MULTIPLAN APPROVES NEW AND GREATEST EXPANSION OF PARKSHOPPING AND LEASES FASHION EXPANSION

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A. ("MULTIPLAN") (Bovespa: MULT3) the largest shopping mall company in Brazil in sales result, aligned with its strategy to maximize the shareholders' return hereby informs that it shall carry out two expansions at ParkShopping, in Brasília. Such expansions shall increase its GLA by 10,504 sq. m., reflecting a 26.7% increase in the shopping GLA and strengthening its status as market leader, amounting to approximately 50 thousand sq. m. of GLA.

ParkShopping

Founded in 1983, ParkShopping has been promoting large cultural events, shows and expositions in the city. The internal gardens and ground paging were designed by Burle Marx. With a majority A and B class public (77%), ParkShopping is considered one of the most sophisticated shopping malls in the Federal District, encompassing 242 stores, some of which exclusive: FNAC, Natan, Hot Zone, Zwarowsky, L'Occitane and Osklen. Currently, the mall comprises a built area of 66,944 sq. m., Gross Commercial Area (GCA) of 46.592 sq. m., Gross Leaseble Area (GLA) of 39,276 sq. m., as well as an annual traffic estimated at 13 million consumers.

Mall air view

Mall main frontage at night

Expansions – Market consolidation with highest per capita income in the country

The gross leasable area (GLA) initially planned for the expansion of ParkShopping was 3,072 sq. m., but considering the superior results achieved and strong demand for new spots from store owners, this value was increased to 10,504 sq. m., over three times the area initially projected. Most of this growth is due to a significant expansion work of 7,414 sq. m. located at the entrance of the mall, named "Expansão Frontal". This new sector is expected to be concluded in the first half of 2009. This project also includes the "Expansão Fashion", as previously announced, which is under sales phase in line with the planned schedule, and widely accepted by the store owners. Multiplan intends to announce a third expansion work in the future, called the "Expansão Gourmet", which will be reviewed so as to complement the other current expansion works. Because it is a mall whose operations are consolidated in the market, this expansion project will use a 100% of its GLA for satellite stores thus creating a new mix and streamlining the return on these projects.

Expansão Frontal – Highly-profitable satellite stores

The "Expansão Frontal" expansion is expected to be concluded in June 2009 and to add an extra GLA of 7,414 sq. m. divided into 72 new satellite stores. The expected outcome from this expansion project is expected to account for 20% of ParkShopping's total operating result.

Expansão Fashion – Consolidation of the mall service mix
This expansion is expected to be concluded in the second half of 2008 and will represent an extra GLA of 3,090 sq. m. The Fashion Gallery will focus on renowned brands in the market and will consolidate ParkShopping's positioning as the region's Top of Mind shopping mall.

High Returns expected

For the calculation of the feasibility of the project the following rational was considered:

The cost of the project (capex) is based on a construction cost estimated from the areas defined for the following activities: satellite, anchor and food stores, mall, rest rooms, parking lot and services. These estimates were evaluated by the company's technical department. For the evaluation of the project's capex, these costs are not reduced by the key money revenue.

The net operating revenue of the feasibility was estimated based on the margin currently existing at ParkShopping, without considerations of scale economies, and based on a rent by differentiated square meter between satellite stores, anchor stores, restaurants, fast-food, services and leisure. The contract values were evaluated by our team of specialized brokers, based on a mix of stores planed with details, being estimated case by case.

Using a flow of 10 years, with an actual annual growth of 2% after the fifth year and a perpetuity at the end of this period with the same growth, the projects had unleveraged nominal rate of return above 25% p.a.

Estimated details of the project

Project	GLA (sq. m.)	% Multiplan	GLA Multiplan	Capex	Key Money	NOI. 1st Year	NOI 3rd Year
Front Gallery	7,414 sq. m.	60.0%	4,448 sq. m.	R$52.9 M	R$12.3 M	R$7.7 M	R$8.9 M
Fashion Gallery	3,090 sq. m.	60.0%	1,854 sq. m.	R$17.2 M	R$2.7 M	R$2.8 M	R$3.4 M
Total	10,504 sq. m.	60.0%	6,302 sq. m.	R$70.1M	R$15.0 M	R$10.5 M	R$12.3M

* Unless otherwise indicated, all values refer to 100% of the project