1.9452	1.9577

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of income

Years ended December 31, 2015 and 2014

(In thousands of reais, except basic and diluted earnings per share, in reais)

	Consolidated	
	12/31/2015	**12/31/2014**
Net operating income (Note 22)	1,065,030	1,113,454
Cost of services rendered and properties sold (Note 23)	(241,257)	(297,278)
Gross income	823,773	816,176
Operating income (expenses):		
Administrative expense - Head office (Note 23)	(124,497)	(116,919)
Administrative expense - Shopping malls (Note 23)	(26,408)	(37,630)
Expenses on projects for lease (Note 23)	(14,796)	(13,148)
Expenses on projects for sale (Note 23)	(4,204)	(8,808)
Expenses on share-based compensation (Note 20)	(12,794)	(14,679)
Equity in subsidiaries (Note 9)	7,730	15,837
Depreciation and amortization	(11,783)	(11,587)
Other operating income (expenses), net	(9,459)	217
Operating income before financial income	627,562	629,459
Net financial income (loss) (Note 24)	(185,031)	(162,452)
Income before income and social contribution taxes	442,531	467,007
Income and social contribution taxes (Note 8)		
Current	(71,336)	(75,897)
Deferred assets	(9,236)	(23,063)
Total current and deferred income and social contribution taxes	(80,572)	(98,960)
Net income for the year	361,959	368,047
Income attributable to:		
Owners of the parent company	362,185	368,062
Non-controlling interest	(226)	(15)
Basic earnings per share (Note 27)	1.9245	1.9582
Diluted earnings per share (Note 27)	1.9243	1.9568

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statement of comprehensive income

Years ended December 31, 2015 and 2014

(In thousands of reais – R$)

	Parent company	
	12/31/2015	**12/31/2014**
Net income for the year	366,108	368,201
Other comprehensive income	-	-
Total comprehensive income for the year	366,108	368,201
Total comprehensive income attributable to:		
Non-controlling interests	-	-
Owners of the parent company	366,108	368,201

	Consolidated	
	12/31/2015	**12/31/2014**
Net income for the year	361,959	368,047
Other comprehensive income	-	-
Total comprehensive income for the year	361,959	368,047
Total comprehensive income attributable to:		
Non-controlling interests	(226)	(15)
Owners of the parent company	362,185	368,062

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of changes in shareholders’ equity - Parent company

Years ended December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Capital			Capital reserves			Profit reserves					
	Capital	Capital to be paid-up	Share issuance costs	Stock options granted	Special goodwill reserve - merger	Goodwill reserve on issuance of shares	Legal reserve	Expansion reserve	Treasury shares	Effects on capital transactions	Retained earnings	Total
Balances at December 31, 2013	2,388,062	-	(38,628)	63,169	186,548	714,237	69,861	649,363	(122,628)	(89,996)	-	3,819,988
Share issuance costs	-	-	(365)	-	-	-	-	-	-	-	-	(365)
Repurchase of shares to be held in treasury (Note 20.f)	-	-	-	-	-	-	-	-	(18,877)	-	-	(18,877)
Exercise of stock options	-	-	-	-	-	(12,547)	-	-	50,801	-	-	38,254
Stock options granted	-	-	-	14,676	-	-	-	-	-	-	-	14,676
Net income for the year	-	-	-	-	-	-	-	-	-	-	368,201	368,201
Allocation of net income for the year												
Formation of legal reserve (Note 20.b)	-	-	-	-	-	-	18,410	-	-	-	(18,410)	-
Anticipation of interest on own capital (Note 20.g)	-	-	-	-	-	-	-	-	-	-	(155,000)	(155,000)
Formation of expansion reserve (Note 20.c)	-	-	-	-	-	-	-	194,791	-	-	(194,791)	-
Balances at December 31, 2014	2,388,062	-	(38,993)	77,845	186,548	701,690	88,271	844,154	(90,704)	(89,996)	-	4,066,877
Share issuance costs	-	-	(10)	-	-	-	-	-	-	-	-	(10)
Repurchase of shares to be held in treasury (Note 20.f)	-	-	-	-	-	-	-	-	(44,002)	-	-	(44,002)
Exercise of stock options	-	-	-	-	-	(5,437)	-	-	30,392	-	-	24,955
Stock options granted	-	-	-	12,227	-	-	-	-	-	-	-	12,227
Net income for the year	-	-	-	-	-	-	-	-	-	-	366,108	366,108
Allocation of net income for the year												
Formation of legal reserve (Note 20.b)	-	-	-	-	-	-	18,305	-	-	-	(18,305)	-
Supplementary dividends of prior years (Note 20.g)	-	-	-	-	-	-	-	(19,896)	-	-	-	(19,896)
Anticipation of interest on own capital (Note 20.g)	-	-	-	-	-	-	-	-	-	-	(225,000)	(225,000)
Formation of expansion reserve (Note 20.c)	-	-	-	-	-	-	-	122,803	-	-	(122,803)	-
Balances at December 31, 2015	2,388,062	-	(39,003)	90,072	186,548	696,253	106,576	947,061	(104,314)	(89,996)	-	4,181,259

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of changes in shareholders’ equity of the consolidated

Years ended December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Capital			Capital reserves			Profit reserves								
	Capital	**Capital to be paid-up**	**Share issuance costs**	**Stock options granted**	**Special goodwill reserve - merger**	**Goodwill reserve on issuance of shares**	**Legal reserve**	**Expansion reserve**	**Adjustments in the parent company (Note 2.2)**	**Effects on capital transactions**	**Treasury shares**	**Retained earnings**	**Total**	**Non-controlling interests**	**Total**
Balances at December 31, 2013	2,388,062	-	(38,628)	63,169	186,548	714,237	69,861	649,363	(836)	(89,996)	(122,628)	-	3,819,152	186	3,819,338
Amortization of deferred charges in subsidiary (Note 2.3)	-	-	-	-	-	-	-	-	836	-	-	(860)	(24)	-	(24)
Equity in net income of subsidiary (Note 2.3)	-	-	-	-	-	-	-	-	-	-	-	999	999	-	999
Share issuance costs	-	-	(365)	-	-	-	-	-	-	-	-	-	(365)	-	(365)
Repurchase of shares to be held in treasury (Note 20.f)	-	-	-	-	-	-	-	-	-	-	(18,877)	-	(18,877)	-	(18,877)
Exercise of stock options	-	-	-	-	-	(12,547)	-	-	-	-	50,801	-	38,254	-	38,254
Stock options granted	-	-	-	14,676	-	-	-	-	-	-	-	-	14.676	-	14.676
Non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	2,606	2,606
Net income for the year	-	-	-	-	-	-	-	-	-	-	-	368,062	368,062	(15)	368,047
Allocation of net income for the year															
Formation of legal reserve (Note 20.b)	-	-	-	-	-	-	18,410	-	-	-	-	(18,410)	-	-	-
Interest on own capital in advance	-	-	-	-	-	-	-	-	-	-	-	(155,000)	(155,000)	-	(155,000)
ıation of expansion reserve (Note 20.c)	-	-	-	-	-	-	-	194,791	-	-	-	(194,791)	-	-	-
Balances at December 31, 2014	2,388,062	-	(38,993)	77,845	186,548	701,690	88,271	844,154	-	(89,996)	(90,704)	-	4,066,877	2,777	4,069,654
Equity in net income of subsidiary (Note 2.3)	-	-	-	-	-	-	-	-	-	-	-	3,923	3,923	-	3,923
Share issuance costs	-	-	(10)	-	-	-	-	-	-	-	-	-	(10)	-	(10)
Repurchase of shares to be held in treasury (Note 20.f)	-	-	-	-	-	-	-	-	-	-	(44,002)	-	(44,002)	-	(44,002)
Exercise of stock options	-	-	-	-	-	(5,437)	-	-	-	-	30,392	-	24,955	-	24,955
Stock options granted	-	-	-	12,227	-	-	-	-	-	-	-	-	12,227	-	12,227
Non-controlling interests	-	-	-	-	-	-	-	-	-	-	-	-	-	3,591	3,591
Net income for the year	-	-	-	-	-	-	-	-	-	-	-	362,185	362,185	(226)	361,959
Allocation of net income for the year															
Formation of legal reserve (Note 20.b)	-	-	-	-	-	-	18,305	-	-	-	-	(18,305)	-	-	-
Supplementary dividends of prior years (Note 20.g)	-	-	-	-	-	-	-	(19,896)	-	-	-	-	(19,896)	-	(19,896)
Interest on own capital in advance	-	-	-	-	-	-	-	-	-	-	-	(225,000)	(225,000)	-	(225,000)
Formation of expansion reserve (Note 20.c)	-	-	-	-	-	-	-	122,803	-	-	-	(122,803)	-	-	-
Balances at December 31, 2015	2,388,062	-	(39,003)	90,072	186,548	696,253	106,576	947,061	-	(89,996)	(104,314)	-	4,181,259	6,142	4,187,401

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of cash flows

Years ended December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Parent company	
	12/31/2015	**12/31/2014**
Cash flows from operating activities		
Income (loss) before taxes	427,299	450,641
Adjustments in:		
Depreciation and amortization	110,669	115,572
Equity in net income of subsidiaries	(51,841)	(86,833)
Share-based payments	12,227	14,676
Recognition of repurchases of points of sale	8,512	8,906
Deferred income	(15,425)	(19,043)
Inflation adjustment on debentures	55,095	38,358
Adjustment to loans and financings	133,752	115,963
Adjustments to liabilities for acquisition of assets	645	1,933
Restatements on related party transactions	(1,900)	(1,763)
Allowance for doubtful accounts	(9,629)	2,131
Other	3,480	8,176
	665,924	648,717
Variation in operating assets and liabilities		
Land and properties held for sale	(6,887)	(6,353)
Accounts receivable	10,416	(12,970)
Judicial deposits	76	2,318
Deferred costs	(1,403)	(14,080)
Several advances	(913)	(1,644)
Other assets	(9,506)	10,913
Accounts payable	(10,279)	(19,772)
Liabilities for acquisition of assets	(15,843)	(25,135)
Taxes and contributions payable	(20,290)	(14,569)
Income tax and social contribution paid	(57,469)	(50,650)
Deferred income	14,711	2,872
Other liabilities	3,988	1,292
Net cash generated by operating activities	572,525	520,939

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of cash flows

Years ended December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Parent company	
	12/31/2015	**12/31/2014**
Cash flows from investment activities		
Increase of Investments	152,386	(176,443)
Write-off of investments	5,001	-
Dividends received	38,950	36,588
Capital decrease	117	8,107
Receipt (payment) on related-party transactions	(1,703)	2,607
Additions in property, plant and equipment	(3,224)	(20,071)
Additions in investment property	(92,494)	(197,062)
Written-off of property investments	-	1,121
Additions to intangible assets	(8,042)	(12,183)
Interest earning bank deposits	(8,583)	(34,360)
Net cash invested in investment activities	(222,364)	(391,696)
Cash flows from financing activities		
Loans and financing	145,401	94,426
Payment of loans and financing	(109,562)	(108,419)
Payment of interests on loans and financing	(133,176)	(115,300)
Cash from stock option exercise	24,955	38,254
Repurchase of shares to be held in treasury	(44,002)	(18,877)
Share issuance costs	(10)	(365)
Raising of debentures	-	398,223
Payment of charges on debentures	(52,798)	(38,281)
Payment of debentures	-	(300,000)
Dividends and interest on own capital paid	(182,957)	(98,350)
Net cash generated (consumed) in financing activities	(352,149)	(148,689)
Increase in cash and cash equivalents	(1,988)	(19,446)
Cash and cash equivalents at the beginning of the year	117,125	136,571
Cash and cash equivalents at the end of year	115,137	117,125
Increase in cash and cash equivalents	(1,988)	(19,446)

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of cash flows

Years ended December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Consolidated	
	12/31/2015	**12/31/2014**
Cash flows from operating activities		
Income (loss) before taxes	442,531	467,007
Adjustments in:		
Depreciation and amortization	153,838	157,664
Equity in net income of subsidiaries	(7,730)	(15,837)
Share-based payments	12,227	14,676
Non-controlling interest	226	(15)
Recognition of repurchases of points of sale	8,641	9,252
Deferred income	(23,308)	(35,252)
Inflation adjustment on debentures	55,095	38,358
Adjustment to loans and financings	186,368	169,542
Adjustments to liabilities for acquisition of assets	663	1,878
Restatements on related party transactions	(3,018)	(1,880)
Adjustment to present value	29	(1,493)
Allowance for doubtful accounts	(12,660)	200
Other	5,452	877
	818,354	804,977
Variation in operating assets and liabilities		
Land and properties for sale	(41,401)	(8,937)
Accounts receivable	6,836	(96,824)
Recoverable taxes	-	(227)
Judicial deposits	(246)	10,873
Deferred costs	35	(29,497)
Sundry advances	(4,212)	(2,710)
Other assets	(7,902)	3,618
Accounts payable	(1,552)	(28,114)
Liabilities for acquisition of assets	(40,550)	(24,688)
Taxes and contributions payable	(20,930)	(10,287)
Income tax and social contribution paid	(75,282)	(68,618)
Deferred income	19,519	10,730
Other liabilities	2,444	2,575
Net cash generated (consumed) in operational activities	656,113	562,871

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of cash flows

Years ended December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Parent company	
	12/31/2015	**12/31/2014**
Cash flows from investment activities		
Increase of Investments	152,386	(176,443)
Write-off of investments	5,001	-
Dividends received	38,950	36,588
Capital decrease	117	8,107
Receipt (payment) on related-party transactions	(1,703)	2,607
Additions in property, plant and equipment	(3,224)	(20,071)
Additions in investment property	(92,494)	(197,062)
Written-off of property investments	-	1,121
Additions to intangible assets	(8,042)	(12,183)
Interest earning bank deposits	(8,583)	(34,360)
Net cash invested in investment activities	(222,364)	(391,696)
Cash flows from financing activities		
Loans and financing	145,401	94,426
Payment of loans and financing	(109,562)	(108,419)
Payment of interests on loans and financing	(133,176)	(115,300)
Cash from stock option exercise	24,955	38,254
Repurchase of shares to be held in treasury	(44,002)	(18,877)
Share issuance costs	(10)	(365)
Raising of debentures	-	398,223
Payment of charges on debentures	(52,798)	(38,281)
Payment of debentures	-	(300,000)
Dividends and interest on own capital paid	(182,957)	(98,350)
Net cash generated (consumed) in financing activities	(352,149)	(148,689)
Decrease in cash and cash equivalents	(1,988)	(19,446)
Cash and cash equivalents at the beginning of the year	117,125	136,571
Cash and cash equivalents at the end of year	115,137	117,125
Decrease in cash and cash equivalents	(1,988)	(19,446)

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of value added

Years ended December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Parent company	
	12/31/2015	12/31/2014
Income:		
Net income from sales and services	912,894	884,409
Other income	14,324	6,014
Allowance for doubtful accounts	(9,630)	2,130
	917,588	892,553
Inputs acquired from third parties		
Costs of sales and services	(38,187)	(50,216)
Power, outsourced services and other	(48,251)	(68,686)
	(86,438)	(118,902)
Gross added value	831,150	773,651
Retentions		
Depreciation and amortization	(110,669)	(115,572)
Net added value produced by the Entity	720,481	658,079
Added value received as transfer		
Equity in net income of subsidiaries	51,841	86,833
Financial income	44,731	34,121
	96,572	120,954
Total added value payable	817,053	779,033
Distribution of added value		
Personnel		
Direct remuneration	(74,327)	(62,099)
Benefits	(6,405)	(5,057)
FGTS	(3,090)	(2,227)
	(83,822)	(69,383)
Taxes, rates and contributions		
Federal	(158,137)	(171,818)
State	(100)	(70)
Municipal	(6,470)	(6,104)
	(164,707)	(177,992)
Third-party capital remuneration		
Interest, exchange rate changes and inflation adjustment	(194,296)	(157,241)
Rental expenses	(8,120)	(6,216)
	(202,416)	(163,457)
Remuneration of own capital		
Dividends/Interest on own capital	(225,000)	(155,000)
Retained earnings	(141,108)	(213,201)
	(366,108)	(368,201)
Distributed added value	(817,053)	(779,033)

See the accompanying notes to the financial statements

Multiplan Empreendimentos Imobiliários S.A.

Statements of cash flows

Years ended December 31, 2015 and 2014

(Amounts expressed in thousands of reais – R$)

	Consolidated	
	12/31/2015	**12/31/2014**
Cash flows from investment activities		
Increase of Investments	5,000	4,000
Dividends received	9,860	
Capital decrease	-	11,436
Receipt (payment) on related-party transactions	1,396	3,060
Additions in property, plant and equipment	(3,224)	(20,074)
Additions in investment property	(215,745)	(293,747)
Written-off of property investments	123	3,942
Additions to intangible assets	(8,120)	(12,424)
Interest earning bank deposits	(58,301)	(33,891)
Net cash invested in investment activities	(269,011)	(337,698)
Cash flows from financing activities		
Loans and financing	208,610	94,426
Payment of loans and financing	(178,805)	(175,388)
Payment of interests on loans and financing	(177,386)	(166,959)
Cash from stock option exercise	24,955	38,254
Repurchase of shares to be held in treasury	(44,002)	(18,877)
Non-controlling interest	3,365	2,591
Share issuance costs	(10)	(365)
Raising of debentures	-	398,223
Payment of debentures	-	(300,000)
Payment of charges on debentures	(52,798)	(38,281)
Dividends and interest on own capital paid	(182,957)	(98,350)
Net cash generated (consumed) in financing activities	(399,028)	(264,726)
Decrease in cash and cash equivalents	(11,926)	(39,553)
Cash and cash equivalents at the beginning of the year	170,926	210,479
Cash and cash equivalents at the end of year	159,000	170,926
Decrease in cash and cash equivalents	(11,926)	(39,553)

See the accompanying notes to the financial statements

Notes to the quarterly information

(In thousands of reais - R$, unless otherwise stated)

1 Company's General information

The individual and consolidated financial statements of Multiplan Empreendimentos Imobiliários S.A. ("Company", "Multiplan" or "Multiplan Group" when referred to jointly with its subsidiaries) as of December 31, 2015 were authorized for issuance by Management on February 16, 2016. The Company was established as a publicly-traded entity headquartered in Brazil, whose shares are traded on the São Paulo Stock Exchange (BM&FBovespa). The Company is located at Avenida das Américas, 4.200 - Bloco 2 - 5° andar - Barra da Tijuca. Rio de Janeiro - RJ.

The Company was established on December 30, 2005 and in engaged mainly in
(a) the planning, construction, development and sale of real estate projects of any nature, either residential or commercial, including mainly urban shopping centers and areas developed based on these real estate projects; (b) the purchase and sale of real estate and the acquisition and disposal of real estate rights, and their operation, in any mean, including through lease; (c) the provision of management and administrative services for its own shopping centers, or those of third parties; (d) the provision of technical advisory and support services concerning real estate issues; (e) civil construction, the execution of construction works and provision of engineering and similar services in the real estate market; (f) development, promotion, management, planning and intermediation of real estate projects; (g) import and export of goods and services related to its activities; and (h) the acquisition of equity interests and share control in other entities, as well as joint ventures with other entities, where it is authorized to enter into shareholders' agreements in order to attain or supplement its corporate purpose.

As of December 31, 2015 and 2014, the Company holds direct and indirect interests in the following real estate projects:

			Interest - %	
Joint venture	**Location**	**Start-up of operations**	**12/31/2015**	**12/31/2014**
Shopping Malls				
BHShopping	Belo Horizonte	1979	80.0	80.0
BarraShopping	Rio de Janeiro	1981	51.1	51.1
RibeirãoShopping	Ribeirão Preto	1981	80.0	80.0
MorumbiShopping	São Paulo	1982	65.8	65.8
ParkShopping	Brasília	1983	61.7	61.7
DiamondMall	Belo Horizonte	1996	90.0	90.0
Shopping Anália Franco	São Paulo	1999	30.0	30.0
ParkShopping Barigui	Curitiba	2003	84.0	84.0
Shopping Pátio Savassi	Belo Horizonte	2004	96.5	96.5
BarraShopping Sul	Porto Alegre	2008	100.0	100.0
Vila Olímpia	São Paulo	2009	60.0	60.0
New York City Center	Rio de Janeiro	1999	50.0	50.0
Santa Úrsula	São Paulo	1999	62.5	62.5
Parkshopping São Caetano	São Caetano	2011	100.0	100.0
VillageMall	Rio de Janeiro	2012	100.0	100.0
ParkShoppingCampoGrande	Rio de Janeiro	2012	90.0	90.0
JundiaíShopping	São Paulo	2012	100.0	100.0

The majority of the shopping malls are managed based on a structure known as "Condomínio Pro Indiviso" - CPI (undivided interest). The shopping malls are not legal entities, but units operated under an agreement whereby the owners (investors) share all income, costs and expenses. The CPI structure is an option permitted by Brazilian laws for a period of five years, with possibility of renewal. Under the CPI structure, each co-investor holds an interest in property, which is undivided. As of December 31, 2015, the Company is the legal representative and manager of all above mentioned shopping malls.

The activities performed by the major investees are summarized below (see information on Company's equity interest in these investees in Note 2):

a. Multiplan Administradora de Shopping Centers Ltda.

Works in management of own shopping malls' parking lots and in provision of related services.

b. SCP Royal Green Península

On February 15, 2006, a Special Partnership Organization Agreement (SCP) wad formed between the Company and its parent company, Multiplan Planejamento, Participações e Administração S.A. ("MTP") to build a residential real estate project named "Royal Green Península".

c. MPH Empreendimento Imobiliário Ltda.

The Company has 100% shareholding interest in MPH Empreendimento Imobiliário Ltda., being 50% through its subsidiary Morumbi Business Center Empreendimento Imobiliário Ltda. MPH Empreendimento Imobiliário Ltda. was established on September 1, 2006 and is engaged in developing and exploring Shopping Center Vila Olímpia, which is located in São Paulo city and state; it holds 60% interest.

d. Manati Empreendimentos e Participações S.A.

It is engaged in exploring own parking lot and that of Shopping Center Santa Úrsula located in the city of Ribeirão Preto, São Paulo State. Control over Manati Empreendimentos e Participações S.A. is shared by the Company and Aliansce Shopping Centers S.A.

e. Parque Shopping Maceió S.A.(formerly named Halleiwa Empreendimentos Imobiliários S.A)

It is engaged in commercial exploration of Parque Shopping Maceió S.A. and surrounding real estate projects, all of them located in the city of Maceió, Alagoas State, as well as in managing own parking lots and garages. The interest of Parque Shopping Maceió S.A. is shared by the Company Aliansce Shopping Centers S.A.

f. Danville SP Empreendimento Imobiliário Ltda.

It is engaged in developing real estate projects located in the city of Ribeirão Preto, São Paulo State.

g. Multiplan Greenfield I Empreendimento Imobiliário Ltda.

It is engaged in developing and trading real estate commercial project denominated "Diamond Tower", located in the city of Porto Alegre, Rio Grande do Sul State.

h. BarraSul Empreendimento Imobiliário Ltda.
It is engaged in developing and trading real estate home project denominated “Résidence du Lac”, located in the city of Porto Alegre, Rio Grande do Sul State.

i. Ribeirão Residencial Empreendimento Imobiliário Ltda.
It is engaged in developing and trading real estate home developments located in the city of Ribeirão Preto, São Paulo State.

j. Morumbi Business Center Empreendimento Imobiliário Ltda.
It is engaged in developing and trading commercial building MorumbiBusinessCenter, located in the city and state of São Paulo, and has indirect interest of 30% in Shopping Vila Olímpia through interest of 50% held in MPH, which, on its turn, holds 60% of said shopping mall.

k. Multiplan Greenfield II Empreendimento Imobiliário Ltda.
It is engaged in developing and trading real estate project denominated “Morumbi Golden Tower”, located in the city and state of São Paulo.

l. Multiplan Greenfield IV Empreendimento Imobiliário Ltda.
It is engaged in developing and trading real estate project “Morumbi Diamond Tower”, located in the city and state of São Paulo.

m. Jundiaí Shopping Center Ltda.
It is engaged in exploring Shopping Center Jundiaí, located in the municipality of Jundiaí, São Paulo State, holding 100% of interest in it.

n. Pátio Savassi Administração de Shopping Center Ltda.
It is engaged in managing parking lot of Shopping Pátio Savassi, located in the city of Belo Horizonte, Minas Gerais State.

o. ParkShopping Campo Grande Ltda.
It is engaged in exploring ParkShopping Campo Grande, located in the West area of the city of Rio de Janeiro, Rio de Janeiro State, holding 100% of interest in it.

p. Parkshopping Corporate Empreendimento Imobiliário Ltda.
It is engaged in developing and trading real estate project denominated “ParkShopping Corporate”, located in Brasília, Distrito Federal

q. ParkShopping Canoas Ltda. (previously denominated Multiplan Greenfield VII Empreendimento Imobiliário Ltda.)
It is engaged in developing and trading real estate project located in the municipality of Canoas, Rio Grande do Sul State.

r. ParkShopping Global Ltda. (previsouly denominated Multiplan Greenfield VI Empreendimento Imobiliário Ltda.)
It is engaged in developing and trading real estate project located in the city and state of São Paulo.

s. ParkShopping Jacarepaguá Ltda. (previously denominated Multiplan Greenfield X Empreendimento Imobiliário Ltda.)

It is engaged in developing and trading real estate project located in the city and state of Rio de Janeiro.

t. Other investees

The investees Multiplan Greenfield III Empreendimento Imobiliário Ltda., Multishopping Shopping Center Ltda. (formerly Multiplan Greenfield IX Empreendimento Imobiliário Ltda.), Multiplan Greenfield XI Empreendimento Imobiliário Ltda., Multiplan Greenfield XII Empreendimento Imobiliário Ltda., Multiplan Greenfield XIII Empreendimento Imobiliário Ltda., Multiplan Greenfield XIV Empreendimento Imobiliário Ltda. and Multiplan Greenfield XV Empreendimento Imobiliário Ltda. are engaged in: (i) planning, implementation, development and trading of real estate projects of any nature; (ii) purchase and sale of real estate and acquisition and disposal of real estate rights and their operation; (iii) the provision of management and administrative services for shopping centers; (iv) the provision of technical advisory and support services concerning real estate issues; (v) civil construction, the execution of construction works and rendering of engineering and similar services in the real estate market; and (vi) development, promotion, management and planning of real estate projects.

2 Presentation of financial statements and accounting policies

2.1 Statement of conformity regarding the IFRS and Accountant Statements Committee - CPC rules

These financial statements include:

a. The consolidated financial statements, prepared in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and the accounting practices adopted in Brazil (BRGAAP), and taking into consideration OCPC 04 guidance on the application of Technical Interpretation ICPC 02 to Brazilian real estate development companies, issued by the Accounting Pronouncements Committee (CPC) and approved by the Securities Commission (CVM) and the Federal Accounting Council (CFC);

b. The parent company’s financial statements, prepared in accordance with the accounting practices adopted in Brazil, which comprise the CVM standards and the pronouncements, interpretations and guidance issued by CPC, CVM and CFC, including OCPC 04 - Guidance on the application of Technical Interpretation ICPC 02 to Brazilian Real Estate Development Entities.

In the parent company financial statements, jointly-owned subsidiaries and operations, with or without a legal personality, are accounted for under the equity method and adjusted in proportion to the interest held in the Group’s contractual rights and obligations. The same adjustments are made both in individual financial statements, in order to arrive at the same net income and equity attributable to the Parent company's shareholders. In the case of Multiplan Empreendimento Imobiliários S.A., the accounting practices adopted in Brazil applicable to the parent company financial statements differ from IFRS applicable to separate financial statements only in relation to the measurement of investments in subsidiaries, joint ventures and associated companies based on the equity accounting method, instead of cost or fair value in accordance with IFRS.

Since the differences between consolidated shareholders' equity and consolidated income attributable to the parent company's shareholders, included in consolidated financial statements prepared in accordance with IFRS and Brazilian accounting practices, and shareholders' equity and parent company result, included in individual financial statements prepared in accordance with Brazilian accounting practices, the Company opted to present these individual and consolidated financial statements in a single set, side by side.

2.2 Measuring basis

The individual and consolidated financial statements have been prepared based on the historical cost, except for certain financial instruments measured at fair value, as described in the note 26 below.

2.3 Basis of consolidation

As of December 31, 2015 and 2014, the consolidated financial statements incorporate the financial statements of the Company and its subsidiaries, as follows:

	Interest %			
	December 31, 2015		**December 31, 2014**	
Corporate name	**Direct**	**Indirect**	**Direct**	**Indirect**
RENASCE - Rede Nacional de Shopping Centers Ltda.	99.99	-	99.99	-
County Estates Limited (a)	-	99.00	-	99.00
Embassy Row Inc. (a)	-	99.00	-	99.00
EMBRAPLAN - Empresa Brasileira de Planejamento Ltda. (b)	99.99	-	99.99	-
CAA Corretagem e Consultoria Publicitária S/C Ltda.	99.00	-	99.00	-
Multiplan Administradora de Shopping Centers Ltda.	99.00	-	99.00	-
CAA Corretagem Imobiliária Ltda.	99.61	-	99.61	-
MPH Empreendimentos Imobiliários Ltda.	50.00	50.00	50.00	50.00
Danville SP Participações Ltda.	99.99	-	99.99	-
Multiplan Holding S.A.	100.00	-	100.00	-
Multiplan Greenfield I Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Barrasul Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Ribeirão Residencial Empreendimento Imobiliário Ltda.	99.90	-	99.99	-
Multiplan Greenfield II Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Multiplan Greenfield III Empreendimento Imobiliário Ltda.	99.90	-	99.99	-
Multiplan Greenfield IV Empreendimento Imobiliário Ltda.	99.90	-	99.99	-
Morumbi Business Center Empreendimento Imobiliário Ltda.	99.99	-	99.99	-
Pátio Savassi Administração de Shopping Center Ltda.	99.90	-	100.00	-
Jundiaí Shopping Center Ltda.	99.90	-	99.99	-
Parkshopping Campo Grande Ltda.	99.90	-	99.99	-
Parkshopping Corporate Empreendimento Imobiliário Ltda.	99.90	-	99.99	-
Multiplan Arrecadadora Ltda.	99.90	-	99.99	-
Parkshopping Global Ltda.	87.00	-	87.00	-
Parkshopping Canoas Ltda.(c)	94.67	-	99.90	-
Multishopping Shopping Center Ltda.	99.99	-	99.90	-
Parkshopping Jacarepagua Ltda.	99.90	-	99.90	-
Multiplan Greenfield XI Empreendimento Imobiliário Ltda.	99.90	-	99.90	-
Multiplan Greenfield XII Empreendimento Imobiliário Ltda.	99.90	-	99.99	-
Multiplan Greenfield XIII Empreendimento Imobiliário Ltda.	99.90	-	99.99	-
Multiplan Greenfield XIV Empreendimento Imobiliário Ltda.	99.99	-	99.90	-
Multiplan Greenfield XV Empreendimento Imobiliário Ltda.	99.99	-	99.90	-

(a) Foreign companies.

(b) Dormant company since 2003.

(c) For further information on the change in the interest, refer to Note 9.1 a.

The financial statements of subsidiaries are prepared for the same reporting period that the parent company, using consistent accounting policies.

All intragroup balances, income and expenses are fully eliminated.

The reconciliation between the shareholders' equity and net income for the years ended December 31, 2015 and 2014 between the parent company and consolidated is as follows:

	12/31/2015		**12/31/2014**	
	Shareholders' equity	**Net income for the year**	**Shareholders' Equity**	**Net income for the year**
Parent company	4,181,259	366,108	4,066,877	368,201
Equity in the earnings of County's profit or loss for the year (a)	-	(3,923)	-	(999)
Deferred assets (b)	-	-	-	860
Consolidated	4,181,259	362,185	4,066,877	368,062

(a) Subsidiary Renasce holds 100% in the County's capital, whose main activity is the investment in subsidiary Embassy. In order to properly prepare the Multiplan's individual and consolidated balances, the Company adjusted the Renasce's capital and the investment calculation for consolidation purposes only. Adjustment relating to the Company's equity in the earnings of County not reflected on equity in the earnings of Renasce.

(b) Adjustment referring to derecognition of deferred assets and recognition of deferred income tax on the aforementioned write-off in the subsidiaries only for consolidation purposes.

2.4 Accounting policies adopted in the quarterly information

a. Subsidiary

Subsidiaries are all entities (including structured entities) that the Company controls. Multiplan Group controls an entity when it is exposed or is entitled to variable returns deriving from its involvement with the entity and has the capacity of interfering in these returns due to the power it has over the entity. The subsidiaries are fully consolidated as of the date control is transferred to the Group. Consolidation is interrupted beginning as of the date in which the Group no longer holds control.

Multiplan's investments in its subsidiaries are accounted for under the equity method.

The statement of income reflects the share in the results from operations of subsidiaries. When a change is directly recognized in the shareholders' equity of the subsidiary, the Company will recognize its share in the variations occurred and will disclose that fact and, where applicable, in the statement of changes in the shareholders' equity. Unrealized gains and losses arising from transactions between the Company and the subsidiaries are eliminated, in accordance with the interest held in the subsidiaries.

b. Joint ventures

Investments in joint ventures are accounted for at the equity method and initially recognized at cost. The Group's investment in associated companies and joint-ventures includes goodwill identified in acquisition, net of any accumulated impairment losses.

The Group's interest in income or losses of its joint ventures is recognized in the statement of income, and interest in changes in reserves is recognized in the Group's reserves. When the Group's interest in losses of a joint venture is equal to or higher than investment book value, including any other receivables, the Group does not recognize additional losses unless it has incurred obligations or made payments on behalf of the jointly-controlled subsidiary.

Unrealized gains from transactions between the Group and its joint-ventures are eliminated proportionately to the Group's interest. Non-realized losses are also eliminated, unless the transaction shall provide evidence of a loss (impairment) of the asset transferred. The accounting policies of associated companies are amended as required, to ensure compliance with policies adopted by the Group.

2.5 Functional and reporting currency

The functional currency of the Company and its subsidiaries in Brazil and abroad is the Brazilian real, the same currency used to prepare and present the parent company and consolidated financial statements. All financial information presented in Brazilian Reais has been rounded to the nearest value, except otherwise indicated.

2.6 Revenue recognition

Revenue is recognized to the extent it is likely that economic benefits will be generated for the Company and when it can be measured reliably. The revenue is measured based on the fair value of the consideration received, excluding discounts, rebates, taxes or charges over sales. The Company assesses revenue transactions according to the specific criteria to determine whether it is acting as agent or principal and, at the end, concluded that it is acting as principal in all its revenue contracts. Also, the following specific criteria shall be addressed before the income recognition:

Stores leased

The tenants of commercial units generally pay a rent corresponding to the higher of a minimum monthly amount, adjusted annually based on the General Price Index - Internal Availability (IGP-DI) fluctuation or the amount arising from the application of a percentage on each tenant's gross sales revenues.

The Company records its operations with store rents as operating leases. Minimum rent value, including periodic fixed increases provided for in contracts and excluding inflation adjustments, are recognized in proportion to the Company's interest in each enterprise, at the straight-line basis over respective contracts' periods, regardless of receipt form.

Operations of the Company, its subsidiaries and jointly-controlled subsidiaries are seasonal. Historically, celebration days and holidays, such as Christmas, Mother's Day and others, have a positive impact on our shopping malls' sales.

Key money

Contracts for the concession of rights (key-money or granting of shopping malls' technical structure) are accounted for as deferred income in liabilities, at the time it is signed. Income from assignment of rights, including income from assignment of rights, inverted key money (transfer of funds given by the entrepreneur to the storeowner to encourage participation in the shopping mall) and brokerage expenses are recognized at the straight-line method, based on term of rent contract for the store to which they refer, beginning as of start of rent period.

Sale of properties

In the credit sales of concluded unit, the result is allocated when the sale is consummated, regardless of the period of receipt of the contractual amount.

Fixed-rate interest is recognized in profit or loss on the accrual basis, irrespective of whether it is actually received or not.

Regarding sales of incomplete units, the Company recognizes revenues and corresponding costs of real estate transactions based on OCPC 01 (R1), that is, based on percentage of construction work progress. In accordance with provisions of OCPC 04, a contract for the construction of property may be classified in CPC 17 Construction Contracts or in CPC 30 Income. In case contract is classified in CPC 17, income will be recognized according to construction work progress. Assuming the hypothesis of classification in CPC 30, discussion goes to the issue of transferring significant control, risks and benefits continuously or in a single event ("keys delivery"). In case transfer is continuous, income must be recognized according to construction work progress. Otherwise, it will occur only upon delivery of keys. Procedures carried out by the Company are as follows:

Incurred costs are accumulated in caption "Inventories" (properties under construction) and fully recognized in income when units are sold. After sale, costs to be incurred for completion of the unit under construction are recognized in income as they occur.

(i) Percentage of cost incurred for units sold is calculated in relation to total budgeted cost and foreseen up to completion of construction work. Found percentage is applied to sold units' sales price adjusted by selling expenses and other contract conditions. Found result is recorded as revenue in contra-entry to accounts receivable or possible advances that have been received.

Thereafter and until the construction work is completed, the unit's sale price will be recognized in profit or loss as revenues proportionately to the costs incurred to complete the unit, in relation to total budgeted cost.

Alterations in project execution and conditions, as well as in the estimated profitability, including changes arisen from penalty covenants and contractual settlements, which may result in cost and revenue reviews, are recognized in the period in which such reviews are carried out.

(ii) Sales revenues, including inflation adjustment, less installments received, are recorded as accounts receivable or advances from clients, as applicable.

Information on balances of operations with real estate projects in progress and advances from clients are detailed in Note 7.

Parking

Refers to revenues from the operation of parking lots in shopping malls, recognized in profit or loss on an accrual basis.

Services

Refers to income from rendering of brokerage services and advisory of promotional and publicity nature to rent and/or trade commercial spaces (merchandise), income from rendering of specialized brokerage services and advisory on real estate businesses in general, income from management of construction work and income from administration of shopping malls. The accrual basis is adopted for recording income of the company.

2.7 Expense recognition

Expenses are recognized on an accrual basis.

2.8 Financial instruments

Financial instruments are recognized only as from the date the Company becomes a party to their provisions. Upon recognition, they are initially recorded at fair value plus any transaction costs directly assignable to its acquisition or issuance, expect for financial assets and liabilities classified into the category at fair value through profit or loss, in which such costs are directly charged to income for the year. Its subsequent measurement takes place at the balance sheet date and in accordance with the rules set forth for each type of classification of financial assets and liabilities.

(i) Financial assets

Initial recognition and measurement

The main financial assets recognized by the Company are: Cash and cash equivalents, restricted short-term investments (recorded in line item "Other - Non-current assets"), trade accounts receivable and accounts receivable from related parties.

Financial assets measured at fair value through profit or loss

Include financial assets held for trading and financial assets designated upon initial recognition at fair value through profit or loss. They are classified as held-for-trading if they are originated with the purpose of being sold or repurchased in the short term. At each balance sheet date are measured at fair value and their fluctuations are recognized in income. Any interest, monetary adjustment, foreign exchange variation and any changes from evaluation at fair value are recognized in income when incurred in the financial income or expenses line.

Held to maturity financial assets

Include non-derivative financial assets with fixed or determinable payments, with defined maturities for which the Company has the positive intention and capacity to hold until maturity. After the initial recognition they are measured at the amortized cost by based on the effective interest rate method, less possible impairments. This method uses a discount rate that, when applied to estimated future receivables, along the expected financial instrument duration, results in net book value. Any interest, monetary adjustment, and foreign exchange variation, less impairment losses, when applicable, are recognized in income when incurred in the financial income or expenses line.

Financial assets available for sale

"Available-for-sale" financial assets refer to non-derivative financial assets classified as "available for sale" or which cannot be classified as: (a) loans and receivables, (b) investments held-to-maturity, or (c) financial assets at fair value through profit or loss.

After the initial recognition, they are measured at market value, and changes, except those due to impairment losses, are recognized in other comprehensive income and presented in shareholders' equity. When an investment is written off, the accumulated income (loss) in other comprehensive income is transferred to the income statement.

Loans and receivables
Include non-derivative financial assets with fixed or determinable payments, but not quoted on any active market. Such assets are initially recognized at fair value plus any transaction costs directly assignable. After the initial recognition they are measured at the amortized cost by based on the effective interest rate method, less any impairment. Any interest, monetary adjustment, and foreign exchange variation, less impairment losses, when applicable, are recognized in income when incurred in the financial income or expenses line.

(ii) Financial liabilities
Financial liabilities are classified as financial liabilities at fair value through profit or loss, borrowings and financing or derivatives classified as hedge instrument, as the case may be. The Company determines classification of its financial liabilities upon initial recognition, on date of negotiation in which the Company becomes one of the instrument's contract provisions. The Company writes off a financial liability when its contractual obligations are identified, canceled or expire.

Financial liabilities are initially recognized at fair value, and in the case of loans and financings, include directly related transaction costs.

Main financial liabilities recognized by the Company are: loans and financing, debentures and obligations from acquisition of assets.

Financial liabilities at fair value through profit or loss
They include financial liabilities usually traded before maturity, liabilities designated in the initial recognition at fair value through profit or loss. They are measured at fair value at each balance sheet date. Interest, monetary adjustment, foreign exchange variation and any variations arising from measurement at fair value, when applicable, are recognized in income when incurred.

Financial liabilities not measured at fair value through profit or loss
The other financial liabilities (including borrowings, suppliers and other payables) are measured at the amortized cost using the effective interest method.

The effective interest method is used to calculate the amortized cost of a financial liability and allocate its interest expense throughout the corresponding period. The effective interest rate is the rate that exactly discounts estimated future cash flows (including fees paid or received that form an integral part of the effective interest rate, transaction costs and other premiums or discounts) over the expected life of the financial liability or, when appropriate, over a shorter period, to the net carrying amount of the financial asset or financial liability.

Financial assets and liabilities are offset and the net amount reported in the balance sheet only when there is a legally enforceable right to set off and there is intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

The Company's financial assets and financial liabilities are described in detail in Note 25.

2.9 Adjustment to present value of assets and liabilities
Long-term monetary assets and liabilities are adjusted for inflation and, therefore, adjusted to present value. The present value adjustment of short-term monetary assets and liabilities is

calculated and is only recorded if considered relevant for the financial statements taken as a whole. For recognition and materiality determination purposes, the adjustment to present value is calculated taking into consideration the contractual cash flows and the explicit interest rate, and, in certain cases, the implicit interest rate of the related assets and liabilities as described in Note 4.

2.10 Treasury shares

The own equity instruments which are repurchased (treasury shares) are stated at cost net of equity. No gain or loss is recognized in the statement of income in the purchase, sale, issuance or cancellation of the Company's own equity instruments.

2.11 Investment properties

Investment properties are stated at the cost of acquisition or construction, net of the related accumulated depreciation, calculated on the straight-line basis at rates which take into consideration the estimated useful lives of the assets. Expenses incurred with repairs and maintenance are only accounted for if the economic benefits associated with these items are probable and the amounts are measured in a reliable manner, while the other expenses are recorded directly in income/loss when incurred. The recovery of investment properties by means of future operations as well as the useful lives and the residual value of this property are monitored periodically and adjusted prospectively, if necessary. Fair values of investment properties are determined in December on an annual basis, only for disclosure purposes.

Investment property is a property held to earn rentals or for capital appreciation or both, but not for sale in the ordinary course of business, supply of services or for administrative purposes. Buildings and improvements classified as property for investment are measured at cost for initial recognition and depreciated over the useful life period from of 30 to 50 years.

Following CPC 28, the Company and its subsidiaries record Shopping Malls in operation and under development as investment property, since these commercial undertakings are kept for the purposes of operational lease.

Goodwill from the fair value in subsidiaries are recorded as investment property and depreciated using the straight-line method. Cost includes expenses directly attributable to the acquisition of an investment property. In the event an owner builds an investment property, cost is considered as the capitalized interest on borrowings, the material used, direct labor, or any other cost directly attributable to bringing the investment property to a working condition for its intended purpose.

The interest capitalized in the parent company refers to loans taken and passed on through the Company to the subsidiaries having enterprises in the pre-operating stage or enterprises under revitalization or expansion, and may also refer to loans taken by subsidiaries to fund operating enterprises.

Costs referring to repurchase of commercial spot are added to the value of respective investment properties. Recognition of commercial spot repurchases are carried out according to rent term of leased asset.

2.12 Property, plant and equipment

Property, plant and equipment is recorded by the acquisition, formation or construction cost, less accumulated depreciation and impairment losses, calculated using the straight-line method based on rates determined by the assets' estimated useful life. Expenses incurred with repairs and maintenance are only accounted for if the economic benefits associated with these items are probable and the amounts are measured in a reliable manner, while the other expenses are recorded directly in income/loss when incurred. The recovery of fixed assets by means of future operations as well as the useful lives and the residual value of this property are monitored, reviewed periodically and adjusted prospectively, if necessary.

The useful estimated lives for the current and comparative periods are as follows:

	12/31/2015 and 12/31/2014
Machinery and equipment, Furniture and fixtures, and Facilities.	10 years
Buildings and improvements	25 years
Other components	From 5 to 10 years

2.13 Lease

Leases in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are debited to the statement of income on a straight-line basis over the period of the lease. Lease contracts entered into by the Company as the lessor are recognized as mentioned in Note 4.

2.14 Loan costs

Interest and financial charges on loans for investment in construction in progress are capitalized until assets start to operate and are depreciated based on the same criteria and useful life determined for the property, plant and equipment item or investment property in which they were included and capitalized. Interest on lands and properties held for sale is recorded in profit or loss under the percentage-of-completion method. All other borrowing costs are expensed in the period in which they are incurred.

2.15 Intangible assets

Intangible assets acquired separately are measured upon the initial recognition at cost and, subsequently, deducted from accumulated amortization and impairment losses, when applicable.

Intangible assets with defined useful life are amortized over their estimated useful-economic lives of the assets and, when indications of impairment are identified, submitted to impairment test. Intangible assets with undefined useful lives are not amortized but subject to annual test of impairment losses.

The goodwill arising from the acquisition of subsidiaries and grounded on future profitability is recorded as intangible asset in accordance with CPC 04 (R1) - Intangible assets, supported by Securities Commission Resolution No. 644 of December 2, 2010.

2.16 Land and properties held for sale

Evaluated at acquisition or construction cost, which does not exceed its realizable net value. The Company considers in current assets those projects that have already been launched and are, therefore, available for sale. Other projects are classified in non-current assets.

2.17 Liabilities for acquisition of assets

Obligations established in contract for land acquisition are recorded at the original value plus, when applicable, corresponding charges and price-level restatements.

2.18 Impairment losses of non-financial assets

The Management reviews the net book value of assets annually in order to assess events or changes in economic, operating, or technological circumstances likely to point out impairment or loss of their recoverable value. If these evidences are detected and the net book value exceeds recoverable value, a deterioration provision is created to adjust net book value to recoverable value.

The recoverable amount of an asset or a particular cash-generating unit is defined as the higher of value in use and fair value less sales expenses.

In the estimate of the value in use of the asset, the estimated future cash flows are discounted at their present value, using a discount rate before taxes that reflects the weighted average cost of capital for the industry in which the cash generating unit operates. The net sales value is determined, whenever possible, with a basis on a binding contract of sale in a transaction on an arm's length basis, between knowledgeable and interested parties, adjusted by expenses attributable to the sale of the asset, or when there is no binding contract of sale, with a basis on the market price of an active market, or on the price of the most recent transaction with similar assets.

In case of goodwill paid upon acquisition of investments, recoverable value is estimated on an annual basis. An impairment loss is recognized when the carrying amount of a goodwill allocated in CGU (cash generating unit) exceeds its recoverable value. Goodwill recoverable value is determined by comparing it with fair value of investment properties that originated goodwill. Assumptions used to determine fair value of investment properties are detailed in note 10.

Impairment losses are recognized in profit or loss. Losses recognized for “CGUs” are initially allocated to reduce any goodwill attributed to the “CGUs”, and then to reduce other assets within the “CGU”.

An impairment loss related to goodwill is not reversed. Regarding other assets, impairment losses are reversed only with the condition that the book value of the asset does not exceed the book value that would have been calculated, net of depreciation or amortization, if the value loss had not been recognized. The Company did not identify in any of presented years impairment losses to be recognized.

2.19 Cash and cash equivalents

These include cash, positive balances in current accounts and short-term investments readily convertible into known amounts of cash and subject to insignificant risk of change in value. Short-term investments included in cash equivalents are classified as “financial assets measured at fair value through profit or loss”.

2.20 Accounts receivable

Presented at contract values including, when applicable, earnings and monetary restatements. Allowance for doubtful accounts is recognized at an amount considered sufficient by Management to cover probable losses upon realization of accounts receivable, considering criteria described in note 4.

2.21 Provisions

Provisions are recognized for present (legal or presumed) obligations resulting from past events, for which it is possible to reliably estimate amounts and whose settlement is probable. Recognized provision amount is the best estimate of the consideration required to settle the obligation in the end of each reporting period, considering risks and uncertainties related to the obligation.

When the provision is measured based on the estimated cash flows to settle the obligation, its carrying amount corresponds to the present value of these cash flows (where the effect of the time value of money is material).

The Company is a party in several judicial and administrative proceedings. Provisions are recognized for all lawsuits and administrative proceedings for which a disbursement to settle contingency/obligation is probable and may be fairly estimated. The determination of loss probability includes the assessment of available evidence, law hierarchy, available case law, the most recent decisions in courts and its relevance to the legal system, and the assessment by legal advisors. Provisions are reviewed and adjusted to take into account changes in circumstances, such as statute of limitations applicable, tax inspection conclusions or additional exposures identified based on new matters or court decisions.

The contingencies whose risks were assessed as possible are disclosed in the Note 18.

2.22 Other liabilities and assets

A liability is recognized in the balance sheet when the Company has a legal or constructive obligation as a result of a past event, and it is probable that a cash outflow will be required to settle it. Some liabilities involve uncertainties regarding maturity and amounts; they are estimated as soon as incurred and are recorded by means of provisions. Provisions are recorded considering the best estimates of the risk involved.

An asset is recognized in the balance sheet when it is likely that its future economic benefits will be created in favor of the Company, and cost or value can be safely measured.

Assets and liabilities are rated as current when their realization or settlement is likely to occur in the following 12 months. Otherwise, they will be stated as non-current.

2.23 Taxation

Sales and service income are subject to the following taxes and contributions, and the following basic rates:

		Parent company and subsidiaries' rates	
Tax	**Acronym**	**Taxable income**	**Deemed profit**
Contribution Tax toward the Social Integration Program	PIS	1.65%	0.65%
Contribution for social security funding	COFINS	7.6%	3.0%
Service tax	ISS	2-5%	2-5%

Those charges are shown in the statement of income as sales deductions. Credits deriving from PIS/COFINS non-cumulativeness are presented in caption taxes and contributions on sales and services in the statement of income.

Taxes on income comprise income tax and social contribution. Income tax is calculated on taxable income at the rate of 25% and social contribution at the rate of 9%, and recognized at the accrual system.

As permitted by tax law, some companies of Multiplan Group with annual revenue lower than R$78,000 in immediately prior year opted for deemed profit basis. In this case, income tax calculation basis was determined considering the application of deemed percentages of 8%, 32% and 100%, depending on revenues nature, as provided for in tax law. Social contribution calculation basis, in this scenario, was determined based on the application of deemed rates of 12%, 32% and 100%, also depending on the nature of income.

Current corporate income tax and social contribution on net income represent taxes payable. Deferred income tax and social contribution are recognized on temporary differences and tax losses. Note that deferred tax credits are recognized to the extent of the existence of future positive bases.

Income tax and social contribution expenses include both current and deferred effects.

Current taxes are stated in assets/liabilities at net values when taxes payable and taxes to offset have the same nature.

Accordingly, deferred income tax and social contribution are also stated at their net effects on assets/liabilities, as required by CPC 32.

2.24 Employee benefits

Employee short-term benefits are measured on a non-discounted basis and incurred as expenses as the related service is rendered.

The liability is recognized at the amount expected to be paid under the cash bonus plans or short-term profit sharing if the Company has a legal or constructive obligation to pay this amount as a result of prior service rendered by the employee, and the obligation can be reliably estimated.

2.25 Share-based payment

(i) Stock option plan

The Company granted to officers, employees and service providers of the Company or other companies under its control that were elected as participants of the program, a stock option plan that may be settled in shares, which may only be exercised after specific grace periods. These options are measured at fair value determined by the Black-Scholes pricing method on the dates stock option plans are granted, and are recorded in operating income (expenses) under “expenses on share-based compensation”, on a straight-line basis after the vesting periods, as a balancing item to “stock options granted” in capital reserves in shareholders’ equity. See more details in note 20 h.

(ii) Long-term incentive plan

The Company granted to officers, employees and service providers of the Company or other companies under its control that were elected as participants of the program, purchase options of investment units referred to in valuation of the Company’s shares and that may be settled in cash, and redeemable after specific grace periods. These investment units are measured at fair value determined by the “Black-Scholes” evaluation method at the end of each accounting period, and are recognized in operating income at the straight-line method based on grace periods, as a contra-entry in liabilities. See details in note 21 b.

2.26 Earnings per share

The basic earnings per share are calculated based on the result for the financial year attributable to the Company's shareholders and the weighted average of outstanding common shares in the respective period. The diluted earnings per share are calculated based on the mentioned average of outstanding shares, adjusted by instruments that can potentially be converted into shares, with a dilution effect, in the years presented, pursuant to CPC 41/IAS 33.

2.27 Segment information

An operating segment is a component of the Company which engages in business activities from which it may earn revenues and incur expenses, including income and expenses relating to transactions with other components of the Company. All operating results of the operating segments are frequently reviewed by the Company management for decisions regarding the resources to be allocated to the segment to be taken and to assess their performance, for which individual financial information is available.

Segment results that are reported to management include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. The unallocated items include mostly office expenses and income and social contribution tax assets and liabilities.

2.28 Statement of added value (“DVA”)

The purpose of this statement is to evidence wealth created by the Company and its distribution during a certain period, and is presented by the Company as part of its individual and consolidated financial statements, whose presentation is required by the Brazilian corporate law for publicly-held companies and as supplementary information by IFRS’s that do not require presentation of the statement of value added.

The SAV has been prepared based on information obtained from the accounting records used as a basis for the preparation of the financial statements and following the provisions in CPC 09 - Statement of Added Value. The first part of the SAV presents the wealth created by the Company, represented by revenues (gross sales revenue, including taxes on sales, other revenues and the effects of the allowance for doubtful accounts), inputs purchased from third parties (cost of sales and purchases of materials, electric power, outside services, including taxes on purchases, effects of impairment and recovery of assets, and depreciation and amortization) and the value added received from third parties (share of profits (losses) of subsidiaries, finance income and other income). The second part of the SAV presents the distribution of wealth among personnel and payroll charges, taxes and contributions, lenders and shareholders.

2.29 Statement of cash flows

The Company classifies in the statement of cash flows the interest paid as financing activities and the dividends received as investing activities since it understands that interest represent costs from its financial resources obtained and dividends represent the return on its investments.

2.30 Significant accounting policies

These are realized for measurement and recognition of some assets and liabilities of the financial statement of the Company and its subsidiaries. To determine these estimates, the Company considered current and past events, assumptions on future events and other objective and subjective factors. Significant items subject to estimates include selection of useful lives of property, plant and equipment and intangible assets, allowance for doubtful accounts, estimate of costs to be incurred, total budgeted cost of real estate projects, provision for losses in investments, analysis of recovery of property, plant and equipment and intangible asset values, analysis of deferred income tax and social contribution realization, rates and terms applied to determine adjustment to present value of certain assets and liabilities, provision for lawsuits and administrative proceedings, measurement of share-based remunerations and financial instruments fair values, estimates for disclosure of sensitivity analysis chart of derivative financial instruments according to Securities Commission (CVM) Instruction no. 475/08, and calculation of fair value of investment properties. The settlement of transactions involving these estimates may result in amounts significantly different from those described in the financial statements due to the lack of precision inherent to the process of their determination. Estimates and assumptions are based on the Company's management current expectations, projections of future events, and financial trends that affect or may affect the Company's businesses and, therefore, its financial statements.

These estimates and assumptions are prepared based on currently available information known by the Company's management. Many important factors may adversely impact the Company's income; considering these risks and uncertainties, estimates and perspectives for the future may not become real. The Company reviews its estimates and assumptions at least on a quarterly basis, except for fair value of properties for investment that are reviewed on an annual basis.

2.31 New standards, changes and interpretations

a. The following new standards and interpretations of standards were issued by the IASB but are not in force for the year 2016. The early adoption of standards, although encouraged by the IASB, is not allowed in Brazil by the Committee of Accounting Pronouncements (CPC).

(i) IFRS 9, published in July 2014, replaces guidelines of IAS 39 Financial Instruments: Recognition and Measurement (Financial Instruments: Recognition and Measurement). IFRS 9 includes revised guidance on the classification and measurement of financial instruments, a new expected credit loss model for calculating impairment on financial assets, and the hedge accounting requirements. The regulation maintains the IAS 39 guidelines about acknowledging and disacknowledging financial instruments. IFRS 9 is effective for periods beginning on or after January 1, 2018. The Company is evaluating the effects IFRS 9 will have on its financial statements and disclosures.

(ii) The IFRS 15 requires an entity to recognize the amount of income reflecting the consideration that it expects to receive in exchange for control of these goods or services. When adopted, this new rule will replace most detailed guidance on recognition of income that is currently provided for by IFRS's and by accounting principles generally accepted in the United States of America ("U.S. GAAP"). The new standard is applicable beginning on or after January 1, 2018. The standard may be adopted retrospectively, adopting a cumulative effects approach. The Company is evaluating the effects IFRS 15 will have on its financial statements and disclosures.

In addition, the following new rules or changes are not expected to have a significant impact on the Group's consolidated financial statements.

(iii) IFRS 14 - Regulatory Deferral Accounts;

(iv) Acceptable Methods of Depreciation and Amortization - Changes to CPC (accounting pronouncements committee) 27/ IAS 16 and CPC 04 /IAS 38);

There are no other IFRS or IFRIC interpretations that have not yet entered into effect that could have significant impact on the Multiplan Group.

b. Reclassification and adoption of IFRSs (new and revised) adopted in the financial statements.

During 2012, the Accounting Pronouncements Committee (CPC) issued the following pronouncements that impacted the activities of the Company and its subsidiaries, among others:

(i) CPC 18 (R2) - Investment in Associated company, Subsidiary and Joint Venture;

(ii) CPC 19 (R2) - Joint arrangements.

These pronouncements, approved by the Securities Commission (CVM) in 2012, became mandatory for years starting beginning as of January 1, 2013. These pronouncements determine that jointly-controlled projects must be recorded in financial statements at the equity method.

With adoption of these new accounting pronouncements, the Company no longer consolidates jointly-controlled subsidiaries Manati Empreendimentos e Participações S.A. and Parque Shopping Maceió S.A. on a proportional basis beginning as of January 1, 2013. Accordingly, financial statements for years ended December 31, 2015 and 2014 present financial and equity position of the Company, as well as operating income, using equity method for these investments.

3 Cash and cash equivalents and interest earning bank deposits

	December 31, 2015		December 31, 2014	
	Parent company	Consolidated	Parent company	Consolidated
Cash and cash equivalents				
Cash and banks	34,289	54,943	42,920	56,211
Interest earning bank deposits - Bank Deposit Certificates (CDBs)	4,018	4,018	3,071	3,071
Interest earning bank deposits - Purchase and sale commitments	76,830	100,039	71,134	111,644
Total cash and cash equivalents	115,137	159,000	117,125	170,926

These short-term investments are made with prime financial institutions, at market price and terms.

The short-term investments presented as cash equivalent may be redeemed at any time without affecting earnings recognized or with no risk of significant change in value.

The Fixed Income Investment Funds - DI are non-exclusive funds classified by the Brazilian Financial and Capital Markets Association (ANBIMA) as short-term, low-risk funds. The funds' portfolios are managed by Bradesco Asset Management, Santander Asset and Itaú Asset. The Company does not interfere with or influence the management of the portfolios or the acquisition and sale of the securities included in the portfolios.

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Interest earning bank deposits - daily liquidity				
Investment fund DI - fixed income securities	163,594	213,312	155,011	155,011
Total interest earning bank deposits	163,594	213,312	155,011	155,011

The Company's exposure to interest rate risks, credit, liquidity and market risks, and sensitivity analysis of financial assets and liabilities are disclosed in Note 25.

4 Accounts receivable

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Rental	143,724	187,873	135,354	170,389
Key money	29,236	47,448	35,316	50,240
Debt acknowledgment (a)	9,123	11,719	6,201	9,117
Parking lots	10,313	16,138	9,308	12,212
Management fees (b)	9,010	9,010	8,996	8,996
Sales	1,578	1,578	1,896	1,896
Advertising	1,194	1,194	906	906
Sales of property (c)	45,840	150,227	47,191	159,997
Other	1,622	2,879	1,542	2,495
	251,640	428,066	246,710	416,248
Allowance for doubtful accounts (d)	(16,333)	(25,572)	(10,616)	(19,549)
	235,307	402,494	236,094	396,699
Non-current	(46,299)	(135,422)	(45,045)	(51,517)
Current	189,008	267,072	191,049	345,182

(a) Refer to key money, leases and other balances, which were past due and have been restructured.

(b) Refers to management fees receivable by the Company, charged from investors or storeowners in the shopping malls managed by them, which correspond to a percentage on the store lease amount (7% on the net income of the shopping centers, or 6% of the minimum lease amount, plus 15% on the portion exceeding minimum lease amount or a fixed amount), on regular fees charged from storeowners (5% on expenditures), on financial management (variable percentage on expenditures incurred with shopping center expansion) and on promotion fund (5% on the amount contributed to the promotion fund).

(c) In accordance with the pronouncement CPC 12 - Present Value Adjustment, approved by CVM Resolution 564 of December 17, 2008, the Company assessed internally certain assets and liabilities to analyze the need to present them at present value. The Discounted Cash Flow (DCF) method was used, applying the discount rates below.

The future cash flow of the model was based on the real estate portfolio of receivables sold and assumptions of monetary restatement (National Civil Construction Index, or INCC) and interest (Price table) adopted in the market. Accordingly, to determine the present value of a cash flow (AVP), three sets of information were used: (i) the monthly amount of future cash flows, (ii) the period of such cash flows and (iii) the discount rate.

Monthly amount of future cash flows: comprises the receivables portfolio contracted in the two real estate projects developed by the company (Residence Du Lac and Diamond Tower). Cash flow includes monthly receivables in accordance with each client's contract. The portfolio is adjusted for monetary restatement based on the INCC rate over the construction period. In addition to the monetary restatement, the portfolio (after delivery of keys) is adjusted based on the Price table interest rate (which was not considered as shown below):

(i) Cash flow period: Cash flows are projected on a monthly basis as from the present date considering monthly and intermediate installments. Since interest is charged after delivery of keys, the Company conservatively considers the prepayment of all trade accounts receivable when keys are delivered, not including discounts, fines or interest.

(ii) Discount rate: the discount rate used to discount cash flow to present value during construction is the prevailing SELIC rate. This rate was selected because it can be considered as the client's opportunity cost and is decisive to the client's prepayment decision.

Projects Residence Du Lac and Diamond Tower received permission for occupancy in August 2015.

The effect on the result for the years ended December 31, 2015 and 2014 is as follows:

	Consolidated	
	12/31/2015	**12/31/2014**
Expense	(43)	-
Income	72	2,632

(d) The Company recognized an allowance for doubtful accounts based on the following criteria:

(i) Store leases - past due balance over than 180 days and amounts in excess of R$15 are individually analyzed, independently of the due date for all storeowners that already are considered in the provision for doubtful accounts;

(ii) Assignment of rights - All past due balance over 180 days and independent individual analysis regardless of the due date for all storeowners that already are considered in the provision for doubtful accounts;

(iii) Debt acknowledgment - All past-due balances regardless of the maturity term.

It should be emphasized that the Company understands that there are no risks relating to the property sales accounts receivable since such amounts are guaranteed by the property sold.

The aging list of trade accounts receivable is as follows:

		Balance past-due, but without impairment loss						
Parent company	**Balance due and without impairment loss**	**Less than 30 days**	**From 30 to 60 days**	**From 61 to 90 days**	**From 91 to 120 days**	**From 121 to 180 days**	**Over 180 days**	**Total**
12/31/2015	224,960	3,281	1,894	1,352	1,362	1,684	17,107	251,640
12/31/2014	227,833	2,328	1,170	1,113	590	1,030	12,646	246,710

		Balance past-due, but without impairment loss						
Consolidated	**Balance due and without impairment loss**	**Less than 30 days**	**From 30 to 60 days**	**From 61 to 90 days**	**From 91 to 120 days**	**From 121 to 180 days**	**Over 180 days**	**Total**
12/31/2015	384,646	5,706	2,709	2,603	2,095	2,461	27,846	428,066
12/31/2014	381,942	5,049	2,147	1,768	1,883	2,237	21,222	416,248

The changes in the allowance for doubtful accounts are as follows:

	Parent company			
	Stores leased	**Key money**	**Debt acknowledgment**	**Total**
Balances at December 31, 2014	(6,479)	(2,594)	(1,543)	(10,616)
Additions	(6,444)	(1,794)	(2,622)	(10,860)
Write-offs	43	-	-	43
Reversal due to renegotiation	3,027	1,524	549	5,100
Balances at December 31, 2015	(9,853)	(2,864)	(3,616)	(16,333)

	Consolidated			
	Stores leased	**Key money**	**Debt acknowledgment**	**Total**
Balances at December 31, 2014	(11,324)	(6,401)	(1,824)	(19,549)
Additions	(8,757)	(2,618)	(3,718)	(15,093)
Write-offs	129	58	-	187
Reversal due to renegotiation	4,897	2,795	1,191	8,883
Balances at December 31, 2015	(15,055)	(6,166)	(4,351)	(25,572)

Aging of trade accounts receivable included in the allowance for doubtful accounts:

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Over 60 days	(2,405)	(2,750)	(1,603)	(2,391)
From 60 to 120 days	(1,675)	(1,896)	(503)	(856)
From 120 to 180 days	(1,633)	(1,951)	(548)	(999)
From 180 to 240 days	(775)	(993)	(573)	(1,225)
Over 240 days	(9,845)	(17,982)	(7,389)	(14,078)
	(16,333)	(25,572)	(10,616)	(19,549)

The Company has operating lease agreements with the tenants of shopping mall stores (lessors) with a standard term of 5 years. Exceptionally, there may be agreements with differentiated terms and conditions.

For the year ended December 31, 2015 and 2014, the Company had billings of R$678,694 and R$211,153, respectively, from minimum rent in the Company's interest only in relation to contracts prevailing at the end of each period, these presented the following renewal schedule:

	Consolidated	
	December 31, 2015	**December 31, 2014**
In 2015	4.4%	9.6%
In 2016	12.6%	14.0%
In 2017	18.5%	19.1%
In 2018	17.4%	17.0%
In 2019	19.1%	16.7%
After 2019	21.0%	10.0%
Undetermined*	7.0%	13.6%
Total	100.0%	100.0%

(*) Non-renewed agreements in which the parties may request termination via a prior legal notice (30 days).

5 Related party transactions

5.1 The main balances and transactions with related parties are as follow:

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Current assets:				
Sundry loans and advances				
Shopping mall condominiums (a)	8,815	12,678	4,889	6,872
Associação Barra Shopping Sul (b)	1,103	1,103	1,203	1,203
Associação ParkShopping Barigui (c)	358	358	310	310
Associação ParkShopping São Caetano (d)	-	-	169	169
Parkshopping Canoas (j)	133	-	-	-
Multiplan Holding (s)	1,343	-	-	-
Parkshopping Jacarepaguá (r)	320	-	-	-
Associação BarraShopping (p)	895	895	-	-
Associação Ribeirão Shopping (q)	332	332	-	-
Associação Jundiaí Shopping (e)	-	187	-	200
Condomínio Village Mall (f)	646	646	195	195
Associação Village Mall (g)	126	126	126	126
Loans - Others (h)	225	226	284	283
Sub Total	14,296	16,551	7,176	9,358
Provision for losses (a)	(8,815)	(12,678)	(4,889)	(6,872)
Total sundry loans and advances - current	5,481	3,873	2,287	2,486
Accounts receivable				
Multiplan Administradora de Shopping Centers Ltda. (i)	10,313	-	9,308	-
Total accounts receivable - current	10,313	-	9,308	-
Total current assets	15,794	3,873	11,595	2,486
Non-current assets:				
Sundry loans and advances				
Condominio Village Mall (f)	2,770	2,770	1,260	1,260
Associação Jundiaí Shopping (e)	-	562	-	735
Associação Ribeirão Shopping (q)	30	30	-	-
Associação Village Mall (g)	95	95	221	221
Associação Barra Shopping Sul (b)	6,342	6,341	8,123	8,123
Associação ParkShopping Barigui (c)	1,970	1,970	2,013	2,013
Associação BarraShopping (p)	889	889	-	-
Loans - Others (h)	-	-	70	70
Total sundry loans and advances - non-current	12,096	12,657	11,687	12,422
Investment				
Advances for future capital increase				
Parque Shopping Maceió S.A.	-	-	5,000	5,000

	Parent company	
	12/31/2015	**12/31/2014**
Statement of income:		
Income from services		
Multiplan Administradora de Shopping Centers Ltda. (e)	88.1543	73,250
Lease income		
Hot Zone - BH Shopping (k.1)	72	63
Hot Zone - Morumbi Shopping (k.2)	144	123
Hot Zone - Barra Shopping (k.3)	161	136
Hot Zone - ParkShopping Brasília (k.4)	57	68
Hot Zone - Barra Shopping Sul (k.5)	295	301
Hot Zone - São Caetano (k.6)	10	10
Tantra Comércio de Artigos Orientais Ltda. - Morumbi Shopping (l.1)	76	77
Tantra Comércio de Artigos Orientais Ltda. - Barra Shopping (l.2)	-	17
Head office expenses		
Expense with rental (m)	44	42
Shopping Mall expenses		
Multiplan Arrecadadora Ltda (n)	1,032	1,020
Services agreement		
Peres - Advogados, Associados S/C (o)	1,237	1,081
Net financial income (loss)		
Interest on sundry loans and advances	1,900	1,763

Statement of income:	Consolidated	
Lease income		
Hot Zone - BH Shopping (k.1)	72	63
Hot Zone - Morumbi Shopping (k.2)	144	123
Hot Zone - Barra Shopping (k.3)	161	136
Hot Zone - ParkShopping Brasília (k.4)	57	68
Hot Zone - Barra Shopping Sul (k.5)	295	301
Hot Zone - São Caetano (k.6)	10	10
HotZone - Campo Grande (k.7)	302	323
HotZone - Jundiaí (k.8)	31	23
Tantra Comércio de Artigos Orientais Ltda. - Morumbi Shopping (l.1)	76	77
Tantra Comércio de Artigos Orientais Ltda. - Barra Shopping (l.2)	-	17
Head office expenses		
Expense with rental (m)	44	42
Services agreement		
Peres - Advogados, Associados S/C (o)	1,237	1,081
Net financial income (loss)		
Interest on sundry loans and advances	3,018	1,880

(a) Prepayments of charges granted to condominiums of shopping malls owned by Multiplan Group, in light of the default of storeowners with the condominiums. An allowance for loan losses was set up for these advances in light of the probable risk of non-collection.

(b) Refer to the advances made to Associação dos Lojistas do Barra Shopping Sul to meet working capital requirements. An amount of R$ 4,800 in advance in 2008, R$ 3,600 in 2009 and R$ 1,000 in 2010. These agreements are monthly adjusted based on the CDI fluctuation and contractual payment terms that began in January 2009. On October 1, 2012, the agreements were renegotiated and joined together, the consolidated debt started to pay 110% of the CDI and is repayable in monthly installments of R$75 until the debt is fully repaid, so that the agreement's final maturity does not exceed 120 months.

(c) Refer to the advances made to Associação dos Lojistas do ParkShopping Barigui to meet working capital requirements. The outstanding balance is adjusted on a monthly basis at 117% of the CDI fluctuation and is being repaid in 40 and 120 monthly installments since July 2011.

(d) These refer to advances granted to the Association of Store Owners of ParkShopping São Caetano, which have already been repaid in 36 monthly installments, starting from July 2012.

(e) Refers to the R$1,300 loan granted to Associação de Lojistas do Jundiaí Shopping, which bears interest equivalent to the CDI plus 1.0% per year, to be repaid in 84 monthly installments starting January 2013.

(f) Refers to a loan of R$ 1,800 granted to the VillageMall Consortium, subject to interest at 110% of the Interbank Deposit Certificate (CDI) rate, to be repaid in 120 monthly installments, from January 2013, and to another loan of R$ 1,500, subject to the same interest rate, to be repaid in 60 monthly installments from June 2015.

(g) Refers to a loan of R$ 500 granted to the Association of Store Owners of Village Mall, subject to interest at the CDI rate plus 1.0% per year, to be repaid in 48 monthly installments, starting from October 2013.

(h) Refers to loans granted to employees, which are being repaid in annual installments.

(i) Refers to the portion of accounts receivable and income that the Company has with subsidiary MTA manages the shopping malls' parking lots and transfer from 93% to 97.5% of net income to the Company. Note that whenever total expenses exceeds the revenue generated, the Company is required to reimburse such difference to MTA plus 3% of monthly gross income. These amounts are billed and received on a monthly basis.

(j) These are amounts recoverable from the subsidiary ParkShopping Canoas Ltda., referring to the sharing of payroll expenses.

(k) Refers to amount billed as Hot Zone store leases entered into with Divertplan Comércio e Indústria Ltda, (lessee), where Multiplan Planejamento Participações e Administração S/A, a Company shareholder, holds 99% of the capital. The total amounts charged as occupancy costs account for 8% of stores' gross income. The table shows the amounts actually allocated as Rental income, since the other amounts refer to charges that are common and specific to the shopping malls' promotion fund.

(k.1) BH Shopping - renewed lease agreement, effective from September 2009 to August 2016

(k.2) Morumbi Shopping - renewed lease agreement, effective from June 2010 to June 2017

(k.3) Barra Shopping - lease agreement effective from June 2012 to June 2022

(k.4) Parkshopping Brasília - renewed lease agreement, effective from January 2012 to December 2016

(k.5) Barra Shopping Sul - lease agreement effective from November 2008 to November 2018

(k.6) Parkshopping São Caetano - lease agreement effective from February 2012 to November 2022.

(k.7) Parkshopping Campo Grande - lease agreement effective from November 2012 to November 2022.

(k.8) Jundiaí Shopping - lease agreement effective from October 2012 to November 2022.

As of December 31, 2015, the amounts receivable from rental of the Hot Zone stores totaled R$163 in the Parent company and R$225 in the Consolidated in comparison with R$170 in the Parent Company and R$301 in the Consolidated as of December 31, 2014. The rental amounts received from Hot Zone stores totaled R$746 in the Parent Company, and R$ 1,153 in Consolidated up to December 31, 2015 compared to R$678 of the Parent company and R$1,104, consolidated as of December 31, 2014.

(l) Refers to amounts invoiced to Tantra Comércio de Artigos Orientais Ltda, relating to a kiosk lease agreement entered into with a close family member (lessee) of the Company's controlling shareholder. The lease payments are annually adjusted using the IGP-DI.

(l.1) Morumbi Shopping - renewed agreement, effective beginning June 17, 2009 for an indefinite period

(l.2) Barra Shopping - Contract terminated on March 15, 2014.

(m) Refers to the lease agreement entered into with close family member of the Company's controlling shareholder of an office located in Centro Empresarial Barra Shopping, dated February 22, 2013. The agreement is effective for 24-month period, starting April 1, 2013 and lease payments are adjusted using the IPCA.

(n) Refers to rental collection services, common and specific charges, income from promotion fund and other income deriving from the operation and sale of office spaces of the Company and/or its subsidiaries.

(o) Refers to the addendum to the legal service agreement entered into by the Company and Peres - Advogados, Associados S/C, owned by a close family member of the Company's controlling shareholder, dated May 1st,, 2011. The contract has an indefinite term of duration and establishes a monthly remuneration of R$ 50, adjusted by the Consumer Price Index (IPC) on an annual basis. In addition, on April 2, 2015 and April 4, 2014, amounts of R$500 and R$400, respectively, were paid as bonus.

(p) Refers to two loans granted to the *Associação de lojistas do Shopping Center da Barra*, the first one of R$160, remunerated at CDI rate+2.0% p.a. to be refunded in 12 monthly installments beginning as of February 2016, and the second one of R$1,600, remunerated at CDI rate+2.42% p.a. to be refunded in 24 monthly installments beginning as of February 2016.

(q) Refers to a loan of R$350 granted to *Associação de lojistas do Shopping Center de Ribeirão Preto* remunerated at CDI rate+2.0% p.a. to be refunded in 36 monthly installments beginning as of march 2016.

(r) These are amounts recoverable from the subsidiary ParkShopping Jacarepaguá Ltda, referring to the sharing of payroll expenses.

(s) Refers to accounts receivable from subsidiary Multiplan Holding related to contributions made to subsidiaries.

5.2 Remuneration of key management personnel

Remuneration of key personnel

The executive officers and directors, which have the decision power and the Company's operations control, are elected by the Board and considered key management personnel in accordance with the Company's Bylaws.

The key management personnel compensation accounted for in the statement of income by category is as follows:

	12/31/2015	**12/31/2014**
Annual fixed remuneration		
Salaries and/or Directors' fee	8,975	8,567
Benefits (direct and indirect)	352	303
Variable compensation		
Bonus	12,569	11,160
Stock option plan	5,883	6,226
	27,779	26,256

As of December 31, 2015, the key management personnel consisted of: 7 members of the Board of Directors and five directors.

The Company does not grant to the executive officers and directors benefits relating to the labor contract rescission beyond the ones foreseen in the applicable law.

6 Recoverable taxes and contributions

	December 31, 2015		**December 31, 2014**	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
PIS/COFINS recoverable	-	978	-	258
IR and CSLL recoverable	5,840	7,609	-	869
Tax on financial operations recoverable	1,274	1,274	1,274	1,274
ISS recoverable	37	121	-	84
INSS recoverable	-	167	-	165
Other	-	-	-	11
	7,151	10,149	1,274	2,661

7 Land and properties held for sale

	December 31, 2015		**December 31, 2014**	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Land	57,000	212,160	50,301	193,784
Property concluded	3,356	72,527	3,168	136,910
Property under construction	-	-	-	19,510
	60,356	284,687	53,469	350,204
Current	3,356	72,527	3,168	156,420
Non-current	57,000	212,160	50,301	193,784
	60,356	284,687	53,469	350,204

The carrying amount of a project's land is transferred to caption "Construction in progress" when units are placed for sale, that is, when the project is launched.

The Company reclassifies part of its inventories into non-current assets, according to launches scheduled for subsequent years, into the heading of "land for future development" or based on the completion schedule of its constructions, into the heading "construction in progress".

Loan, financing and debenture financial expenses, whose funds were used in the process of building real estate projects, are capitalized in caption "Lands and properties for sale" and recognized in income under caption "Cost of Properties Sold" in accordance with each project's sales percentage.

8 Income and social contribution taxes

The origin of deferred income and social contribution taxes is presented below:

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Assets:				
Provision for legal and administrative proceedings	8,395	8,845	14,503	14,620
Allowance for doubtful accounts	14,942	18,649	9,238	10,303
Provision for losses on advances of charges	8,815	8,815	4,889	4,889
Accrued annual bonus (g)	19,740	19,740	16,280	17,939
Deferred (d)	4,404	4,404	5,311	5,311
Tax loss and negative basis of social contribution (h)	17,416	81,204	-	58,030
Other	-	-	2,176	4,826
Deferred tax asset base	73,712	141,657	52,397	115,918
Deferred income tax assets (f)	15,507	32,486	10,698	26,578
Deferred social contribution assets (f)	6,634	12,749	4,716	10,433
Subtotal	22,141	45,235	15,414	37,011
Liabilities:				
Unamortized goodwill on future earnings (b)	(316,845)	(316,845)	(316,845)	(316,845)
Straight-line revenue (c)	(15,158)	(24,411)	(25,027)	(39,459)
Income on real estate projects (a)	-	(101,138)	-	(116,200)
Depreciation (e)	(159,686)	(191,789)	(112,645)	(128,877)
Compound interest	(34,962)	(34,962)	(30,088)	(30,088)
Deferred tax liabilities base	(526,651)	(669,145)	(484,605)	(631,469)
Deferred income tax liabilities (f)	(131,662)	(144,046)	(121,152)	(131,167)
Deferred social contribution liabilities (f)	(47,399)	(52,220)	(43,614)	(47,639)
Subtotal	(179,061)	(196,266)	(164,766)	(178,806)
Deferred income and social contribution taxes, net	(156,920)	(151,031)	(149,352)	(141,795)

(a) According to the tax criterion, the income (loss) on the sale of real estate units is determined based on the financial realization of income (cash basis) while for accounting purposes such transactions are accounted for on the accrual basis.

(b) Goodwill on acquisition of Multishopping Empreendimentos Imobiliários S.A., Bozano Simonsen Centros Comerciais S.A. and Realejo Participações

S.A. based on expected future earnings. Such companies were then merged and the respective goodwill reclassified to intangible assets. These companies were subsequently merged and the related goodwill was reclassified to intangible assets. Pursuant to the new accounting standards, beginning January 1, 2009 such goodwill is no longer amortized and deferred income tax liabilities on the difference between the tax base and the carrying amount of the related goodwill was accounted for. For tax purposes, the goodwill amortization was terminated on November 2014.

(c) The Company formed income tax and social contribution on deferred taxation of straight-line income during the term of the contract, regardless of the receipt term. As of 2015, with the enactment of Law 12,973, of May 13, 2014, these revenues started being taxed on an accrual basis. Thus, the deferred balance up to December 31, 2014 will be subjected to taxation upon its realization.

(d) The Company recognized deferred income tax by fully derecognizing deferred charges.

(e) The Company recognized deferred income tax liabilities on differences between the amounts calculated based on accounting method and criteria, as prescribed in Law 12.973 dated May 13, 2014.

(f) In the consolidated, the basis for the deferred assets and liabilities are composed also by entities subject to the calculation of IRPJ and CSLL by the presumed income regime. For this reason, the effect of the taxes rates includes the taxes rates used in the income presumption, according to the federal law, and may vary depending on the income nature.

(g) For the calculation of deferred income tax, only the share of employee profit sharing was considered.

(h) The parent company calculated an income tax loss of R$ 17,026 and a social contribution loss of R$ 17,416.

Deferred income tax and social contribution will be realized based on Management's expectation, as follows:

	December 31, 2015		**December 31, 2014**	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
2015	29,303	34,539	26,636	31,652
2016	26,628	39,821	9,107	12,465
2017	9,387	22,580	3,400	17,184
2018-2019	6,069	30,284	8,836	18,241
2020-2021	2,325	14,433	4,418	36,376
	73,712	141,657	52,397	115,918

Reconciliation of income and social contribution tax expense

The reconciliation between the tax expense as calculated by the combined nominal rates and the income and social contribution tax expense charged to income is presented below:

	Parent company			
	December 31, 2015		**December 31, 2014**	
	Income tax	**Social contribution**	**Income tax**	**Social contribution**
Description				
Income before income and social contribution taxes	427,299	427,299	450,641	450,641
Rate	25%	9%	25%	9%
Nominal rate	(106,825)	(38,457)	(112,660)	(40,558)
Permanent additions and exclusions				
Equity in income of subsidiaries	12,960	4,666	21,708	7,815
Gifts and tributes	(108)	(39)	(114)	(41)
Contributions, donations and sponsorship	(457)	(59)	(2,216)	(569)
Interest on own capital approved	56,250	20,250	38,750	13,950
Interest on own capital received	(1,000)	(360)	-	-
Goodwill amortization on asset appreciation	(20)	(7)	(20)	(7)
Compensation expenses (stock option plan)	(3,057)	(1,100)	(3,670)	(1,321)
Executive Board bonuses and 13th salary	(2,752)	-	(2,312)	-
Tax benefits	1,173	-	1,488	-
Recognition of IRPJ (corporate income tax) and CSLL (social contribution on net income) credits of prior periods	156	217	-	-
Income from real estate projects	(1,406)	(506)	-	-
Other	(623)	(87)	(2,736)	73
	61,116	22,975	50,878	19,900
Current income and social contribution taxes in income (loss)	(40,006)	(13,616)	(42,856)	(14,467)
Deferred income and social contribution taxes no profit or loss	(5,703)	(1,866)	(18,926)	(6,191)
Total	(45,709)	(15,482)	(61,782)	(20,658)

	Consolidated			
	December 31, 2015		**December 31, 2014**	
Description	**Income tax**	**Social contribution**	**Income tax**	**Social contribution**
Income before income and social contribution taxes	442,530	442,530	467,007	467,007
Rate	25%	9%	25%	9%
Nominal rate	(110,633)	(39,828)	(116,752)	(42,031)
Permanent additions and exclusions				
Equity in net income of subsidiaries	1,933	696	3,959	1,425
Gifts and tributes	(108)	(39)	(114)	(41)
Contributions, donations and sponsorship	(538)	(59)	(2,216)	(569)
Goodwill amortization on asset appreciation	(20)	(7)	(20)	(7)
Compensation expenses (stock option plan)	(3,057)	(1,100)	(3,670)	(1,321)
Executive Board bonuses and 13th salary	(2,910)	-	(2,312)	
Interest on own capital	56,250	20,250	38,750	13,950
Interest on own capital received	(1,000)	(360)	-	-
Tax benefits	1,415	-	1,488	
Recognition of IRPJ (corporate income tax) and CSLL (social contribution on net income) credits of prior periods	156	217	-	-
Income from real estate projects	(1,406)	(506)	-	-
Current losses without tax credit	(2,346)	(844)	-	-
Difference in the calculation basis for companies taxed by the presumed profit	5,235	1,885	16,232	5,844
Income and social contribution taxes in companies taxed by the deemed profit system	(3,377)	(1,216)	(8,612)	(3,100)
Other	1,162	(417)	502	(345)
	51,389	18,500	43,987	15,836
Current income and social contribution taxes in income (loss)	(52,453)	(18,883)	(55,807)	(20,090)
Deferred income and social contribution taxes no profit or loss	(6,791)	(2,445)	(16,958)	(6,105)
Total	(59,244)	(21,328)	(72,765)	(26,195)

9 Investments

Significant information on investees:

Investees	Number of quotas/shares	Interest %	Capital	December 31, 2015 Net income (loss) for the year	December 31, 2015 Shareholders' equity	December 31, 2014 Net income (loss) for the year	December 31, 2014 Shareholders' equity
CAA Corretagem e Consultoria Publicitária S/C Ltda.	40,000	99.00	400	233	781	316	549
RENASCE - Rede Nacional de Shopping Centers Ltda.	835,500	99.99	8,755	(9,938)	876	(1,937)	5,211
CAA Corretagem Imobiliária Ltda.	182,477	99.61	1,825	(3)	17	(18)	20
MPH Empreendimentos Imobiliários Ltda. (*)	154,940,898	100.00 (*)	154,941	12,619	173,624	18,454	185,006
Multiplan Administr. Shopping Mall	20,000	99.00	20	8,343	8,363	7,682	7,702
Pátio Savassi Administração de Shopping Center Ltda.	1,000,000	100.00	10	(15)	21	4,416	496
SCP - Royal Green Península	-	98.00	51,582	(2)	2,698	10,672	14,551
Manati Empreend. e Participações S.A.	42,885,388	50.00	65,636	439	65,359	1,155	64,920
Parque Shopping Maceió S.A	182,505,268	50.00	182,505	15,026	185,041	10,504	191,994
Danville SP Empreendimento Imobiliário Ltda.	47,163,074	99.99	47,373	(418)	44,888	(254)	44,016
Multiplan Holding S.A.	1,000	100.00	43	44	71	7	27
Embraplan Empresa Brasileira de Planejamento Ltda.	5,110,438	99.99	5,110	8	224	11	215
Multiplan Greenfield I Emp Imob Ltda.	35,943,556	99.99	35,944	3,072	60,983	16,669	54,611
Barrasul Empreendimento Imobiliário Ltda.	27,520,443	99.99	27,520	(348)	48,841	17,679	52,269
Ribeirão Residencial Emp Imob. Ltda.	9,496,056	99.90	10,946	(370)	9,576	(239)	7,577
Morumbi Bussiness Center Empr.Imob.Ltda.	125,052,380	99.99	125,052	5,817	136,180	9,008	130,252
Multiplan Greenfield II Empr.Imob.Ltda.	110,424,966	99.99	110,425	3,707	98,871	(6,532)	94,021
Multiplan Greenfield IV Empr.Imob.Ltda.	87,826,853	99.90	93,727	1,751	79,660	(6,290)	67,922
Multiplan Greenfield III Empr.Imob.Ltda.	307,540,474	99.90	313,170	(3,438)	302,154	(3,161)	263,422
Parkshopping Campo Grande Ltda (**)	305,102,797	99.90	309,503	6,811	323,638	4,827	311,754
Jundiaí Shopping Center Ltda (**)	239,825,087	99.90	241,075	11,644	264,241	7,778	250,010
Parkshopping Corporate Empr.Imob. Ltda (**)	48,868,251	99.90	49,118	(1,425)	43,351	(1,499)	43,602
Multiplan Arrecadadora Ltda.	1,000	99.90	1	731	2,091	652	1,360
Parkshopping Global Ltda. (a)	21,708,937	87.00	22,359	(1,349)	20,270	(737)	20,719
Parkshopping Canoas.Ltda.	69,278,796	94.67	69,279	(3,046)	64,004	(1,545)	16,938
Multishopping Shopping Center Ltda.	16,979	99.99	17	(4)	11	(2)	15
Parkshopping Jacarepagua Ltda.	42,296,731	99.90	45,072	(273)	44,796	(2)	10
Multiplan Greenfield XI Empr.Imob.Ltda.	1,878	99.90	2	-	1	(1)	-
Multiplan Greenfield XII Empr.Imob.Ltda.	2,881	99.90	3	-	-	(2)	1
Multiplan Greenfield XIII Empr.Imob.Ltda.	2,881	99.90	3	-	1	(2)	1
Multiplan Greenfield XIV Empr.Imob.Ltda.	13,648	99.99	14	(1)	9	(4)	10
Multiplan Greenfield XV Empr.Imob.Ltda.	13,604	99.99	14	(1)	9	(4)	10

(*) 50.00% direct and 50.00% indirect through subsidiary Morumbi Business Center Empreendimento Imobiliário Ltda.

(**) These companies went into operation in 2012.

9.1 Changes in investments of the parent company

Investees	12/31/2014	Additions	Disposals	Transfers	Dividends	Equity in net income of subsidiaries	Capital (loss) gain	12/31/2015
Investments								
CAA Corretagem e Consultoria Publicitária S/C Ltda.	543	-	-	-	-	231	-	774
CAA Corretagem Imobiliária Ltda.	20	-	-	-	-	(3)	-	17
RENASCE - Rede Nacional de Shopping Centers Ltda.	5,211	-	-	1,680	-	(6,015)	-	876
SCP - Royal Green Península	6,517	-	-	-	(3,871)	(3)	-	2,643
Multiplan Admin. Shopping Mall	7,625	-	-	-	(7,605)	8,259	-	8,279
MPH Empreendimentos Imobiliários Ltda.	92,503	-	-	-	(12,000)	6,309	-	86,812
Manati Empreendimentos e Participações S.A.	32,460	-	-	-	-	220	-	32,680
Parque Shopping Maceió S.A.	90,997	-	-	-	(5,989)	7,513	-	92,521
Pátio Savassi Administração de Shopping Center Ltda.	496	-	-	-	(486)	(15)	-	(5)
Danville SP Empreendimento Imobiliário Ltda.	52,733	-	-	1,290	-	5,308	-	59,331
Multiplan Holding S.A.	27	-	-	-	-	44	-	71
Embraplan Empresa Brasileira de Planejamento Ltda.	215	-	-	-	-	9	-	224
Ribeirão Residencial Emp Im Ltda.	9,021	-	(10)	2,370	-	686	-	12,067
Morumbi Business Center Empreendimento Imobiliário Ltda.	130,252	-	(130)	110	-	5,812	-	136,044
Barra Sul Empreendimento Imobiliário Ltda.	57,986	-	(50)	2,920	(5,999)	1,903	-	56,760
Multiplan Greenfield I Emp.Imobiliario Ltda.	61,593	-	(58)	6,300	(3,000)	6,181	-	71,016
Multiplan Greenfield II Empreendimento Imobiliário Ltda.	94,021	-	(95)	1,142	-	3,704	-	98,772
Multiplan Greenfield III Empreendimento Imobiliário Ltda.	263,422	-	(305)	42,170	-	(3,435)	-	301,852
Multiplan Greenfield IV Empreendimento Imobiliário Ltda.	67,921	-	(78)	9,987	-	1,750	-	79,580
Parkshopping Campo Grande Ltda.	311,753	-	(319)	5,074	-	6,805	-	323,313
Jundiaí Shopping Center Ltda.	250,010	-	(252)	2,586	-	11,633	-	263,977
Parkshopping Corporate Ltda.	43,602	-	(45)	1,173	-	(1,422)	-	43,308
Multiplan Arrecadadora	1,360	-	-	-	-	729	-	2,089
Parkshopping Global Ltda.	18,025	-	-	783	-	(1,173)	-	17,635
Parkshopping Canoas Ltda. (a)	16,921	-	-	46,421	-	(2,908)	159	60,593
Multishopping Shopping Center Ltda	14	-	-	-	-	(4)	-	10
Parkshopping Jacarepagua Ltda.	10	-	(3)	45,060	-	(274)	(42)	44,751
Multiplan Greenfield XI Ltda.	-	-	-	-	-	-	-	-
Multiplan Greenfield XII Ltda.	1	-	-	-	-	(1)	-	-
Multiplan Greenfield XIII Ltda.	1	-	-	-	-	-	-	1
Multiplan Greenfield XIV Ltda.	10	-	-	-	-	(1)	-	9
Multiplan Greenfield XV Ltda.	10	-	-	-	-	(1)	-	9
Other	94	-	-	-	-	-	-	94
Subtotal - Investment	1,615,374	-	(1,345)	169,066	(38,950)	51,841	117	1,796,103

Investees	12/31/2014	Additions	Disposals	Transfers	Dividends	Income from Equity in net income of subsidiaries	Capital (loss) gain	12/31/2015
Advance for future capital increase								
CAA Corretagem e Consultoria Imobiliária S/C Ltda.	-	-	-	-	-	-	-	-
Renasce - Rede Nacional de Shopping Centers Ltda.	-	1,680	-	(1,680)	-	-	-	-
Parque Shopping Maceió S.A.	5,000	-	(5,000)	-	-	-	-	-
Pátio Savassi Administração de Shopping Center Ltda	-	26	-	-	-	-	-	26
Danville SP Empreendimento Imobiliário Ltda.	-	1,290	-	(1,290)	-	-	-	-
Ribeirão Residencial Emp Imobiliário Ltda.	-	2,370	-	(2,370)	-	-	-	-
Morumbi Business Center Empreendimento Imobiliário Ltda.	-	110	-	(110)	-	-	-	-
Barrasul Empreendimento Imobiliário Ltda.	-	2,920	-	(2,920)	-	-	-	-
Multiplan Greenfield I Empreendimento Imobiliário Ltda.	-	6,300	-	(6,300)	-	-	-	-
Multiplan Greenfield II Empreendimento Imobiliário Ltda.	-	1,142	-	(1,142)	-	-	-	-
Multiplan Greenfield III Empreendimento Imobiliário Ltda.	-	42,170	-	(42,170)	-	-	-	-
Multiplan Greenfield IV Empreendimento Imobiliário Ltda.	-	9,987	-	(9,987)	-	-	-	-
Parkshopping Campo Grande Ltda.	-	5,074	-	(5,074)	-	-	-	-
Jundiaí Shopping Center Ltda.	-	2,586	-	(2,586)	-	-	-	-
Parkshopping Global Ltda.	-	784	(1)	(783)	-	-	-	-
Parkshopping Canoas Ltda.	-	46,421	-	(46,421)	-	-	-	-
Multishopping Shopping Center Ltda	-	-	-	-	-	-	-	-
Parkshopping Jacarepagua Ltda.	-	45,060	-	(45,060)	-	-	-	-
Multiplan Greenfield XI Empreendimento Imobiliário Ltda	-	1	-	-	-	-	-	1
Parkshopping Corporate Ltda	-	1,173	-	(1,173)	-	-	-	-
Multiplan Greenfield XII Empreendimento Imobiliário Ltda	-	-	-	-	-	-	-	-
Multiplan Greenfield XIII Empreendimento Imobiliário Ltda	-	-	-	-	-	-	-	-
Multiplan Greenfield XIV Empreendimento Imobiliário Ltda	-	-	-	-	-	-	-	-
Multiplan Greenfield XV Empreendimento Imobiliário Ltda	-	-	-	-	-	-	-	-
Subtotal - advances for future capital increase	5,000	169,094	(5,001)	(169,066)	-	-	-	27
Total net investments	1,620,374	169,094	(6,346)	-	(38,950)	51,841	117	1,796,130

(a) On June 1, 2015, Multiplan Holding S.A. withheld from Sociedade Parkshopping Global S.A, transferring the only quota it held, with a par value of R$ 1.00, to partner Multiplan Empreendimentos Imobiliários S.A. On the same date, an increase in capital was approved in the amount of R$ 5,293, an increase corresponding to 5,292,580 new quotas. Multiplan subscribed 3,802,047 quotas, with a par value of R$ 3,802, and, in this same transaction, the new partner Unipark Empreendimentos e Participações Ltda joined the partnership and subscribed 1,490,533 quotas, with a par value of R$ 1,591, paid up on June 18, 2015. After the capital increase, Multiplan started to hold 94.67% of the capital of Parkshopping Canoas S.A., whereas the new partner Unipark became the holder of 5.33% of the latter.

Investees	12/31/2013	Additions	Advances for future capital increase (Afac) Transfers	Dividends	Equity in net income of subsidiaries	Write-offs	Capital (Decrease) Increase	12/31/2014
Investments								
CAA Corretagem e Consultoria Publicitária S/C Ltda.	229	-	-	-	314	-	-	543
CAA Corretagem Imobiliária Ltda.	-	-	28	-	(8)	-	-	20
RENASCE - Rede Nacional de Shopping Centers Ltda.	4,853	-	1,145	-	(787)	-	-	5,211
SCP - Royal Green Península	3,995	-	-	(2,156)	10,458	-	(5,780)	6,517
Multiplan Admin. Shopping Mall	17,787	-	-	(17,768)	7,606	-	-	7,625
MPH Empreendimentos Imobiliários Ltda.	95,776	-	-	(12,501)	9,228	-	-	92,503
Manati Empreendimentos e Participações S.A.	35,383	-	-	-	577	-	(3,500)	32,460
Parque Shopping Maceió S.A.	46,395	-	39,800	-	4,802	-	-	90,997
Pátio Savassi Administração de Shopping Center Ltda.	392	-	-	(4,163)	4,267	-	-	496
Danville SP Empreendimento Imobiliário Ltda.	47,037	-	1,020	-	4,676	-	-	52,733
Multiplan Holding S.A.	20	-	-	-	7	-	-	27
Embraplan Empresa Brasileira de Planejamento Ltda.	205	-	-	-	10	-	-	215
Ribeirão Residencial Emp Im Ltda.	7,781	-	651	-	589	-	-	9,021
Morumbi Business Center Empreendimento Imobiliário Ltda.	121,218	-	26	-	9,008	-	-	130,252
Barra Sul Empreendimento Imobiliário Ltda.	19,157	-	17,456	-	21,373	-	-	57,986
Multiplan Greenfield I Emp.Imobiliario Ltda.	26,176	-	14,265	-	21,152	-	-	61,593
Multiplan Greenfield II Empreendimento Imobiliário Ltda.	51,405	-	49,148	-	(6,532)	-	-	94,021
Multiplan Greenfield III Empreendimento Imobiliário Ltda.	255,701	-	10,881	-	(3,160)	-	-	263,422
Multiplan Greenfield IV Empreendimento Imobiliário Ltda.	53,233	-	20,979	-	(6,291)	-	-	67,921
Parkshopping Campo Grande Ltda.	285,636	-	21,292	-	4,825	-	-	311,753
Jundiaí Shopping Center Ltda.	234,089	-	8,145	-	7,776	-	-	250,010
Parkshopping Corporate Ltda.	42,859	-	2,241	-	(1,498)	-	-	43,602
Multiplan Arrecadadora	708	-	-	-	652	-	-	1,360
Parkshopping Global Ltda.)	1	-	1,265	-	(641)	-	17,400	18,025
Parkshopping Canoas Ltda.	2,861	-	15,618	-	(1,545)	-	(13)	16,921
Multishopping Shopping Center Ltda	1	-	15	-	(2)	-	-	14
Multiplan Greenfield X Ltda.	1	-	10	-	(1)	-	-	10
Multiplan Greenfield XI Ltda.	1	-	-	-	(1)	-	-	-
Multiplan Greenfield XII Ltda.	-	1	2	-	(2)	-	-	1
Multiplan Greenfield XIII Ltda.	-	1	2	-	(2)	-	-	1
Multiplan Greenfield XIV Ltda.	1	-	13	-	(4)	-	-	10
Multiplan Greenfield XV Ltda.	1	-	13	-	(4)	-	-	10
Other	94	-	-	-	-	-	-	94
Subtotal - Investment	1,352,996	2	204,015	(36,588)	86,842	-	8,107	1,615,374

Investees	**12/31/2013**	**Additions**	**Advances for future capital increase (Afac) Transfers**	**Dividends**	**Equity in net income of subsidiaries**	**Write-offs**	**Capital (Decrease) Increase**	**12/31/2014**
Advance for future capital increase								
CAA Corretagem e Consultoria Imobiliária S/C Ltda.	-	40	(40)	-	-	-	-	-
Renasce - Rede Nacional de Shopping Centers Ltda.	-	1,145	(1,145)	-	-	-	-	-
Parque Shopping Maceió S.A.	48,800	-	(39,800)	-	-	(4,000)	-	5,000
Danville SP Empreendimento Imobiliário Ltda.	-	1,020	(1,020)	-	-	-	-	-
Ribeirão Residencial Emp Imobiliário Ltda.	-	651	(651)	-	-	-	-	-
Morumbi Business Center Empreendimento Imobiliário Ltda.	-	26	(26)	-	-	-	-	-
Barrasul Empreendimento Imobiliário Ltda.	-	17,456	(17,456)	-	-	-	-	-
Multiplan Greenfield I Empreendimento Imobiliário Ltda.	-	14,265	(14,265)	-	-	-	-	-
Multiplan Greenfield II Empreendimento Imobiliário Ltda.	-	49,148	(49,148)	-	-	-	-	-
Multiplan Greenfield III Empreendimento Imobiliário Ltda.	-	10,881	(10,881)	-	-	-	-	-
Multiplan Greenfield IV Empreendimento Imobiliário Ltda.	-	20,979	(20,979)	-	-	-	-	-
Parkshopping Campo Grande Ltda.	-	21,292	(21,292)	-	-	-	-	-
Jundiaí Shopping Center Ltda.	-	8,145	(8,145)	-	-	-	-	-
Parkshopping Global Ltda.	-	1,265	(1,265)	-	-	-	-	-
Parkshopping Canoas Ltda.	-	15,618	(15,618)	-	-	-	-	-
Multishopping Shopping Center Ltda	-	15	(15)	-	-	-	-	-
Multiplan Greenfield X Empreendimento Imobiliário Ltda	-	10	(10)	-	-	-	-	-
Multiplan Greenfield XI Empreendimento Imobiliário Ltda.	-	-	-	-	-	-	-	-
Parkshopping Corporate Ltda	-	2,241	(2,241)	-	-	-	-	-
Multiplan Greenfield XII Empreendimento Imobiliário Ltda	-	2	(2)	-	-	-	-	-
Multiplan Greenfield XIII Empreendimento Imobiliário Ltda	-	2	(2)	-	-	-	-	-
Multiplan Greenfield XIV Empreendimento Imobiliário Ltda	-	13	(13)	-	-	-	-	-
Multiplan Greenfield XV Empreendimento Imobiliário Ltda	-	13	(13)	-	-	-	-	-
Subtotal - advances for future capital increase	48,800	164,227	(204,027)	-	-	(4,000)	-	5,000
Subtotal - investments and advances for future capital increase	1,401,796	164,229	(12)	(36,588)	86,842	(4,000)	8,107	1,620,374
CAA Corretagem Imobiliária Ltda.	(3)	-	12	-	(9)	-	-	-
Subtotal (other current liabilities)	(3)	-	12	-	(9)	-	-	-
Total net investments	1,401,793	164,229	-	(36,588)	86,833	(4,000)	8,107	1,620,374

9.2 Changes in consolidated investments

Investees	12/31/2014	Disposals	Dividends	Equity in income of subsidiaries	12/31/2015
SCP - Royal Green Península *	6,517	-	(3,871)	(3)	2,643
Manati Empreendimentos e Participações S.A	32,460	-	-	220	32,680
Parque Shopping Maceió S.A	90,997	-	(5,989)	7,513	92,521
Other	153	-		-	153
Subtotal - Investment	130,127	-	(9,860)	7,730	127,997
Parque Shopping Maceió S.A.	5,000	(5,000)	-	-	-
Subtotal - advances for future capital increase	5,000	(5,000)	-	-	-
Total net investments	135,127	(5,000)	(9,860)	7,730	127,997

Investees	12/31/2013	Capital decrease	Advance for future capital increase capitalization	Write-offs	Equity in income of subsidiaries	12/31/2014
SCP - Royal Green Península *	3,995	(7,936)	-	-	10,458	6,517
Manati Empreendimentos e Participações S.A	35,383	(3,500)	-	-	577	32,460
Parque Shopping Maceió S.A	46,395	-	39,800	-	4,802	90,997
Other	153	-	-	-	-	153
Subtotal - Investment	85,926	(11,436)	39,800	-	15,837	130,127
Parque Shopping Maceió S.A.	48,800	-	(39,800)	(4,000)	-	5,000
Subtotal - Advance for future capital increase	48,800	-	(39,800)	(4,000)	-	5,000
Total net investments	134,726	(11,436)	-	(4,000)	15,837	135,127

(*) Shareholder MTP conducts the material activities that and have the ability to affect the return on Royal Green operations; therefore, the investment is not consolidated, since financial information of shareholder MTP includes records of SCP operations.

9.3 Financial information of the subsidiaries

The main information on the Company's subsidiaries' financial statements is as follows:

	December 31, 2015				
	Current assets	Non-current assets	Current liabilities	Non-current liabilities	Net income
CAA Corretagem e Consultoria Publicitária S/C Ltda. (a)	840	-	59	-	368
RENASCE - Rede Nacional de Shopping Centers Ltda.	791	6,882	6,733	64	413
CAA Corretagem Imobiliária Ltda. (a)	17	-	-	-	-
MPH Empreendimentos Imobiliários Ltda.	11,448	162,845	2,515	(1,846)	25,006
Multiplan Administr. Shopping Center	40,052	191	31,430	450	247,296
Pátio Savassi Administração de Shopping Center Ltda.	19	470	140	328	-
Danville SP Empreendimento Imobiliário Ltda. (c)	104	44,762	(22)	-	(7)
Multiplan Holding S.A.	2	1,412	1,343	-	1
Embraplan Empresa Brasileira de Planejamento Ltda. (b)	226	-	2	-	-
Multiplan Greenfield I Emp Imob Ltda.	23,462	42,619	3,407	1,691	10,252
Barrasul Empreendimento Imobiliário Ltda.	14,444	39,103	3,281	1,424	7,303
Ribeirão Residencial Emp Imob. Ltda. (c)	79	9,907	410	-	(10)
Morumbi Bussiness Center Empr. Imob. Ltda. (d)	6,172	141,905	9,177	2,721	506
Multiplan Greenfield II Empr.Imob.Ltda. (c)	54,010	210,805	18,817	147,127	31,737
Multiplan Greenfield IV Empr.Imob.Ltda. (c)	21,600	235,307	19,303	157,944	34,156
Multiplan Greenfield III Empr.Imob.Ltda. (c)	66	335,521	14,540	18,893	17
Parkshopping Campo Grande Ltda	18,536	387,781	33,983	48,696	44,010
Jundiaí Shopping Center Ltda	14,845	326,055	34,558	42,101	38,498
Parkshopping Corporate Empr.Imob.Ltda. (c)	852	42,660	161	-	869
Multiplan Arrecadadora Ltda.	212,863	2,662	213,434	-	943
Parkshopping Global.Ltda.	205	20,352	286	-	(9)
Parkshopping Canoas.Ltda.	55,415	114,488	18,404	87,495	5
Multishopping Shopping Center Ltda	11	-	-	-	-
Parkshopping Jacarepagua Ltda.	92	85,523	23,948	16,872	-
Multiplan Greenfield XI Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XII Empr.Imob.Ltda.	-	-	-	-	-
Multiplan Greenfield XIII Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XIV Empr.Imob.Ltda.	9	-	-	-	-
Multiplan Greenfield XV Empr.Imob.Ltda.	9	-	-	-	-
Balances at December 31, 2015	476,171	2,211,250	435,909	523,960	441,354

	December 31, 2014				
	Current assets	**Non-current assets**	**Current liabilities**	**Non-current liabilities**	**Net income**
CAA Corretagem e Consultoria Publicitária S/C Ltda. (a)	553	58	63	-	332
RENASCE - Rede Nacional de Shopping Centers Ltda.	178	7,103	2,006	64	399
CAA Corretagem Imobiliária Ltda. (a)	20	-	-	-	-
MPH Empreendimentos Imobiliários Ltda.	18,968	167,125	3,809	(2,721)	27,459
Multiplan Administr. Shopping Mall	37,393	84	29,658	117	216,981
Pátio Savassi Administração de Shopping Center Ltda.	905	467	532	344	8,275
Danville SP Empreendimento Imobiliário Ltda. (c)	53	43,951	(11)	-	2
Multiplan Holding S.A.	6	22	-	-	-
Embraplan Empresa Brasileira de Planejamento Ltda. (b)	218	-	3	-	-
Multiplan Greenfield I Emp Imob Ltda.	62,224	-	5,569	2,044	54,559
Barrasul Empreendimento Imobiliário Ltda.	58,607	-	4,556	1,782	56,007
Ribeirão Residencial Emp Imob. Ltda. (c)	61	7,532	16	-	-
Morumbi Bussiness Center Empr. Imob. Ltda. (d)	6,753	145,475	11,535	10,440	470
Multiplan Greenfield II Empr.Imob.Ltda. (c)	144,181	123,225	18,125	155,259	16,838
Multiplan Greenfield IV Empr.Imob.Ltda. (c)	10,583	244,435	19,272	167,824	25,109
Multiplan Greenfield III Empr.Imob.Ltda. (c)	34	263,578	189	-	207
Parkshopping Campo Grande Ltda	18,386	400,286	33,266	73,653	42,479
Jundiaí Shopping Center Ltda	14,131	336,821	32,847	68,095	36,418
Parkshopping Corporate Empr.Imob.Ltda. (c)	702	43,472	572	-	161
Multiplan Arrecadadora Ltda.	166,953	2,133	167,726	-	932
Parkshopping Global.Ltda.	990	19,755	26	-	-
Parkshopping Canoas.Ltda.	2,567	37,712	9,203	14,138	-
Multishopping Shopping Center Ltda	15	-	-	-	-
Parkshopping Jacarepagua Ltda.	10	-	-	-	-
Multiplan Greenfield XI Empr.Imob.Ltda.	-	-	-	-	-
Multiplan Greenfield XII Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XIII Empr.Imob.Ltda.	1	-	-	-	-
Multiplan Greenfield XIV Empr.Imob.Ltda.	10	-	-	-	-
Multiplan Greenfield XV Empr.Imob.Ltda.	10	-	-	-	-
Balances at December 31, 2014	544,513	1,843,234	338,962	491,039	486,628

(a) In 2007, these companies' operations were transferred to the Company.

(b) Dormant company since 2003.

(c) Companies which have buildings under construction.

(d) The result of the subsidiary Morumbi Bussiness Center Empr. Imob. Ltda., for the year, is basically the equity income for the participation of 50% in the subsidiary MPH Empreendimentos Imobiliários Ltda.

9.4 Joint ventures information

As prescribed by CPC 19 (R2), joint ventures Manati Empreendimentos and Participações S.A. e Parque Shopping Maceió S.A., in whose shareholders agreements the parties agree to share control over the activities.

A joint venture is a contractual agreement whereby the Company and other parties undertake an economic activity that is subject to joint control. Joint control exists when the strategic financial and operating decisions relating to the joint venture's activity require the unanimous consent of the ventures sharing the control. Join ventures are accounted for under the equity method of accounting.

The main information on the financial statements of Company's joint ventures are as follow:

	Manati Empreendimentos Participações S.A.		Parque Shopping Maceió S.A.	
	December 31, 2015	**December 31, 2014**	**December 31, 2015**	**December 31, 2014**
Assets				
Current				
Cash and cash equivalents	5,598	3,422	13,990	21,348
Accounts receivable	2,638	3,118	9,526	7,506
Recoverable taxes and contributions	306	420	1,838	174
Other	-	-	497	1,261
	8,542	6,960	25,851	30,289
Non-current:				
Securities	-	-	-	5,718
Judicial deposits	1,240	1,240	21	22
Accounts receivable	-	50	-	-
Deferred income and social contribution taxes	1,202	1,308	2,932	3,506
Other	-	-	135	-
Investment property	53,426	54,874	257,128	260,606
Intangible assets	1,940	1,974	22	34
	57,808	59,446	260,238	269,886
Total assets	66,350	66,406	286,089	300,175
Liabilities and shareholders' equity				
Current				
Accounts payable	68	224	1,538	1,310
Loans and financing	-	-	7,276	6,682
Taxes and contributions payable	224	276	1,092	422
Deferred income and costs	40	265	-	-
Other	72	-	36	51
	404	765	9,942	8,465
Non-current				
Loans and financing	-	-	76,509	84,438
Deferred income and social contribution taxes	-	-	6,284	3,718
Provision for risks	1,240	1,240	-	-
Deferred income and costs	(654)	(521)	8,313	11,560
	586	719	91,106	99,716
Shareholders' equity:				
Capital	65,636	65,636	182,506	182,506
Advances for future capital increase	-	-	-	10,000
Retained earnings (loss)	(276)	(714)	2,535	(512)
	65,360	64,922	185,041	191,994
Total liabilities and shareholders' equity	66,350	66,406	286,089	300,175
Statement of income				
Net income	6,766	7,330	35,432	27,306
Cost of services rendered	(6,348)	(6,156)	(5,272)	(5,350)
Gross income (loss)	418	1,174	30,160	21,956
Administrative expenses - head office	(132)	(64)	-	-
Administrative expenses - shopping malls	(294)	(254)	(135)	(64)
Other operating income	12	26	(1,085)	(154)
Depreciation and amortization	-	-	(5,579)	(5,568)
Income before financial income	4	882	23,361	16,170
Financial income	624	454	(4,841)	(5,494)
Income before income and social contribution taxes	628	1,336	18,520	10,676
Income and social contribution taxes				
Current	(84)	138	(352)	(86)
Deferred assets	(106)	(318)	(3,142)	(86)
Net income (loss) for the year	438	1,156	15,026	10,504

The financial information referring to the joint ventures was based on the trial balances presented by these Companies on the closing date of the year.

As of December 31, 2015, the Company has no commitments assumed with its jointly-controlled subsidiaries. Additionally, these joint ventures have no contingent liabilities, other comprehensive income and other disclosures required by CPC 45 - Disclosure of Interests in Other Entities (IFRS 12) beside the ones abovementioned.

10 Investment properties

Multiplan measured internally its investment properties at fair value based on the Discounted Cash Flow (DCF) method. The Company calculated the present value by using a discount rate following the Capital Asset Pricing Model (CAPM) model. Risk and return assumptions were considered based on studies conducted by Mr. Damodaran (New York University professor) relating to the stock market performance of the Company (beta), in addition to market prospects (Central Bank's Focus Report) and data on the risk premium of the domestic market (country risk). Based on these assumptions, the Company used a nominal, unlevered weighted average discount rate of 15.47% as of December 31, 2015, resulting from a basic discount rate of 14.94% calculated in accordance with the CAPM model, and, based on internal analyses, a spread from 0 to 200 basis points was added to this rate, resulting in an additional weighted average spread of 51 basis points in the valuation of each shopping mall, office building and project.

Cost of own capital	**December 2015**	**December 2014**
Risk free rate	3.45%	3.49%
Market risk premium	6.05%	6.11%
Adjusted beta	0.78	0.72
Country risk	232 b.p.	230 b.p.
Additional spread	51 b.p.	44 b.p.
Cost of own capital - US$	10.99%	10.65%

Inflation assumptions	**December 2015**	**December 2014**
Inflation (BR)	6.53%	6.53%
Inflation (USA)	2.40%	2.40%
Cost of own capital - R$	15.47%	15.11%

The investment properties valuation reflects the market participant concept. Thus, the Company does not consider in the discounted cash flows calculation taxes, income and expenses relating to management and sales services.

The future cash flow of the model was estimated based on the shopping centers' individual cash flows, expansions and office buildings, including the Net Operating Income (NOI), recurring Assignment of Rights (based only on mix changes, except for future projects), Income from Transferring Charges, investments in revitalization, and construction in progress. Perpetuity was calculated considering a real growth rate of 2.0% for shopping malls and of 0.0% for office buildings.

The Company classified its investment properties in accordance with their statuses. The table below describes the amount identified for each category of property and presents the amount of assets in the Company's share:

	Parent company	
	December 2015	**December 2014**
Valuation of investment property		
Shopping malls and office buildings in operation	12,820,781	13,120,697
Projects in progress (advertised)	-	-
Projects in progress (not advertised)	272,808	264,137
Total	13,093,589	13,384,834

	Consolidated	
	December 2015	**December 2014**
Valuation of investment property		
Shopping malls and office buildings in operation	15,465,146	15,683,574
Projects in progress (advertised)	180,609	31,763
Projects in progress (not advertised)	378,723	283,916
Total	16,024,478	15,999,253

The interests of 37.5% in the Shopping Santa Úrsula and 50% in the Parque Shopping Maceió project through the joint ventures were not considered in the consolidated valuation.

In October 2014, the following shopping malls had their useful life reassessed:

Shopping mall	**Useful life prior to assessment**	**Useful life after assessment**
Santa Ursula	33 years and 8 months	45 years and 10 months
Parkshopping Barigui	38 years and 9 months	51 years and 10 months
Anália Franco	38 years and 9 months	53 years and 10 months
Ribeirão Shopping	31 years and 9 months	43 years and 10 months
BHShopping	31 years and 9 months	43 years and 10 months
BarraShopping	23 years and 9 months	34 years and 10 months
Parkshopping	23 years and 9 months	38 years and 10 months
Barra Shopping Sul	44 years	55 years and 10 months

Changes in investment property are as follows:

		Parent company							
	Depreciation weighted average rate (%)	**December 31, 2014**	**Additions**	**Write-offs**	**Compound interest**	**Allocation**	**Depreciation**	**Transfers**	**December 31, 2015**
Cost									
Land		531,698	4,399	(14,834)	1,785	-	-	-	523,048
Buildings and improvements	2,30	2,834,198	13,548	-	-	-	-	1,549	2,849,295
(-) Accumulated depreciation		(392,162)	-	35	-	-	(58,643)	-	(450,770)
Net amount		2,442,036	13,548	35	-	-	(58,643)	1,549	2,398,525
Facilities	12,93	411,337	2,216	(51)	-	-	-	113	413,615
(-) Accumulated depreciation		(133,962)	-	-	-	-	(36,181)	-	(170,143)
Net amount		277,375	2,216	(51)	-	-	(36,181)	113	243,472
Machinery, equipment, furniture and fixtures	10	42,679	1,006	-	-	-	-	-	43,685
(-) Accumulated depreciation		(12,572)	-	-	-	-	(3,935)	-	(16,507)
Net amount		30,107	1,006	-	-	-	(3,935)	-	27,178
Other	10	4,853	255	-	-	-	-	-	5,108
(-) Accumulated depreciation		(2,876)	-	-	-	-	(467)	-	(3,343)
Net amount		1,977	255	-	-	-	(467)	-	1,765
Works in progress		55,058	64,262	(1,469)	3,292	-	-	(1,662)	119,481
Repurchases of points of sale		61,861	6,809	(13)	-	(8,512)	-	-	60,145
		3,400,112	92,495	(16,332)	5,077	(8,512)	(99,226)	-	3,373,614

	Depreciation weighted average rate (%)	Parent company December 31, 2013	Additions	Write-offs	Compound interest	Allocation	Depreciation	Transfers	December 31, 2014
Cost									
Land		517,829	15,299	(3,668)	2,238	-	-	-	531,698
Buildings and improvements	2.72	2,641,344	69,508	(572)	773	-	-	123,145	2,834,198
(-) Accumulated depreciation		(326,566)	-	49	-	-	(65,645)	-	(392,162)
Net amount		2,314,778	69,508	(523)	773	-	(65,645)	123,145	2,442,036
Facilities	11.66	373,596	17,193	(124)	-	-	-	20,672	411,337
(-) Accumulated depreciation		(99,451)	-	25	-	-	(34,536)	-	(133,962)
Net amount		274,145	17,193	(99)	-	-	(34,536)	20,672	277,375
Machinery, equipment, furniture and fixtures	10	34,338	3,876	(3)	-	-	-	4,468	42,679
(-) Accumulated depreciation		(9,034)	-	-	-	-	(3,538)	-	(12,572)
Net amount		25,304	3,876	(3)	-	-	(3,538)	4,468	30,107
Other	10	4,848	5	-	-	-	-	-	4,853
(-) Accumulated depreciation		(2,283)	-	-	-	-	(593)	-	(2,876)
Net amount		2,565	5	-	-	-	(593)	-	1,977
Works in progress		115,553	82,109	-	5,681	-	-	(148,285)	55,058
Repurchases of points of sale		62,091	9,072	(396)	-	(8,906)	-	-	61,861
		3,312,265	197,062	(4,689)	8,692	(8,906)	(104,312)	-	3,400,112

	Depreciation weighted average rate (%)	Consolidated							
		December 31, 2014	Additions (b)	Disposals	Compound interest	Allocation	Depreciation	Transfers (a)	December 31, 2015
Cost									
Land		1,042,423	122,386	-	10,847	-	-	21,054	1,196,710
Buildings and improvements	2,25	3,709,564	16,374	-	-	-	-	89,148	3,815,086
(-) Accumulated depreciation		(430,977)	-	35	-	-	(77,333)	-	(508,275)
Net amount		3,278,587	16,374	35	-	-	(77,333)	89,148	3,306,811
Facilities	13,44	639,566	2,787	(146)	-	-	-	273	642,480
(-) Accumulated depreciation		(182,605)	-	-	-	-	(58,955)	-	(241,560)
Net amount		456,961	2,787	(146)	-	-	(58,955)	273	400,920
Machinery, equipment, furniture and fixtures	10	54,551	1,598	-	-	-	-	109	56,258
(-) Accumulated depreciation		(15,513)	-	-	-	-	(5,176)	-	(20,689)
Net amount		39,038	1,598	-	-	-	(5,176)	109	35,569
Other	10	6,834	329	-	-	-	-	-	7,163
(-) Accumulated depreciation		(4,312)	-	-	-	-	(589)	-	(4,901)
Net amount		2,522	329	-	-	-	(589)	-	2,262
Works in progress		86,091	137,620	-	4,683	-	-	(3,948)	224,446
Repurchases of points of sale		65,532	7,107	(12)	-	(8,641)	-	-	63,986
		4,971,154	288,201	(123)	15,530	(8,641)	(142,053)	106,636	5,230,704

(a) Refers basically to land amounts previously classified as Inventory, which were reclassified to Investment property.

(b) The main additions during the year refer to the exercise of the option to purchase a plot of land located in the city of Rio de Janeiro, and the acquisition of construction potential, as disclosed in Notes 17.d and 17.e.

	Depreciation weighted average rate (%)	December 31, 2013	Additions	Write-offs	Compound interest	Allocation	Depreciation	Transfers		December 31, 2014
	Consolidated									
Cost										
Land		810,112	66,574	(6,492)	4,878	-	-	167,351	(a)	1,042,423
Buildings and improvements	2.23	3,507,143	79,075	(572)	773	-	-	123,145		3,709,564
(-) Accumulated depreciation		(347,722)	2	52	-	-	(83,309)	-		(430,977)
Net amount		3,159,421	79,077	(520)	773	-	(83,309)	123,145		3,278,587
Facilities	11.98	599,154	19,864	(124)	-	-	-	20,672		639,566
(-) Accumulated depreciation		(125,433)	2	25	-	-	(57,199)	-		(182,605)
Net amount		473,721	19,866	(99)	-	-	(57,199)	20,672		456,961
Machinery, equipment, furniture and fixtures	10	45,987	4,099	(3)	-	-	-	4,468		54,551
(-) Accumulated depreciation		(10,695)	-	-	-	-	(4,818)	-		(15,513)
Net amount		35,292	4,099	(3)	-	-	(4,818)	4,468		39,038
Other	10	6,746	88	-	-	-	-	-		6,834
(-) Accumulated depreciation		(3,595)	35	-	-	-	(752)	-		(4,312)
Net amount		3,151	123	-	-	-	(752)	-		2,522
Works in progress		115,782	112,913	-	5,681	-	-	(148,285)		86,091
Repurchases of points of sale		64,085	11,095	(396)	-	(9,252)	-	-		65,532
		4,661,564	293,747	(7,510)	11,332	(9,252)	(146,078)	167,351		4,971,154

11 Property, plant and equipment

		Parent company					
	Annual depreciation rates (%)	**December 31, 2014**	**Additions**	**Disposals**	**Depreciation**	**Transfers**	**December 31, 2015**
Cost							
Land	-	1,209	88	-	-	718	2,015
Buildings and improvements	4	4,922	3	-	-	-	4,925
(-) Accumulated depreciation		(1,158)	-	-	(196)	-	(1,354)
Net amount		3,764	3	-	(196)	-	3,571
Facilities	10	3,735	135	(183)	-	-	3,687
(-) Accumulated depreciation		(1,395)	-	97	(373)	-	(1,671)
Net amount		2,340	135	(86)	(373)	-	2,016
Machinery, equipment, furniture and fixtures	10	7,046	874	-	-	-	7,920
(-) Accumulated depreciation		(4,114)	-	-	(739)	-	(4,853)
Net amount		2,932	874	-	(739)	-	3,067
Vehicles	10	19,464	-	-	-	-	19,464
(-) Accumulated depreciation		(4,081)	-	-	(3,788)	-	(7,869)
Net amount		15,383	-	-	(3,788)	-	11,595
Other	10	1,471	1,828	-	-	-	3,299
(-) Accumulated depreciation		(572)	-	-	(226)		(798)
Net amount		899	1,828	-	(226)	-	2,501
Property, plant and equipment in progress		-	382	-	-	-	382
		26,527	3,310	(86)	(5,322)	718	25,147

	Annual depreciation rates (%)	Parent company December 31, 2013	Additions	Depreciation	December 31, 2014
Cost					
Land	-	1,209	-	-	1,209
Buildings and improvements	4	4,808	114	-	4,922
(-) Accumulated depreciation		(966)	-	(192)	(1,158)
Net amount		3,842	114	(192)	3,764
Facilities	10	3,560	175	-	3,735
(-) Accumulated depreciation		(1,042)	-	(353)	(1,395)
Net amount		2,518	175	(353)	2,340
Machinery, equipment, furniture and fixtures	10	5,978	1,068	-	7,046
(-) Accumulated depreciation		(3,494)	-	(620)	(4,114)
Net amount		2,484	1,068	(620)	2,932
Vehicles	10	833	18,631	-	19,464
(-) Accumulated depreciation		(602)	-	(3,479)	(4,081)
Net amount		231	18,631	(3,479)	15,383
Other	10	1,388	83	-	1,471
(-) Accumulated depreciation		(508)	-	(64)	(572)
Net amount		880	83	(64)	899
		11,164	20,071	(4,708)	26,527

	Annual depreciation rates (%)	Consolidated December 31, 2014	Additions	Disposals	Depreciation	Transfers	December 31, 2015
Cost							
Land	-	3,328	88	-	-	718	4,134
Buildings and improvements	4	11,926	3	-	-	-	11,299
(-) Accumulated depreciation		(3,802)	-	-	(444)	-	(4,246)
Net amount		7,494	3	-	(444)	-	7,053
Facilities	10	4,995	135	(183)	-	-	4,947
(-) Accumulated depreciation		(2,597)	-	97	(375)	-	(2,875)
Net amount		2,398	135	(86)	(375)	-	2,072
Machinery, equipment, furniture and fixtures	10	8,733	874	-	-	-	9,607
(-) Accumulated depreciation		(5,821)	-	-	(743)	-	(6,564)
Net amount		2,912	874	-	(743)	-	3,043
Vehicles	10	19,464	-	-	-	-	19,464
(-) Accumulated depreciation		(4,080)	-	-	(3,788)	-	(7,868)
Net amount		15,384	-	-	(3,788)	-	11,596
Other	10	2,075	1,828	-	-	-	3,903
(-) Accumulated depreciation		(1,115)	-	-	(227)		(1,342)
Net amount		960	1,828	-	(227)	-	2,561
Property, plant and equipment in progress		-	382	-	-	-	382
		32,476	3,310	(86)	(5,577)	718	30,841

	Annual depreciation rates (%)	Consolidated			
		December 31, 2013	**Additions**	**Depreciation**	**December 31, 2014**
Cost					
Land	-	3,328	-	-	3,328
Buildings and improvements	4	11,182	114	-	11,296
(-) Accumulated depreciation		(3,361)	-	(441)	(3,802)
Net amount		7,821	114	(441)	7,494
Facilities	10	4,817	178	-	4,995
(-) Accumulated depreciation		(2,235)	-	(362)	(2,597)
Net amount		2,582	178	(362)	2,398
Machinery, equipment, furniture and fixtures	10	7,665	1,068	-	8,733
(-) Accumulated depreciation		(5,199)	-	(622)	(5,821)
Net amount		2,466	1,068	(622)	2,912
Vehicles		833	18,631	-	19,464
(-) Accumulated depreciation		(602)	-	(3,478)	(4,080)
Net amount		231	18,631	(3,478)	15,384
Other	10	1,992	83	-	2,075
(-) Accumulated depreciation		(1,049)	-	(66)	(1,115)
Net amount		943	83	(66)	960
		17,371	20,074	(4,969)	32,476

12 Intangible assets

Intangible assets comprise system licenses and goodwill recorded by the Company on the acquisition of new interests during 2007 and 2008; a portion of these interests was subsequently merged. The goodwill presented below has an indefinite useful life.

	Annual rates of amortization	Parent company			
		December 31, 2014	**Additions**	**Amortization**	**December 31, 2015**
Goodwill of merged companies (a)					
Bozano		118,610	-	-	118,610
Realejo		51,966	-	-	51,966
Multishopping		84,095	-	-	84,095
		254,671	-	-	254,671
Goodwill on acquisition of equity interests (b)					
Brazilian Realty LLC.		33,202	-	-	33,202
Indústrias Luna S.A.		4	-	-	4
JPL Empreendimentos Ltda.		12,583	-	-	12,583
Solução Imobiliária Ltda.		2,970	-	-	2,970
		48,759	-	-	48,759
System licenses					
Software license (c)	20	70,330	8,042	-	78,372
Accumulated amortization		(25,875)	-	(6,121)	(31,996)
		44,455	8,042	(6,121)	46,376
		347,885	8,042	(6,121)	349,806

		Parent company			
	Annual rates of amortization	**December 31, 2013**	**Additions**	**Amortization**	**December 31, 2014**
Goodwill of merged companies (a)					
Bozano		118,610	-	-	118,610
Realejo		51,966	-	-	51,966
Multishopping		84,095	-	-	84,095
		254,671	-	-	254,671
Goodwill on acquisition of equity interests (b)					
Brazilian Realty LLC.		33,202	-	-	33,202
Indústrias Luna S.A.		4	-	-	4
JPL Empreendimentos Ltda.		12,583	-	-	12,583
Solução Imobiliária Ltda.		2,970	-	-	2,970
		48,759	-	-	48,759
System licenses					
Software license (c)	20	58,147	12,183	-	70,330
Accumulated amortization		(19,323)	-	(6,552)	(25,875)
		38,824	12,183	(6,552)	44,455
		342,254	12,183	(6,552)	347,885

		Consolidated			
	Annual rates of amortization	**December 31, 2014**	**Additions**	**Amortization**	**December 31, 2015**
Goodwill of merged companies (a)					
Bozano		118,610	-		118,610
Realejo		51,966	-		51,966
Multishopping		84,095	-		84,095
		254,671	-		254,671
Goodwill on acquisition of equity interests (b)					
Brazilian Realty LLC.		33,202	-	-	33,202
Indústrias Luna S.A.		4	-	-	4
JPL Empreendimentos Ltda.		12,583	-	-	12,583
Solução Imobiliária Ltda.		2,970	-	-	2,970
		48,759	-	-	48,759
System licenses					
Software license (c)	20	71,136	8,119	-	79,255
Accumulated amortization		(26,039)	-	(6,208)	(32,247)
		45,097	8,119	(6,208)	47,008
		348,527	8,119	(6,208)	350,438

		Consolidated			
	Annual rates of amortization	**December 31, 2013**	**Additions**	**Amortization**	**December 31, 2014**
Goodwill of merged companies (a)					
Bozano		118,610	-	-	118,610
Realejo		51,966	-	-	51,966
Multishopping		84,095	-	-	84,095
		254,671	-	-	254,671
Goodwill on acquisition of equity interests (b)					
Brazilian Realty LLC.		33,202	-	-	33,202
Indústrias Luna S.A.		4	-	-	4
JPL Empreendimentos Ltda.		12,583	-	-	12,583
Solução Imobiliária Ltda.		2,970	-	-	2,970
		48,759	-	-	48,759
System licenses					
Software license (c)	20	58,712	12,424	-	71,136
Accumulated amortization		(19,422)	-	(6,617)	(26,039)
		39,290	12,424	(6,617)	45,097
		342,720	12,424	(6,617)	348,527

(a) The goodwill recorded on merged subsidiaries results from the following transactions: (i) On February 24, 2006, the Company acquired 100% of the shares of Bozano Simonsen Centros Comerciais S.A. and Realejo Participações S.A.. These investments were acquired for R$447,756 and R$114,086, respectively, and goodwill was recorded in the amounts of R$307,067 and R$86,611, respectively in relation to the carrying amount of the aforementioned companies as at that date; (ii) On June 22, 2006, the Company acquired 100% of the shares of Multishopping Empreendimento Imobiliário S.A. held by GSEMREF Emerging Market Real Estate Fund L.P. for R$247,514 as well as the shares held by shareholders Joaquim Olímpio Sodré and Manoel Joaquim Rodrigues Mendes for R$16,587, and goodwill was recorded in the amounts of R$158,931 and R$10,478, respectively, in relation to the carrying amount of Multishopping as at that date. In addition, on July 8, 2006, the Company acquired the shares of Multishopping Empreendimento Imobiliário S.A. held by shareholders Ana Paula Peres and Daniela Peres for R$900, resulting in a goodwill of R$448. Such goodwill was based on the expected future earnings from these investments and were amortized until December 31st, 2008.

(b) As a result of acquisitions made in 2007, the Company recorded goodwill based on expected future earnings in the total amount of R$65,874, which were amortized through December 31, 2008, based on the term, extent and proportion of results projected in the report prepared by independent appraisers, which does not exceed ten years.

(c) In order to strengthen its internal control system while sustaining a solid growth strategy, the Company started implementing SAP R/3 System. To enable implementation, the Company entered into a service agreement in the amount of R$3,300 with IBM Brasil - Indústria, Máquinas e Serviços Ltda, on June 30, 2008. Additionally, the Company entered into two software license and maintenance agreements with SAP Brasil Ltda., both dated June 24, 2008, whereby SAP granted the Company a non-exclusive software license for an indefinite term. The license purchase price was R$1,795. The extension of the scope of these contracts increased this amount by R$ 13,905, including the implementation in the shopping malls.

The main increase in this account due to the consulting services agreement signed on November 25, 2011 and amendments up to 2014 with Accenture and SAP, for consulting services hired to implement the SAP functionalities.

In the fourth quarter of 2015, we started a new stage of evaluation and implementation of new SAP system functionalities. For this purpose, a contract was executed with SAP and total amount up to December 31, 2015 was R$35,496.

At the beginning of 2014, an investment in the implementation of a solution to support the Control of Real Estate Development Projects started, which enables improved financial follow-up of the projects, providing increased transparency and autonomy for the company's managers. This implementation is being carried out by the company IBM Brasil - Indústria, Máquinas e Serviços Ltda., and, by December 31, 2015, the amount paid with regard to all the costs associated with this project had been R$ 7,798.

The goodwill based on future returns do not have a calculable useful life, and hence are not amortized. The Company tests these assets' recoverable value annually by mean of an impairment test.

The other intangible assets with defined useful life are amortized by the straight-line method based on the table above.

Impairment test for goodwill validation was carried out considering the projected cash flow in the shopping malls that presented goodwill upon their establishment. The assumptions used to prepare this cash flow are described in Note 10. In case of changes in the main assumptions used to determine recoverable amount of cash generating units, goodwill with indefinite useful life allocated to the cash generating units plus carrying amounts of properties for investment properties (cash generating units) would be substantially lower than fair value of investment properties, that is, there are no signs of impairment losses in the cash generating units since the last evaluation conducted on presentation of financial statements for the year ended December 31, 2015.

13 Loans and financing

			December 31, 2015		December 31, 2014	
	Index	**Average annual interest rate as of December 31, 2015**	**Parent company**	**Consolidated**	**Parent company**	**Consolidated**
Current						
Santander BSS (a)	TR	9.12%	12,245	12,245	22,994	22,994
Banco Itaú Unibanco SAF (b)	TR	10%	-	-	2,304	2,304
Banco Itaú Unibanco PSC (c)	TR	9.35%	10,246	10,246	10,068	10,068
Santander BHS Expansão V (d)	TR	8.70%	14,261	14,261	13,478	13,478
Banco Itaú Unibanco VLG (e)	TR	9.35%	26,206	26,206	25,751	25,751
BNDES JDS sub-tranche A (f)	TJLP	3.38%	-	23,698	-	23,603
BNDES JDS sub-tranche B (f)	TJLP	1.48%	-	1,068	-	1,064
BNDES JDS sub-tranche C (f)	TJLP	-	-	247	-	246
BNDES CGS sub-tranche A (g)	TJLP	3.32%	-	15,631	-	15,569
BNDES CGS sub-tranche B (g)	IPCA	2.32%+7.27%	-	5,207	-	4,702
BNDES CGS sub-tranche C (g)	TJLP	-	-	201	-	200
BNDES CGS sub-tranche D (g)	TJLP	1.42%	-	381	-	379
Companhia Real de Distribuição (h)	-	-	53	53	53	53
Banco do Brasil (i)	% CDI	110%	775	775	38,438	38,438
Banco Itaú Unibanco MTE(j)	% CDI	109.75%	5,895	5,895	4,800	4,800
Banco do Brasil (k)	% CDI	110%	29	29	1,014	1,014
Banco do Brasil (p)			87	87	-	-
Banco Bradesco (l)	% CDI	1.00%	4,095	4,095	2,991	2,991
Banco Santander Multiplan Greenfield IV (m)	TR	8.70%	-	19,225	-	18,224
Banco Santander Multiplan Greenfield II (m)	TR	8.70%	-	18,702	-	17,728
Banco do Brasil BRS VII (n)	TR	8.90%	11,034	11,034	4,516	4,516
Funding costs - Santander BHS EXP	-		(97)	(97)	(115)	(115)
Funding costs - Itaú Unibanco PSC	-		(194)	(194)	(214)	(214)
Funding costs - Banco Itaú Unibanco	-		(143)	(143)	(469)	(469)
Funding costs - Banco do Brasil	-		(244)	(244)	(986)	(986)
Funding costs - BNDES JDS	-		-	(47)	-	(50)
Funding costs - BNDES CGS	-		-	(40)	-	(40)
Funding costs - Banco do Brasil	-		(57)	(57)	(188)	(188)
Funding costs - Banco do Brasil BRS VII	-		(270)	(270)	(207)	(207)
Funding costs - Banco do Brasil	-		(463)	(463)	-	-
Funding costs - Bradesco MTE	-		(804)	(804)	(804)	(804)
Funding costs - Itaú Unibanco VLG	-		(941)	(941)	(995)	(995)
Funding costs - Multiplan Greenfield IV	-			(464)	-	(464)
Funding costs - Multiplan Greenfield II	-		-	(452)	-	(452)
Funding costs - Canoas	-		-	(76)	-	-
			81,713	164,994	122,429	203,138

	Index	Average annual interest rate as of December 31, 2015	December 31, 2015 Parent company	December 31, 2015 Consolidated	December 31, 2014 Parent company	December 31, 2014 Consolidated
Non-current						
Santander BSS (a)	TR	9.12%	-	-	11,497	11,497
Banco Itaú Unibanco PSC (c)	TR	9.35%	88,800	88,800	97,322	97,322
Santander BHS Expansão V (d)	TR	8.70%	39,218	39,218	50,543	50,543
Banco Itaú Unibanco VLG (e)	TR	9.35%	233,673	233,673	255,356	255,356
BNDES JDS sub-tranche A (f)	TJLP	3.38%	-	35,547	-	59,008
BNDES JDS sub-tranche B (f)	TJLP	1.48%	-	1,602	-	2,659
BNDES JDS sub-tranche C (f)	TJLP	-	-	371	-	616
BNDES CGS sub-tranche A (g)	TJLP	3.32%	-	28,656	-	44,111
BNDES CGS sub tranche B (g)	IPCA	2.32% + 7.27%	-	10,414	-	14,107
BNDES CGS sub-tranche C (g)	TJLP	-	-	369	-	568
BNDES CGS sub-tranche D (g)	TJLP	1.42%	-	698	-	1,075
Companhia Real de Distribuição (h)	-	-	456	456	509	509
Banco do Brasil (i)	% CDI	110%	111,363	111,363	111,364	111,364
Banco Itaú Unibanco MTE (j)	% CDI	109.75%	100,000	100,000	100,000	100,000
Banco do Brasil (k)	% CDI	110%	50,000	50,000	50,000	50,000
Banco do Brasil (p)			150,000	150,000	-	-
Banco Bradesco (l)	% CDI	1.00%	300,000	300,000	300,000	300,000
Banco Santander Multiplan Greenfield IV (m)	TR	8.70%	-	165,013	-	174,644
Banco Santander Multiplan Greenfield II (m)	TR	8.70%	-	160,524	-	169,891
Banco do Brasil BRS VII (n)	TR	8.90%	83,674	83,674	93,021	93,021
Banco Bradesco Canoas (o)				72,221	-	-
Funding costs - Santander BHS EXP	-		(131)	(131)	(228)	(228)
Funding costs - Itaú Unibanco PSC	-		(821)	(821)	(1,015)	(1,015)
Funding costs - BNDES JDS	-		-	(63)	-	(113)
Funding costs - BNDES CGS	-		-	(73)	-	(110)
Funding costs - Itaú Unibanco VLG	-		(5,512)	(5,512)	(6,464)	(6,464)
Funding costs - Banco do Brasil	-		(4,340)	(4,340)	(3,038)	(3,038)
Funding costs - Banco do Brasil	-		(1,128)	(1,128)	(503)	(503)
Funding costs - Banco do Brasil BRS VII	-		(2,046)	(2,046)	(2,324)	(2,324)
Funding costs - Banco do Brasil	-		(3,911)	(3,911)	-	-
Loan costs - Banco Bradesco MTE	-		(3,979)	(3,979)	(4,783)	(4,783)
Funding costs - Itaú Unibanco MTE	-		(1,311)	(1,311)	(978)	(978)
Funding costs - Multiplan Greenfield IV	-		-	(3,986)	-	(4,450)
Funding costs - Multiplan Greenfield II	-		-	(3,877)	-	(4,330)
Funding costs - Canoas	-		-	(3,605)	-	-
			1,134,005	1,597,816	1,050,279	1,507,955
			1,215,718	1,762,810	1,172,708	1,711,093

(a) On September 30, 2008, the Company entered into a financing agreement with Banco ABN AMRO Real S. A., later merged into Banco Santander, to build a shopping mall in Porto Alegre in the amount of R$122,000. This financing bore interest of 10% p.a., plus the Referential Rate (TR), and is repaid in 84 monthly installments beginning July 10, 2009. This agreement provides for the annual renegotiation of the interest rate so that it remains between 95% and 105% of CDI. Therefore, the interest rate will be changed whenever: (i) pricing (interest rate plus TR) remains below 95% of the average CDI for the last 12 months; Or (ii) pricing (interest rate plus TR) remains above 105% of the average CDI for the last 12 months. For this reason, the charges on the financing for 2015/2016 were adjusted to 10.41% p.a. plus TR. All financing amount was released through December 31, 2015. As a collateral for the loan, the Company provided a mortgage on the financed property, including all accessions and improvements to be made, and assigned the receivables from lease contracts and the rights on the financed property, which shall correspond, at least, to a minimum volume equivalent to 150% of the amount of one monthly installment until the debt is fully settled. On August 7, 2013, the 1st amendment to the financing agreement was signed, changing the financial covenant of total bank debt / EBITDA less than or equal to 4 times to "net bank debt" / EBITDA less than or equal to 4 times.

Financial Covenants of the contract:
Total debt/ shareholders’ equity less than or equal to 1.
Net debt/ EBITDA less than or equal to 4x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(b) On May 28, 2008, the Company and co-owner Shopping Anália Franco entered into a credit facility agreement with Banco Itaú Unibanco S.A. to renovate and expand Shopping Analia Franco in the total amount of R$45,000, of which 30% is the Company’s responsibility. This financing bore interest of 10% p.a. plus the Referential Rate (TR), and is repaid in 71 monthly installments beginning January 15, 2010. All financing amount was released through December 31, 2015. As a collateral for the loan, the Company assigned Shopping Center Jardim Anália Franco to Banco Itaú Unibanco, which was assessed at the amount of R$676,834, until all contractual obligations are met. This contract was settled on November 15, 2015.

(c) On August 10, 2010, the Company entered into a bank credit bill with Banco Itaú Unibanco S.A. for the construction of Park Shopping São Caetano, amounting to R$140,000. This credit note bore interest based on the Referential Rate (TR) plus 9.75% p.a. and it will be repaid in 99 consecutive, monthly installments, the first maturing on June 15, 2012. All financing amount was released through December 31, 2015. As collateral for the loan, the Company assigned the receivables from lease agreements and store rights in the financed developments, which should correspond, at least, to a minimal movement equivalent to 120% of one monthly installment, since the inauguration of Park Shopping São Caetano, until the debt is fully settled. On September 30, 2013, the 1st amendment to the financing agreement was signed, changing: (i) the contract's adjustment rate from Referential Rate (TR) + 9.75% per year to TR + 9.35% per year, and (ii) the final repayment deadline from August 15, 2020 to August 15, 2025.

(d) On November 19, 2009, the Company entered into with Banco ABN AMRO Real S.A., later merged into Banco Santander, a loan agreement to finance the renovation and expansion of BH Shopping, in the amount of R$102,400. Such financing bore interest of 10% p.a. plus the Referential Rate (TR), and will be repaid in 105 monthly, consecutive installments beginning December 15, 2010. The amount of R$97,280 was released until December 31, 2015. The loan is collateralized by the chattel mortgage of 35.31% of the financed property, which results in an amount of R$153,599 (contract execution date) for the collateralized portion, and assigned the receivables from lease contracts and the rights on the financed property, which correspond, at least, to a minimum volume equivalent to 120% of one monthly installment until the debt is fully settled. On August 28, 2013, the 1st amendment to the financing agreement was signed, changing: (i) the financial covenant of total bank debt / EBITDA less than or equal to 4 times to "net bank debt" / EBITDA less than or equal to 4 times, (ii) the rate of operation of TR + 10% p.a. to TR + 8.70% p.a.

Financial Covenants of the contract:
Total debt/ shareholders' equity less than or equal to 1.
Net debt/ EBITDA less than or equal to 4x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(e) On November 30, 2010, the Company entered into a bank credit bill with Banco Itaú Unibanco S.A. for the construction of Shopping Village Mall, amounting to R$270,000. Such financing bore interest based on the Referential Rate (TR) plus 9.75% p.a. and it will be repaid in 114 consecutive, monthly installments, the first maturing on March 15, 2013. All financing amount was released through December 31, 2015, including the additional amount of R$50,000, signed on July 4, 2012. The credit note is collateralized by mortgage on the land and all accessions, constructions, facilities and improvements therein, which were assessed at the amount of R$370,000 as at that date. Additionally, the Company assigned the receivables from lease agreements and rights on the stores in the financed development, which correspond, at least, to a minimal movement equivalent to 100% of the amount of one monthly installment, beginning January, 2015, until the debt is fully settled. On July 4th, 2012, the Company signed an amendment to the bank credit bill for the construction of Shopping Village Mall, changing the following: (i) the total amount contracted from R$270,000 to R$320,000, (ii) The covenant of net debt to EBITDA from 3.0x to 3.25x, and (iii) The starting date for checking the restricted account from January 30, 2015 to January 30, 2017. On September 30, 2013, the 2nd amendment to the financing agreement was signed, changing: (i) the contract's adjustment rate from Referential Rate (TR) + 9.75% per year to TR + 9.35% per year, (ii) the final repayment deadline from November 15, 2022 to November 15, 2025, and (iii) the net debt covenant from 3.25 times the EBITDA to 4.0 times the EBITDA.

All other terms of the original contract remain unchanged.
Financial Covenants of the contract:
Net debt/ EBTIDA less than or equal to 4.0 x.
EBITDA/ net financial expenses greater than or equal to 2x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(f) On June 6, 2011, the Company entered into loan agreement 11.2.0365.1 with the Brazilian Development Bank (BNDES) to finance the construction of Jundiaí Shopping. The aforementioned credit was subdivided as follows: R$ 117,596 referring to subcredit"A", R$ 5,304 to subcredit "B" and R$ 1,229 to subcredit "C". Tranche "A" will bear long-term interest 2.38% (TJLP) plus 1.00% p.a., tranche "B", which will be used to purchase machinery and equipment, will bear TJLP plus 1.48% p.a. and tranche "C", which will be used to invest in social projects in the City of Jundiaí, will bear TJLP without spread. All tranches have been repaid in 60 consecutive, monthly installments, the first maturing on July 15, 2013. All financing amount was released through December 31, 2015. No guarantee was granted for this instrument.

As mentioned in Note 1.1., the decrease in the parent company refers to the transfer of the loan to the investee Jundiaí Shopping Center Ltda.

Financial Covenants of the contract:
Total debt/Total assets less than or equal to 0.50
EBITDA margin greater than or equal to 20%

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(g) On October 4, 2011, the Company entered into financing agreement 11.2.0725.1 with the National Bank for Economic and Social Development - BNDES to finance the construction of ParkShopping Campo Grande. The aforementioned credit was subdivided as follows: R$ 77,567 referring to subcredit"A", R$ 19,392 to subcredit "B", R$ 1,000 to subcredit C, and R$ 1,891 to subcredit "D". Tranche "A" bears interest of 2.32% p.a. above the Long-Term Interest Rate (TJLP) plus interest of 1% p.a. Tranche "B" bears interest of 2.32% p.a. above the referential rate informed by BNDES based on the rate of return of NTN-B. Tranche "C", which will be used to invest in social projects in the municipality of Rio de Janeiro, bears TJLP. Tranche "D", which will be used to purchase machinery and equipment, bears interest of 1.42% p.a. above the TJLP. Tranches "A", "C" and "D" will be repaid in 60 monthly, consecutive installments, the first maturing on November 15, 2013, and tranche "B" will be repaid in 5 annual, consecutive installments, the first maturing on October 15, 2014. All financing amount was released through December 31, 2015. No guarantee was granted for this instrument.

As mentioned in Note 1.1, the decrease in the parent company refers to the transfer of the loan to the investee Parkshopping Campo Grande Ltda.

Financial Covenants of the contract:
Total debt/Total assets less than or equal to 0.50
EBITDA margin greater than or equal to 20%

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(h) The balance payable to Companhia Real de Distribuição arises from the intercompany loan with merged subsidiary Multishopping to finance the construction of BarraShopping Sul, to be settled in 516 monthly installments of R$4, as from the hypermarket inauguration date in November 1998, with no interest or inflation adjustment.

(i) On January 19, 2012, the Company entered into a bank credit bill with Banco do Brasil in the total amount of R$175,000, in order to strengthen its cash position. No guarantee was granted. On December 8, 2015, CCB was amended and main debt maturity on that date was renegotiated, as well as financial covenants. New maturity schedule is shown below. Interest will be paid quarterly and principal as follows:

Initial date	Final date	Amount	Interest rate	Status
01/19/2012	01/13/2014	15,909	110% of CDI	Settled
01/19/2012	07/13/2014	15,909	110% of CDI	Settled
01/19/2012	01/13/2015	15,909	110% of CDI	Settled
01/19/2012	07/13/2015	15,909	110% of CDI	Settled
01/19/2012	12/01/2017	5,568	110% of CDI	Falling due
01/19/2012	12/01/2018	5,568	110% of CDI	Falling due
01/19/2012	12/01/2019	22,273	110% of CDI	Falling due
01/19/2012	12/01/2020	33,409	110% of CDI	Falling due
01/19/2012	12/01/2021	44,545	110% of CDI	Falling due

Financial Covenants of the contract:
Net debt/ EBTIDA less than or equal to 4.0 x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(j) On August 6, 2012, the Company contracted eight bank credit bill (CCB), with Banco Itaú BBA, in total amount of R$100,000 in order to consolidate its cash position. No guarantee was granted for such instruments. The interests will be paid semiannually and principal in 1 installment to be paid on August 8, 2016. On October 20, 2015, the Company agreed-upon an amendment with the bank to change maturity to September 15, 2018 and rate to 108.5% of CDI.

Initial date	Final date	Amount	Interest rate
08/06/2012	09/15/2018	100,000	108.50% of CDI

Financial Covenants of the contract:
Net debt/ EBTIDA less than or equal to 4.0 x
EBITDA/ interest expense net>= 2x

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(k) As of October 31, 2012, the Company contracted a bank credit bill (CCB), with Banco do Brasil S/A, in total amount of R$50,000 in order to consolidate its cash position. No guarantee was granted. Interest will be paid quarterly and principal in 1 installment to be paid on October 30, 2017. As of December 8, 2015, CCB was amended and main debt maturity on that date was renegotiated. New maturity schedule is shown below. Interest will be paid quarterly and principal as follows:

Initial date	Final date	Amount	Interest rate	Status
10/31/2012	12/01/2017	2,500	110% of CDI	Falling due
10/31/2012	12/01/2018	2,500	110% of CDI	Falling due
10/31/2012	12/01/2019	10,000	110% of CDI	Falling due
10/31/2012	12/01/2020	15,000	110% of CDI	Falling due
10/31/2012	12/01/2021	20,000	110% of CDI	Falling due

Financial Covenants of the contract:
Net debt/ EBTIDA less than or equal to 4.0 x.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(l) On December 11, 2012, the Company entered into a bank credit bill with Banco Bradesco S/A in the total amount of R$300,000, in order to strengthen its cash position. No guarantee was granted. Interest will be paid semiannually and principal in three annual installments as follows.

Initial date	Final date	Amount	Interest rate
12/11/2012	11/16/2017	R$ 100,000	CDI + 1.0% p.a.
12/11/2012	11/12/2018	R$ 100,000	CDI + 1.0% p.a.
12/11/2012	11/05/2019	R$ 100,000	CDI + 1.0% p.a.

There are no financial covenants herein.

(m) On August 07, 2013, the subsidiaries Multiplan Greenfield II Empreendimento Imobiliário Ltda and Multiplan Greenfield IV Empreendimento Imobiliário Ltda signed with Banco Santander S.A. a loan agreement to finance the construction of the project Morumbi Corporate, located in São Paulo. The total contracted amount was R$ 400,000, and each company was responsible for its interest in the project, as follows: 49.3104% to Multiplan Greenfiled II and 50.6896% to Multiplan Greenfiled IV. This financing bears interest of 8.70% p.a., plus the Referential Rate (TR), and has been repaid in 141 monthly installments beginning November 15, 2013. As of December 31, 2015, the financing had been fully released. As a collateral for the loan, the subsidiaries collateralized the fraction of 0.4604509 of financed property. Such fraction is represented by a number of independent units, and assigned the receivables from lease contracts and the rights on the financed property, which shall correspond, at least, to a minimum volume equivalent to 120% of the amount of one monthly installment until the debt is fully settled. In addition to these guarantees, the Parent Company Multiplan Empreendimentos Imobiliários was the guarantor of the subsidiaries.

Financial Covenants of the contract:
There are no financial covenants herein

(n) On October 16, 2014, the Company entered into a credit facility agreement with Banco do Brasil S/A, for the construction of the seventh expansion of the BarraShopping, located in the city of Rio de Janeiro, which was concluded in 2014. The total amount contracted was R$ 100,000. This financing bears interest of 8.90% p.a., plus the Referential Rate (TR), and has been repaid in 108 monthly installments beginning August 15, 2015. As collateral for the loan, the Company provided a Bank Deposit Certificate (CDB) corresponding to 120% of the amount of a monthly installment up to the full settlement of the debt. Financing amount of R$ 97,000 was released through December 31, 2015, being R$ 94,426 net of funding costs and tax on financial transactions (IOF).

Financial Covenants of the contract:
Net debt/ EBTIDA less than or equal to 4.0 x.
Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

(o) On May 25, 2015, the subsidiary ParkShopping Canoas Ltda entered into a credit facility agreement with Banco Bradesco S.A., collateralized by a mortgage, for construction of the ParkShopping Canoas mall in the city of Canoas, State of Rio Grande do Sul. The total amount contracted was R$ 280,000 and financing bears interest of 9.25% p.a., plus the Referential Rate (TR), and has been repaid in 144 monthly installments beginning April 25, 2019. As collateral for the borrowing, the subsidiary provided a mortgage on 80% of the property for which the financing was obtained, and assigned 80% of the receivables from the lease agreements of this property, which shall correspond to at least 120% of the amount of one monthly installment until the full settlement of the debt. In addition to these guarantees, the Parent Company Multiplan Empreendimentos Imobiliários was the guarantor of the subsidiary. As of December 31, 2015, the amount of R$ 70,862 regarding such financing was released.

(p) On October 23, 2015, the Company contracted a bank credit bill (CCB), with Banco do Brasil S/A, in total amount of R$150,000 in order to consolidate its cash position. No guarantee was granted. Interest will be paid on a quarterly basis and principal according to maturity schedule shown below. Interest will be paid on a quarterly basis.

Initial date	**Final date**	**Amount**	**Interest rate**	**Status**
10/31/2015	12/01/2017	7,500	110% of CDI	Falling due
10/31/2015	12/01/2018	7,500	110% of CDI	Falling due
10/31/2015	12/01/2019	30,000	110% of CDI	Falling due
10/31/2015	12/01/2020	45,000	110% of CDI	Falling due
10/31/2015	12/01/2021	60,000	110% of CDI	Falling due

Financial Covenants of the contract:
Net debt/ EBTIDA less than or equal to 4.0 x.

As of December 31, 2015, the Company satisfied all covenants of loan and financing agreements in effect.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

Non-current loans and financing mature as follows:

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Loans and financing				
2016			203,501	285,217
2017	124,047	208,407	242,005	323,720
2018 onwards	1,033,137	1,424,194	624,105	927,352
Subtotal - Loan and financing	1,157,184	1,632,601	1,069,611	1,536,289
Funding costs				
2016			(3,640)	(4,643)
2017	(4,761)	(5,836)	(4,031)	(5,031)
2018 onwards	(18,418)	(28,949)	(11,661)	(18,660)
Subtotal Funding costs	(23,179)	(34,785)	(19,332)	(28,334)
Total - Loans and financing	1,134,005	1,597,816	1,050,279	1,507,955

14 Accounts payable

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Suppliers	8,181	40,109	16,902	37,990
Contractual retentions	5,034	9,841	7,712	11,789
Compensations payable	250	1,450	1,891	4,291
Labor obligations	36,071	36,464	33,310	35,346
	49,536	87,864	59,815	89,416

15 Debentures

3rd issuance of debentures for primary public distribution

On October 15, 2014, the Company completed the 3rd issue of debentures for primary public distribution, in the amount of R$400,000. 40,000 simple, non-convertible, book-entry, registered and unsecured debentures were issued in a single series for public distribution with restricted efforts, on a firm guarantee basis, with par value of R$10. The transaction will be repaid in two equal installments at the end of the fifth and sixth year with bear semi-annual interest. The final issuance price was set on September 25, 2014 through a book building procedure with remuneration set at 100% of the accumulated fluctuation of average daily DI rates increased on a compounded basis by a spread or surcharge of 0.87% p.a. The total estimated debentures transaction cost was R$ 1,777. The net proceeds obtained by the Company with the Issuance will be fully used to (i) perform the early redemption of the total simple, non-convertible, unsecured, single-series debentures of the Company's second issuance; And (ii) the remaining balance to defray general expenses and settle short- and long-term debts and/or reinforce the working capital of the Company and/or its subsidiaries. The financial covenants of these debentures was: (i) net debt/ EBITDA less than or equal to 4.0; (ii) EBITDA/ net interest expense greater than or equal to 2.

We list interest payment events: (i) On April 15, 2015, interest installment amounting to R$24,491 was paid, and (ii) on October 15, 2015, interest installment amounting to R$28,307 was paid.

As of December 31, 2015, the Company presents the financial ratios within the limits pre-established in the indenture.

Ebtida used to calculate financial covenants follow the definition set forth in the loan agreements.

Any change or renegotiation of terms or conditions in the aforementioned Indenture should be approved by debenture holders, subject to the rules and quorum set forth therein.

16 Liabilities for acquisition of assets

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Current				
Land São Caetano (a)	-	-	15,198	15,198
Land São Caetano - Quadra H (b)	-	8,964	-	11,227
Land Canoas (c)	-	6,291	-	5,684
Land Jacarepaguá (d)	-	22,960	-	-
Construction Potential - Barra (e)	-	14,466	-	-
Other	269	269	269	269
	269	52,950	15,467	32,378
Non-current				
Land São Caetano - Quadra H (b)	-	2,689	-	10,425
Land Canoas (c)	-	1,573	-	7,104
Land Jacarepaguá (d)	-	16,872	-	-
Construction Potential - Barra (e)	-	18,893	-	-
	-	40,027	-	17,529
Total	269	92,977	15,467	49,907

(a) Through a purchase and sale agreement dated July 9, 2008, the Company acquired a plot of land in the city of São Caetano do Sul. The acquisition price was R$ 81,000, of which R$ 10,000 was paid upon the execution of the contract. On September 8, 2009, through a partial renegotiation purchase and sale private instrument and other covenants, the parties recognized the outstanding balance of R$71,495, partially adjustable, to be settled as follows: (i) R$ 4,000 on September 11, 2009; (ii) R$ 4,000 on December 10, 2009; (iii) R$247 on October 10, 2012 adjusted based on the IGP-M fluctuation plus interest of 3% per year as from the instrument signature date; (iv) R$31,748 in 64 monthly installments, adjusted in accordance based on the IGP-M fluctuation plus interest of 3%, in the amount of R$540, the first installment maturing on January 10, 2010; and (v) R$31,500, subject to adjustment (if the amount is paid in cash), to be settled according to the Company's choice, through transferring of the built area (6,600 m²) or in 36 monthly end successive installments monetarily restated by the IGP-M plus 3% interest per year being the first installment due on October 9, 2012, as set forth in the instrument.

On May 22, 2012, the Company opted to pay the amount relating to item (v) above in cash.

On September 15, 2015, the Company settled last installment related to acquisition of this property.

(b) Through a purchase and sale agreement dated June 7, 2013, the Company acquired, by means of its subsidiary Morumbi Business Center Ltda, a plot next to ParkShopping São Caetano, located in the city of São Caetano do Sul. The acquisition price was R$46,913, of which R$11,728 was paid on the signature date. The remaining balance of R$35,185 will be settled as follow: (i) 48 monthly installments of R$367, the first maturing on July 7, 2013 and (ii) 36 monthly installments of R$489, the first maturing on July 7, 2013. Payments are monetarily restated by IGP-M fluctuation plus interest of 2% p.a.

(c) By means of the Private Instrument for Purchase and Sale dated August 15, 2013, the Company, by means of its subsidiary, Multiplan Greenfield VII Empreendimento Imobiliário Ltda. Promised to acquire, from Unipark Empreendimentos e Participações Ltda., 84.5% of a piece of land measuring 93,603.611 m², located in the municipality of Canoas, state of Rio Grande do Sul, for R$ 51,000. That amount will be settled as follows: (i) R$ 33,000 by assuming the obligation to build a shopping mall in that location (which will include the 15.5% fraction retained by the land seller) and (ii) R$ 18,000 in cash. The cash portion, in turn, will be settled as follows: (i) R$ 2,000 as a down payment, which was paid upon the promising agreement, and; (ii) R$ 16,000 in 36 successive monthly installments, the first of which in the amount of R$ 446 and the others in the amount of R$ 444.4, the first maturing 30 days after the approval of the shopping mall architectural design and subsequent obtaining of the construction permit, and the other installments on the same day in subsequent months. This condition was fulfilled on March 27, 2014, in a manner that the payment of this portion started on April 27, 2014. Those amounts will be corrected in accordance with the positive variation of the General Market Price Index of the Getulio Vargas Foundation (IGP-M/FGV), by adopting as base date the date when the Instrument was signed.

(d) On July 8, 2015, the final deed of purchase of land was signed, ratifying all the terms of the purchase and sale agreement. Through the Deed of Purchase and Sale signed on May 29, 2015, the Company, through its subsidiary ParkShopping Jacarepaguá Ltda, agreed to acquire 91% of a plot of land of 94,936.02 square meters, located in the city of Rio de Janeiro, from CCISA05 Incorporadora LTDA., for R$ 96,798. That amount will be settled as follows: (i) R$ 34,107 by assuming the obligation to build a shopping mall in that location (which will include the 9% fraction retained by the land seller) and (ii) R$ 62,691 in cash. The cash portion, in turn, will be settled as follows: (i) R$ 20,322 was paid upon the execution of the deed, and; (ii) R$ 32,136 in 40 consecutive monthly installments, the first of which totaling R$ 803 and falling due 30 days from the date of execution of the deed, and the remaining installments on the same day of the subsequent months, and (iii) R$ 10,232 within 180 days from the date of execution of the deed. Items (ii) and (iii) above shall be subject to restatement from the date of execution of the deed until the due dates by the variation of the CDI rates (100%).

(e) By means of a Public Agreement for Assignment of Transferable Construction Potential entered into on April 6, 2014, the Company, through its subsidiary Multiplan Greenfield III Empreendimento Imobiliário Ltda, acquired 12,000 square meters of construction potential from J.J. Coimbra Participações LTDA, for R$ 65,400. This amount will be settled as follows: (i) R$ 22,890 on the execution date; (ii) R$ 42,510 in 36 consecutive monthly installments of R$ 1,181, bearing interest at the CDI rate from the execution date until the actual due date of each installment.

The non-current portion for liabilities for acquisition of assets matures as follow:

	December 31, 2015	**December 31, 2014**
	Consolidated	**Consolidated**
2016		14,104
2017	28,369	3,425
2018	11,658	-
	40,027	17,529

17 Taxes and contributions payable

	December 31, 2015		December 31, 2014	
	Parent company	Consolidated	Parent company	Consolidated
INSS payable	278	610	139	451
PIS and COFINS payable	9,451	11,545	11,761	13,806
Service tax payable	-	2,039	127	1,895
Income and social contribution taxes payable	-	2,119	4,393	6,585
IRRF payable	-	-	11,938	11,938
IRRF on Interest on own capital (JCP) payable	19,215	19,215	-	-
Other	905	11,475	535	10,501
	29,849	47,003	28,893	45,176

18 Provision for risks and judicial deposits

18.1 Provision for risks

	Parent company			
Provision for risks	**December 31, 2014**	**Additions**	**Write-offs**	**December 31, 2015**
Taxes on income (PIS and COFINS) (a)	1,244	-	-	1,244
Civil lawsuits (b)	9,391	363	(7,467)	2,287
Labor proceedings (c)	3,863	1,081	(253)	4,691
Fiscal lawsuits	5	168	-	173
	14,503	1,612	(7,720)	8,395

	Consolidated			
Provision for risks	**December 31, 2014**	**Additions**	**Write-offs**	**December 31, 2015**
Taxes on income (PIS and COFINS) (a)	1,244	-	-	1,244
Civil lawsuits (b)	9,979	385	(7.762)	2,602
Labor proceedings (c)	4,032	1,476	(299)	5,209
Fiscal lawsuits	67	170	-	237
	15,322	2,031	(8,061)	9,292

Provisions for administrative proceedings and lawsuits processes were recognized to cover probable losses on administrative proceedings and lawsuits related to civil, tax and labor issues, in an amount considered sufficient by Management, based on the opinion of its legal counsel, as follows:

(a) The Company was a party to lawsuits involving the collection of PIS (Social Integration Program contribution) and COFINS (Social Contribution on Income) on lease income and other income that does not meet the definition of gross income, pursuant to Law No. 9,718/98, referring to the period from 1999 to 2004. These taxes were calculated in accordance with prevailing tax laws and deposited with the courts.

Currently, the provision comprises only the PIS amounts levied on lease income, considering final favorable court decisions obtained in these lawsuits disputing the levy of these contributions on other income. The Company requested in court the conversion into income of the deposits referring to the accrued portion and the release of the other amounts. Up to now, the Company is awaiting the total fulfillment of its request.

(b) The subsidiary Renasce was a defendant in a claim filed by the Electoral Court in connection with donations made in 2006 in excess of the limit allowed by the Electoral Law. In September 2012, based on the opinion of its legal advisors, the Company constituted a provision for risks totaling R$ 5,663. This measure was taken due to the final and unappealable decision rendered by the Superior Electoral Court in the records of the Special Electoral Appeal, Renasce was sentenced by the lower court to pay an electoral fine in the amount provisioned. In March 2015, Renasce started paying the aforementioned fine, which will be settled in sixty (60) consecutive monthly installments.

(c) In March 2008, based on the opinion of its legal counselors, the Company recognized provision for contingencies and a correspondent escrow deposit in amount of R$3,228 relating to two indemnity claims filed by the relatives of victims in a homicide which occurred in the Cinema V of Morumbi Shopping ("MBS") on November 3, 1999, requiring the payment of indemnity for material damage (pension payment) and pain and suffering. Currently, six lawsuits relating to the incident at the MBS cine are in the Superior Court and two have already been judged. Given to the precedent originated by the Superior Court decision in the trial mentioned above and due to the fact, the Company's legal counselors reassessed their prognostic in these case and classified as possible and the provision previously formed, reversed in the quarter ended September 30, 2012.

The remaining balance of the provisions for civil contingencies consists of various claims in insignificant amount filed against the shopping malls in which the Company holds equity interest.

(d) The Company is also a party to a civil class action brought by the Public Prosecution Office of Labor before the Regional Labor Court of the State of Rio Grande do Sul, where matters related to the compliance with occupational safety and health laws at the construction site of BarraShoppingSul are discussed. In this action, the Public Prosecution Office of Labor requested that the Company be sentenced to pay indemnity for collective pain and suffering in the amount of R$6,000 and daily fine by breach in the amount of R$5, by employee, and also, its joint liability for the performance of all labor obligations of the companies engaged to carry out the construction work. The action was assigned to the 28th Labor Court of Porto Alegre. The Company was sentenced by the lower court to pay indemnity as collective pain and suffering of R$300 and daily fine for breach of occupational safety and health laws in connection with the employees of companies engaged to carry out the construction work.

Additionally, the Labor Court acknowledged the Company's joint liability together with the companies engaged to carry out the construction work. This lawsuit received a final decision, which condemned Multiplan to pay indemnity for collective damages in the amount of R$ 200 and indemnity for property damages in the amount of R$ 150. Due to the aforementioned award, on July 29, 2013, we settled the debt, in the amount of R$ 393. Although the debt has been settled, the lawsuit is still in progress, since the Ministry of Labor is still investigating compliance with occupational safety and health regulations at the construction sites around BarraShoppingSul mall.

Since the Public Civil Action was caused by a breach of safety and occupational medicine rules in the performance of works of BarraShoppingSul project, and Racional Engenharia is the company responsible for the construction, we made an agreement with Racional so that it will repay the amount of R$ 393.

Contingencies with possible likelihood of loss

The Company is a defendant in several other tax, labor and civil lawsuits and administrative proceedings, whose likelihood of loss is assessed by its legal counsel as possible and estimated amount is R$ 43,133 as of December 31, 2015 (R$59,385 as of December 31, 2014), as shown below:

	Consolidated	
	December 31, 2015	**December 31, 2014**
Tax	19,853	26,245
Civil and administrative	6,755	14,267
Labor	16,525	18,873
Total	43,133	59,385

In December 2011, the Company was notified by the Brazilian Federal Revenue Service, which notification gave rise to two administrative proceedings:

Tax

a. ITBI (Property Transfer Tax) collection arising from full merges of companies which owned properties. The disputes regarding the levy of this tax are concentrated in the cities of São Paulo (R$ 6,249), Brasília (R$ 1,708) and Belo Horizonte (R$ 5,494). In all cases, the Company requests the acknowledgment of the non-applicability of ITBI (Property Transfer Tax) based on the provisions of Article 37, paragraph 4, of the Brazilian Tax Code.

The Company filed a Writ of Mandamus to stay the collections in Curitiba and Brasília. Process referring to municipality of Curitiba (R$6,341) obtained favorable final decision at Federal Supreme Court — STF in the last quarter. The disputes in Brasília obtained unfavorable decisions in the first and second instances and are awaiting judgment by the superior courts (Superior Court of Justice and Supreme Federal Court). In São Paulo, four tax collection proceedings have been filed and are still pending judgment.

In Belo Horizonte, four disputes continue at the administrative level. The Company obtained a favorable decision in the first instance in two of the lawsuits and is awaiting judgment of the appeal.

Labor

The Company is a defendant in 191 labor claims filed against the shopping malls where it holds equity interest, in a total estimated amount of R$ 16,525, no labor claim was considered as individually significant.

In addition, it is a party to public civil lawsuit proposed by the Labor Public Prosecution Office in Paraná State Regional Labor Court due to alleged sign of Condominium irregularity regarding existence of day care in the site so that working mothers may keep their children under surveillance in breastfeeding period and administrative proceedings with the Paraná State Labor Public Prosecution Office that questions legality of work in shopping malls on Sundays and holidays and non-compliance with disabled employees share. There is a civil inquiry with the Public Labor Prosecution Office of Minas Gerais State about a place to safeguard female workers' children during breastfeeding period.

As of December 31, 2014, the Company did not recognize any amount with respect to said civil class action since its legal counsel assess the likelihood of loss as possible. As at December 31, 2014, with respect to administrative proceedings, the Company did not recognize any amount since, despite the fine be estimated as probable, a potential penalty imposed at the administrative level may be challenged at court. The Company believes that the likelihood of loss of this action is possible.

Civil and administrative

The Company was Defendant before the Administrative Council for Economic Defense (Conselho Administrativo de Defesa Econômica - "CADE") Administrative procedure which was to the use of radius clauses for certain shopping malls in São Paulo, including MorumbiShopping, object Case No. 08012.012081/2007-48. With end of instruction stage at CADE General Authority, process was sent to CADE Court and, after issuance of an opinion by the Federal Specialized Attorney's Office to CADE and by the Public Prosecution Office, process was judged by CADE Court in November 2015; it was filed due to interim statute of limitations of Public Administration penalty intention.

Contingent assets

a. On June 26, 1995, the consortium comprising the Company (successor of Multishopping Empreendimentos Imobiliários S.A.) and Bozano, Simonsen Centros Comerciais S.A., Pinto de Almeida Engenharia S.A., and In Mont Planejamento Imobiliário e Participações Ltda. advanced the amount of R$6,000 to the Clube de Regatas do Flamengo to be deducted from the income earned by the Club after the opening of the shopping mall located in Gávea, which was the object of the consortium. However, the project was cancelled, and Clube de Regatas do Flamengo did not return the amount advanced. The consortium members decided to file a lawsuit claiming the reimbursement of the amount advanced. The Club filed motions for stays of execution, but they were ruled as groundless by a decision of the Court of Justice of the State of Rio de Janeiro. Currently, those stays of execution are the object of a special appeal filed by the Club, and pending a decision. The lawyers in charge of defending the Company's interest consider that the likelihood of a favorable outcome in that appeal is improbable, and for this reason they expect that the decision on the groundlessness of the status of execution will be upheld. Accordingly, they consider as probable the likelihood of a favorable outcome in the out-of-court execution of the security.

Although the restated amount of the debt can be calculated, it is not feasible to determine when it will be received, and, for this reason, the Company did not record the total amount of the debt in its books, but only the amounts that are being received by means of constrictional acts of the mentioned execution.

Regarding the amounts received, the Company recognized as income the amount of R$1,911 in 2012, and R$872 in 2013. No receipts in years ended December 31, 2015 and 2014.

18.2 Judicial deposits

	Parent company			
Judicial deposits	**December 31, 2014**	**Additions**	**Write-offs**	**Decembe r 31, 2015**
Taxes on income (PIS and COFINS) (a)	5,027	-	-	5,027
Civil deposits	5,080	446	(1,756)	3,770
Labor deposits	642	163	(123)	782
Other	527	-	-	527
	11,276	609	(1,779)	10,106

	Consolidated			
Judicial deposits	**December 31, 2014**	**Additions**	**Write-offs**	**December 31, 2015**
Taxes on income (PIS and COFINS) (a)	5,748	-	-	5,748
INSS	31	34	-	65
Civil deposits	6,007	334	(1,719)	4,622
Labor deposits	663	448	(37)	1,074
Other	920	116	(24)	1,012
	13,369	932	(1,780)	12,521

(a) The balance of the PIS and COFINS deposits refers to the court disputes described in Note 18, item a.

19 Deferred income and costs

	December 31, 2015		December 31, 2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
Income from the key money	83,022	124,053	100,772	144,879
Unallocated cost of sales (a)	(81,082)	(108,077)	(79,679)	(108,112)
Other income	1,376	1,376	1,429	1,429
	3,316	17,352	22,522	38,196
Current assets	(24,120)	(30,716)	(18,704)	(24,156)
Non-current assets	(56,962)	(77,361)	(60,975)	(83,956)
Current liabilities	40,300	52,190	43,097	57,696
Non-current liabilities	44,098	73,239	59,104	88,612

(a) Refers to cost related to brokerage of assignment of rights and key money. The key money is an incentive offered by the Company to a few storeowners for them to establish in a shopping mall of Multiplan Group.

20 Shareholders' equity

a. Capital

As of December 31, 2015, the Company's capital is represented by 189,997,214 common and preferred shares (189,997,214 common and preferred shares as at December 31, 2014) registered and book-entry, with no par value, distributed as follows:

	Number of shares					
	December 31, 2015			December 31, 2014		
Shareholder	**Common**	**Preferred**	**Total**	**Common**	**Preferred**	**Total**
Multiplan Planejamento. Participações e Administração S.A.	42,123,783	-	42,123,783	42,123,783	-	42,123,783
1700480 Ontário Inc.	42,947,201	11,858,347	54,805,548	42,947,201	11,858,347	54,805,548
José Isaac Peres	9,745,691	-	9,745,691	10,145,691	-	10,145,691
FIM Multiplus Investimento no Exterior Credito Privado	1,036,568	-	1,036,568	1,082,068	-	1,082,068
Fundo de Investimento de Ações Cabral	-	-	-	-	-	-
Maria Helena Kaminitz Peres	2,459,756	-	2,459,756	2,459,756	-	2,459,756
Outstanding shares	77,649,591	-	77,649,591	77,570,053	-	77,570,053
Board of directors and Executive board	157	-	157	157	-	157
Total outstanding shares	175,962,747	11,858,347	187,821,094	176,328,709	11,858,347	188,187,056
Treasury shares	2,176,120	-	2,176,120	1,810,158	-	1,810,158
	178,138,867	11,858,347	189,997,214	178,138,867	11,858,347	189,997,214

b. Legal reserve

The legal reserve is calculated based on 5% of net income as prescribed by the prevailing laws and the Company's bylaws, limited to 20% of capital.

c. Expansion reserve

As set forth in the Company's bylaws article 39, 100% of the remaining portion of the net income, after absorbing accumulated losses, to recognize the legal reserve and distribute dividends is allocated to the expansion reserve. Such reserve is intended to secure funds for new investments in capital expenditures, current capital, and expansion of social activities. If the balance of reserve exceeds the Capital, the General Meeting will decide on the application of the excess in increase of Capital or, even, in distribution of additional dividends to shareholders.

d. Special goodwill reserve - merger

As explained in Note 8, after the downstream merger of Bertolino into the Company, the goodwill recorded on Bertolino's balance sheet arising from the acquisition of interest in Multiplan, less the provision for maintenance of integrity of shareholders' equity, was recorded on the Company's books, after said merger, in a specific line item of deferred income tax and social contribution in assets, as a balancing item to a special goodwill reserve on merger, pursuant to article 6, paragraph 1 of CVM Instruction 319/99.

e. Effect on capital transactions

As mentioned in Note 9, on February 9, 2012, the subsidiary Morumbi Business Center Empreendimentos Imobiliários Ltda. acquired 77,470,449 quotas of MPH Empreendimento Imobiliário Ltda. representing 41,958% of total capital, for R$175,000 fully paid up front. Subsequently, a shareholder withdrew from the MPH Empreendimentos Imobiliários Ltda., thought a capital decrease equivalent to 16,084%, through cancellation of all quotas and return of the net assets resulting in a reduction of R$128,337 in non-controlling interest in the consolidated financial statements. Therefore, Morumbi Business Center Empreendimentos Imobiliarios Ltda. and Multiplan Empreendimentos Imobiliários S.A now own, each, 50% of total equity of MPH Empreendimentos Imobiliários Ltda. The result of the effects of the acquisition made by Morumbi Business Center Empreendimento Imobiliário Ltda. and the reduction of capital of MPH Empreendimentos Imobiliários S.A., in the amount of R$89,996 was accounted for in the Company’s shareholders’ equity.

f. Treasury shares

The Company acquired 6,568,500 common shares up to December 31, 2015 (5,596,100 up to December 31, 2014). Up to December 31, 2015, 4,392,380 shares were used to settle the exercise of stock options. As of December 31, 2015, treasury shares totaled 2,176,120 shares (1,810,158 shares as of December 31, 2014). See note 21 for further details.

As of December 31, 2015, the percentage of outstanding shares (outstanding and Board of Directors and Executive Board shares) is 40.87% (40.83% as of December 31, 2014). The treasury shares were acquired at a weighted average cost of R$ 47.94 (value in reais), a minimum cost of R$ 9.80 (value in reais) and a maximum cost of R$59.94 (value in reais). The share trading price calculated based on the last price quotation before period end was R$ 38.00 (value in reais).

g. Dividends and interest on own capital

Under the article 39, item (c) of the Company’s bylaws, the minimum annual compulsory dividend corresponds to 25% of net income, as adjusted pursuant to the Brazilian Corporate Law. Distribution of dividends or interest on own capital is specifically approved by the Company’s Board of Directors, as set forth in the laws and article 22 item (g) of the Company’s Bylaws.

Under article 39, §3 of the Company’s Bylaws, the minimum compulsory dividend will not be paid in the year in which the Company’s bodies inform to the Annual General Meeting that such payment is incompatible with the Company’s financial condition, it being understood that the Supervisory Board, if any, will issue an opinion thereon. Dividends so retained will be paid when the financial condition permits.

Interest on own capital approved in 2015

In 2015, the Company’s Board of Directors approved the payment of interest on own capital to the shareholders of the Company, as described below:

(i) The gross amount of R$ 90,000 on June 30, 2015 to the Company’s shareholders registered as such on the said date, determining the amount of R$0.47707118 per share, before the withholding of 15% of income tax, except for those shareholders who are tax-exempt or tax-immune as set forth in the applicable laws. Such amount was paid to the Company's shareholders as of December 15, 2015.

(ii) The gross amount of R$ 135,000 on December 21, 2015 to the Company’s shareholders registered as such on the said date, determining the amount of R$0.71876911 per share, before the withholding of 15% of income tax, except for those shareholders who are tax-exempt or tax-immune as set forth in the applicable laws. This amount will be paid to the Company’s shareholders on a date to be defined by the Company’s Annual Shareholders' Meeting to be held on April 30, 2016.

	2015
Net income for the year	366,108
Allocation to legal reserve	(18,305)
Net income after deduction of the legal reserve	347,803
Minimum compulsory dividends	86,951
Interest on own capital approved, net of taxes	193,371

Interest on own capital approved in 2014

In 2014, the Company’s Board of Directors approved the payment of interest on own capital to the shareholders of the Company, as described below:

(i) The gross amount of R$ 70,000 on June 30, 2014 to the Company’s shareholders registered as such on the said date, determining the amount of R$0.37265147 per share, before the withholding of 15% of income tax, except for those shareholders who are tax-exempt or tax-immune as set forth in the applicable laws. This amount was paid to the shareholders on November 18, 2014 and was attributed to the minimum compulsory dividend for the year ended December 31, 2014, at net value.

(ii) The gross amount of R$ 85,000 on December 22, 2014 to the Company’s shareholders registered as such on the said date, determining the amount of R$0.45153429 per share, before the withholding of 15% of income tax, except for those shareholders who are tax-exempt or tax-immune as set forth in the applicable laws. This amount was paid to the Company’s shareholders on May 18, 2015 and was attributed to the minimum compulsory dividend for the year ended December 31, 2014, at net value.

	2014
Net income for the year	368,201
Allocation to legal reserve	(18,410)
Net income after deduction of the legal reserve	349,791
Minimum compulsory dividends	87,448
Interest on own capital approved, net of taxes	133,033

The total amount of interest on capital is within the limits set forth in Paragraph 1, Article 9 of Law No. 9.249/95.

Dividends approved in 2015
On February 20, 2015, the Company's Board of Directors approved the proposal for distribution of supplementary dividends totaling R$ 19,896, based on the balance sheet at December 31, 2014, to be paid within 60 days from the date of the Company's Annual Shareholders' Meeting. On April 29, 2015, this distribution, totaling R$ 19,896, was approved by the Company's Annual Shareholders' Meeting, to be paid to the Company's registered shareholders on May 18, 2015.

21 Share-based payment

a. Stock option plan program (to be settled in membership certificates)

The Extraordinary General Meeting held on July 6, 2007 approved a Stock Option Plan to its management, employees and service providers or those of other entities under the Company's control.

Such plan is managed by the Board of Directors, and the Chief Executive Officer is responsible for determining the holders of the stock options.

Options granted, under the Stock Option Plan approved in 2007, do not confer on their holders the right to buy shares based on a number of shares exceeding 7% of the Company's capital at any time. The dilution corresponds to the percentage represented by the number of stock options divided by the total number of shares issued by the Company.

The issuance of our shares through the exercise of stock options under the Stock Option Plan would result in a dilution for our shareholders since the stock options to be granted under the Stock Option Plan can confer acquisition rights on a volume of shares of up to 5% of our capital, not considering the options of the CEO or 7% considering it. As of December 31, 2015, the percentage of stock options granted is 4.8084% of capital, without considering the CEO's options, and 5.8598% when the CEO's options are considered.

The beneficiaries eligible to the Stock Option Plan can exercise their options within up to four years as from the grant date. Each stock option granted can be converted into a Company common share at the time of exercise of the option or settled in cash. The vesting period will be of up to two years, with redemption of 33.4% after the second anniversary, 33.3% after the third anniversary, and 33.3% after the fourth anniversary.

The option price shall be based on the average price of the Company's shares of the same class and type over the last 20 (twenty) trading sessions on the São Paulo Stock Exchange (Bovespa) immediately prior to the option grant date, weighted by the trading volume, adjusted for inflation based on the IPCA, or based on any other index determined by the Board of Directors, through the option exercise date.

The Company offered nine stock option grants from 2007 to December 31, 2015, which satisfy the maximum limit of 7% provided for in the plan:

(i) Plan 1 - on July 6, 2007, the Company's Board of Directors approved the first Stock Option Plan and granting of 1,497,773 share options, exercisable after 180 days counted as of realization of first public offering of shares by the Company. Despite the Plan's general provision, as previously described, these shares exercise price is R$9.80, adjusted for inflation at IPCA or another index that may be chosen by the Board of Directors.

(ii) Plan 2 **-** on November 21, 2007, the Company's Board of Directors approved the second Stock Option Plan and granting of 114,000 stock options. Of this total, 16,000 shares were granted to an employee that left the Company before minimum period for exercising the option. Exercise price of these options is R$22.84, adjusted for inflation at IPCA, beginning as of the date in which grant was executed up to stock option exercise date.

(iii) Plan 3 **-** On June 4, 2008, was approved and on August 12, 2008, rectified by the Company's Board of Directors approved the 3rd Stock Option Plan and the grant of options for 1,003,400 shares. Of this total, 68,600 shares were granted to employees that left the Company before minimum period for exercising the option. Exercise price of these options is R$20.25, adjusted for inflation at IPCA, beginning as of the date in which grant was executed up to stock option exercise date.

(iv) Plan 4 **-** On April 13, 2009, the Company's Board of Directors approved the 4th Stock Option Plan and the grant of options for 1,300,100 shares. Of this total, 44,100 shares were granted to employees that left the Company before minimum period for exercising the option. Exercise price of these options is R$15.13, adjusted for inflation at IPCA, beginning as of the date in which grant was executed up to stock option exercise date.

(v) Plan 5 **-** On March 4, 2010, the Company's Board of Directors approved the 5th Stock Option Plan and the grant of options for 966,752 shares. Of this total, 5,655 shares were granted to employees that left the Company before minimum period for exercising the option. Exercise price of these options is R$30.27, adjusted for inflation at IPCA, beginning as of the date in which grant was executed up to stock option exercise date.

(vi) Plan 6 **-** On March 23, 2011, the Company's Board of Directors approved the 6th Stock Option Plan and the grant of options for 1,297,110 shares. Of this total, 23,310 shares were granted to employees that left the Company before minimum period for exercising the option. Exercise price of these options is R$33.13, adjusted for inflation at IPCA, beginning as of the date in which grant was executed up to stock option exercise date.

(vii) Plan 7 **-** On March 7, 2012, the Company's Board of Directors approved the 7th Stock Option Plan and the grant of options for 1,347,960 shares. Of this total, 39,980 shares were granted to employees that left the Company before minimum period for exercising the option. Exercise price of these options is R$39.60, adjusted for inflation at IPCA, beginning as of the date in which grant was executed up to stock option exercise date.

(viii) Plan 8 **-** On May 14, 2013, the Company's Board of Directors approved the 8th Stock Option Plan and the grant of options for 1,689,550 shares. Of this total, 60,000 shares were granted to an employee that left the Company before minimum period for exercising the option. Exercise price of these options is R$56.24, adjusted for inflation at IPCA, beginning as of the date in which grant was executed up to stock option exercise date.

(ix) Plan 9 **-** On April 15, 2014, the Company's Board of Directors approved the 9th Stock Option Plan and the grant of options for 2,214,550 shares. Of this total, 40,000 shares were granted to employees that left the Company before minimum period for exercising the option. Exercise price of these options is R$ 48.03 adjusted for inflation at IPCA, beginning as of the date in which grant was executed up to stock option exercise date.

No stock options were granted in 2015.

Distributions described in items (ii), (iii), (iv), (v), (vi), (vii), (viii) and (ix) follow parameters defined in the Stock Option Plan previously described. Plan 1 follows parameters described in item (i).

As of January 7, 2010, were exercised 1,497,773 options to purchase shares by the CEO Mr. Jose Isaac Peres. Also, during 2010, 2011, 2012, 2013, 2014 and 2015, 4,392,380 stock options related to Plans 2, 3, 4, 5, 6, 7 and 8 were exercised by some beneficiaries. Settlement of all exercised options occurred with delivery of the Company's common shares. Accordingly, as of December 31, 2015, total amount of shares comprising the balance of options granted and not exercised by the Company became 5,243,397 shares, which represent 2.76% of total shares.

The vesting periods to exercise the options are as follows:

Grace periods counted as of grant date	**% of options released to be exercised**	**Maximum quantity of shares (*)**	**Quantity of options exercised as of December 31, 2015**
Plan 1			
180 days after the Initial Public Offering - 01/26/2008	100%	1,497,773	1,497,773
Plan 2			
As from the second anniversary - 12/20/2009	33.4%	32,732	32,732
As from the third anniversary - 12/20/2010	33.3%	32,634	32,634
As from the fourth anniversary - 12/20/2011	33.3%	32,634	32,634
Plan 3			
As from the second anniversary - 06/04/2010	33.4%	312,217	312,217
As from the third anniversary - 06/04/2011	33.3%	311,288	311,288
As from the fourth anniversary - 06/04/2012	33.3%	311,295	311,295
Plan 4			
As from the second anniversary - 04/13/2011	33.4%	419,494	419,494
As from the third anniversary - 04/13/2012	33.3%	418,246	418,246
As from the fourth anniversary - 04/13/2013	33.3%	418,260	418,258
Plan 5			
As from the second anniversary - 03/04/2012	33.4%	322,880	291,273
As from the third anniversary - 03/04/2013	33.3%	321,927	290,384
As from the fourth anniversary - 03/04/2014	33.3%	316,290	274,036
Plan 6			
As from the second anniversary - 03/23/2013	33.4%	433,228	358,187
As from the third anniversary - 03/23/2014	33.3%	425,277	337,608
As from the fourth anniversary - 03/23/2015	33.3%	415,295	290,877
Plan 7			
As from the second anniversary - 03/07/2014	33.4%	443,532	160,651
As from the third anniversary - 03/07/2015	33.3%	432,220	97,229
As from the fourth anniversary - 03/07/2016	33.3%	432,228	3,337
Plan 8			
As from the second anniversary - 05/14/2015	33.4%	544,269	-
As from the third anniversary - 05/14/2016	33.3%	542,640	-
As from the fourth anniversary - 05/14/2017	33.3%	542,641	-
Plan 9			
As from the second anniversary - 04/15/2016	33.4%	726,299	-
As from the third anniversary - 04/15/2017	33.3%	724,125	-
As from the fourth anniversary - 04/15/2018	33.3%	724,126	-

(*) Net amount of shares canceled due to the termination of the Company's employees before the minimum option exercise term.

The average weighted fair value of call options on grant dates, as described below, was estimated using the Black-Scholes option pricing model, based on the assumptions listed below:

	Strike price (R$)	Price on the grant date (1)	Index of adjustment	Quantity
Plan 1	9.80	R$ 25.00 (2)	IPCA	1,497,773
Plan 2	22.84	R$ 20.00	IPCA	114,000
Plan 3	20.25	R$ 18.50	IPCA	1,003,400
Plan 4	15.13	R$ 15.30	IPCA	1,300,100
Plan 5	30.27	R$ 29.65	IPCA	966,752
Plan 6	33.13	R$ 33.85	IPCA	1,297,110
Plan 7	39.60	R$ 39.44	IPCA	1,347,960
Plan 8	56.24	R$ 58.80	IPCA	1,689,550
Plan 9	48.03	R$ 48.90	IPCA	2,214,550

(1) Closing price on the last day used in the pricing of the stock option plan

(2) Issue price upon the Company's going public on June 27, 2007

	Volatility	Risk-free rate	Average maturity	Fair value
Plan 1	48.88%	12.10%	3.25 years	R$ 16.40
Plan 2	48.88%	12.50%	4.50 years	R$ 7.95
Plan 3	48.88%	12.50%	4.50 years	R$ 7.57
Plan 4	48.79%	11.71%	4.50 years	R$ 7.15
Plan 5	30.90%	6.60%	3.00 years	R$ 7.28
Plan 6	24.30%	6.30%	3.00 years	R$ 7.03
Plan 7	23.84%	3.69%-4.40%	3.00 years	R$ 6.42
Plan 8	20.58%	2.90%-3.39%	3.00 years	R$ 9.95
Plan 9	18.15%	5.22%-6.09%	3.00 years	R$ 8.55

The volatility used in the model was based on the standard deviation of historical MULT3, or in a panel of companies of the sector, in accordance with the stock fluctuation availability and consistency presented in the market and in the appropriate period. The dividend yield was based on Company's internal models considering the maturity of each option. The company did not consider the option's anticipated exercise and any market condition other than the assumptions above.

Addition information on the stock option plan:

	Amount*	Price** (R$)
Total expired stock options		
December 31, 2012	7,398,395	23.76
December 31, 2013	9,028,970	34.99
December 31, 2014	11,133,550	39.45
December 31, 2015	11,133,550	43.72
Options granted in 2012	1,347,960	41.34
Options granted in 2013	1,669,550	57.76
Options granted in 2014	2,174,550	49.73
Options granted in 2015	-	-
Total stock options exercised		
December 31, 2012	3,514,828	18.01
December 31, 2013	4,274,179	20.00
December 31, 2014	5,283,715	23.42
December 31, 2015	5,890,153	25.25
Options exercised in the year - 2012	1,083,556	24.80
Stock options exercised in 2013	759,351	29.23
Stock options exercised in 2014	1,009,536	37.89
Stock options exercised in 2015	606,438	41.15
Total stock options exercised		
December 31, 2012	3,704,313	18.36
December 31, 2013	4,868,254	21.45
December 31, 2014	6,049,707	25.68
December 31, 2015	7,531,446	31.95
Options expired stock options in the year - 2012	1,039,140	25.89
Options expired stock options in the year - 2013	1,163,941	31.53
Options expired stock options in the year - 2014	1,181,453	42.87
Options expired stock options in the year - 2015	1,481,739	56.47
Total not exercised		
December 31, 2012	3,883,567	35.50
December 31, 2013	4,754,791	45.83
December 31, 2014	5,849,835	50.85
December 31, 2015	5,243,397	57.76

(*) Net amount of shares canceled due to the termination of the Company’s employees before the minimum option exercise term.

(**) Price set by the end of the period or the date of exercise.

For share options exercised during 2013, the weighted average market price of shares was R$ 58.21. In 2014, the weighted average market price of the shares was R$ 53.21. In 2015, the weighted average market price of the shares was R$ 55.79.

The effect of the recognition of the payment based on shares in the Shareholders’ equity and in Income, in the year ended December 31, 2015, was R$12,227 (R$ 14,676 as of December 31, 2014) of which R$5,627 (R$6,226 in 2014) refers to the management’s portion.

b. Incentive Program Based on Share Value Variation (Phantom Stock Options)

In Board of Directors' meeting held on July 29, 2015, the Company's Long-Term Incentive Plan was approved; it establishes the terms and conditions for payment of a cash premium referred to valuation of shares issued by the Company to certain managers, employees and service providers or other companies under its control. Right to receive this premium is represented by units of investment, and the Board of Directors is responsible for electing participants and for authorizing the granting of investment units.

In said meeting, Board of Directors approved the granting, in 2015, of 2,500,983 units of investment to elected participants. Of this total, 16,000 investment units were granted to employees that left the Company before minimum period for redeeming investment units.

These units of investment may be redeemed by participants in three distinct tranches, within maximum period of six years as from respective grant date. The vesting period for the redemption of investment units is two years, with redemption of 33.4% after the second anniversary, 33.3% after the third anniversary, and 33.3% after the fourth anniversary.

Cash value to be disbursed in relation to investment units is based on the increase in share price of the Company between the grant date and redemption period.

Details of liabilities deriving from units of investment are as follows:

	Consolidated
In thousands of reais	**2015**
Book value of liabilities from units of investment	597

(i) Measurement of fair value

Weighted average fair value of units of investment on grant date was estimated using options pricing model Black-Scholes, assuming the following:

	Referential value in the grant date (R$) (1)	**Share price (2)**	**Index of adjustment**	**Quantity**
Program 10	46.71	R$ 46.27	IPCA	2,500,983

(1) Investment units' reference value on grant date corresponds to average quotation of the Company's shares in BM&FBOVESPA, calculated by division of financial volume by the number of traded shares accumulated in 20 trading sessions immediately prior to their calculation base date.

(2) Share price corresponds to average of 20 days prior to tax period end date.

	Volatility	**Risk-free rate**	**Average maturity**	**Fair value**
Program 10	5.5%-5.8%	11.3%-12.3%	3.00 years	R$ 5.68

Volatility used in this model was based on MULT3 historic standard deviation in proper period. The dividend yield was based on Company's internal models considering the maturity of each

unit of investment. The company did not consider the option's anticipated investment units and any market condition other than the assumptions above.
Additional information to investment units' Long-Term Incentive Plan:

	Quantity	Price* (R$)
Total balance of units of investment granted on December 31, 2015	2,484,983	48.64
Investment units granted in 2015	2,500,983	48.64
Investment units canceled in 2015	16,000	-
Total not redeemed as of December 31, 2015	2,484,983	48.64

(*) Price set by the end of the period or the date of exercise.

Said Plan was approved on July 29, 2015 and up to December 31, 2015, only 45,483 investment units could be redeemed. Remaining investment units were in grace period and, therefore, could not be redeemed.

(ii) Expense recognized in income (loss)

As of December 31, 2015, amount recognized in income was R$ 567

22 Net operating income

	December 31, 2015		December 31, 2014	
	Parent company	Consolidated	Parent company	Consolidated
Gross operating income from sales and services:				
Stores leased	693,403	852,033	665,095	795,779
Parking lots	88,153	173,929	73,250	155,875
Services	112,644	110,476	121,760	119,266
Key money	15,425	23,308	19,043	35,252
Sale of properties	679	18,859	2,484	117,318
Others	2,590	4,672	2,777	3,538
	912,894	1,183,277	884,409	1,227,028
Taxes and Contributions on sales and services	(84,634)	(118,247)	(80,173)	(113,574)
Net operating income	828,260	1,065,030	804,236	1,113,454

23 Breakdown of costs and expenses by nature

During the years ended December 31, 2015 and 2014, the Company incurred in the following costs and expenses:

Costs: arising from the interest in the civil condominiums of shopping malls in operation, costs on depreciation of investment properties and cost of properties sold.

	Cost of services rendered and properties sold			
	December 31, 2015		December 31, 2014	
	Parent company	Consolidated	Parent company	Consolidated
Services	(3,570)	(3,642)	(5,303)	(5,490)
Parking lot	(84)	(15,890)	-	(22,680)
Leases (1)	(7,380)	(7,418)	(7,043)	(7,079)
Properties (charges, IPTU, rental, common area maintenance)	(16,490)	(23,028)	(19,336)	(26,204)
Occupancy cost	-	(23)	(15)	(46)
Other costs	(11,957)	(30,243)	(5,237)	(18,338)
Cost of properties sold	(938)	(18,954)	(2,269)	(71,363)
Depreciation and amortization	(99,226)	(142,059)	(104,312)	(146,078)
Total	(139,645)	(241,257)	(143,515)	(297,278)
Costs:				
Services rendered	(138,707)	(222,303)	(141,246)	(225,915)
Properties sold	(938)	(18,954)	(2,269)	(71,363)
Total	(139,645)	(241,257)	(143,515)	(297,278)

(1) On July 28, 1992, the consortium between the Company and IBR Administração e Participação e Comércio S,A, entered into with Clube Atlético Mineiro the lease agreement relating to one property with approximately 13,800m2 in Belo Horizonte, where the DiamondMall was built. The lease agreement is effective for 30 years counted from the inauguration of DiamondMall, on November 7, 1996. Under the agreement, Clube Atlético Mineiro holds 15% on all lease payments received from the lease of stores, stands or areas in DiamondMall. Therefore, a minimum lease amount of R$181 per month is guaranteed twice every December. As of December 31, 2015, the parties were compliant with all obligations under such agreement.

The breakdown of these expenses in their main categories is as follows:

Head office: Expenses on personnel (administrative, operational and development) of the Multiplan group’s head office and branches, in addition to expenditures on corporate marketing, outsourcing and travel.

Shopping: expenses on civil condominium of shopping malls in operation.

Lease projects: Pre-operating expenses linked to real estate projects and shopping malls’ expansion.

Projects for sale: Pre-operating expenses arising from real estate projects for sale.

	Administrative and project expenses			
	December 31, 2015		December 31, 2014	
	Parent company	Consolidated	Parent company	Consolidated
Personnel	(66,413)	(68,686)	(54,704)	(58,691)
Services	(31,132)	(35,877)	(30,938)	(36,901)
Parking lots	-	(326)	-	(182)
Marketing	(7,089)	(13,731)	(14,851)	(17,967)
Traveling	(7,030)	(7,770)	(5,784)	(6,483)
Properties (charges, IPTU, rental, common area maintenance)	(2,277)	(19,993)	(1,984)	(21,891)
Occupancy cost	(8,141)	(9,835)	(8,406)	(10,481)
Others	(11,000)	(13,687)	(19,692)	(23,909)
Total	(133,082)	(169,905)	(136,359)	(176,505)
Expenses on:				
Administrative expenses - Head office	(121,015)	(124,497)	(111,036)	(116,919)
Administrative expenses - Shopping malls	(7,599)	(26,408)	(14,039)	(37,630)
Expenses on projects for lease	(3,434)	(14,796)	(8,841)	(13,148)
Expenses on projects for sale	(1,034)	(4,204)	(2,443)	(8,808)
Total	(133,082)	(169,905)	(136,359)	(176,505)

24 Net financial income (loss)

	December 31, 2015		December 31, 2014	
	Parent company	Consolidated	Parent company	Consolidated
Yield on interest earning bank deposits	24,764	29,783	16,057	19,644
Interest and monetary restatement on loans, financing and debentures	(190,365)	(231,216)	(153,651)	(193,053)
Interest on real estate projects	4,916	9,557	5,437	5,437
Bank fees and other charges	(4,112)	(5,872)	(2,713)	(4,227)
Foreign exchange variation	(30)	(55)	(23)	(20)
Monetary restatement - assets	4,189	4,642	4,293	4,329
Fines and interest on lease and key money - shopping mall	5,153	6,085	4,322	5,310
Fines and interests on tax assessment notices	(95)	(163)	(96)	(355)
Interest on related party transactions	(1,900)	(3,018)	1,763	1,880
Interest and monetary restatement on liabilities for acquisition of assets	(645)	(645)	(1,933)	(1,879)
Other	6,461	5,871	1,007	482
Total	(151,664)	(185,031)	(125,537)	(162,452)

25 Segment information

For management purposes, the Company recognizes four business segments that account for its income and expenses. Segment reporting is required since margins, income and expense recognition and deliverables are different among them. Profit or loss was calculated considering only the Company’s external clients.

Properties for rental

This refers to the Company's share in the civil condominium of shopping malls and their respective parking lots, as well like real estates for rental. This is the Company's major income-generating segment, accounting for 86.71% of its gross operating income recognized during the year ended December 31, 2015. The determining factor for the amount of income and expenses in this segment is the company's share in each venture. The income and expenses are described below:

Rental income

This refers to amounts collected by mall owners (the Company and its shareholders) in connection with the areas leased in their shopping malls and commercial projects. The revenue includes four types of rental: minimum Rental (based on a commercial agreement indexed to the IGP-DI), Supplementary Rental (percentage of sales made by storeowners), Merchandising (rental of an area in the mall) and straight-line rental revenues (exclude the volatility and seasonality of minimum rental income).

Parking income

Income from payments made by clients for the time their vehicles are parked in the parking lot.

Expenses

Include expenses on vacant areas, contributions to the promotion fund, legal fees, lease, parking, brokerage fees, and other expenses arising from the interest held in the projects.
As owners of the properties in which they are the shopping malls in which the Company owns (or situations which possession of the property stems from the lease), the Company is subject to the payment of any extraordinary expenses that are not routine and therefore, condominium liability. The Company is also subject to costs and expenses arising from legal actions necessary for the recovery of past due rents, lawsuits in general (dump, renewals, revisional, among others).

The expenses on the maintenance and operation expenses (common condominium expenses) of the project will be borne by the storeowners.

Other

Includes depreciation expenses.

The shopping mall assets substantially comprise investment properties of operational shopping centers and office projects operating and rental receivable and parking lots.

Real estate

Real estate operations include income and expenses from the sale of properties normally built in the surroundings of the shopping mall. As previously mentioned, this activity contributes to generating client flows to the shopping mall, thus increasing its income. Additionally, the appreciation and convenience brought by a shopping mall to its neighborhood enable the Company to minimize risks and increase income from properties sold. Income derives from the sale of properties and their related construction costs. Both are recognized based on the percentage of completion (POC) of the construction work. Expenses arise mainly from brokerage and marketing activities.

Finally, the "Other" mainly concerns a real estate project that has been recognized in the balance sheet and income (loss) by "Investment" and "Equity income (loss)" respectively.

Assets of this segment are concentrated in the inventory of land and property completed and under construction of the Company and in accounts receivable.

Projects

The operation of projects includes income and expenses arising from the development of shopping mall and real estate project for lease. Development costs are recorded in the balance sheet, but expenses on marketing, brokerage, property taxes, feasibility studies and other items are recorded to the Company's income (loss). In the same way, the company believes that most of its income from Key Money derives from projects initiated over the last 5 years (average period to recognize income from key money), thus resulting from the lease of stores during the construction process.

By developing its own projects, the company is able to ensure the quality of the properties that will compose its portfolio.

Project assets mainly comprise investment properties that have a construction in progress and accounts receivable (key money) from leased stores.

Management and other

The Company provides management services to its shareholders and storeowners in consideration for a service fee. Additionally, the Company charges brokerage fees from its shareholders for the lease of stores. The management of its shopping malls is essential for the Company's success and is a major area of concern in the company. On the other hand, the Company incurs in expenses on the head office for these services and other, which are considered in this segment. This also includes taxes, financial income and expenses and other income and expenses that depend on the company's structure and not only on the operation of each segment previously described. For this reason this segment presents loss.

This segment's assets mainly comprise the Company's cash, deferred taxes and intangible assets.

	2015 (consolidated)				
	Properties for rental	**Real estate**	**Projects**	**Management and other**	**Total**
Gross income	1,025,962	18,859	23,308	115,147	1,183,276
Costs	(222,303)	(18,954)	-	-	(241,257)
Expenses	(26,408)	(4,204)	(14,796)	(137,292)	(182,700)
Other	(114,951)	8,875	(37,523)	(173,189)	(316,788)
Income before income and social contribution taxes	662,300	4,576	(29,011)	(195,334)	442,531
Operating assets	5,317,794	532,094	367,695	703,175	6,920,758

	2014 (consolidated)				
	Properties for rental	**Real estate**	**Projects**	**Management and other**	**Total**
Gross income	951,653	117,318	35,252	122,805	1,227,028
Costs	(225,915)	(71,363)	-	-	(297,278)
Expenses	(37,630)	(8,805)	(13,151)	(131,598)	(191,184)

Other	(93,972)	4,655	(39,165)	(143,077)	(271,559)
Income before income and social contribution taxes	594,136	41,805	(17,064)	(151,870)	467,007
Operating assets	5,169,768	611,062	177,560	704,826	6,663,216

26 Financial instruments and risk management

26.1 Capital risk management

The Company and its subsidiaries manage its capital in order to ensure the continuity of its normal operations, at the same time, maximizing the return of its operations to all interested parties, through the optimization of the use of debt instruments and capital.

The capital structure of the Company and its subsidiaries is comprised by the net debt (loans, financing, debentures and liabilities for acquisition of assets detailed in notes 13, 15 and 16, respectively, less cash and cash equivalents and short-term investments (detailed in note 3) restricted short-term investments (recorded as other non-current assets), and the Company's shareholders' equity (which includes the paid-in capital and reserves explained in note 20).

26.1.1 Indebtedness ratio

Indebtedness ratio is as follows:

	Parent company		**Consolidated**	
	12/31/2015	**12/31/2014**	**12/31/2015**	**12/31/2014**
Debt (a)	1,626,242	1,596,134	2,266,042	2,168,959
Cash and cash equivalents and investment	(278,731)	(272,136)	(372,312)	(325,937)
Net debt	1,347,511	1,323,998	1,893,730	1,843,022
Shareholders' equity (b)	4,181,257	4,066,877	4,187,399	4,069,654
Net debt ratio	32.23%	32.56%	45.22%	45.29%

(a) Debt is defined as short- and long-term loans, financing, debentures and liabilities for acquisition of assets, detailed in notes 13, 15 and 16.

Of total defined in item (a) above, R$ 94,013 refers to the amount classified in the parent company and maturing in the short-term on December 31, 2015 (R$ 147,631 on December 31, 2014) and R$1,532,229 classified in the long term on December 31, 2015 (R$ 1,448,502 on December 31, 2014). In the consolidated financial statements, as of December 31, 2015, R$ 229,976 is classified as short term (R$ 245,252 - December 31, 2014) and R$ 2,036,066 as long term as of December 31, 2015 (R$ 1,923,707 December 31, 2014).

(b) Shareholders' equity includes the paid-in capital and the reserves.

26.2 Market risk

The Company develops real estate projects as complement of its shopping mall projects, its main business.

In developing real estate projects neighboring our shopping malls, this activity contributes to the generation of flow of clients to the shopping center, thus expanding results of operations. Additionally, the appreciation and convenience that a shopping center gives to the surrounding area, enables us to (i) mitigate real estate project risks, (ii) select part of the public who will reside or work in the areas of influence of our shopping malls and (iii) increase income from properties sold.

For this reason, we a substantial landbank in the surrounding areas of our shopping malls.

26.3 Objectives of financial risk management

The Company's Corporate Treasury Department coordinates access to financial markets, and monitors and manages the financial risks related to the Company's and its subsidiaries' operations. These risks include rate risk, credit risk inherent in the provision of financial services and credit and liquidity risk.

According to CVM Resolution 550 issued on October 17, 2008, which provides for the submission of information on derivative financial instruments in the notes, the Company has not contracted derivative financial instruments; there is no risk from a potential exposure associated with such instruments.

26.4 Interest rate risk management

Interest rate risk refers to:

(i) Possibility of fluctuations in the fair value of financing pegged to fixed interest rates, if such rates do not reflect current market conditions. The Company performs ongoing monitoring of these indexes. The Company has not identified yet the need to enter into financial instruments to hedge against interest rate risks.

(ii) Possibility of unfavorable change in interest rates, which would result in increase in financial expenses as a result of the debt portion pegged to variable interest rates. As of December 31, 2015, the Company and its subsidiaries invested their financial resources mainly in Interbank Certificates of Deposit, yielding interest based on the CDI rate, which significantly minimizes this risk.

(iii) Inability to obtain financing in case the real estate market presents unfavorable conditions, not allowing absorption of such costs.

(iv) Trade accounts receivable, liabilities for acquisition of assets both with fixed interest rates and post-fixed ones. This risk is administrated by the Company and its subsidiaries aimed at minimize the exposure to the risk of having an interest rate of accounts receivable equating to its debt.

Debt exposure to different indices is as follows on the following dates:

	12/31/2015		12/31/2014	
	Parent company	**Consolidated**	**Parent company**	**Consolidated**
TR	519,357	955,041	574,819	945,610
CDI	1,134,275	1,207,466	1,007,062	1,007,062
TJLP	-	108,472	-	148,785
IPCA	-	15,621	-	18,809
IGP-M	-	19,517	15,198	49,639
OTHER	778	778	831	831
	1,654,410	2,306,895	1,597,910	2,170,736

26.5 Credit risk related to service rendering

This risk is related to the possibility of the Company and its subsidiaries posting losses resulting from difficulties in collecting amounts from lease, property sales, key money, management fees and brokerage fees. This type of risk is substantially minimized owing to the possibility of repossession of the stores leased and properties sold, which are historically renegotiated with third parties on a profitable basis.

26.6 Credit risk

This risk is related to the possibility of the Company and its subsidiaries posting losses resulting from difficulties in realizing short-term financial investments. This risk is related to the possibility of the Company and its subsidiaries posting losses resulting from difficulties in realizing short-term financial investments.

26.7 Sensitivity analysis

In order to analyze the sensitivity of financial asset and financial liability index to which the Company is exposed as at December 31, 2015, five different scenarios were defined and an analysis of sensitivity to fluctuations in the indexes of such instruments was prepared. Based on the FOCUS report dated December 31, 2015, the IGP-DI, IGP-M and IPCA indexes and TJLP, projections for 2015 was extracted from the BNDES's official website, The indexes CDI and the TR rate were extracted from the CETIP's and BM&F BOVESPA's official websites, Such index and rates were considered as probable scenario and increases and decreases of 25% and 50% were calculated.

Indexes of financial assets and financial liabilities:

Index	**Decrease of 50%**	**Decrease of 25%**	**Probable scenario**	**Increase of 25%**	**Increase of 50%**
CDI	7.13%	10.69%	14.25%	17.81%	21.38%
IGP-DI	5.40%	8.09%	10.79%	13.49%	16.19%
IGP - M	5.27%	7.90%	10.54%	13.17%	15.81%
IPCA	5.36%	8.04%	10.72%	13.40%	16.08%
TJLP	3.50%	5.25%	7.00%	8.75%	10.50%
TR	0.89%	1.34%	1.78%	2.23%	2.67%

Financial assets

The gross financial income was calculated for each scenario as of December 31, 2015, based on one-year projection and not taking into consideration any tax levied on earnings. The sensitivity for each scenario is analyzed below.

Financial income projection - 2015

Parent company

Cash and cash equivalents and interest earning bank deposits		**Balance at 12/31/2015**	**Decrease of 50%**	**Decrease of 25%**	**Probable scenario**	**Increase of 25%**	**Increase of 50%**
Cash and banks	N/A	115,137	N/A	N/A	N/A	N/A	N/A
Interest earning bank deposits	100% CDI	163,594	11,656	17,484	23,312	29,140	34,968
		278,731	11,656	17,484	23,312	29,140	34,968
Accounts receivable							
Trade accounts receivable - store lease	IGP-DI	133,871	7,222	10,834	14,445	18,056	21,667
Trade accounts receivable - key money	IGP-DI	26,372	1,423	2,134	2,846	3,557	4,268
Trade accounts receivable - sale of completed units	IGP-M + 11%	45,840	7,916	9,124	10,332	11,540	12,748
Other trade accounts receivables	N/A	29,224	N/A	N/A	N/A	N/A	N/A
		235,307	16,561	22,092	27,622	33,153	38,683
Related party transactions							
Associação Barra Shopping Sul	110% of CDI	7,445	583	875	1,167	1,459	1,750
Associação Parkshopping Barigui	117% of CDI	2,328	194	291	388	485	582
Associação Village Mall	100% CDI	221	16	24	31	39	47
Associação BarraShopping	110% CDI +3% p.a.	168	17	23	29	35	41
Associação BarraShopping	110% CDI +2% p.a.	1,616	147	205	263	320	378
Associação RibeirãoShopping	110% CDI +2% p.a.	362	33	46	59	72	85
Consórcio Village Mall	110% of CDI	3,416	267	402	535	669	803
Other sundry loans and advances	N/A	2,021	N/A	N/A	N/A	N/A	N/A
		17,577	1,259	1,866	2,472	3,079	3,686
Total		**531,615**	**29,476**	**41,391**	**53,307**	**65,222**	**77,137**

Consolidated

Cash and cash equivalents and interest earning bank deposits		**Balance at 12/31/2015**	**Decrease of 50%**	**Decrease of 25%**	**Probable scenario**	**Increase of 25%**	**Increase of 50%**
Cash and banks	N/A	159,000	N/A	N/A	N/A	N/A	N/A
Interest earning bank deposits	100% CDI	213,312	15,198	22,798	30,397	37,996	45,595
		372,312	15,198	22,798	30,397	37,996	45,595
Accounts receivable							
Trade accounts receivable - store lease	IGP-DI	172,819	9,324	13,985	18,647	23,309	27,971
Trade accounts receivable - key money	IGP-DI	41,281	2,227	3,341	4,454	5,568	6,681
Trade accounts receivable - sale of units under construction	INCC	104,387	16,983	19,734	22,484	25,234	27,985
Trade accounts receivable - sale of completed units	IGP-M + 11%	45,840	7,916	9,124	10,332	11,540	12,748
Other trade accounts receivables	N/A	38,167	N/A	N/A	N/A	N/A	N/A
		402,494	**36,450**	**46,184**	**55,917**	**65,651**	**75,384**
Related party transactions							
Associação Barra Shopping Sul	110% of CDI	7,444	583	875	1,167	1,458	1,750
Associação Parkshopping Barigui	117% of CDI	2,328	194	291	388	485	582
Associação Village Mall	Interbank deposit certificate - CDI +3% p.a.	221	16	24	31	39	47
Associação Jundiaí Shopping	Interbank deposit certificate - CDI +1% p.a.	749	61	88	114	141	168
Associação BarraShopping	110% CDI +3% p.a.	168	17	23	29	35	41
Associação BarraShopping	110% CDI +2% p.a.	1,616	147	205	263	320	378
Associação RibeirãoShopping	110% CDI +2% p.a.	362	33	46	59	72	85
Consórcio Village Mall	110% of CDI	3,416	267	402	535	669	803
Other sundry loans and advances	N/A	226	N/A	N/A	N/A	N/A	N/A
		16,530	1,319	1,953	2,587	3,220	3,854
Total		**791,336**	**52,968**	**70,858**	**88,747**	**106,637**	**124,527**

Financial liabilities

For each scenario the Company calculated the gross financial expense, not taking into account the taxes levied and the flow of maturities for each contract scheduled for 2015. The base date used was December 31, 2015 projecting indices for one year and verifying their sensitivity in each scenario.

Financial expenses projection - 2015

Parent company

	Remuneration rate	Balance at 12/31/2015	Decrease of 50%	Decrease of 25%	Probable scenario	Increase of 25%	Increase of 50%
Loans and financing							
Santander BSS	TR +10.41%	12,245	1,226	1,280	1,335	1,389	1,444
Santander BHS Exp V	TR + 8.70%	53,479	5,129	5,367	5,605	5,843	6,081
Banco Itaú PSC	TR + 9.35%.	99,046	10,143	10,584	11,025	11,466	11,907
Banco Itaú VLG	TR + 9.35%	259,879	26,613	27,770	28,927	30,085	31,242
Banco Itaú MTE	109.75% of CDI	105,895	8,281	12,421	16,561	20,702	24,842
Bradesco MTE	CDI + 1.00%	304,095	24,708	35,541	46,375	57,208	68,041
Banco do Brasil	110% of CDI	50,029	3,921	5,882	7,842	9,803	11,763
Banco do Brasil	110% of CDI	112,138	8,789	13,183	17,578	21,972	26,366
Banco do Brasil	110% of CDI	150,087	11,763	17,645	23,526	29,408	35,289
Banco do Brasil	TR + 8.90%	94,707	9,272	9,694	10,116	10,538	10,959
Loan Costs - Itaú Unibanco PSC	N/A	(1,015)	N/A	N/A	N/A	N/A	N/A
Funding costs - Real BHS Exp V	N/A	(228)	N/A	N/A	N/A	N/A	N/A
Funding costs - Itaú Unibanco VLG	N/A	(6,452)	N/A	N/A	N/A	N/A	N/A
Funding costs - Bradesco MTE	N/A	(4,782)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(4,584)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(1,185)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(4,374)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(2,316)	N/A	N/A	N/A	N/A	N/A
Loan cost Itaú Unibanco MTE	N/A	(1,455)	N/A	N/A	N/A	N/A	N/A
Cia Real de Distribuição	N/A	509	N/A	N/A	N/A	N/A	N/A
		1,215,718	109,844	139,367	168,890	198,412	227,935
Liabilities for acquisition of assets							
Other	N/A	269	N/A	N/A	N/A	N/A	N/A
		269	N/A	N/A	N/A	N/A	N/A
Debentures							
Debentures	CDI + 0.87%	412,031	32,942	47,621	62,299	76,978	91,656
Funding cost		(1,777)	N/A	N/A	N/A	N/A	N/A
		410,255	32,942	47,621	62,299	76,978	91,656
Total		1,626,241	142,787	186,988	231,189	275,392	319,590

Consolidated

	Remuneration rate	Balance at 12/31/2015	Decrease of 50%	Decrease of 25%	Probable scenario	Increase of 25%	Increase of 50%
Loans and financing							
BNDES - JDS	TJLP + +3.38%	59,246	4,076	5,113	6,150	7,187	8,223
BNDES - JDS	TJLP + 1.48%	2,671	133	180	226	273	320
BNDES - JDS	TJLP.	619	22	32	43	54	65
BNDES-CGS	TJLP + 3.32%	44,287	3,020	3,795	4,570	5,345	6,120
BNDES-CGS	IPCA + 9.59%						
BNDES-CGS	TJLP	570	20	30	40	50	60
BNDES-CGS	TJLP + 1.42%	1,079	53	72	91	110	129
BNDES-CGS	IPCA+7.54%	15,621	2,015	2,434	2,852	3,271	3,690
Santander BSS	TR + 10.41%	12,245	1,226	1,280	1,335	1,389	1,444
Santander BHS Exp V	TR + 8.70%	53,479	5,129	5,367	5,605	5,843	6,081
Banco Itaú SAF	TR + 10%						
Banco Itaú PSC	TR + 9.35%.	99,046	10,143	10,584	11,025	11,466	11,907
Banco Itaú VLG	TR + 9.35%	259,879	26,613	27,770	28,927	30,085	31,242
Banco Itaú MTE	109.75% of CDI	105,895	8,281	12,421	16,561	20,702	24,842
Bradesco MTE	CDI + 1.00%	304,095	24,708	35,541	46,375	57,208	68,041
Banco do Brasil	110% of CDI	50,029	3,921	5,882	7,842	9,803	11,763
Banco do Brasil	110% of CDI	112,138	8,789	13,183	17,578	21,972	26,366
Banco do Brasil	110% of CDI	150,087	11,763	17,645	23,526	29,408	35,289
Banco do Brasil BRS Exp VII	TR + 8.90%	94,707	9,272	9,694	10,116	10,538	10,959
Morumbi Corporate - DTIY	TR+8.70%	184,238	17,669	18,490	19,310	20,131	20,951
Morumbi Corporate - GTIY	TR+8.70%	179,225	17,189	17,987	18,785	19,583	20,381
Bradesco - Canoas	TR+9.25%	72,220	7,324	7,645	7,967	8,288	8,610
Loan Costs - Itaú Unibanco PSC	N/A	(1,015)	N/A	N/A	N/A	N/A	N/A
Funding costs - Real BHS Exp V	N/A	(228)	N/A	N/A	N/A	N/A	N/A
Funding costs - Itaú Unibanco VLG	N/A	(6,452)	N/A	N/A	N/A	N/A	N/A
Funding costs - Bradesco MTE	N/A	(4,783)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(4,584)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(1,185)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(4,374)	N/A	N/A	N/A	N/A	N/A
Funding costs - Banco do Brasil	N/A	(2,316)	N/A	N/A	N/A	N/A	N/A
Loan cost Itaú Unibanco MTE	N/A	(1,455)	N/A	N/A	N/A	N/A	N/A
Funding costs - CGS	N/A	(113)	N/A	N/A	N/A	N/A	N/A
Funding costs JDS	N/A	(110)	N/A	N/A	N/A	N/A	N/A
Funding costs - DTIY	N/A	(4,450)	N/A	N/A	N/A	N/A	N/A
Funding costs GTIY	N/A	(4,329)	N/A	N/A	N/A	N/A	N/A
Funding costs - Canoas	N/A	(3,681)	N/A	N/A	N/A	N/A	N/A
Cia Real de Distribuição	N/A	509	N/A	N/A	N/A	N/A	N/A
		1,762,810	161,365	195,145	228,925	262,704	296,484
Liabilities for acquisition of assets							
Land Quadra H	IGPM + 2%	11,653	847	1,154	1,461	1,768	2,075
Land Canoas	IGPM	7,864	414	622	829	1,036	1,243
Land jacarepaguá	100% CDI	39,831	2,838	4,257	5,676	7,095	8,514
Construction Potential - Barra	100% CDI	33,360	2,377	3,565	4,754	5,942	7,131
Other	N/A	269	N/A	N/A	N/A	N/A	N/A
		92,977	6,476	9,598	12,720	15,841	18,963
Debentures							
Debentures	CDI + 0.87%	412,031	32,942	47,621	62,299	76,978	91,656
Funding cost		(1,777)	N/A	N/A	N/A	N/A	N/A
		410,254	32,942	47,621	62,299	76,978	91,656
Total:		2,266,041	198,357	244,224	290,093	335,963	381,829

Part of the Company’s financial assets and liabilities are linked to interest rates and indexes which may vary representing a market risk for the Company.

In the year ended December 31, 2015, the Company’s financial assets and liabilities generated a net financial loss of R$ 185,031.

The Company understands that an increase in the interest rates, in the indexes or in both may cause an increase in the financial expenses negatively impacting the Company’s net financial result. In the same way, a decrease in the interest rates, in the indexes or in both may cause a reduction in the financial income negatively impacting the Company's net financial income.

26.8 Liquidity risk management

The Company's management and its subsidiaries prepared a liquidity risk management model in order to manage its capital needs and manage its short-, medium- and long-term cash needs. The Company and its subsidiaries manage its liquidity risk keeping adequate reserves, bank credit lines and credit lines deemed adequate through the continuous monitoring of forecasted and realized cash flows and combination of the maturity profiles of financial assets and liabilities.

The following table shows in detail the remaining contractual maturity of financial assets and liabilities of the Company and the contractual repayments terms. This table was prepared in accordance with the undiscounted cash flows of financial liabilities based on the nearest date on which the Company shall settle the respective obligations:

	Parent company			
December 31, 2015	**Up to one year**	**From 1 to 3 years**	**Over 3 years**	**Total**
Interest earning bank deposits	163,594	-	-	163,594
Loans and financing	81,713	653,825	480,180	1,215,718
Liabilities for acquisition of assets	269	-	-	269
Debentures	12,031	199,112	199,112	410,255
Total	257,607	852,937	679,292	1,789,836

	Consolidated			
December 31, 2015	**Up to one year**	**From 1 to 3 years**	**Over 3 years**	**Total**
Interest earning bank deposits	213,312	-	-	213,312
Loans and financing	164,994	846,488	751,328	1,762,810
Liabilities for acquisition of assets	52,950	40,027	-	92,977
Debentures	12,031	199,112	199,112	410,255
Total	443,287	1,085,627	950,440	2,479,354

26.9 Category of the main financial instruments

	Parent company		**Consolidated**	
	12/31/2015	**12/31/2014**	**12/31/2015**	**12/31/2014**
Financial assets available for sale				
Interest earning bank deposits	163,594	155,011	213,312	155,011
Financial assets classified as loans and receivables at amortized cost				
Accounts receivable	235,307	236,094	402,494	396,699
Accounts receivable from related parties	17,577	13,974	16,530	14,908
Financial assets classified as loans and receivables at amortized cost				
Loans and financing	1,215,718	1,172,708	1,762,810	1,711,093
Liabilities for acquisition of assets	269	15,467	92,977	49,907
Debentures	410,255	409,735	410,255	409,735

Valuation techniques and assumptions applied for purposes of fair value calculation

The estimated fair values of financial assets and liabilities of the Company and its subsidiaries have been determined using available market information and appropriate valuation methodologies in conformity with the financial statements for the year ended December 31, 2015.

Financial instruments measured at fair value are grouped into specific categories (level 1, 2 and 3) according to the corresponding observable level of fair value:

- Measurements of the fair value of level 1 are obtained from quoted prices (unadjusted) in active markets for identical assets or liabilities.

- Measurements of the fair value of level 2 are obtained by means of the variables in addition to the quoted prices included the level 1 that are observed for the asset or liability either directly (as prices) or indirectly (derived from prices).

- Measurements of the fair value of level 3 are obtained from non-observable market variables.

The Management understands that the fair values applicable to the Company's financial instruments fall into Level 2.

27 Earnings per share

The table below shows information on profit and shares used to calculate basic and diluted earnings per share:

		December 31, 2015		December 31, 2014	
		Parent company	Consolidated	Parent company	Consolidated
A	Weighted average number of shares issued	189,997,214	189,997,214	189,997,214	189,997,214
B	Weighted average of treasury shares	1,802,382	1,802,382	2,041,779	2,041,779
C= A - B	Average shares	188,194,832	188,194,832	187,955,435	187,955,435
D	Dilutive	19,925	19,925	126,976	126,976
E	Net income for the year attributed to Company's shareholders	366,108	362,185	368,201	368,047
E/C	Earnings per share	1.9454	1.9245	1.9590	1.9582
E/(C+D)	Adjusted earnings per share	1.9452	1.9243	1.9577	1.9568

28 Insurance

The Company maintains an insurance program for shopping malls and office buildings, valid from November 30, 2015 to November 30, 2016 ("Insurance Program"). Said Program provides for two insurance policies for each project, being: (a) one insurance for property risks, in sundry risk portfolio of the comprehensive property type, and (b) one insurance for general civil liabilities of the commercial establishments and vehicles type. Coverage of risks is subject to conditions and exclusions provided for in respective policies, among which exclusion for damage deriving from terrorist actions.

The Company contracted engineering risk policies for expansion, revitalization, refurbishment or construction work to ensure execution of respective projects.

In addition to policies already mentioned in the Insurance Program, the Company contracted a general civil liability insurance policy in its name with limits higher than those individually contracted for each shopping mall. The purpose of this policy is to protect entrepreneurs' properties against third parties' claims.

Also, the Company has D&O insurance policies contracted for a validity term that includes period from July 4, 2015 to July 4, 2016.

Statement of the Directors on the Financial Statements

Directors declare that, in conformity with item VI of Article 25 of CVM Instruction no. 480, of December 7, 2009, they have reviewed, discussed and agreed with the Company's Financial Statements for 2015.

* * *

Rio de Janeiro, February 16, 2016

José Isaac Peres
CEO

Armando D'Almeida Neto
Vice-President and Investor Relations Officer

Eduardo Peres
Vice-President

Marcelo Barnes
Vice-President

Alberto Santos
Director

Statement of the Directors on the Independent auditors' report
Directors declare that, in conformity with item V of Article 25 of CVM Instruction no. 480, of December 7, 2009, they have reviewed, discussed and agreed with the opinion of independent auditors on the Company's Financial Statements for 2015.

Rio de Janeiro, February 16, 2016

José Isaac Peres
CEO

Armando D'Almeida Neto
Vice-President and Investor Relations Officer

Eduardo Peres
Vice-presidente

Marcelo Barnes
Vice-presidente

Alberto Santos
Director