



## PRESS RELEASE

### MULTIPLAN LAUNCHES COMMERCIAL BUILDING FOR LEASE IN SÃO PAULO

Rio de Janeiro, April 12<sup>th</sup>, 2010

**Multiplan Empreendimentos Imobiliários (Bovespa: MULT3)** announces the beginning of the construction of a class “A” office building, “Morumbi Business Center”, right by MorumbiShopping, in São Paulo. This project reinforces the mixed use strategy the company adopts by investing in commercial, residential buildings, hotels and medical centers in the surrounding areas. This strategy helps to build up people flow in the shopping centers, contributing to the appreciation of real estate and promoting synergies between services and commerce. The expected investment is of R\$ 66 million.

The Morumbi Business Center is a 100% Multiplan project. The building was conceived for leasing and can be adapted for a single tenant or more. The total Gross Leasable Area (GLA) will be of 10,150 m<sup>2</sup> and the total built area will have 17,440 m<sup>2</sup>. Construction works have begun in April and are under the responsibility of the construction company Método Engenharia. Completion is planned for the second half of 2011.

The project has been developed by one of the most renowned Architecture Firms in São Paulo, Aflalo & Gasperini. The project follows the latest tendencies and includes standards in preparation for the “green seal” LEED certification. This certificate is issued by the USGBC (US Green Building Council), a non-governmental institution focused on the eco-efficiency of buildings worldwide.

The Morumbi Business Center completes the complex created around MorumbiShopping when, in 1993, Multiplan delivered the Morumbi Office Tower, one of the first office buildings on Avenida Berrini. In 2007, Multiplan delivered the Centro Profissional MorumbiShopping, integrated to the shopping center’s expansion.

#### Multiplan Empreendimentos Imobiliários S.A.

Armando d’Almeida Neto

Vice President and Investor Relations Officer

### HIGHLIGHTS

**Expected Opening:** Nov 2011

**Estimated GLA:** 10,150m<sup>2</sup>

**Multiplan Interest:** 100%

**CAPEX:** R\$66.0 million



**City:** São Paulo, SP

**Population <sup>(1)</sup>:** 11.0 million

**GDP<sup>(2)</sup>:** R\$ 319.9 billion

**GDP per capita<sup>(2)</sup>:** R\$ 29,394.00

<sup>(1)</sup>Source: IBGE/2009

<sup>(2)</sup>Source: IBGE/2007



**Morumbi Business Center**  
(project)

**Morumbi Office Tower**

**Centro Profissional**  
**MorumbiShopping**

### Disclaimer

This release is only an indication of the Company’s intention to develop the above mentioned commercial tower. This notice does NOT define the commitment to start the construction. This decision is based on meeting of certain metrics and, if not met, may cause the project to be delayed or even canceled.

The cost of the project (CAPEX) is based on the estimated construction cost of construction of common areas, offices, expenses (marketing, brokerage fees, feasibility studies), parking, legal, machinery, land plot and other expenses.

Construction costs may vary as a result of macroeconomic variables and improvements to the project.