

Quartely Information - ITR

Multiplan Empreendimentos Imobiliários S.A.

September 30, 2010
with Review Report of Independent Auditors

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Quarterly Information - ITR

September 30, 2010

Contents

Review report of independent auditors on limited review of Quarterly Information - ITR..... 1

Interim financial statements

Balance sheets of the company and consolidated	3
Statements of operations of the company and consolidated	5
Statements of changes in shareholder's equity of the company and consolidated	7
Statements of cash-flow of the company and consolidated	9
Statements of value added of the company and consolidated.....	10
Notes to the financial statements	12

Report of independent auditors on limited review of Quarterly Financial Information - ITR

To the Board of Directors and Shareholders of
Multipan Empreendimentos Imobiliários S.A.
Rio de Janeiro - RJ

1. We have reviewed the individual and consolidated accounting information contained in the Quarterly Financial Information (ITR) of Multipan Empreendimentos Imobiliários S.A. for the quarter ended September 30, 2010, comprising the balance sheet and the related income statement, cash flow statement, statement of changes in equity, the performance report and notes thereto, prepared under the Company management's responsibility.
2. Our review was conducted in accordance with specific standards established by the Institute of Independent Auditors of Brazil (Ibracon), together with the Brazil's National Association of State Boards of Accountancy (*Conselho Federal de Contabilidade - CFC*), and consisted mainly of (a) inquiry of and discussion with the officials in charge of the accounting, financial and operating areas of the Company about the main criteria adopted to prepare the Quarterly Financial Information (ITR); and (b) review of the information and subsequent events which have or may have significant effects on the Company's financial and operating position.
3. Based on our review, we are not aware of any significant change which should be made to the accounting information contained in the (i) aforesaid individual Quarterly Financial Information (ITR) so that it is in accordance with CPC 21 – Interim Statement and according to the Brazilian Securities Commission (*Comissão de Valores Mobiliários - CVM*) standards and guidelines applicable to the preparation of the Quarterly Financial Information (ITR); (ii) the aforesaid consolidated Quarterly Financial Information (ITR), so that it is in agreement with IAS 34 - *Interim Financial Reporting*, which considers the Orientation OCPC 04 related to the application of Interpretation ICPC 02 to the real estate development entities in Brazil, issued by the Brazilian FASB (*Comitê de Pronunciamentos Contábeis - CPC*) and approved by the CVM and by the CFC, and according to the CVM standards and guidelines applicable to the preparation of the Quarterly Financial Information (ITR).

4. We have also reviewed the individual and consolidated statements of value added (SVA) for the quarter ended September 30, 2010, the presentation of which is required by the CVM standards and guidelines applicable to the preparation of the Quarterly Financial Information (ITR) as supplementary information by IFRS which does not require the presentation of the SVA. These statements were submitted to the same review procedures described above, and we are not aware of any significant change which should be made to the aforesaid statements.
5. As mentioned in Note 3, the individual and consolidated Quarterly Financial Information (ITR) originally presented on October 29, 2010 is being restated as required by CVM Rule Nº 603/09 (amended by CVM Rule Nº 656/11) to address the effects of the adoption of the new Pronouncements, Interpretations and Guidelines issued by the CPC in 2009 and effective for 2010. The effects of the adoption of these standards are presented in the aforesaid note.

Rio de Janeiro, May 6th, 2011

ERNST & YOUNG TERCO
Auditores Independentes S.S.
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MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Balance sheets

September 30, 2010 and December 31, 2009

(In thousands of reais)

	September 2010		December 2009	
	Company	Consolidated	Company	Consolidated
	(Restated)		(Restated)	
Assets				
Current				
Cash and cash equivalents (Note 4)	819,980	840,118	801,894	827,967
Accounts receivable (Note 5)	121,909	132,998	99,591	115,117
Sundry loans and advances (Note 6)	16,366	21,471	24,498	30,985
Recoverable taxes and contributions (Note 7)	17,548	19,823	35,992	38,744
Others	10,484	10,559	3,467	3,483
Total current assets	<u>986,287</u>	<u>1,024,969</u>	<u>965,442</u>	<u>1,016,296</u>
Noncurrent				
Long-term receivables				
Accounts receivable (Note 5)	24,423	28,755	11,701	18,028
Land and properties held for sale (Note 8)	138,146	138,146	141,268	141,268
Sundry loans and advances (Note 6)	86,000	7,111	85,387	9,908
Receivables from related parties (Note 20)	149	75	361	74
Deferred income and social contribution taxes (Note 9)	27,978	29,483	112,143	113,891
Deposits in court (Note 19)	22,266	23,217	20,588	21,539
Others	-	801	-	18
	<u>298,962</u>	<u>227,588</u>	<u>371,448</u>	<u>304,726</u>
Investments (Note 10)	75,404	11,841	71,654	15,382
Goodwill (Note 11)	49,675	-	50,503	-
Investment properties (Note 11)	1,960,206	2,266,899	1,719,316	2,006,505
Property, plant and equipment (Note 12)	11,541	18,299	8,589	15,582
Intangibles (Note 13)	316,811	317,901	308,363	309,475
Total noncurrent assets	<u>2,712,599</u>	<u>2,842,528</u>	<u>2,529,873</u>	<u>2,651,670</u>
Total assets	<u>3,698,886</u>	<u>3,867,497</u>	<u>3,495,315</u>	<u>3,667,966</u>

	September 2010		December 2009	
	Company	Consolidated	Company	Consolidated
	(Restated)		(Restated)	
Liabilities				
Current				
Loans and financing (Note 14)	59,968	59,968	41,660	41,660
Accounts payable	64,021	73,155	52,823	66,762
Property acquisition obligations (Note 16)	46,619	46,619	62,122	62,122
Taxes and contributions payable	8,014	13,479	19,230	24,904
Proposed dividends (Note 22)	1	1	40,521	40,521
Deferred incomes (Note 21)	24,708	41,839	43,796	54,279
Payables to related parties (Note 20)	-	94,274	16	92,214
Taxes paid in installments (Note 17)	-	287	-	279
Clients anticipation	-	-	9,559	9,559
Debentures (Note 15)	103,621	103,621	386	386
Others	2,060	2,096	1,402	1,464
Total current	309,012	435,339	271,515	394,150
Noncurrent				
Loans and financing (Note 14)	218,759	218,759	130,035	130,035
Debentures (Note 15)	-	-	100,000	100,000
Property acquisition obligations (Note 16)	104,188	104,188	127,481	127,481
Taxes paid in installments (Note 17)	-	1,184	-	1,359
Provision for contingencies (Note 18)	20,682	22,348	20,072	21,435
Deferred incomes (Note 21)	93,354	116,692	38,935	77,698
Total noncurrent liabilities	436,983	463,171	416,523	458,008
Shareholders' equity (Note 22)				
Capital	1,761,662	1,761,662	1,745,097	1,745,097
Share issue costs	(21,016)	(21,016)	(20,837)	(20,837)
Shares in treasure department	(5,451)	(5,451)	(4,624)	(4,624)
Capital reserve	967,535	967,535	961,691	961,691
Profit reserve	250,161	247,242	125,950	122,408
	2,952,891	2,949,972	2,807,277	2,803,735
Non-controllers' interest	-	19,015	-	12,073
Total shareholders' equity	2,952,891	2,968,987	2,807,277	2,815,808
Total liabilities	3,698,886	3,867,497	3,495,315	3,667,966

See accompanying notes.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Statements of operations

Periods ended in September 30, 2010 and 2009

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

	Company			
	07/01/2010 to 09/30/2010	01/01/2010 to 09/30/2010	07/01/2009 to 09/30/2009	01/01/2009 to 09/30/2009
	(Restated)		(Restated)	
Gross revenues from sales and services				
Leases	97,370	287,344	77,645	230,282
Parking	8,002	22,990	6,659	18,178
Services	18,335	53,844	21,671	54,858
Key money	4,484	16,810	7,403	18,286
Sale of properties	13,719	34,975	3,458	4,767
Others	587	2,080	177	201
	142,497	418,043	117,013	326,572
Taxes and contributions on sales and services	(11,094)	(35,035)	(11,319)	(30,483)
Net revenues	131,403	383,008	105,694	296,089
Operating income (expenses)				
General and administrative expenses (headquarters)	(21,959)	(56,692)	(16,495)	(50,392)
General and administrative expenses (shopping malls)	(8,729)	(28,747)	(12,161)	(34,717)
Expenses with projects for lease	(13,127)	(30,128)	(1,404)	(3,757)
Expenses with projects for sale	(796)	(1,566)	(144)	(316)
Management fees (Note 27)	(2,747)	(13,026)	(1,934)	(10,319)
Stock-option-based remuneration expenses (Note 22)	(1,382)	(3,926)	(1,051)	(2,368)
Cost of properties sold	(7,420)	(19,797)	(2,955)	(3,669)
Equity in earnings of affiliates (Note 10)	4,735	5,115	(2,488)	(6,546)
Net Financial result (Note 23)	14,788	33,210	(5,552)	(16,883)
Depreciation and amortization	(9,341)	(27,559)	(8,044)	(24,244)
Other operating income (expenses)	(12,547)	(11,149)	18,953	20,355
Income before income and social contribution taxes	72,878	228,743	72,419	163,233
Income and social contribution taxes (Note 9)	-	-	(8,986)	(9,648)
Deferred income and social contribution taxes (Note 9)	(26,919)	(84,165)	(22,978)	(22,523)
Net income for the period	45,959	144,578	40,455	131,062
Basic earnings per share (Note 28)		0.8115		0.8163
Diluted earnings per share (Note 28)		0.8113		0.8125
Number of outstanding shares at the end of the period		178,154,635		160,555,791

See accompanying notes.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Statements of operations (Continued)

Periods ended in September 30, 2010 and 2009

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

	Consolidated			
	07/01/2010 to 09/30/2010 (Restated)	01/01/2010 to 09/30/2010	07/01/2009 to 09/30/2009 (Restated)	01/01/2009 to 09/30/2009
Gross revenues from sales and services				
Leases	102,084	301,801	81,759	242,647
Parking	16,825	48,325	13,860	37,207
Services	18,347	54,133	22,005	55,502
Key money	8,384	25,913	8,108	19,310
Sale of properties	13,719	34,975	3,458	4,767
Others	591	2,140	603	690
	159,950	467,287	129,793	360,123
Taxes and contributions on sales and services	(13,438)	(41,300)	(13,166)	(35,486)
Net revenues	146,512	425,987	116,627	324,637
Operating income (expenses)				
General and administrative expenses (headquarters)	(21,997)	(57,110)	(16,761)	(51,918)
General and administrative expenses (shopping malls)	(14,990)	(46,571)	(17,013)	(46,166)
Expenses with projects for lease	(13,145)	(30,192)	(4,271)	(6,742)
Expenses with projects for sale	(795)	(1,566)	(143)	(315)
Management fees (Note 27)	(2,747)	(13,026)	(1,934)	(10,319)
Stock-option-based remuneration expenses (Note 22)	(1,382)	(3,926)	(1,051)	(2,368)
Cost of properties sold	(7,420)	(19,797)	(3,298)	(4,012)
Equity in earnings of affiliates (Note 10)	1,777	(3,174)	(5,904)	(15,456)
Net Financial result (Note 23)	15,359	34,929	(2,868)	(13,895)
Depreciation and amortization	(10,755)	(31,750)	(8,684)	(26,202)
Other operating income (expenses)	(12,801)	(11,401)	19,822	22,180
Income before income and social contribution taxes	77,616	242,403	74,522	169,424
Income and social contribution taxes (Note 9)	(1,676)	(4,590)	(10,762)	(14,302)
Deferred income and social contribution taxes (Note 9)	(27,001)	(84,409)	(22,992)	(22,662)
Income before non-controllers' interest	48,939	153,404	40,768	132,460
Non-controllers' interest	(2,583)	(7,369)	89	(366)
Net income for the period	46,354	146,035	40,857	132,094
Basic earnings per share (Note 28)		0.8197		0.8227
Diluted earnings per share (Note 28)		0.8195		0.8189

See accompanying notes.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Statements of changes in shareholders equity of the company
 Period ended in September 30 and December 31, 2009
 (In thousands of reais)

	Company											
	Capital	Share issue costs	Treasury shares	Capital reserve		Special goodwill reserve on merger	Profit reserve			Earnings accumulated	Proposal for payment of supplementary dividends	Total
				Goodwill reserve upon exercise of stock options	Stock options granted		Goodwill reserve on issuance of shares	Legal reserve	Expansion reserve			
Balances at December 31, 2009 (restated)	1,745,097	(20,837)	(4,624)	-	29,266	186,548	745,877	10,645	115,305	-	-	2,807,277
Capital increase (Nota 22.a)	16,565	-	-	-	-	-	-	-	-	-	-	16,565
Share issue costs (Nota 22.a)	-	(179)	-	-	-	-	-	-	-	-	-	(179)
Stock options granted	-	-	-	-	1,164	-	-	-	-	-	-	1,164
Net income for the period	-	-	-	-	-	-	-	-	-	46,546	-	46,546
Balances at March 31, 2010 (restated)	1,761,662	(21,016)	(4,624)	-	30,430	186,548	745,877	10,645	115,305	46,546	-	2,871,373
Stock options exercise	-	-	2,784	1,918	-	-	-	-	-	-	-	4,702
Stock options granted	-	-	-	-	1,380	-	-	-	-	-	-	1,380
Payment of supplementary dividends	-	-	-	-	-	-	-	-	-	-	(20,367)	(20,367)
Net income for the period	-	-	-	-	-	-	-	-	-	52,073	-	52,073
Balances at June 30, 2010 (restated)	1,761,662	(21,016)	(1,840)	1,918	31,810	186,548	745,877	10,645	115,305	98,619	(20,367)	2,909,161
Repurchase of shares to be held in treasury	-	-	(3,611)	-	-	-	-	-	-	-	-	(3,611)
Stock options granted	-	-	-	-	1,382	-	-	-	-	-	-	1,382
Net income for the period	-	-	-	-	-	-	-	-	-	45,959	-	45,959
Balances at September 30, 2010 (restated)	1,761,662	(21,016)	(5,451)	1,918	33,192	186,548	745,877	10,645	115,305	144,578	(20,367)	2,952,891

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Statements of changes in shareholders equity of the company (Continued)
 Period ended in September 30 and December 31, 2009
 (In thousands of reais)

	Capital	Share issue costs	Treasury shares	Goodwill reserve upon exercise of stock options	Stock options granted	Special goodwill reserve on merger	Goodwill reserve on issuance of shares	Legal reserve	Expansion reserve	Adjustments on Company (Note 2.1)	Earnings accumulated	Proposal for payment of supplementary dividends	Total	Non-controllers' interest	Total
Balances at December 31, 2009 (restated)	1,745,097	(20,837)	(4,624)	-	29,266	186,548	745,877	10,645	115,305	(3,542)	-	-	2,803,735	12,073	2,815,808
Equity (note 2.1)	-	-	-	-	-	-	-	-	-	-	(793)	-	(793)	2,597	1,804
Capital increase (Note 22.a)	16,565	-	-	-	-	-	-	-	-	-	-	-	16,565	-	16,565
Share issue costs (Note 22.a)	-	(179)	-	-	-	-	-	-	-	-	-	-	(179)	-	(179)
Stock options granted	-	-	-	-	1,164	-	-	-	-	-	-	-	1,164	-	1,164
Adjustments from deferred assets written-off in subsidiaries (Note 2.1)	-	-	-	-	-	-	-	-	-	158	(158)	-	-	-	-
unsecured liability of subsidiaries	-	-	-	-	-	-	-	-	-	151	-	-	151	-	151
Net income for the period	-	-	-	-	-	-	-	-	-	-	47,497	-	47,497	-	47,497
Balances at March 31, 2010 (restated)	1,761,662	(21,016)	(4,624)	-	30,430	186,548	745,877	10,645	115,305	(3,233)	46,546	-	2,868,140	14,670	2,882,810
Equity (Note 2.1)	-	-	-	-	-	-	-	-	-	-	44	-	44	1,927	1,971
Stock options exercise	-	-	2,784	1,918	-	-	-	-	-	-	-	-	4,702	-	4,702
Payment of supplementary dividends	-	-	-	-	-	-	-	-	-	-	-	(20,367)	(20,367)	-	(20,367)
Stock options granted	-	-	-	-	1,380	-	-	-	-	-	-	-	1,380	-	1,380
Adjustments from deferred assets written-off in subsidiaries (Note 2.1)	-	-	-	-	-	-	-	-	-	157	(157)	-	-	-	-
Net income for the period	-	-	-	-	-	-	-	-	-	-	52,185	-	52,185	-	52,185
Balances at June 30, 2010 (restated)	1,761,662	(21,016)	(1,840)	1,918	31,810	186,548	745,877	10,645	115,305	(3,076)	98,618	(20,367)	2,906,084	16,597	2,922,681
Equity (Note 2.1)	-	-	-	-	-	-	-	-	-	-	(237)	-	(237)	2,418	2,181
Repurchase of shares to be held in treasury	-	-	(3,611)	-	-	-	-	-	-	-	-	-	(3,611)	-	(3,611)
Opções de ações outorgadas	-	-	-	-	1,382	-	-	-	-	-	-	-	1,382	-	1,382
Adjustments from deferred assets written-off in subsidiaries (Note 2.1)	-	-	-	-	-	-	-	-	-	157	(157)	-	-	-	-
Net income for the period	-	-	-	-	-	-	-	-	-	-	46,354	-	46,354	-	46,354
Balances at September 30, 2010 (restated)	1,761,662	(21,016)	(5,451)	1,918	33,192	186,548	745,877	10,645	115,305	(2,919)	144,578	(20,367)	2,949,972	19,015	2,968,987

See accompanying notes.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Statement of cash flows

Period ended in September 30, 2010 and 2009

(In thousands of reais)

	2010		2009	
	Company (Restated)	Consolidated	Company (Restated)	Consolidated
Cash flows from operations				
Income before income and social contribution taxes	72,878	77,614	72,419	74,522
Adjustments				
Depreciation and amortization	9,341	10,755	8,101	8,684
Equity pickup	4,735	1,777	2,488	5,903
Stock-option-based remuneration	1,382	1,382	1,051	1,051
Non-controllers' interest	-	-	-	89
Apropriation of deferred income	(4,484)	(8,384)	(7,403)	(8,108)
Interest and monetary variations on debentures	3,080	3,080	2,567	2,567
Interest and monetary variations on loans and financing	2,502	2,502	483	501
Interest and monetary variations on property acquisition obligations	2,096	2,096	2,881	2,881
Interest and monetary variations on sundry loans and advances	(728)	(728)	(293)	(293)
Earnings from subsidiaries not recognized previously, and capital deficiency of subsidiaries	-	(985)	-	(381)
Net adjusted income	90,802	89,109	82,294	87,416
Variation in operating assets and liabilities				
Lands and properties	(1,667)	(1,667)	(10,067)	(10,067)
Accounts receivable	(19,895)	(18,084)	3,733	(199)
Receivable taxes	10,194	10,041	(13,732)	(12,384)
Deposits in court	-	-	(1,015)	(1,015)
Other assets	(400)	(469)	1,511	1,901
Accounts payable	10,232	8,208	14,173	10,207
Amortization of property acquisition obligations	(15,798)	(15,798)	55,982	55,982
Taxes and mandatory contributions payable	42	(740)	(12,214)	(14,577)
Share acquisitions	-	-	-	16
Installment taxes	-	(57)	-	(46)
Provision for contingencies	91	(119)	(969)	(964)
Deferred revenue	16,977	16,940	(323)	3,983
Clients anticipation	-	-	263	263
Others obligations	(1,814)	(1,836)	422	419
Cash flows generated by operations	88,764	85,528	120,058	120,935
Cash flows from investments				
Decrease (increase) in loans and sundry advances	474	1,870	(29,244)	(17,498)
Decrease (increase) in receivables from related parties	-	-	(507)	(398)
Rate receipt on loans and other advances	70	70	24	24
Decrease (increase) of investments	(4,358)	1,273	(4,500)	(4,714)
Increase of property, plant and equipment	(2,379)	(2,380)	(464)	(1,014)
Investment properties increase	(152,724)	(154,264)	(138,806)	(172,248)
Additions to goodwill	-	-	293	-
Additions to intangibles	(4,605)	(4,605)	299	306
Cash flows used in investing activities	(163,522)	(158,036)	(172,905)	(195,542)
Cash flows from financing activities				
Loans and financing payments	(8,857)	(8,857)	(9,641)	(10,404)
Rate payment of loans obtained financing	(8,485)	(8,485)	4,251	4,657
Increase (decrease) in payables to related parties	(16)	(16)	(172)	17,594
Repurchase of shares to be held in treasury	(3,611)	(3,611)	-	-
Capital increase	-	-	689,000	689,000
Share issue costs	-	-	(16,443)	(16,443)
Profit reserve reduction	-	748	-	-
Non-controllers' interest	-	(164)	-	(340)
Cash flows generated by (used in) financing activities	(20,969)	(20,385)	666,995	684,064
Cash flow	(95,727)	(92,893)	614,148	609,457
Cash and cash equivalents at the beginning of the period	915,707	933,011	157,494	187,337
Cash and cash equivalents at end of the period	819,980	840,118	771,642	796,794
Changes in cash	(95,727)	(92,893)	614,148	609,457

See accompanying notes.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Statement of value added
 Periods ended in September 30, 2010 and 2009
 (In thousands of reais)

	Company	
	2010	2009
Revenues		
Gross revenues from sales and services	418,043	326,573
Others revenues	(8,994)	13,318
Allowance for doubtful accounts	(913)	(2,835)
	<u>408,136</u>	<u>337,056</u>
Inputs purchased from third parties		
Cost of sales and services	(49,227)	(35,821)
Energy, third party services and others	(66,894)	(27,909)
	<u>(116,121)</u>	<u>(63,730)</u>
Gross value added	<u>292,015</u>	<u>273,326</u>
Withholdings		
Depreciation and amortization	(27,558)	(24,301)
Net value added	<u>264,457</u>	<u>249,025</u>
Value added received in a transfer		
Equity	5,115	(6,546)
Financial revenue	64,677	19,673
	<u>69,792</u>	<u>13,127</u>
Value added to share	<u>334,249</u>	<u>262,152</u>
Value added ditribution		
Personnel		
Direct remuneration	(25,211)	(26,583)
Benefits	(2,016)	(1,622)
FGTS	(560)	(469)
	<u>(27,787)</u>	<u>(28,674)</u>
Taxes, fees and contributions		
Federal	(123,518)	(64,387)
State	(1)	(1)
Municipal	(3,371)	(3,308)
	<u>(126,890)</u>	<u>(67,696)</u>
Third party capital remuneration		
Interests, exchange variation and monetary correction	(29,474)	(29,825)
Leases expenses	(5,518)	(4,895)
	<u>(34,992)</u>	<u>(34,720)</u>
Remuneration of own capital		
Dividends	-	-
Interest of non-controlling shareholders in retained earnings	-	-
Retained earnings	(144,580)	(131,062)
	<u>(144,580)</u>	<u>(131,062)</u>
Value added distributed	<u>(334,249)</u>	<u>(262,152)</u>

See accompanying notes.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Statement of value added (Continued)
 Periods ended in September 30, 2010 and 2009
 (In thousands of reais)

	Consolidated	
	2010	2009
Revenues		
Gross revenues from sales and services	467,286	360,122
Others revenues	(9,243)	15,146
Allowance for doubtful accounts	(1,062)	(2,894)
	456,981	372,374
Inputs purchased from third parties		
Cost of sales and services	(63,535)	(47,637)
Energy, third party services and others	(67,754)	(30,136)
	(131,289)	(77,773)
Gross value added	325,692	294,601
Withholdings		
Depreciation and amortization	(31,752)	(26,261)
Net value added	293,940	268,340
Value added received in a transfer		
Equity	(3,174)	(15,456)
Financial revenue	66,908	23,040
	63,734	7,584
Value added to share	357,674	275,924
Value added ditribution		
Personnel		
Direct remuneration	(26,310)	(26,912)
Benefits	(2,317)	(1,635)
FGTS	(588)	(494)
	(29,215)	(29,041)
Taxes, fees and contributions		
Federal	(130,735)	(71,543)
State	(21)	(5)
Municipal	(8,740)	(7,717)
	(139,496)	(79,265)
Third party capital remuneration		
Interests, exchange variation and monetary correction	(29,985)	(30,246)
Leases expenses	(5,572)	(4,912)
	(35,557)	(35,158)
Remuneration of own capital		
Dividends		-
Interest of non-controlling shareholders in retained earnings	(7,369)	(367)
Retained earnings	(146,037)	(132,093)
	(153,406)	(132,460)
Value added distributed	(357,674)	(275,924)

See accompanying notes.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements

September 30, 2010

(In thousands of reais, excepted when indicated)

1. Operations

Multiplan Empreendimentos Imobiliários (“Company”, Multiplan or Multiplan Group when referred together with its subsidiaries) was incorporated on December 30, 2005 and is engaged in real estate related activities, including the development of and investment in real estate projects, purchase and sale of properties, the purchase and disposal of rights related to such properties, the civil construction, and construction projects. The Company also provides engineering and related services, advisory services and assistance in real estate projects, development, promotion, management, planning and intermediation of real estate projects. Additionally, the Company holds investments in other companies.

After a number of acquisitions and capital reorganizations involving its subsidiaries, the Company started holding direct and indirect interest at September 30, 2010 and December 31, 2009 in the following enterprises:

Real estate development	Location	Beginning of operations	% ownership	
			September 2010	December 2009
Shopping Centers				
BHShopping	Belo Horizonte	1979	80.0	80.0
BarraShopping	Rio de Janeiro	1981	51.1	51.1
RibeirãoShopping	Ribeirão Preto	1981	76.2	76.2
MorumbiShopping	São Paulo	1982	65.8	65.8
ParkShopping	Brasília	1983	60.0	60.0
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 (a)	Belo Horizonte	2004	96.5	80.9
BarraShopping Sul	Porto Alegre	2008	100.0	100.0
Vila Olímpia	São Paulo	2009	30.0	30.0
New York City Center	Rio de Janeiro	1999	50.0	50.0
Santa Úrsula	São Paulo	1999	37.5	37.5
Outros:				
Centro Empresarial Barrashopping	Rio de Janeiro	2000	16.67	16.67

(a) On July 22, 2010 the Company acquired a 15.6% equity interest in Shopping Pátio Savassi by exercising the stock option signed with MK Empreendimentos e Participações Ltda. Multiplan invested R\$51,777 to increase its equity interest from 80.9% to 96.5%. The Company also then acquired for R\$4,223 assets and equity interest in plots of land located in the surroundings of the shopping mall, earmarked for future expansion.

The majority of the shopping centers are managed in accordance with a special structure known as “*Condomínio Pro Indiviso*” - CPI (undivided joint property). The shopping centers are not corporate entities, but units operated under an agreement by which the owners (investors) share all revenues, costs and expenses. The CPI structure is an option permitted by Brazilian legislation for a period of five years, with possibility of renewal. Pursuant to the CPI structure, each co-investor has a participation in the entire property, which is indivisible. On September 30, 2010, the Company holds the legal representation and management of all above mentioned shopping centers.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

1. Operations (Continued)

The activities carried out by the major investees are summarized below:

a) Multiplan Administradora de Shopping Centers Ltda.

Is committed to management, administration, promotion, installation and development of shopping malls owned by third parties, as well as the management of parking lots in the Company's own shopping malls.

b) SCP - Royal Green Península

On February 15, 2006, an unconsolidated partnership (Portuguese acronym SCP) was set up by the Company and its parent company Multiplan Planejamento e Participações S.A., for the purpose of developing a residential real estate project named "Royal Green Península". The Company holds 98% of the total capital of SCP.

c) MPH Empreendimentos Imobiliários Ltda.

The Company holds 41.96% interest in MPH Empreendimentos Imobiliários, which was incorporated on September 1st, 2006 and is specifically engaged in developing, holding interest in and subsequently exploiting a Shopping Mall located at Vila Olímpia district in the city of São Paulo, where it holds 71.50% interest.

d) Manati Empreendimentos e Participações S.A. ("Manati")

Carries out commercial exploration and management, whether directly or indirectly, of a car park and Santa Úrsula Mall, located in the city of Ribeirão Preto, in the São Paulo State. Manati is jointly controlled by Multiplan Empreendimentos Imobiliários S.A. and Aliansce Shopping Centers S.A., as defined in the Shareholders' Agreement dated April 25, 2008.

e) Haleiwa Empreendimentos Imobiliários S.A. ("Haleiwa")

Committed to the construction and development of real estate projects, including shopping malls, with car parking on land located at Av. Gustavo Paiva s/n, Cruz das Almas, Maceió. Haleiwa is jointly controlled by Multiplan Empreendimentos Imobiliários S.A. and Aliansce Shopping Centers S.A., as defined in the Shareholders' Agreement dated May 20, 2008.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

1. Operations (Continued)

In September 2006, the Company entered into an Agreement for the Assignment of Services Agreements with its subsidiaries Renasce - Rede Nacional de Shopping Centers Ltda., Multiplan Administradora de Shopping Centers Ltda., CAA - Corretagem e Consultoria Publicitária S/C Ltda., and CAA - Corretagem Imobiliária Ltda. Under this agreement, beginning October 1, 2006, the aforementioned subsidiaries assigned and transferred to the Company all the rights and obligations resulting from the services agreements executed between those subsidiaries and the shopping centers.

Therefore, the Company also started to perform the following activities: (i) provision of specialized activities related to brokerage, advertising and publicity advisory services, commercial space for lease and/or sale (“merchandising”); (ii) provision of specialized services related to real estate brokerage and business advisory services; e (iii) shopping mall management.

- Inicial public distribution offer

On September 28, 2009, the Company carried out an Initial Public Distribution Offer in which 26,000,000 new shares were issued. Sales in the initial share offer, not including the follow-on public offer, amounted to R\$ 689,000, which resulted in an increase of R\$ 665,735 in the Company’s capital net of estimated commission and expenses. On October 9, 2009, 3,900,000 shares in a follow-on public offer were sold amounting to R\$ 103,350 resulting in an increase of R\$ 99,938 in the Company’s capital.

In accordance with the Public Offer Prospectus these funds are mainly intended to finance (i) the construction and development of new shopping centers, (ii) the expansion of shopping centers already part of the portfolio, and (iii) new commercial and residential property developments in areas adjacent to already existing shopping centers.

Also, since the Company strategy is partially based on the identification and use of opportunities for development and acquisitions in the shopping malls and real estate segments, such funds can be used when implementing this strategy.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

1. Operations (Continued)

- Capital reorganization

In light of the program to simplify the capital structure of the Company and its subsidiaries, on December 10, 2009 the Company and its wholly-owned subsidiaries Indústrias Luna S.A., Cilpar - CIL Participações Ltda., JPL Empreendimentos Ltda, Solução Imobiliária Participações e Empreendimentos Ltda. signed a Rationale for the Merger of these subsidiaries by the parent company.

In connection with the merger, the subsidiaries' assets were dropped down to the Company at book value at November 30, 2009, in accordance with the valuation report on net assets prepared by the independent valuation company Apsis Consultoria Empresarial Ltda. on December 10, 2009, whereby the Company took on all existing rights and obligations. The Company's capital was not changed.

The amounts of the wholly-owned subsidiaries' condensed balance sheet at the base date for merger are as follows:

Indústrias Luna S.A.

Assets		Liabilities	
Current	<u>13,009</u>	Current	<u>3,286</u>
Noncurrent		Noncurrent	
Long-term receivables	<u>1,173</u>		<u>1,865</u>
Property and equipments	<u>46,657</u>	Shareholder's equity	
Total noncurrent assets	<u>47,830</u>	Capital	<u>37,000</u>
		Legal reserve	<u>487</u>
		New investments reserve	<u>10,585</u>
		Retained earnings	<u>7,616</u>
			<u>55,688</u>
Total	<u>60,839</u>	Total	<u>60,839</u>

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

1. Operations (Continued)

- Capital reorganization (Continued)

Cilpar - CIL Participações Ltda.

Assets		Liabilities	
Current	<u>3,961</u>	Current	<u>102</u>
Noncurrent		Noncurrent	
Long-term receivables	<u>133</u>		<u>413</u>
Property and equipments	<u>13,173</u>	Shareholder's equity	
Total noncurrent assets	<u>13,306</u>	Capital	<u>7,991</u>
		Retained earnings	<u>8,761</u>
			<u>16,752</u>
Total	<u><u>17,267</u></u>	Total	<u><u>17,267</u></u>

JPL Empreendimentos Ltda.

Assets		Liabilities	
Noncurrent		Shareholder's equity	
Investments	<u>16,752</u>	Capital	<u>9,309</u>
		Retained earnings	<u>7,443</u>
			<u>16,752</u>
Total	<u><u>16,752</u></u>	Total	<u><u>16,752</u></u>

Solução Imobiliária, Participações e Empreendimentos Ltda.

Assets		Liabilities	
Current	<u>1,282</u>	Current	<u>192</u>
Noncurrent		Noncurrent	
Property and equipments	<u>857</u>		<u>35</u>
		Shareholder's equity	
		Capital	<u>1,715</u>
		Retained earnings	<u>197</u>
			<u>1,912</u>
Total	<u><u>2,139</u></u>	Total	<u><u>2,139</u></u>

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies

The quarter information were approved by the Company's management on October 29, 2010.

The consolidated quarterly information was prepared and is being presented in accordance with accounting policies adopted in Brazil, which comprise the standards and pronouncements issued by the Brazilian Securities and Exchange Commission (CVM) and the Brazilian FASB (CPC), which are in conformity with the international financial reporting standards (IFRS) issued by IASB applicable to real estate development entities in Brazil and approved by the Brazilian FASB (CPC), by the Brazilian Securities Commission (CVM) and by the National Association of State Boards of Accountancy (CFC).

The consolidated quarterly information are represented by the quarterly information of the Company and its subsidiaries in September 30 and December 31, 2009, as presented below:

	% ownership			
	September 30, 2010		December 31, 2009	
	Direct	Indirect	Direct	Indirect
RENASCE - Rede Nacional de Shopping Centers Ltda. (b)	99.00	-	99.00	-
County Estates Limited (a)	-	99.00	-	99.00
Embassy Row Inc. (a)	-	99.00	-	99.00
EMBRAPLAN - Empresa Brasileira de Planejamento Ltda. (c)	100.00	-	100.00	-
CAA Corretagem e Consultoria Publicitária S/C Ltda. (b)	99.00	-	99.00	-
Multiplan Administradora de Shopping Centers Ltda.	99.00	-	99.00	-
CAA Corretagem Imobiliária Ltda. (b)	99.61	-	99.61	-
MPH Empreendimentos Imobiliários Ltda.	41.96	-	41.96	-
Manati Empreendimentos e Participações S.A.	50.00	-	50.00	-
Haleiwa Participações S.A.	50.00	-	50.00	-

(a) Foreign entities.

(b) During 2007, the operations of aforementioned subsidiaries were transferred to the Company.

(c) Dormant company.

The quarterly information of the subsidiaries are prepared for the same reporting period as the Company's, using consistently applied accounting policies. All intra-group balances, revenues and expenses deriving from intragroup transactions are completely eliminated.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.1. Financial statement consolidated (Continued)

For subsidiaries Manati Empreendimentos e Participações S.A. e Haleiwa Participações S.A., whose shareholders agreements foresee shared control, the consolidation implies merging assets, liabilities and P&L accounts proportionally to the total interest held in the capital of the related wholly-owned subsidiary, based on the September 30, 2010 quarterly information of the following companies:

Manati Empreendimentos e Participações S.A.

Assets		Liabilities	
Current	<u>6,866</u>	Current	<u>773</u>
		Noncurrent	<u>22,415</u>
Noncurrent		Shareholders' equity	
Accounts receivable	408	Capital	51,336
Property and equipment	57,165	Retained losses	<u>(7,905)</u>
Intangibles	<u>2,180</u>		<u>43,431</u>
	<u>59,753</u>	Total	<u>66,619</u>
Total	<u>66,619</u>		

Statements of operations

Gross revenues from sales	
Leases	2,964
Key money	159
Others revenue	99
	<u>3,222</u>
Taxes and contributions on sales	<u>(268)</u>
Net revenues	2,954
General and administrative expenses (shopping malls)	<u>(3,263)</u>
Depreciation and amortization	<u>(1,121)</u>
Net financial result	362
	<u>(4,022)</u>
Loss for the period	<u>(1,068)</u>

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.1. Financial statement consolidated (Continued)

Haleiwa Empreendimentos Imobiliários S.A.

Assets		Liabilities	
Current	<u>66</u>	Current	<u>49</u>
Noncurrent		Shareholders' equity	
Property and equipment	27,578	Capital	28,905
Deferred	<u>1,019</u>	Retained losses	<u>(291)</u>
	<u>28,597</u>		<u>28,614</u>
Total	<u><u>28,663</u></u>	Total	<u><u>28,663</u></u>

Reconciliation between net assets and net income for the periods ended in September 30, 2010 and 2009, of company with the consolidated is as follows:

	<u>2010</u>		<u>2009</u>	
	<u>Shareholders' equity</u>	<u>Net income for the period</u>	<u>Shareholders' equity</u>	<u>Net income for the period</u>
Company	2,952,891	45,959	1,966,449	45,178
Quotaholders' déficit of subsidiaries	-	-	(130)	(12)
Equity in the earnings of county for the period (a)	-	238	-	(390)
Deferred assets (b)	<u>(2,919)</u>	<u>157</u>	<u>(3,605)</u>	<u>135</u>
Consolidated	<u><u>2,949,972</u></u>	<u><u>46,354</u></u>	<u><u>1,962,714</u></u>	<u><u>44,911</u></u>

(a) Adjustment referring to the Company's equity in the earnings of County not reflected on equity in the earnings of Renasce.

(b) Adjustment referring to the write-off of subsidiaries' deferred assets just for consolidation purposes.

2.2. Investment in affiliates

Multiplan's investments in its affiliates are accounted for based on the equity method. An affiliate is an entity on which Multiplan exercises significant influence.

Based on the equity method, the investment in the affiliate is accounted for in the balance sheet at cost, plus changes following the acquisition of equity interest in the affiliate. The goodwill related to the affiliate is included in the carrying value of investment and it is not amortized. Since the goodwill based on future profitability is part of the investment carrying value in the affiliate (not separately recognized), it is not separately tested for impairment.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.2. Investment in affiliates (Continued)

The income statement reflects the amount of the associate's results of operations. When a change is directly recognized in the associate's net equity, the Company will recognize its share of the related changes and disclose that fact, where applicable, in the statement of changes in shareholders' equity. The unrealized gains and losses resulting from transactions between the Company and the associate are eliminated to the extent of the Company's interest held in the associate.

Interest held in the associate will be shown in the income statement as equity pickup, representing the net income attributable to the associate's shareholders.

The associate's quarterly information are prepared for the same reporting period as the Company. Where necessary, adjustments are made to bring the accounting policies in line with those of the Company. After application of the equity method, Multiplan Group determines whether it is necessary to recognize an additional impairment loss on the Company's investment. The Company determines at each reporting date whether there is any objective evidence that the investment in the associate is impaired. If this is the case the Company calculates the amount of impairment as the difference between the recoverable amount of the associate and its carrying value and recognizes the amount in the income statement. Upon loss of significant influence over the associate, the Company measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in profit or loss.

2.3. Functional currency and presentation of financial statements

The functional currency of the Company and its subsidiaries in Brazil is the Real (BRL or R\$), which is the same currency adopted for preparation and presentation of the financial statements (Company and consolidated).

The assets and liabilities of foreign subsidiaries are translated into Reais at the rate of exchange prevailing at the reporting date and their income statements are translated at exchange rates prevailing at the dates of the transactions. The exchange differences arising on the translation are separately recognized in net equity.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.4. Revenue recognition

Leases

The tenants of commercial units generally pay a rent consisting of a minimum monthly amount, annually adjusted by the change in the General Price Index - Internal Availability (IGP-DI) or an amount resulting from the application of a percentage on each tenant's gross revenues.

The Company records the rent of stores as operating lease. The minimum amount of rent, including fixed increases from time to time set forth in the contracts and excluding inflation adjustments, is recognized proportionally to the Company's interest in each enterprise, on a straight-line basis during the effectiveness of the related contracts, regardless of the way of receipt.

The difference between the minimum amount and that resulting from the application of percentages on gross sales revenues is deemed to be contingent payments and thus recognized in P&L when actually incurred.

The effects of inflation adjustments are also recognized when incurred.

Key money

Revenues from key money consist of the proportional interest the Company holds in assignment of rights contracts (key money or assignment of technical structure for shopping malls) related to shopping malls, recorded as deferred revenues. P&L from assignment of rights, point-of-sale repurchases and reverse key money are recognized on a straight-line basis, by reference to the rental term of the stores under concern.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.4. Revenue recognition (Continued)

Sale of property

For installment sale of completed units, income is recognized upon the sale of such units irrespective of the period for receipt of the contractual amount.

Fixed interest rates set in advance are allocated to profit and loss under the accrual method, irrespective of its receipt.

The Company adopts the accounting practice of recognizing revenues and corresponding costs of real estate development based on OCPC 01, i.e., based on the work progress percentage. According to OCPC 04, a real estate construction contract could fall under the scope of CPC 17 (Construction Contracts) or CPC 30 (Revenue). Should the contract fall under CPC 17, revenue recognition will take place according to the progress of the works. On the other hand, if under CPC 30, the discussion moves to the issue of transfer of significant control, risks and benefits continuously or in a single event (“handover of keys”). If the transfer is continuous, revenue should be recognized according to the progress of the works. Otherwise, revenue recognition occurs only upon handover of keys. After an in-depth analysis of its contracts, the Company confirmed that the transfer of control, risks and benefits occurs during the works. As such, revenue from real estate activities is recognized based on the work progress percentage. The Company conducts the following procedures:

- ▶ The costs incurred are recorded as inventories (construction in progress) and fully allocated to the result of operations as the units are sold. After the sale occurs, the costs to be incurred to conclude the unit’s construction will be allocated to the result of operations as they are incurred.
- ▶ The percentage of costs incurred of sold units, including land, is determined in relation to the total budgeted cost and estimated through to the completion of construction work. This rate is applied to the price of units sold and adjusted for selling expenses and other contractual conditions. The resulting figure is recorded as revenues and matched with accounts receivable or any advances received.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.4. Revenue recognition (Continued)

Sale of property (Continued)

From then through to the completion of construction work, the unit's sale price that had not been recorded as revenues will be recognized in the result of operations as revenues as the costs required to conclude the unit's construction are incurred, in relation to the total budgeted cost.

Any changes to the project execution and conditions and in estimated profitability, including changes resulting from contractual fines and settlements that may lead to a review in costs and revenues, are recognized in the period in which such reviews are conducted.

- Revenues determined from sales, including monetary restatement, net of installments already received, are recorded under accounts receivable or advances from clients, as applicable.

Parking

It consists of revenues from parking lots at shopping malls. These revenues are allocated to P&L on an accrual basis and stated net of amounts transferred to shopping malls venturers.

Services

It consists of revenues from provision of services such as brokerage, advertising and promotion assistance, rent and/or sale of merchandising spaces, revenues from provision of specialized services on brokerage and real estate business assistance in general; revenue from construction work administration and revenues from management of shopping malls. These revenues are allocated to P&L on an accrual basis.

2.5. Expenses recognition

The expenses are recorded on an accrual basis.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.6. Financial Instruments - Initial recognition and subsequent measurement

Financial instruments are recognized when the Company becomes part to the contractual provisions of said instruments. They are initially recognized at fair value plus transaction costs directly attributable to their acquisition or issue, except for financial assets and liabilities classified at fair value through profit or loss, when such costs are directly charged to P&L for the year. Subsequent measurement of financial assets and liabilities is determined by their classification at each balance sheet.

(i) Financial assets

Initial recognition and measurement

Financial assets are classified as financial assets at fair value through profit or loss (FVTPL), loans and receivables, investments held to maturity, available for sale financial assets, or derivatives classified as effective hedging instruments, depending on the situation. The Company determines the classification of its financial assets at the time of their initial recognition, when it becomes part of the contractual provisions of the instrument.

Financial assets are initially recognized at fair value plus - in case of investments not designated at fair value through profit or loss - transaction costs attributable to the acquisition of financial assets.

Main financial assets recognized by the Company are cash and cash equivalents, trade accounts receivable and loans and sundry advances.

Subsequent measurement

The measurement of financial assets depends on their classification, which can be as follows:

Financial assets measured at fair value through profit or loss (FVTPL)

Include financial instruments held for trading and assets initially recognized at FVTPL. They are classified as held for trading if originated for the purpose of sale or repurchase in the short term. Interest, monetary variation and foreign exchange gains/losses and fluctuations arising from measurement at fair value are recognized in profit or loss, as incurred, under Financial income or Financial expenses.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.6. Financial Instruments - Initial recognition and subsequent measurement (Continued)

(i) Financial assets (Continued)

Held-to-maturity financial assets

Include non-derivative financial assets with fixed or determinable payments and fixed maturities for which the Company's management has the positive intention and ability to hold to maturity. After their initial recognition, they are measured at amortized cost using the effective interest rate method. Under this method, the discount rate applied on future estimated receivables over the financial instrument expected term results in their net book value. Interest, monetary variation and foreign exchange gains/losses, less impairment, if applicable, are recognized in profit or loss, as incurred, under Financial income or Financial expenses.

Loans (granted) and receivables

Include non-derivative financial assets with fixed or determinable payments which, however, are not traded in an active market. After their initial recognition, they are measured at amortized cost using the effective interest rate method. Interest, monetary variation and foreign exchange gains/losses, less impairment, if applicable, are recognized in profit or loss, as incurred, under Financial income or Financial expenses.

(ii) Financial liabilities

Initial recognition and measurement

Financial liabilities are classified as financial liabilities at fair value through profit or loss, loans and financing, or as derivatives classified as hedging instruments, as the case may be. The Company determines the classification of its financial liabilities at the time of their initial recognition.

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

Main financial liabilities recognized by the Company are loans and financing, debentures and property acquisition obligations.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.6. Financial Instruments - Initial recognition and subsequent measurement (Continued)

(ii) Financial liabilities (Continued)

Subsequent measurement

The measurement of financial liabilities depends on their classification, which can be as follows:

Financial liabilities measured at fair value through profit and loss

Include financial liabilities usually traded before maturity, and liabilities designated at fair value through P&L upon first time recognition. Interest, monetary restatement and foreign exchange gains/loss from fair value measurement, when applicable, are recognized in profit or loss, as incurred.

Financial liabilities not measured at fair value through profit and loss

Include non derivative financial liabilities not usually traded before maturity. They are initially measured at amortized cost using the effective interest rate method. Interest, monetary restatement and foreign exchange gains/loss, when applicable, are recognized in profit or loss, as incurred.

2.7. Discount to present value of assets and liabilities

The noncurrent monetary assets and liabilities are monetarily restated and, therefore, adjusted to present value. The adjustment to present value of current monetary assets and liabilities is calculated and recorded only if deemed material in relation to the overall quarterly information. For purposes of registration and determination of materiality, the adjustment to present value is calculated considering the contractual cash flows and the explicit and sometimes implied interest rates, of the related assets and liabilities.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.8. Treasury shares

Own equity instruments which are repurchased (treasury shares) are recognized at cost and deducted from shareholders' equity. No gain or loss is recognized in the income statement in the purchase, sale, issue or cancellation of the Company's own equity instruments. Any difference between the book value and the consideration is recognized in other capital reserves.

2.9. Investment property

The investment properties are stated at acquisition, buildup or construction cost, less accumulated depreciation calculated by the straight-line method at rates that take into consideration the assets' estimated useful lives. Repair and maintenance expenses are recorded only if the economic benefits associated with these items are likely to occur and the amounts can be measured reliably, while other expenses are directly charged to income when incurred. The recovery of investment properties through future operations as well as their useful lives and net book value are regularly monitored and adjusted prospectively, if so necessary.

The Company record its investment properties based on the book value. The Company elected not to measure their investment property at fair value as deemed cost, considering that: (i) the cost method, net of allowance for losses is the best method to measure the investment properties of the Company; (ii) the Company's investment properties are segregated into well-defined classes related to its operational activities; (iii) management often reviews recoverable amounts and estimates of useful lives of investment properties, a procedure that has been consistently applied by the Company over the years; and (iv) the Company has effective controls over properties that enable identification of losses and changes in estimated useful lives.

2.10. Property and equipment

Property and equipment are recorded at acquisition, formation or construction cost, reduced by the related accumulated depreciation, calculated by the straight-line method at rates that consider the economic-useful life of the assets. Expenses incurred with repair and maintenance are recorded if the economic benefits embodied in these assets are likely to be generated and the amounts can be reliably measured, whereas other expenses are charged to P&L directly as incurred. The recovery of property and equipment by means of future operations and their useful lives and the residual value are periodically monitored and adjusted prospectively, if necessary.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.11. Commercial leasing

Operating lease agreements are recognized as expenses on a systematic basis that represents the period over which the benefit from the leased asset is obtained, even if lease payments are not made on the same basis.

2.12. Cost of loans

Interest and financial charges relating to financing taken out for use in construction in progress are capitalized until the assets start operating and are depreciated considering the same criteria and useful life determined for the fixed asset item or the investment properties item into which they were incorporated. All other borrowing costs are expensed in the period they are incurred.

2.13. Intangibles

Intangible assets purchased separately are initially measured at cost and subsequently recognized net of accumulated amortization and impairment losses, as applicable. Goodwill on investment acquisitions and investments fully incorporated through December 31, 2008 based on future profitability were amortized by the straight-line method until December 31, 2008 for the term provided for recovery, over a maximum five-year term. As from January 1, 2009, these are no longer amortized and continue to be submitted to annual impairment testing.

Intangible assets with finite useful life are amortized over their estimated useful life and subject to an impairment test if there is any indication of impairment.

Intangible assets with an indefinite useful life are not amortized, but are subject to annual impairment test.

2.14. Land and properties held for sale

Land and properties held for sale are valued at acquisition or construction cost, not exceeding market value.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.15. Provision for impairment of nonfinancial assets

Management annually reviews the net book value of assets for purposes of evaluating events or changes in economic, operational or technological conditions that may indicate impairment loss. When such evidence is identified and the net book value exceeds the recoverable amount, a valuation allowance is set up, adjusting the net book value to the recoverable amount.

The recoverable amount of an asset or a particular cash generating unit (CGU) is defined as the higher of value in use and net sales value.

In estimating the value in use of an asset, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects the weighted average cost of capital to the industry in which the CGU operates. The net sales value is determined, whenever possible, based on a firm sales contract in a transaction on cumulative bases, between knowledgeable, willing parties, adjusted for expenses attributable to the asset sale, or, when there is no firm sales contract, based on the market price observable in an active market, or the price of the most recent transaction involving similar assets.

2.16. Cash and cash equivalents

These include cash, positive balances held in current accounts, short-term investments redeemable at any time and bearing insignificant risk of change in their market value. Short-term investments included in cash equivalents are classified as "financial assets at fair value through profit or loss."

2.17. Accounts receivable

These are stated at realizable value. A provision for bad debts was set up in an amount considered sufficient by management in the event of default.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.18. Provision for contingencies

The Company is part to various judicial and administrative proceedings. Provisions are set up for all contingencies related to lawsuits for which an outflow of funds is likely to occur to settle the contingency/obligation and a reasonable estimate can be made. The assessment of probability of loss includes evaluating available evidence and doctrine, the hierarchy of laws, latest cases formerly adjudged by courts and their relevance within the legal system, and an assessment of outside counsel. Provisions are reviewed and adjusted to take into account changes in circumstances, such as the applicable statutes of limitation, findings of tax audits or additional exposures identified based on new matters addressed or decisions awarded by courts.

The contingencies for which the risks were assessed as possible are disclosed in the accompanying notes.

2.19. Other liabilities and assets

Liabilities are recognized in the balance sheet when the Company has a legal or constructive obligation arising from past events, the settlement of which is expected to result in an outflow of economic benefits. Some liabilities involve uncertainties as to term and amount, and are estimated as incurred and recorded as a provision. Provisions are recorded reflecting the best estimates of the risk involved.

Assets are recognized in the balance sheet when it is likely that their future economic benefits will be generated on the Company's behalf and their cost or value can be safely measured.

Assets and liabilities are classified as current whenever their realization or settlement is likely to occur during the following twelve months. Otherwise, they are recorded as noncurrent.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.20. Taxation

Revenues from sales and services are subject to the following taxes and contributions, at the following basic tax rates:

Tax	Abbreviation	Rate	
		Company	Subsidiaries
Social Contribution Tax on Gross Revenue	PIS	1.65	0.65
Social Security Financing Tax on Gross Revenue	COFINS	7.6	3.0
Service Tax	ISS	2% to 5%	2 % to 5%

Those charges are presented as deductions from sales in the statement of income. Credits resulting from non-cumulative taxation of PIS/COFINS are presented as deductions from the group of accounts of operating income and expenses in the statement of income. Debits resulting from financial income, as well as credits resulting from financial expenses are presented as deduction from those specific lines in the statement of income.

Taxation on net profit includes income and social contribution taxes. Income tax is computed on taxable profit at a 25% whereas social contribution is computed at a 9% tax rate on taxable profit, recognized on an accrual basis. Therefore, additions to the book profit of expenses, temporarily nondeductible, or exclusions from revenues, temporarily nontaxable, for computation of current taxable profit generate deferred tax credits or debits.

As provided for in tax legislation, all companies that are part of the Multiplan Group, which had gross annual revenue for the prior year lower than R\$ 48,000 opted for the presumed-profit method. The provision for income tax is set up quarterly, at the rate of 15%, plus 10% surtax (on the portion in excess of R\$ 60 of presumed profit computed as a percentage of gross revenue), applied to the tax base of 32% of revenue from sales. CSLL is computed at the rate of 9% applied to the tax base of 32% of revenue from sales. Financial income and other revenues are fully taxed by IRPJ and CSLL at their normal rates.

Advances or amounts to be offset are presented under current or noncurrent assets, according to their expected realization.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.20. Taxation (Continued)

As provided in Law No. 9065 dated June 20, 1995, the Company offset its income and social contribution tax losses with net income adjusted by additions and exclusions as provided for in income and social contribution tax legislation and in observance of the maximum offset limit of 30% (thirty percent) on that net income.

Deferred tax credits deriving from Corporate Income Tax (IRPJ) and Social Contribution Tax on Net Profit (CSLL) losses are computed at the rate of 34% and recognized only to the extent that a positive taxable base for which temporary differences may be used is likely to occur.

2.21. Share-based payment

The Company granted administrators, employees and services providers, eligible for the program stock purchase options that are only exercisable after specific grace periods. These options are measured at fair value based on their values determined by the Black-Scholes method and on the dates the compensation programs are granted, and are recorded in operating income under “stock-option-based remuneration expense”, on a straight line basis during the corresponding grace periods, the contra entry being to “share options granted” account in capital reserves in shareholders’ equity. For further details see Note 22.g.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

2. Accounting policies (Continued)

2.22. Significant accounting estimations

Used to measure and recognize certain assets and liabilities in the Company's and its subsidiaries' quarterly information. These estimates were determined based on past and current events' experience, assumptions in respect of future events, and other objective and subjective factors. Significant items subject to such estimates include selection of useful lives of property, plant and equipment and intangible assets; allowance for doubtful accounts; the budgeted cost of real estate ventures; analysis of recoverability of property, plant and equipment and intangible assets; deferred income and social contribution taxes; the rates and terms applied in determining the discount to present value of certain assets and liabilities; provision for contingencies; fair value measurement of share-based compensation and financial instruments; and estimates for disclosure in the sensitivity analysis table of derivative financial instruments pursuant to CVM Instruction No. 475/08 and fair value measurement of investment properties. Settlement of transactions involving these estimates may result in amounts different from those recorded in the quarterly information due to the uncertainties inherent in the estimate process. The estimates and assumptions are based on current expectations and projections of the Company's management about future events and financial trends that affect or may affect the Company's business and, consequently, its Quarterly information. Such estimates and assumptions are developed based on information currently available and known by management. Many important factors may adversely impact the Company's results, and in view of such risks and uncertainties, estimates and future prospects may not materialize. The Company reviews its estimates and assumptions at least quarterly.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements

In all previous periods, including the year ended December 31, 2009, the Company prepared its quarterly information in accordance with accounting practices adopted in Brazil (BRGAAP). These quarterly information for the period ended September 30, 2010 are being restated in accordance with the Brazilian FASB (CPC) pronouncements.

Accordingly, the Company prepared its quarterly information in compliance with the standards prescribed in the CPCs for the periods beginning on or after January 1, 2010, as described in its accounting policies. For these quarterly information, the beginning balance considered was that of January 1, 2009, the transition date to the CPCs.

a) Exemptions to retrospective application elected by the Company

In preparing this quarterly information-ITR in accordance with the new accounting practices adopted in Brazil, the Company applied the significant mandatory exceptions and certain optional exemptions in relation to full retrospective application of the new Brazilian accounting practices described below, following CPC No. 37 (IFRS 1).

The following exemptions to retrospective application were elected by the Company:

- ▶ The Company adopted the relative exemption for classification of financial instruments: Company elected to classify and analyze its financial instruments according to CPC 38 on the transition date to the new CPCs. No retroactive analysis was carried out from the execution date of the financial instruments effective on transition date. All financial instruments contracted after transition date were analyzed and classified on the date they were contracted.
- ▶ The Company adopted the exemption from valuing assets and liabilities at fair value of entities acquired in business combinations prior to January 1, 2009.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

a) Exemptions to retrospective application elected by the Company (Continued)

At the same time CPC 37 provides for voluntary adjustment exemptions but also expressly prohibits adjustment of certain transactions upon first time adoption, since its application in these areas would require management to make analyses of past conditions, after the result of the respective transactions. Mandatory exceptions include:

- ▶ Recording of write-off of financial assets and liabilities: the Company did not make retrospective adjustments in its financial assets and liabilities for purposes of first time adoption of CPC pronouncements.
- ▶ Recording of hedge operations: the Company did not have any operation classified as hedge for CPC purposes at the transition date.
- ▶ Changes in estimates: the estimates adopted in the transition to CPC are consistent with the estimates adopted under previous accounting criteria.
- ▶ Discontinued operations: the Company did not have any discontinued operation at CPC application date.

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed

For a better presentation of the quarterly information, the Company made certain reclassifications and adjustments in the balance sheets published as of September 30, 2010 and June 30, 2010 and the P&L of the period of nine months ended in September 30, 2010 and 2009, without, however, impacting the quality of the information presented.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

Complying with the disclosure requirements, the Company is presenting below a brief description and the related amounts in the income statement and equity referring to these effects:

	Net income		Equity	
	09/30/2010	09/30/2009	09/30/2010	12/31/2009
Balances before the effect of new accounting practices	142,796	137,752	2,966,621	2,822,790
Write-off of deferred charges	-	-	(23,503)	(27,087)
Effect from write-off of amortization of deferred charges	2,700	2,699	2,700	3,584
Deferred income and social contribution taxes on write-off and amortization of deferred charges	(918)	(918)	7,073	7,990
Income taxes on share issue costs	-	(8,471)	-	-
	1,782	(6,690)		(15,513)
Balances after the effects from new accounting practices	144,578	131,062	2,952,891	2,807,277

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

The Quarterly Information (ITR), originally presented on October 29, 2010, has been restated as required by CVM Rule No. 603/09 (as amended by CVM Rule No. 656/11) to contemplate the effects of first-time adoption of new Pronouncements, Interpretations and Guidance issued by the Brazilian FASB (CPC) in 2009, effective as from 2010. The effects of these standards are set out as under:

	Company			
	(Stated) 12/31/2009	Reclassification	IFRS adjustments	(Restated) 12/31/2009
Assets				
Current				
Cash and cash equivalents	801,894	-	-	801,894
Accounts receivable	99,591	-	-	99,591
Sundry loans and advances	24,498	-	-	24,498
Recoverable taxes and contributions	35,992	-	-	35,992
Deferred income and social contribution taxes	68,897	(68,897)	(1)	-
Others	3,467	-	-	3,467
Total current assets	1,034,339	(68,897)	-	965,442
Noncurrent				
Long-term receivables				
Accounts receivable	11,701	-	-	11,701
Land and properties held for sale	141,268	-	-	141,268
Sundry loans and advances	85,387	-	-	85,387
Receivables from related parties	361	-	-	361
Deferred income and social contribution taxes	35,256	68,897	(1)	7,990 (7)
Deposit in court	4,664	15,924	(10)	-
	278,637	84,821	7,990	371,448
Investments	71,654	-	-	71,654
Goodwill	50,503	-	-	50,503
Investment properties	-	1,719,316	(2)	1,719,316
Property and equipment	1,727,905	(1,719,316)	(2)	8,589
Intangibles	308,363	-	-	308,363
Deferred charges	23,503	-	(23,503)	(8)
Total noncurrent assets	2,460,565	84,821	(15,513)	2,529,873
Total assets	3,494,904	15,924	(15,513)	3,495,315

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Consolidated			
	(Stated) 12/31/2009	Reclassifications	IFRS adjustments	(Restated) 12/31/2009
Assets				
Current				
Cash and cash equivalents	827,967	-	-	827,967
Accounts receivable	115,117	-	-	115,117
Sundry loans and advances	30,985	-	-	30,985
Recoverable taxes and contributions	38,744	-	-	38,744
Deferred income and social contribution taxes	68,897	(68,897) (1)	-	-
Others	3,483	-	-	3,483
Total current assets	1,085,193	(68,897)	-	1,016,296
Noncurrent				
Long-term receivables				
Accounts receivable	18,028	-	-	18,028
Land and properties held for sale	141,268	-	-	141,268
Sundry loans and advances	9,908	-	-	9,908
Receivables from related parties	74	-	-	74
Deferred income and social contribution taxes	35,256	68,897 (1)	9,738 (7)	113,891
Deposit in court	-	21,539 (10)	-	21,539
Others	5,633	(5,615) (10)	-	18
	210,167	84,821	9,738	304,726
Investments				
Investment properties	15,382	-	-	15,382
Property and equipment	-	2,006,505 (2)	-	2,006,505
Intangibles	2,022,087	(2,006,505) (2)	-	15,582
Deferred charges	309,475	-	(28,642) (8)	309,475
Total noncurrent assets	2,585,753	84,821	(18,904)	2,651,670
Total assets	3,670,946	15,924	(18,904)	3,667,966

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Company			
	(Stated) 12/31/2009	Reclassification	IFRS Adjustments	(Restated) 12/31/2009
Liabilities				
Current				
Loans and financing	41,660	-	-	41,660
Accounts payable	52,823	-	-	52,823
Property acquisition obligations	62,122	-	-	62,122
Taxes and contributions payable	19,230	-	-	19,230
Dividends	40,521	-	-	40,521
Deferred incomes	43,796	-	-	43,796
Payables to related parties	16	-	-	16
Clients anticipation	9,559	-	-	9,559
Debentures	386	-	-	386
Others	1,402	-	-	1,402
Total current	271,515	-	-	271,515
Noncurrent				
Loans and financing	130,035	-	-	130,035
Debentures	100,000	-	-	100,000
Property acquisition obligations	127,481	-	-	127,481
Provision for contingencies	4,148	15,924	(10)	20,072
Deferred incomes	38,935	-	-	38,935
Total noncurrent liabilities	400,599	15,924	-	416,523
Shareholders' equity				
Capital	1,745,097	-	-	1,745,097
Share issue costs	(31,663)	10,826	(4)	(20,837)
Shares in treasure department	(4,624)	-	-	(4,624)
Capital reserve	961,691	-	-	961,691
Profit reserve	152,289	(10,826)	(4)	125,950
Total shareholders' equity	2,822,790	-	(15,513)	2,807,277
Total liabilities and shareholders' equity	3,494,904	15,924	(15,513)	3,495,315

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Consolidated			
	(Stated) 12/31/2009	Reclassification	IFRS adjustments	(Restated) 12/31/2009
Liabilities				
Current				
Loans and financing	41,660	-	-	41,660
Accounts payable	66,762	-	-	66,762
Property acquisition obligations	62,122	-	-	62,122
Taxes and contributions payable	24,904	-	-	24,904
Proposed dividends	40,521	-	-	40,521
Deferred incomes	54,279	-	-	54,279
Payables to related parties	92,214	-	-	92,214
Taxes paid in installments	279	-	-	279
Clients anticipation	9,559	-	-	9,559
Debentures	386	-	-	386
Others	1,464	-	-	1,464
Total current	394,150	-	-	394,150
Noncurrent				
Loans and financing	130,035	-	-	130,035
Debentures	100,000	-	-	100,000
Property acquisition obligations	127,481	-	-	127,481
Taxes paid in installments	1,359	-	-	1,359
Provision for contingencies	5,511	15,924	(10)	21,435
Deferred incomes	77,698	-	-	77,698
Total noncurrent liabilities	442,084	15,924	(10)	458,008
Minority interest	12,073	(12,073)	(3)	-
Shareholders' equity				
Capital	1,745,097	-	-	1,745,097
Share issue costs	(31,663)	10,826	(4)	(20,837)
Shares in treasury department	(4,624)	-	-	(4,624)
Capital reserve	961,691	-	-	961,691
Profit reserve	152,138	(10,826)	(4)	122,408
	2,822,639	-	(18,904)	2,803,735
Non-controllers' interest	-	12,073	(3)	12,073
Total shareholders' equity	2,822,639	12,073	(18,904)	2,815,808
Total liabilities and shareholders' equity	3,670,946	15,924	(18,904)	3,667,966

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Company					
	(Stated) 09/30/2010	Reclassification	IFRS adjustments	(Restated) 09/30/2010		
Assets						
Current						
Cash and cash equivalents	819,980	-	-	819,980		
Accounts receivable	121,909	-	-	121,909		
Sundry loans and advances	16,366	-	-	16,366		
Recoverable taxes and contributions	17,548	-	-	17,548		
Deferred income and social contribution taxes	60,585	(60,585)	(1)	-		
Others	10,484	-	-	10,484		
Total current assets	1,046,872	(60,585)	-	986,287		
Noncurrent						
Long-term receivables						
Accounts receivable	24,423	-	-	24,423		
Land and properties held for sale	138,146	-	-	138,146		
Sundry loans and advances	86,000	-	-	86,000		
Receivables from related parties	149	-	-	149		
Deferred income and social contribution taxes	-	60,585	(1)	(32,607)	(7)	27,978
Deposit in court	-	22,266	(10)	-	22,266	
Others	6,343	(6,343)	(10)	-	-	
	255,061	76,508	(32,607)	298,962		
Investments						
Goodwill	49,675	-	-	49,675		
Investment properties	-	1,960,206	-	1,960,206		
Property and equipment	1,971,747	(1,960,206)	-	11,541		
Intangibles	316,811	-	-	316,811		
Deferred charges	20,802	-	(20,802)	(8)	-	
Total noncurrent assets	2,689,500	76,508	(53,409)	2,712,599		
Total assets	3,736,372	15,923	(53,409)	3,698,886		

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Consolidated					
	(Stated) 09/30/2010	Reclassification	IFRS adjustments	(Restated) 09/30/2010		
Assets						
Current						
Cash and cash equivalents	840,118	-	-	840,118		
Accounts receivable	132,998	-	-	132,998		
Sundry loans and advances	21,471	-	-	21,471		
Recoverable taxes and contributions	19,823	-	-	19,823		
Deferred income and social contribution taxes	60,585	(60,585)	(1)	-		
Others	10,559	-	-	10,559		
Total current assets	1,085,554	(60,585)	-	1,024,969		
Noncurrent						
Long-term receivables						
Accounts receivable	28,755	-	-	28,755		
Land and properties held for sale	138,146	-	-	138,146		
Sundry loans and advances	7,111	-	-	7,111		
Receivables from related parties	74	1	-	75		
Deferred income and social contribution taxes	-	60,585	(1)	(31,102)	(7)	29,483
Deposit in court	-	23,217	(10)	-	23,217	
Others	7,343	(6,542)	(10)	-	801	
	181,429	77,261	(31,102)	227,588		
Investments						
Investment properties	11,841	-	-	11,841		
Property and equipment	-	2,266,899	-	2,266,899		
Intangibles	2,285,198	(2,266,899)	-	18,299		
Deferred charges	317,901	-	(25,226)	(8)	317,901	
Total noncurrent assets	2,821,595	77,261	(56,328)	2,842,528		
Total assets	3,907,149	16,676	(56,328)	3,867,497		

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Company			
	(Stated) 09/30/2010	Reclassification	IFRS adjustments	(Restated) 09/30/2010
Liabilities				
Current				
Loans and financing	59,968	-	-	59,968
Accounts payable	64,021	-	-	64,021
Property acquisition obligations	46,619	-	-	46,619
Taxes and contributions payable	8,014	-	-	8,014
Dividends	1	-	-	1
Deferred incomes	24,708	-	-	24,708
Payables to related parties	-	-	-	-
Clients anticipation	-	-	-	-
Debentures	103,621	-	-	103,621
Others	2,062	-	(2)	2,060
Total current	309,014	-	(2)	309,012
Noncurrent				
Loans and financing	218,759	-	-	218,759
Debentures	-	-	-	-
Property acquisition obligations	104,188	-	-	104,188
Provision for contingencies	4,758	15,924	(10)	20,682
Deferred incomes	93,354	-	-	93,354
Deferred income and social contribution taxes	39,679	(39,679)	(1)	-
Total noncurrent liabilities	460,738	(23,755)	-	436,983
Shareholders' equity				
Capital	1,761,662	-	-	1,761,662
Share issue costs	(31,842)	10,826	(4)	(21,016)
Shares in treasury department	(5,451)	-	-	(5,451)
Capital reserve	967,535	-	-	967,535
Profit reserve	131,921	(10,826)	(4)	121,095
Retained earnings	142,796	(13,730)	(7)	129,066
Total shareholders' equity	2,966,621	(13,730)	-	2,952,891
Total liabilities and shareholders' equity	3,736,373	(37,485)	(2)	3,698,886

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Consolidated			
	(Stated) 09/30/2010	Reclassification	IFRS adjustments	(Restated) 09/30/2010
Liabilities				
Current				
Loans and financing	59,968	-	-	59,968
Accounts payable	73,155	-	-	73,155
Property acquisition obligations	46,619	-	-	46,619
Taxes and contributions payable	13,479	-	-	13,479
Proposed dividends	1	-	-	1
Deferred incomes	41,839	-	-	41,839
Payables to related parties	94,274	-	-	94,274
Taxes paid in installments	287	-	-	287
Debentures	103,621	-	-	103,621
Others	2,097	(1)	-	2,096
Total current	435,340	(1)	-	435,339
Noncurrent				
Loans and financing	218,759	-	-	218,759
Debentures	-	-	-	-
Property acquisition obligations	104,188	-	-	104,188
Taxes paid in installments	1,184	-	-	1,184
Provision for contingencies	5,672	16,676	(10)	22,348
Deferred incomes	116,692	-	-	116,692
Deferred income and social contribution taxes	39,679	(39,679)	(1)	-
Total noncurrent liabilities	486,174	(23,003)	-	463,171
Minority interest	19,015	(19,015)	(3)	-
Shareholders' equity				
Capital	1,761,662	-	-	1,761,662
Share issue costs	(31,842)	10,826	(4)	(21,016)
Shares in treasure department	(5,451)	-	-	(5,451)
Capital reserve	967,535	-	-	967,535
Profit reserve	131,921	(10,826)	(4)	122,080
Retained earnings	142,796	(17,634)	(7)	125,162
	2,966,621	(17,634)	985	2,949,972
Non-controllers' interest	-	19,015	(3)	19,015
Total shareholders' equity	2,966,621	1,381	985	2,968,987
Total liabilities and shareholders' equity	3,907,150	(40,638)	985	3,867,497

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Company			
	(Stated) 09/30/2009	Reclassification	IFRS adjustments	(Restated) 09/30/2009
Gross revenues from sales and services				
Leases	230,282	-	-	230,282
Parking	18,178	-	-	18,178
Services	54,858	-	-	54,858
Key money	18,286	-	-	18,286
Sale of properties	4,767	-	-	4,767
Others	201	-	-	201
	<u>326,572</u>	-	-	<u>326,572</u>
Taxes and contributions on sales and services	(30,483)	-	-	(30,483)
Net revenues	296,089	-	-	296,089
Operating income (expenses)				
General and administrative expenses (headquarters)	(50,392)	-	-	(50,392)
General and administrative expenses (shopping malls)	(34,717)	-	-	(34,717)
Expenses with shopping malls and enterprises under development	(4,073)	4,073	(6)	-
Expenses with projects for lease	-	(3,757)	(6)	(3,757)
Expenses with projects for sale	-	(316)	(6)	(316)
Management fees	(10,319)	-	-	(10,319)
Stock-option-based remuneration expenses	(2,368)	-	-	(2,368)
Cost of properties sold	(3,669)	-	-	(3,669)
Equity in earnings of affiliates	(6,546)	-	-	(6,546)
Net financial result	(16,883)	-	-	(16,883)
Depreciation and amortization	(26,944)	-	2,700	(24,244)
Other operating income (expenses)	20,355	-	-	20,355
Income before income and social contribution taxes	160,533	-	2,700	163,233
Income and social contribution taxes	(1,177)	-	(8,471)	(9,648)
Deferred income and social contribution taxes	(21,604)	-	(919)	(22,523)
Net income for the period	<u>137,752</u>	-	<u>(6,690)</u>	<u>131,062</u>

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Consolidated			
	(Stated) 09/30/2009	Reclassification	IFRS adjustments	(Restated) 09/30/2009
Gross revenues from sales and services				
Leases	242,647			242,647
Parking	37,207			37,207
Services	55,502			55,502
Key money	19,310			19,310
Sale of properties	4,767			4,767
Others	690			690
	360,123			360,123
Taxes and contributions on sales and services	(35,486)			(35,486)
Net revenues	324,637			324,637
Operating income (expenses)				
General and administrative expenses (headquarters)	(51,918)	-	-	(51,918)
General and administrative expenses (shopping malls)	(46,166)	-	-	(46,166)
Expenses with shopping malls and enterprises under development	(7,057)	7,057	(6)	-
Expenses with projects for lease	-	(6,742)	(6)	(6,742)
Expenses with projects for sale	-	(315)	(6)	(315)
Management fees	(10,319)	-	-	(10,319)
Stock-option-based remuneration expenses	(2,368)	-	-	(2,368)
Cost of properties sold	(4,012)	-	-	(4,012)
Equity in earnings of affiliates	(15,455)	(1)	-	(15,456)
Net financial result	(13,895)	-	-	(13,895)
Depreciation and amortization	(29,311)	-	3,109	(26,202)
Other operating income (expenses)	22,180	-	-	22,180
Income before income and social contribution taxes	166,316	(1)	3,109	169,424
Income and social contribution taxes	(5,831)	-	(8,471)	(14,302)
Deferred income and social contribution taxes	(21,604)	-	(1,058)	(22,662)
Income before non-controllers' interest	138,881	(1)	(6,420)	132,460
Non-controllers' interest	(366)	-	-	(366)
Net income for the period	138,515	(1)	(6,420)	132,094

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Company			
	(Stated) 09/30/2010	Reclassification	IFRS adjustments	(Restated) 09/30/2010
Gross revenues from sales and services				
Leases	287,344	-	-	287,344
Parking	22,990	-	-	22,990
Services	53,844	-	-	53,844
Key money	16,810	-	-	16,810
Sale of properties	34,975	-	-	34,975
Others	2,080	-	-	2,080
	418,043	-	-	418,043
Taxes and contributions on sales and services	(35,035)	-	-	(35,035)
Net revenues	383,008	-	-	383,008
Operating income (expenses)				
General and administrative expenses (headquarters)	(56,692)	-	-	(56,692)
General and administrative expenses (shopping malls)	(28,747)	-	-	(28,747)
Expenses with shopping malls and enterprises under development	(31,694)	31,694 (6)	-	-
Expenses with projects for lease	-	(30,128) (6)	-	(30,128)
Expenses with projects for sale	-	(1,566) (6)	-	(1,566)
Management fees	(13,026)	-	-	(13,026)
Stock-option-based remuneration expenses	(3,926)	-	-	(3,926)
Cost of properties sold	(19,797)	-	-	(19,797)
Equity in earnings of affiliates	5,115	-	-	5,115
Net financial result	33,210	-	-	33,210
Depreciation and amortization	(30,258)	-	2,699 (8)	(27,559)
Other operating income (expenses), net	(11,149)	-	-	(11,149)
Income before income and social contribution taxes	226,044	-	2,699	228,743
Income and social contribution taxes	-	-	-	-
Deferred income and social contribution taxes	(83,248)	-	(917) (7)	(84,165)
Net income for the period	142,796	-	1,782	144,578

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

	Consolidated			
	(Stated) 09/30/2010	Reclassification	IFRS adjustments	(Restated) 09/30/2010
Gross revenues from sales and services				
Leases	301,801	-	-	301,801
Parking	48,325	-	-	48,325
Services	54,133	-	-	54,133
Key money	25,913	-	-	25,913
Sale of properties	34,975	-	-	34,975
Others	2,140	-	-	2,140
	467,287	-	-	467,287
Taxes and contributions on sales and services	(41,300)	-	-	(41,300)
Net revenues	425,987	-	-	425,987
Operating income (expenses)				
General and administrative expenses (headquarters)	(57,110)	-	-	(57,110)
General and administrative expenses (shopping malls)	(46,571)	-	-	(46,571)
Expenses with shopping malls and enterprises under development	(31,758)	31,758 (6)	-	-
Expenses with projects for lease	-	(30,192) (6)	-	(30,192)
Expenses with projects for sale	-	(1,566) (6)	-	(1,566)
Management fees	(13,026)	-	-	(13,026)
Stock-option-based remuneration expenses	(3,926)	-	-	(3,926)
Cost of properties sold	(19,797)	-	-	(19,797)
Equity in earnings of affiliates	(3,174)	-	-	(3,174)
Net financial result	34,929	-	-	34,929
Depreciation and amortization	(35,166)	-	3,416 (8)	(31,750)
Other operating income (expenses), net	(11,401)	-	-	(11,401)
Income before income and social contribution taxes	238,987	-	3,416	242,403
Income and social contribution taxes	(4,590)	-	-	(4,590)
Deferred income and social contribution taxes	(83,247)	-	(1,162) (7)	(84,409)
Income before non-controllers' interest	151,150	-	2,254	153,404
Non-controllers' interest	(7,369)	-	-	(7,369)
Net income for the period	143,781	-	2,254	146,035

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

Description of the main reclassifications and adjustments made in accordance with the new accounting pronouncements affecting Company's quarterly information:

- 1) Reclassification of deferred non-current tax asset balances in accordance with CPC 26 - Presentation of Financial Statements and reclassification, and reclassification of deferred tax liabilities to the non-current liability;
- 2) According to CPC 28 - Investment Properties, the properties held for obtainment of rent or capital appreciation (or both) will be considered as Investment Properties. Company reclassified the balances referring to the shopping malls from fixed assets as Investment Properties, keeping only headquarters' assets as fixed assets;
- 3) According to CPC 26 - Presentation of Financial Statements, minority shareholders interest was reclassified under equity as non-controllers' interest;
- 4) Reclassification for presentation of net balance of Shares issuance expenses according to CPC 08 - Accounting for third party funds. This classification was required as of December 31, 2009 and has been adjusted for these quarterly informations;
- 5) Presentation of revenue from parking lot, net of transfers to entrepreneurs in consolidated income statement, as it is the most adequate practice since Company intermediates transactions;
- 6) The Company segregated expenses on shopping malls and ventures under development into lease projects and sale projects for better understand of the Company's reporting for its results of operations;

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

- 7) Company set up deferred income tax assets by fully writing off deferred charges in accordance with CPC 23 - Accounting Policies, Changes in Accounting Estimates and Errors;
- 8) Deferred charges written off - Law No. 11638/07 restricted the recording of expenses as deferred charges. However, Provisional Executive Order No. 449/08, converted into Law No. 11941/09, eliminated these accounts group. Technical Pronouncement CPC 13, on the First-time adoption of Law No. 11638/07, enabled Companies to elected for (i) the maintenance of the balance under this group until it is fully amortized, subject to impairment tests or (ii) full write off in opening balance sheet - on transition date - of part of the balance that could not be reclassified into another group of assets. At the time, Company elected to keep the balance until it is fully amortized. At September 30, 2010, Company reviewed its accounting policy based on Technical Pronouncement CPC 23 - Accounting Policies, Changes in Accounting Estimates and Errors and fully wrote off the deferred asset balance in the opening balance sheet. Therefore, Company's accounting practices are totally aligned with IFRS.
- 9) Accounting for Proposed Dividend Distribution (ICPC 08) - This interpretation sets out that the dividends statement, exceeding the mandatory minimum, after the accounting period referred to by the financial statements shall not be recognized as liabilities, since they do not meet the obligation criteria at financial statements date, as defined by Technical Pronouncement CPC 25 - Provisions, Contingent Liabilities and Contingent Assets.
- 10) Reclassification intended to present the provision for contingencies net of court deposits.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

New IFRS and IFRIC interpretations

Certain new IASB accounting procedures and IFRIC interpretations have been published and/or reviewed and have their elective or mandatory adoption for the years beginning on or after January 1, 2010. Company management assessed the impacts of these new pronouncements and interpretations, and at its best judgment as of this date, does not anticipate that their adoption would materially affect the Company's annual information in the year of first-time adoption, as follows:

- ▶ IAS 24 Disclosure Requirements for State-owned Entities and the Definition of Related Party (As Reviewed) - Simplifies the disclosure requirements for state-owned entities and clarifies the definition of related party. The reviewed standard addresses aspects which, according to the previous disclosure requirements and related party definition, were too complex and difficult to apply in practice, especially as regards environments characterized by substantial state control, providing partial exemption to state-owned entities and a revised definition of the party related concept. This amendment was issued in November 2009, coming into effect for fiscal years beginning on or after January 1, 2011, and it will not impact the Company's consolidated quarterly informations.
- ▶ IFRS 9 Financial Instruments - Classification and Measurement - IFRS 9 closes the first part of the project for replacement of "IAS 39 Financial Instruments: Recognition and Measurement." IFRS 9 departs from a simple approach to determine whether a financial asset is measured at amortized cost or fair value, based on the manner by which an entity manages its financial instruments (business model) and the typical contractual cash flow of financial assets. The standard also requires adoption of one single method for determining asset impairment losses. This standard becomes effective for fiscal years beginning on or after January 1, 2013. The Company does not expect that this change impacts its consolidated quarterly informations.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

New IFRS and IFRIC interpretations (Continued)

- ▶ IFRIC 14 Prepayments of a Minimum Funding Requirement - This change solely applies to those situations where an entity is subject to minimum funding requirements and anticipates contributions to cover these requirements. This amendment allows the entity to account for the benefit of such prepayment as an asset. This change is effective for fiscal years beginning on or after January 1, 2011, and it will not impact the Company's consolidated quarterly informations.
- ▶ IFRIC 19 Extinguishing Financial Liabilities with Equity Instruments - IFRIC 19 was issued in November 2009 and becomes effective from July 1, 2010, early implementation being permitted. This interpretation clarifies the International Financial Reporting Standards (IFRS) requirements when an entity renegotiates terms of a financial obligation with its lender, who agrees to accept the entity's shares or other equity instruments to settle the financial obligation in full or in part. The Company does not expect that IFRIC 19 impacts its consolidated quarterly informations.

Improvements to IFRS - IASB issued improvements to the IFRS standards and amendments in May 2010, and the amendments will be effective from January 1, 2011. Below are listed the major changes that could impact the Company:

- ▶ IFRS 3 - Business Combinations.
- ▶ IFRS 7 - Financial Instrument Disclosures.
- ▶ IAS 1 - Presentation of Quarterly Informations.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

3. First-time adoption of CPC technical pronouncements (Continued)

b) Comparison between financial statements adjusted in accordance with new accounting practices and those originally disclosed (Continued)

b.1) Reconciliation of balance sheet and statement of operations according to the new accounting pronouncements (Continued)

New IFRS and IFRIC interpretations (Continued)

The Company does not expect that these changes will impact its consolidated Quarterly information.

There are no other standards and interpretations issued but not yet adopted which, in management's opinion, may significantly affect P&L or equity disclosed by the Company.

4. Cash and cash equivalents

	September 30, 2010		December 31, 2009	
	Company	Consolidated	Company	Consolidated
	(Restated)		(Restated)	
Cash and banks	12,132	23,640	8,787	21,767
Short-term investment - Bank Deposit Certificates	807,848	816,478	793,107	806,200
	<u>819,980</u>	<u>840,118</u>	<u>801,894</u>	<u>827,967</u>

Short-term investments on Bank Deposit Certificates earn average remuneration, net of taxes, of approximately 100% of CDI and may be redeemed at any time without affecting recognized revenue.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

5. Accounts receivable

	September 30, 2010		December 31, 2010	
	Company (Restated)	Consolidated	Company (Restated)	Consolidated
Leases	69,864	73,328	69,309	75,348
Key money	68,613	81,265	41,848	60,565
Acknowledgment of debt (a)	2,184	2,186	2,423	2,424
Parking	2,496	2,085	3,980	2,295
Administration fees (b)	5,544	5,544	4,741	4,741
Sales	1,362	1,362	1,919	1,919
Advertising	1,836	1,836	1,992	1,992
Sale of properties	11,505	11,505	164	164
Others	1,390	2,604	2,207	2,206
	164,794	181,715	128,583	151,654
Allowance for doubtful accounts	(18,462)	(19,962)	(17,291)	(18,509)
	146,332	161,753	111,292	133,145
Noncurrent	(24,423)	(28,755)	(11,701)	(18,028)
Current	121,909	132,998	99,591	115,117

(a) Refers to balances regarding acknowledgment of debt, rent and others, which were overdue, have been renegotiated and are to be paid in installments.

(b) Refers to administration fees receivable by the Company and the subsidiary Multiplan Administradora, charged from investors or shopkeepers of the shopping centers administered by them, which correspond to a percentage applied on store rent (7% on the net income of the shopping, or 6% of the minimum rent, plus 15% on the portion exceeding minimum rent or fixed amount), on common shopkeeper charges (5% of expenses incurred), on financial management (variable percentage on expenses incurred in shopping center expansions) and on promotional fund (5% of promotional fund collection).

Find below the accounts receivable aging list:

Company	Balance still overdue without impairment loss	Overdue balance, without impairment loss					Total
		< 30 days	30 - 60 days	60 - 90 days	90 - 120 days	>120 days	
September 30, 2010	141,764	2,696	781	587	907	18,059	164,794
December 31, 2009	105,161	2,559	1,156	1,577	699	17,431	128,583

Consolidated	Balance still overdue without impairment loss	Overdue balance, without impairment loss					Total
		< 30 days	30 - 60 days	60 - 90 days	90 - 120 days	>120 days	
September 30, 2010	156,472	3,315	1,001	762	1,099	19,066	181,715
December 31, 2009	126,661	2,947	1,344	1,707	804	18,191	151,654

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

5. Accounts receivable (Continued)

As supplemental information, since it is not recorded in accounting records in view of the accounting practices mentioned in Note 3a.1, the Company's accounts receivable balance at September 30, 2010 and December 30, 2010 referring to sale of units under construction of the real estate development "Centro Profissional MorumbiShopping" and "Cristal Tower", less the installments already received, is broken down as follows, by year of maturity:

	September 30, 2010	December 31, 2009
2010	4,150	11,140
2011	9,729	7,029
2012	4,370	3,342
2013 onwards	17,776	13,183
	36,025	34,694

These credits mainly refer to real estate developments in progress, whose title deeds are only granted after settlement and/or negotiation of customers' credits and are restated by reference to the National Civil Construction Index - INCC variation through to keys delivery; and afterwards by reference to General Price Index - IGP-DI variation.

Additionally, the changes in the allowance for doubtful accounts (ADA) are shown below:

	Company			
	Leases	Key money	Acknowledgm ent of debt	Total
Balances at December 31, 2009	(9,790)	(5,473)	(2,028)	(17,291)
Additions/reversals	(399)	(833)	61	(1,171)
Balances at September 30, 2010	(10,189)	(6,306)	(1,967)	(18,462)

	Consolidated			
	Leases	Key money	Acknowledgm ent of debt	Total
Balances at December 31, 2009	(9,887)	(6,594)	(2,028)	(18,509)
Additions/reversals	(609)	(905)	61	(1,453)
Balances at September 30, 2010	(10,496)	(7,499)	(1,967)	(19,962)

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

6. Loans and advances

	September 30, 2010		December 31, 2009	
	Company	Consolidated	Company	Consolidated
	(Restated)		(Restated)	
Current				
Shopkeepers	835	835	633	638
Shopping Centers Condominiums (a)	8,504	9,264	8,844	9,600
Barra Shopping Sul Association (b)	4,222	4,222	2,940	2,940
Parkshopping Barigui Association (j)	350	350	-	-
Parkshopping Association	519	519	-	-
Parkshopping Condominiums (c)	3,226	3,226	2,162	2,162
Ribeirão Shopping Condominium (d)	1,328	1,328	1,328	1,328
New York City Center Condominiums (e)	524	524	491	491
Analia Franco Condominium	121	121	-	-
Morumbishopping Condominium	57	57	-	-
Barra Shopping Sul Condominiums (f)	168	168	168	168
Vila Olimpia Condominiums (g)	-	500	-	1,000
Vila Olimpia Association (h)	-	1,053	-	1,939
Advance for suppliers	3,426	3,600	2,531	3,252
Advance for ventures (i)	835	1,356	13,270	13,791
Others	755	3,612	975	3,276
	24,870	30,735	33,342	40,585
Provision for losses (a)	(8,504)	(9,264)	(8,844)	(9,600)
	16,366	21,471	24,498	30,985
Noncurrent				
Shopkeepers	603	603	719	719
Parkshopping Condominiums (c)	1,556	1,556	2,282	2,282
Barra Shopping Sul Association (b)	3,402	3,402	4,298	4,298
Manati Empreendimentos e Participações S.A. (Note 19)	10,649	-	8,740	-
MPH Empreendimentos Imobiliários Ltda. (Note 19)	68,240	-	66,739	-
Parkshopping Barigui Association (j)	1,221	1,221	1,219	1,219
Advance for suppliers	329	329	-	-
Advance for ventures (i)	-	-	485	485
Others	-	-	905	905
	86,000	7,111	85,387	9,908

- (a) Prepayments to condominiums of shopping malls owned by Multiplan Group. A provision for losses was recognized in the full amount, considering its unlikely realization.
- (b) It consists of advances granted to the Association of Store Owners of Barra Shopping Sul to meet their working capital needs. In 2008 advances granted amounted to R\$ 4,800, which are monthly updated by the 135% change in the Interbank Deposit Certificate (CDI); R\$ 2,800 is refunded in 48 monthly installment beginning January 2010, and the remaining balance of R\$ 2,000 is refunded in 12 monthly installments beginning January 2009. During 2009, three advances were granted in the amounts of R\$ 1,000, R\$ 1,100 and R\$ 1,500, which are monthly updated by the 135% , 117% and 117% change in CDI , respectively, and will be refunded in 24, 12 and 48 monthly installments beginning January, 2010.
- (c) Refers to advances granted to Parkshopping condominium to meet its working capital needs. The debit balance is monthly updated by 110% change in the CDI and r is being refunded in 48 monthly installments beginning January 2009.
- (d) Refers to advances granted to Ribeirão Shopping condominium to the Park Implementation. These advances granted, in the period, has not being updated.
- (e) Refers to advances granted to New York City Center condominium to meet working capital needs. The debit balance is monthly updated by 110% change in the CDI.
- (f) Refers to advances granted to Barra Shopping Sul condominium to meet working capital needs. The debit balance has not being updated.
- (g) Refers to advances granted to Shopping Vila Olimpia (controlled by MPH Empreendimentos Imobiliários) condominium to meet working capital needs and has not being updated.
- (h) Refers to advances granted to Shopping Vila Olimpia (controlled by MPH Empreendimentos Imobiliários) association, to meet working capital needs. The debit balance is monthly updated by 8% change in the IPCA plus 8% p.y. and will be refunded as follows: R\$ 1,800 until August 15, 2010, 24 monthly installments beginning on January 15, 2011.
- (i) Refers to investments on Company's expansion Ribeirão Shopping, whose costs will be refunded by the other venturers.
- (j) Refers to advances granted to Parkshopping Barigui condominium, to meet capital needs. The debit balance is monthly updated by 117% changed in the CDI and will be refunded in 40 montly installments beginning in July 2011.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

7. Recoverable taxes and contributions

	September 30, 2010		December 31, 2009	
	Company	Consolidated	Company	Consolidated
	(Restated)		(Restated)	
Recoverable PIS/COFINS (a)	18,718	18,718	18,718	18,718
Provision for tax credits on PIS/COFINS (a)	(12,601)	(12,601)	-	-
Recoverable Income Tax - IR	3,719	4,935	8,674	9,948
Recoverable Social Contribution Tax - CSLL	1,195	1,639	2,339	2,804
IOF overpaid	1,274	1,274	1,274	1,274
IRRF on short-term investments	3,955	4,462	2,921	3,440
IRRF on services rendered	459	461	793	796
Recoverable PIS	57	58	252	554
Recoverable COFINS	178	181	599	695
Other	594	696	422	515
	17,548	19,823	35,992	38,744

(a) During 2005 Bozano Simonsen Centros Comerciais S. A., a company acquired by Multiplan Empreendimentos on February 24, 2006, filed a writ of mandamus against the Federal Government. Through this writ Bozano requested (i) declaration of unenforceability of tax credits on the difference between the amount that would have been due in COFINS and PIS taxes in accordance with the systematic calculation introduced by Law No. 9718/98 and the amount that would have been due without the aforementioned changes to that law in relation to future payments; and (ii) declaration of the right to offset amounts for COFINS and PIS paid in error from the date of the implementation of the systematic calculation under Law No. 9718/98, restated at the Central Bank Overnight Rate SELIC, in accordance with Law No. 9430/96, with the Company's own tax debts in any tax or contribution administered by the Brazilian IRS, in accordance with article 66, of Law No. 8383/91 and article 74, of Law No. 9430/96. In September 2009, a final decision on the writ of mandamus was handed down. As a consequence, grounded on the legal opinion of its outside lawyers, the Company recorded a tax credit of R\$ 18,718, according to Company's best estimates. On October 4, 2010 the Company applied for credit validation with the Brazilian IRS. During the process to collect the documents necessary to file the application with the Brazilian IRS, the external lawyers retained by the Company specifically to file the application for credit validation carried out an in-depth analysis of the calculations previously made, arriving at R\$6,117. Accordingly, the Company established a provision for R\$ 12,601 at September 30, 2010 under other net operating income (expenses), which should be maintained until the Brazilian IRS validates such credit.

8. Land and properties held for sale

	September 30,	December 31,
	2010	2009
	Company and consolidated	Company and consolidated
	(Restated)	(Restated)
Land	130,634	133,780
Built properties	203	1,419
Properties under construction	7,309	6,069
	138,146	141,268

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

9. Income tax and social contribution

Deferred income and social contribution taxes have the follow origin

	Company	
	September 30, 2010	December 31, 2009
	Company and consolidated (Restated)	Company and consolidated (Restated)
Assets		
Provision for contingencies	18,005	17,392
Allowance for doubtful accounts (a)	13,735	13,240
Provision for losses on advances on charges (a)	8,504	8,844
Annual provision bond	14,393	16,403
Goodwill at merged company (c)	221,318	339,435
Deferred charges (f)	20,802	30,671
Tax loss and negative base	31,245	24,075
	328,002	450,060
Deferred income tax (25%)		
Deferred income tax (25%)	82,001	112,515
Deferred social contribution tax (9%)	29,520	40,505
Liabilities		
Result from real estate projects (b)	(8,065)	(517)
Future profitability goodwill not amortized (d)	(207,985)	(113,708)
Straight-line lease revenue (e)	(29,659)	(6,000)
	(245,709)	(120,225)
Deferred income tax (25%)		
Deferred income tax (25%)	(61,428)	(30,057)
Deferred social contribution tax (9%)	(22,115)	(10,820)
Deferred tax credit base		
Deferred tax credit base	82,293	329,835
Deferred income tax (25%)	20,572	82,459
Deferred social contribution tax (9%)	7,406	29,685
	27,978	112,143

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

9. Income tax and social contribution (Continued)

Deferred income and social contribution taxes have the follow origin (Continued)

	Consolidated	
	September 30, 2010	December 31, 2009
	(Restated)	(Restated)
Assets		
Provision for contingencies	18,005	17,392
Allowance for doubtful accounts (a)	13,735	13,240
Provision for losses on advances on charges (a)	8,504	8,844
Annual provision bond	14,393	16,403
Goodwill at merged company (c)	221,318	339,435
Deferred charges (f)	25,226	36,874
Tax loss and negative base	31,245	23,011
	332,426	455,199
Deferred income tax (25%)	83,107	113,800
Deferred social contribution tax (9%)	29,918	40,968
Liabilities		
Result from real estate projects (b)	(8,065)	(517)
Future profitability goodwill not amortized (d)	(207,985)	(113,708)
Straight-line lease revenue (e)	(29,659)	(6,000)
	(245,709)	(120,225)
Deferred income tax (25%)	(61,427)	(30,056)
Deferred social contribution tax (9%)	(22,115)	(10,820)
Deferred tax credit base	86,717	334,974
Deferred income tax (25%)	21,678	83,743
Deferred social contribution tax (9%)	7,805	30,148
	29,483	113,891

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

9. Income tax and social contribution (Continued)

Deferred income and social contribution taxes have the follow origin (Continued)

- (a) The balance in the provision for credits for bad debts used for calculating the consolidated fiscal credit had net value in the amount of R\$ 4,728, registered as a write-off to the results of future periods.
- (b) According to the tax criteria, the result of the sale of real estate units is determined based on the financial realization of revenues (cash basis) and costs are determined by applying a percentage on revenues recorded until then, and such percentage corresponds to that of total estimated cost in relation to total estimated revenues.
- (c) The goodwill recorded in Bertolino Participações Ltda. balance sheet, company merged in 2007 deriving from Multiplan capital participation acquisition in the amount of R\$ 550,330 and based on the investment's expected future profitability, will be amortized by Multiplan premised on said expectations over a term of 4 years and 8 months. In consonance with CVM Instruction No. 349/01, Bertolino set up a provision for net equity make-whole before its merger in the amount of R\$ 363,218, corresponding to the difference between the goodwill amount and the tax benefit deriving from the related amortization. This caused Multiplan to absorb only the assets relating to the goodwill amortization tax-deductible benefit, in the amount of R\$ 186,548. The referred provision will be reversed in proportion of the goodwill fiscal amortization by Multiplan.
- (d) Goodwill on acquisition of Multishopping Empreendimentos Imobiliários S.A., Bozano Simonsen Centros Comerciais S.A. and Realejo Participações S.A. is grounded on future profitability. Such companies are later merged, and related goodwill is reclassified as intangible assets. Pursuant to the new accounting standards, beginning January 1, 2009 such goodwill will no longer be amortized, and deferred income tax payable on the difference between the tax base and the book value of related goodwill will be accounted for.
- (e) The criteria adopted to account for revenue rent is based on straight-line revenues during the effectiveness of the contract, regardless of the receipt term.
- (f) The Company recognized deferred income taxes by fully derecognizing deferred charges, pursuant to CPC Pronouncement 23 - Accounting Policies, Changes in Estimates and Correction of Errors.

Deferred income and social contribution taxes will be fiscal realized accordingly to Company Management expectation as follows:

	September 30, 2010	December 31, 2009
	Company (Restated)	Company (Restated)
2010	-	73,121
2011	73,112	60,142
2012	19,263	5,480
2013	7,767	6,817
2014 onwards	9,379	7,460
	111,521	153,020

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

9. Income tax and social contribution (Continued)

Reconciliation of income and social contribution tax expense

Reconciliation of the income and social contribution tax expense calculated at the applicable combined statutory rates and the corresponding amounts posted to the statement of income is as follows:

Description	Company			
	September 30, 2010		September 30, 2009	
	Income tax	Social contribution	Income tax	Social contribution
Earnings before income tax and social contribution	228,743	228,743	163,233	163,233
Rate	25%	9%	25%	9%
Statutory rate	(57,186)	(20,587)	(40,808)	(14,691)
Permanent add-backs and deductions				
Equity pickup	1,279	460	(1,636)	(589)
Business gifts and homage	(65)	(23)	(33)	(12)
Contributions, donations and sponsorship	(1,521)	(548)	(154)	(55)
Pis and Cofins on unbilled revenues	(547)	(197)	-	-
Amortization of goodwill on appreciation of assets	(207)	(74)	(199)	(72)
Compensation expenses (stock option plan)	(982)	(353)	(592)	(213)
Management bonus and 13th monthly salary	(1,869)	-	(1,388)	-
Share issue expenses	45	16	-	-
Non-deductible interest and fine related to tax delinquencies	(90)	(32)	-	-
Offset of loss on income tax and social contribution carryforward	-	-	3,169	1,141
Realization of goodwill on merged company	-	-	16,992	6,117
Other	(1,239)	(446)	994	(142)
	(5,196)	(1,197)	17,153	6,175
Deferred income tax and social contribution on P&L	(62,382)	(21,784)	(16,561)	(5,962)
Current income tax and social contribution on P&L	-	-	(7,094)	(2,554)
Effective rate	(62,382)	(21,784)	(23,655)	(8,516)

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

9. Income tax and social contribution (Continued)

Reconciliation of income and social contribution tax expense (Continued)

Description	Consolidated			
	September 30, 2010		September 30, 2009	
	Income tax	Social contribution	Income tax	Social contribution
Earnings before income tax and social contribution	242,403	242,403	169,424	169,424
Rate	25%	9%	25%	9%
Statutory rate	(60,601)	(21,816)	(42,356)	(15,248)
Permanent add-backs and deductions				
Equity pickup	(794)	(286)	(3,864)	(1,391)
Business gifts and homage	(65)	(23)	(33)	(12)
Contributions, donations and sponsorship	(1,521)	(548)	(154)	(55)
Pis and Cofins on unbilled revenues	(547)	(197)	-	-
Amortization of goodwill on appreciation of assets	(207)	(74)	(199)	(72)
Compensation expenses (stock option plan)	(982)	(353)	(592)	(213)
Management bonus and 13th monthly salary	(1,869)	-	(1,388)	(500)
Share issue expenses	45	16	-	-
Non-deductible interest and fine related to tax delinquencies	(94)	(34)	-	-
Effect of the base of taxable profit of subsidiaries eliminated from the consolidated	4,236	1,525	159	57
Offset of loss on income tax and social contribution carryforward	-	-	3,169	1,141
Realization of goodwill on merged company	-	-	16,992	6,117
Income tax and social contribution on companies whose taxable profit is calculated as a percentage of gross sales	(2,293)	(825)	640	231
Others	(1,244)	(448)	448	159
	(5,335)	(1,247)	15,178	5,462
Deferred income tax and social contribution on P&L	(62,561)	(21,848)	(16,663)	(5,999)
Current income tax and social contribution on P&L	(3,375)	(1,215)	(10,515)	(3,787)
Effective rate	(65,936)	(23,063)	(27,178)	(9,786)

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

10. Investments in subsidiaries

We set out below significant information on investees:

Subsidiaries	Number of units	% ownership	Capital	September 30, 2010		December 31, 2009	
				Shareholders' equity	Net income (loss) for the period	Shareholders' equity	Net income (loss) for the period
CAA Corretagem e Consultoria Publicitária S/C Ltda.	5,000	99.00	50	244	1	289	(3)
RENASCE - Rede Nacional de Shopping Centers Ltda.	45,000	99.99	950	4,285	(369)	4,688	(301)
CAA Corretagem Imobiliária Ltda.	154,477	99.61	1,544	54	(3)	75	(11)
MPH Empreendimentos Imobiliários Ltda.	839	41.96	22,000	32,582	4,253	20,471	(987)
Multiplan Admin. Shopping Center Pátio Savassi Administração de Shopping Center Ltda.	20,000	99.00	20	9,130	1,027	6,237	1,107
SCP - Royal Green Peninsula	1,000,000	100.00	10	323	441	489	254
Manati Empreendimentos e Participações S.A. (a)	-	98.00	51,582	11,922	1,788	15,178	(4,750)
Haleiwa Participações S.A. (a)	21,442,694	50.00	25,668	43,430	423	44,499	(807)
	29,893,268	50.00	13,922	28,614	(38)	27,683	(21)

(a) The Shareholders' equity involves the period since the acquisition date on the second semester of 2008.

The Company maintains shareholders agreements related to all jointly-controlled Manati Empreendimentos e Participações S.A. and Haleiwa Participações S.A. In relation to resolutions about administration of the jointly-controlled subsidiaries, the Company holds a seat in the Board of Directors and/or Executive Board, participating proactively in all strategic business decisions.

Investments of the Company

Subsidiaries	At December 31, 2009 (Restated)	Acquisition	Disposals	Dividends	Equity in subsidiaries	At September 30, 2010 (Restated)
CAA Corretagem e Consultoria Publicitária S/C Ltda.	286	-	-	-	-	243
CAA Corretagem e Consultoria Imobiliária S/C Ltda.	-	65	-	-	-	54
RENASCE - Rede Nacional de Shopping Centers Ltda.	4,688	-	-	-	-	4,286
SCP - Royal Green Peninsula	15,175	4,508	(4,802)	-	-	11,680
Multiplan Admin. Shopping Center	6,174	-	-	-	-	9,039
MPH Empreendimentos Imobiliários Ltda.	8,590	-	-	-	-	13,672
Manati Empreendimentos e Participações S.A. (a)	22,251	-	-	-	-	21,715
Haleiwa Participações S.A. (b)	13,982	390	-	-	-	14,308
Pátio Savassi Administração de Shopping Center Ltda.	410	59	(1,116)	(469)	-	309
Others	98	-	-	-	-	98
	71,654	5,022	(5,918)	(469)	-	75,404

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

10. Investments in subsidiaries (Continued)

Investments of the Consolidated

Subsidiaries	At December 31, 2009 (Restated)	Acquisition of investment	Disposals	Equity in subsidiaries	At September 30, 2010 (Restated)
SCP - Royal Green Península	15,175	4,508	(4,802)	(3,201)	11,680
Others	207	-	(73)	27	161
	15,382	4,508	(4,875)	(3,174)	11,841

- (a) On February 7, 2008 the Company entered into a loan agreement with Manati by means of which it lent to the latter the amount of R\$ 23,806. On February 13, 2008, the parties entered into an amendment to this loan agreement based on which the loan amount was increased by R\$ 500. According to the minutes of the Extraordinary General Meeting (EGM) held on April 25, 2008. Manati repaid to Multiplan the total amount borrowed, through conversion of this total loan amount into capital contribution in Manati with the subscription, by Multiplan, of 21,442,694 new registered common shares of Manati. Afterthat, the Company holds a 50% interest of Manati, which holds a 75% interest in Shopping Santa Úrsula. The amount paid in this acquisition was R\$ 28,668 and goodwill on the transaction, amounting to R\$ 3,218, which is supported by the assets market value (Note 11).
- (b) On May 20, 2008, the Company acquired ownership interest of 50% in Haleiwa, for R\$ 50 (in reais). The Extraordinary Shareholders' Meeting of June 23, 2008, decided to increase capital of Haleiwa from R\$ 1 to R\$ 29,893, through issue of 26,892,266 registered common shares, namely: (a) 13,446,134 shares subscribed and paid by Multiplan in the amount of R\$ 13,446, through capitalization of credits held receivable from the company resulting from loan agreement and advances for future capital increase made on May 28, 2008 and June 2, 2008, for the acquisition of the land described in the business purpose of Haleiwa; (b) 1,500,000 shares subscribed but not yet paid by Multiplan.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

11. Investment properties

In December 31, 2009, the Multiplan internally valued its investment properties at fair value based on the Discounted Cash Flow (DCF) method. The Company calculated the present value using a discount rate following the CAPM (Capital Asset Pricing Model). Risk and return assumptions were considered based on studies conducted by “Damodaran” (NYU professor) involving the stock market performance of shopping malls in Brazil (Beta Adjusted), in addition to market perspectives (Central Bank’s Focus Report) and data on the risk premium of the domestic market (sovereign risk). Based on these assumptions, the Company estimated a nominal unleveraged discount rate 13.4% for December 31, 2009.

Shareholders' capital cost	December 31, 2009
Risk free rate	3.7%
Market risk Premium	5.6%
Beta adjusted	0.69
Sovereign risk	304
Shareholders' capital cost - US\$	10.6%
Inflation assumptions	December 31, 2009
Inflation (BR)	4.5%
Inflation (USA)	1.9%
Shareholders' capital cost - BRL\$	13.4%

The model future cash flow was estimated based on the individual cash flows of shopping malls and office towers, including the Net Operating Income (NOI), Recurring Assignment of Rights (based only on “mix” assignment, excluding future projects), Revenue from Mall Services (Given the Company’s control position in its properties), Taxes on Revenues and investments in revitalization and construction in progress. Perpetuity was calculated considering an actual growth rate of 2.0% for malls and of 0.0% for office towers.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

11. Investment properties (Continued)

The Company categorized its investment properties in accordance with their status and used a higher discount rate for projects that are not operational. The nominal discount rate of future projects for lease, whether advertised or not (only expansions in 2010), was increased by 100 basis points, reaching 14.4% in 2009. The table below describes the amount identified for each category of property and presents the value of assets in the Company's share and as a whole (100%) in December 31, 2009:

<u>Valuation of investment properties</u>	<u>Company</u>	<u>100%</u>
Shopping malls in operation	R\$ 6,931 M	R\$ 11,033 M
Projects under development (advertised)	R\$ 947 M	R\$ 1,036M
Projects under development (not advertised)	R\$ 660M	R\$ 681M
Total	R\$ 8,538 M	R\$ 12,750 M

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the asset is recognized in the income statement in the period of derecognition.

	Annual depreciation rates (%)	December 31, 2009 (Restated)	Company				September 30, 2010 (Restated)
			Acquisitions	Disposal	Depreciation	Transferences	
Cost							
Land		473,043	50,833				523,876
Improvements	2 to 4	1,133,748	35,256	(13,347)		122,687	1,278,344
Accumulated depreciation		(167,962)		304	(18,528)		(186,186)
Net		965,786	35,256	(13,043)	(18,528)	122,687	1,092,158
Installations	2 to 10	104,991	1,644	(1,888)		7,247	111,994
Accumulated depreciation		(40,536)		122	(5,389)		(45,803)
Net		64,455	1,644	(1,766)	(5,389)	7,247	66,191
Machinery, equipment, furniture and fixtures	10	7,380	1,405	(19)		124	8,890
Accumulated depreciation		(2,287)		2	(716)	5	(2,996)
Net		5,093	1,405	(17)	(716)	129	5,894
Other	10 to 20	2,323	834			488	3,645
Accumulated depreciation		(673)			(202)	(5)	(880)
Net		1,650	834		(202)	483	2,765
Construction in progress		209,289	195,958	(5,379)		(130,546)	269,322
		1,719,316	285,539	(17,958)	(24,835)	-	1,960,206

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

11. Investment properties (Continued)

	Annual depreciation rates (%)	December 31, 2009 (Restated)	Consolidated				September 30, 2010 (Restated)
			Acquisitions	Disposals	Depreciation	Transferences	
Cost							
Land		572,113	52,144			7,436	631,693
Improvements	2 a 4	1,295,077	35,321	(13,347)	-	134,596	1,451,647
Accumulated depreciation		(176,081)	-	304	(20,357)		(196,134)
Net		1,118,996	35,321	(13,043)	(20,357)	134,596	1,255,513
Installations	2 a 10	133,206	1,645	(1,888)		16,787	149,750
Accumulated depreciation		(42,865)		122	(7,232)		(49,975)
Net		90,341	1,645	(1,766)	(7,232)	16,787	99,775
Machinery, equipment, furniture and fixtures	10	10,245	1,674	(19)		542	12,442
Accumulated depreciation		(2,734)		2	(939)	5	(3,666)
Net		7,511	1,674	(17)	(939)	547	8,776
Other	10 a 20	2,581	936	-		488	4,005
Accumulated depreciation		(639)			(203)	(5)	(847)
Net		1,942	936		(203)	483	3,158
Construction in progress		165,099	218,437	(5,378)		(159,849)	218,310
		1,956,002	310,157	(20,204)	(28,731)	-	2,217,225
Fair value of assets							
Brazilian Realty LLC							
Land		10,106					10,107
Improvements		27,324					27,324
Accumulated amortization		(1,891)			(570)		(2,461)
Net		25,433			(570)		24,863
Indústrias Luna S.A.							
Land		1					1
Improvements		3					3
Accumulated amortization							-
Net		3					3
JPL Empreendimentos Ltda.							
Land		2,915					2,915
Improvements		7,881					7,881
Accumulated amortization		(537)			(165)		(702)
Net		7,344			(165)		7,179
Solução Imobiliária Ltda.							
Land		398					398
Improvements		1,262					1,262
Accumulated amortization		(83)			(30)		(113)
Net		1,179			(30)		1,149
Manati							
Land		837					837
Improvements		2,381					2,381
Accumulated amortization		(94)			(63)		(157)
Net		2,287			(63)		2,224
(a)							49,675
		50,503			(828)		2,266,899

(a) The goodwill deriving from the difference between market and book values of the assets of acquired investments, has been amortized as the related assets are realized by the subsidiaries, either by depreciation or write-off as a result of asset disposal. For consolidation purposes, and in accordance with article 26 of CVM Instruction No. 247/96, goodwill resulting from the difference between market and book values of assets has been classified in the account used by the parent company to record the related asset, under property, plant and equipment.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

12. Property and equipment

	Annual depreciation rates (%)	December 31, 2009 (Restated)	Company				September 30, 2010 (Restated)
			Acquisitions	Disposal	Depreciation	Transferences	
Cost							
Land		1,209					1,209
Improvements	2 a 4	4,438					4,438
Accumulated depreciation		(238)			(133)		(371)
Net		4,200			(133)		4,067
Installations	2 a 10	397	1,975				2,372
Accumulated depreciation		(123)			(33)		(156)
Net		274	1,975		(33)		2,216
Machinery, equipment, furniture and fixtures	10	3,166	565				3,731
Accumulated depreciation		(1,327)			(328)		(1,655)
Net		1,839	565		(328)		2,076
Other	10 a 20	1,598	1,098				2,696
Accumulated depreciation		(531)			(192)		(723)
Net		1,067	1,098		(192)		1,973
Construction in progress						-	-
		8,589	3,638		(686)		11,541

	Annual depreciation rates (%)	December 31, 2009 (Restated)	Consolidated				September 30, 2010 (Restated)
			Acquisitions	Disposals	Depreciation	Transferences	
Cost							
Land		3,113					3,113
Improvements	2 a 4	10,309					10,309
Accumulated depreciation		(1,770)			(266)		(2,036)
Net		8,539			(266)		8,273
Installations	2 a 10	1,654	1,975				3,629
Accumulated depreciation		(919)			(105)		(1,024)
Net		735	1,975		(105)		2,605
Machinery, equipment, furniture and fixtures	10	4,852	598				5,450
Accumulated depreciation		(2,848)			(383)		(3,231)
Net		2,004	598		(383)		2,219
Other	10 a 20	2,171	1,111				3,282
Accumulated depreciation		(980)			(213)		(1,193)
Net		1,191	1,111		(213)		2,089
Construction in progress						-	-
		15,582	3,684		(967)		18,299

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

13. Intangible assets

Intangible assets comprise car parking use rights, systems use rights and goodwill recorded by the Company upon the acquisition of new investments during 2007 and 2008, with part of these investments being later merged.

	Annual amortization rate (*)	Company				
		December 31, 2009 (Restated)	Acquisition	Disposals	Amortization	September 30, 2010 (Restated)
Goodwill at merged company (a)						
Bozano		307,067	-	-	-	307,067
Accumulated amortization	20	(188,457)	-	-	-	(188,457)
Realejo		86,611	-	-	-	86,611
Accumulated amortization	20	(34,645)	-	-	-	(34,645)
Multishopping		169,849	-	-	-	169,849
Accumulated amortization	20	(85,754)	-	-	-	(85,754)
		254,671	-	-	-	254,671
Goodwill upon acquisition of ownership interest (b)						
Brazilian Realty LLC.		46,434	-	-	-	46,434
Accumulated amortization	20	(13,232)	-	-	-	(13,232)
Indústrias Luna S.A.		4	-	-	-	4
Accumulated amortization	20	-	-	-	-	-
JPL Empreendimentos Ltda.		15,912	-	-	-	15,912
Accumulated amortization	20	(3,329)	-	-	-	(3,329)
Solução Imobiliária Ltda.		3,524	-	-	-	3,524
Accumulated amortization	14	(554)	-	-	-	(554)
		48,759	-	-	-	48,759
Copyright systems						
Software license (c)	20	6,206	9,728	-	-	15,934
Accumulated amortization		(1,273)	-	-	(1,280)	(2,553)
		4,933	9,728	-	(1,280)	13,381
		308,363	9,728	-	(1,280)	316,811
		Consolidated				
	Annual amortization rate (*)	December 31, 2009	Acquisition	Disposal	Amortization	September 30, 2010
		(Restated)				(Restated)
Goodwill at merged company (a)						
Bozano		307,067	-	-	-	307,067
Accumulated amortization	20	(188,457)	-	-	-	(188,457)
Realejo		86,611	-	-	-	86,611
Accumulated amortization	20	(34,645)	-	-	-	(34,645)
Multishopping		169,849	-	-	-	169,849
Accumulated amortization	20	(85,754)	-	-	-	(85,754)
		254,671	-	-	-	254,671
Goodwill upon acquisition of ownership interest (b)						
Brazilian Realty LLC.		46,434	-	-	-	46,434
Accumulated amortization	20	(13,232)	-	-	-	(13,232)
Indústrias Luna S.A.		4	-	-	-	4
Accumulated amortization	20	-	-	-	-	-
JPL Empreendimentos Ltda.		15,912	-	-	-	15,912
Accumulated amortization	20	(3,329)	-	-	-	(3,329)
Solução Imobiliária Ltda.		3,524	-	-	-	3,524
Accumulated amortization	14	(554)	-	-	-	(554)
		48,759	-	-	-	48,759
Copyright systems						
Software license (c)	20	6,206	9,728	-	-	15,934
Accumulated amortization		(1,273)	-	-	(1,280)	(2,553)
		4,933	9,728	-	(1,280)	13,381
Other		1,141	9	-	-	1,150
Accumulated amortization		(29)	-	-	(31)	(60)
		1,112	-	-	(31)	1,090
		309,475	9,737	-	(1,311)	317,901

(*) For goodwill amortization until December 31, 2008.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

13. Intangible assets (Continued)

- (a) The goodwill recorded upon the merger of subsidiaries results from the following operations: (i) On February 24, 2006, the Company acquired all 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 amount of R\$ 307,067 and R\$ 86,611, respectively in relation to the book value of the referred companies as of that date; (ii) On June 22, 2006, the Company acquired all 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 amount of R\$ 158,931 and R\$ 10,478, respectively, in relation to the book value of Multishopping as of 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 goodwill of R\$ 448. The referred to goodwill was based on expected future profitability of these investments.
- (b) As a result of investments acquired in 2007, the Company recorded goodwill based on future profitability in the total amount of R\$ 65,874, which were amortized considering the term, extent and rate of results estimated in the report prepared by independent experts, not exceeding ten years.
- (c) Aimed to strengthen its internal control system while sustaining a well structured growth strategy, the Company started implementing SAP R/3 System. To enable implementation, the Company executed 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 licensing 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 period of time. The license purchase amount was set at R\$ 1,795.

14. Loans and financing

	Index	Average annual Interest rate	September 30, 2010		December 31, 2009	
			Company	Consolidated	Company	Consolidated
Current			(Restated)		(Restated)	
BNDES (a)	TJLP e UMBNDDES	5.2%	2,344	2,344	4,404	4,404
Bradesco (d)	CDI	129.2% CDI	15,011	15,011	15,772	15,772
Real (b)	TR	10%	18,546	18,546	18,000	18,000
Itaú (c)	TR	10%	2,315	2,315	2,187	2,187
Banco IBM (e)	CDI	0.79%	1,388	1,388	1,271	1,271
Banco IBM (i)	CDI	1.48%	1,736	1,736	-	-
BNDES PKS Expansão (g)	TJLP	3.53%	9,466	9,466	-	-
Real BHS Expansão V (h)	TR	10%	9,136	9,136	-	-
Companhia Real de Distribuição (f)	-	-	26	26	26	26
			59,968	59,968	41,660	41,660
Non current						
BNDES (a)	TJLP e UMBNDDES	5,2%	-	-	1,448	1,448
Bradesco (d)	CDI	129,2% CDI	-	-	15,000	15,000
Real (b)	TR	10%	88,810	88,810	99,000	99,000
Itaú (c)	TR	10%	9,644	9,644	10,747	10,747
Banco IBM (e)	CDI	0.79%	1,966	1,966	3,035	3,035
Banco IBM (i)	CDI	1.48%	5,206	5,206	-	-
BNDES PKS Expansão (g)	TJLP	3.53%	26,438	26,438	-	-
Real BHS Expansão V (h)	TR	10%	87,480	87,480	-	-
Banco Itaú's raising costs (j)	-	-	(1,550)	(1,550)	-	-
Companhia Real de Distribuição (f)	-	-	765	765	805	805
			218,759	218,759	130,035	130,035

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

14. Loans and financing (Continued)

Noncurrent loans and financing mature as follows:

	September 30, 2010		December 31, 2009	
	Company	Consolidated	Company	Consolidated
	(Restated)		(Restated)	
2011	11,080	11,080	38,020	38,020
2012	44,551	44,551	21,572	21,572
2013	42,932	42,932	70,443	70,443
2014 onwards	120,196	120,196	-	-
	218,759	218,759	130,035	130,035

- (a) Loans and financing with BNDES, obtained for the construction of shopping mall MorumbiShopping, on may 2005, is secured by mortgaged of 25% of the undivided interest of Parkshopping. Loans raised to build ParkShopping Barigui have already been settled, remaining only a balance regarding the loan for construction for social purposes.
- (b) On September 30, 2008, the Company entered into a financing agreement with Banco ABN AMRO Real S.A. to build a shopping mall located in Porto Alegre, in the amount of R\$ 122,000. This financing bears 10% interest p.a. plus the variation in the Referential Rate (TR), and it is amortizable in 84 monthly consecutive installments, the first of which maturing July 10, 2009. This effective interest rate contractually provided for should be renegotiated from the 13th month as from the first release or last adjustment and annually, as the case may be, if either of the following conditions materializes: (a) pricing (interest rate + TR) lower than 95% of the average CDI for the last 12 months; or (b) pricing (interest rate + TR) higher than 105% of the average CDI for the last 12 months. As loan guarantee, the Company provided statutory lien on the property subject matter of financing, including all of its accessions and improvements that come to be made, and constituted fiduciary assignment of the credits referring to receivables from rent contracts and assignment of rights in connection with the property subject matter of financing, which shall correspond to at least 150% of the amount of a monthly installment until full debt settlement.
- This financing agreement has covenants determining that the Company must comply with leverage index equal to or below 1, also total bank debt must be equal to or lower than 4 times EBITDA, to be computed annually based on the Company's financial statements. At September 30, 2010, the Company was in full compliance with all of the contractual conditions.
- (c) On May 28, 2008, the Company and the other Shopping Anália Franco venturers entered into a credit facility agreement with Banco Itaú S.A. to renovate and expand the respective real property in the total amount of R\$ 45,000, of which 30% are under the Company's responsibility. This facility bears 10% interest p.a. plus TR and is amortizable in 71 monthly consecutive installments, the first of which maturing January 15, 2010. As collateral for this debt, the Company assigned Shopping Center Jardim Anália Franco in trust to Banco Itaú.
- (d) In October 2008, the Company executed three unsecured credit certificates with Banco Bradesco in the total amount of R\$ 30,000 to strengthen its cash management, which does not have any warranty, as follows:

Inicial date	Renegotiation date	Amount	Interest rate
10/9/2008	4/7/2009	30,000	129,2% CDI

On April 7, 2009, the Company entered into a Private Instrument for Amendment to the bank credit bill, which extended the original bill maturity date of April 7, 2009 to the following maturities: R\$ 15,000 - September 29, 2010 and R\$ 15,000 - March 28, 2011, and also changed interest rate from 135% of CDI to 129.2% of CDI. The payable amount was R\$ 15,011, on September 30, 2010.

- (e) As mentioned in Note 12.c, the Company executed a service agreement with IBM Brasil - Indústria. Máquinas e Serviços Ltda., on June 30, 2008, and entered into two software licensing and maintenance agreements with SAP Brasil Ltda., both dated June 24, 2008. Pursuant to the 1st Addendum to the respective agreements, executed in July 2008, the amount of services related therewith was the subject of lease financing by the Company to Banco IBM S.A. whereby the Company assigned to Banco IBM S.A the obligation to pay for the services under such conditions as established in the agreements. As consideration therefore, the Company will refund Banco IBM for all amounts spent in connection with the implementation, in 48 monthly successive installments of approximately 2.1% of the total cost plus accrued DI-Over rate daily variation, the first installment falling due in March 2009. To date, total amount under lease is R\$ 5,095.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

14. Loans and financing (Continued)

- (f) The balance payable to Companhia Real de Distribuição relates to the intercompany loan agreement with subsidiary Multishopping for the beginning of construction of BarraShopping Sul, payable in 516 monthly tranches of R\$ 4, as from the hipermarket inauguration date in November 1998, with no indexation.
- (g) On December 21, 2009 the Company entered into Loan Facility Agreement No. 09.2.1096.1 with the National Bank for Economic and Social Development (BNDES) in order to raise funds to expand the façade of ParkShopping. Such loan was subdivided into R\$ 36,624 for sub-loan "A" and R\$ 1,755 for sub-loan "B". Long-term interest rate (TJLP), plus 3,53% p.a. (BNDES's fund-raising cost), will be levied on sub-loan "A", whilst interest of 4.5% p.a. will be levied on sub-loan "B", which is intended for purchase of machinery and equipment. On January 18, 2010 the Company was granted R\$36,624 regarding sub-loan "A". on March 30, 2010 received R\$ 700 regarding sub-credit "B". Both sub-credits will be amortized in 48 monthly and consecutive installments, the first maturing on August 15, 2010.
- (h) On November 19, 2009 the Company signed with Banco ABN AMRO Real S.A. a private agreement to raise funds to expand BH Shopping, for R\$ 102,400. The charges levied on such fund-raising are 10% p.a. plus Referential Rate (TR), repayable in 105 monthly and consecutive installments, the first falling due on December 15, 2010. As a guarantee for the funds, the Company chattel mortgaged 35.31% of the property subject matter of the fund-raising and assigned in trust receivables from rent contracts and assignment of rights on the real estate subject matter of fund-raising the Company is entitled to, which shall consist of at least 120% of the amount of a monthly installment until the debt is fully repaid. On September 30, 2010 Banco ABN AMRO Real S.A. released a tranche of R\$ 97,280. The contract includes an acceleration clause in case the total debt exceeds the amount equivalent to four times EBITDA (earnings before interest, taxes, depreciation and amortization). As of September 30, 2010 the Company was in full performance of all contractual conditions.
- (i) On January 28, 2010 the Company signed with Banco IBM S.A. a loan facility agreement for a cap amount of R\$ 15,000 to purchase IT equipment and/or software programs and IT-related products and/or services. The charges levied on this loan are CDI + 1.48% p.a., as from the date of release of each tranche. Repayment will be in 8 semi-annual installments, in a total of 48 months. As of September 30, 2010, Banco IBM S.A had released R\$ 6,776 relating to this contract.
- (j) On August 10, 2010 the Company entered into with Banco Itaú Unibanco S.A. a bank credit certificate for construction of ParkShoppingSãoCaetano for R\$ 140,000. Charges on such loan consist of TR plus 9.75% p.a., to be amortized in 99 monthly and consecutive installments, the first of which maturing on June 15, 2012. As a loan guarantee, the Company entered into an assignment in trust of credits on receivables from rent contracts and assignment of rights for use of stores of the undertaking subject matter of the loan, which should consist of at least 120% of the amount of a monthly installment until the debt is fully settled. Until November 30, 2010 no amount was released. The Company incurred costs to raise R\$ 1,550, equivalent to 1% of the total loan, plus related taxes.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

15. Debentures

On June 19, 2009, the Company completed the 1st Issue of Primary Public Distribution Debentures, involving issue of 100 simple uncertified registered unsecured debentures not convertible into shares, with a sole series, for public distribution with restricted efforts, with firm guarantee, with nominal unit value of R\$ 1,000,000.00 (one million reais). The additional and supplementary lots of up to 35% have not been exercised. The operation matures within 721 (seven hundred and twenty-one) days, also the debentures will be remunerated at 117% (one hundred and seventeen percent) of the accumulated variation of the average daily rates for one-day financial deposits, "over extra group", calculated and disclosed daily by CETIP, in the daily bulletin on its Internet page ("DI-Over Rate") per year, considering 252 business days. Amortization of the amount of principal related to the debentures will be fully made on maturity date and remuneration payment will be made according to the following table as from the issue date.

1st Remuneration payment date - December 17, 2009 (181 days as from the issue date)

2nd Remuneration payment date - June 15, 2010 (361 days as from the issue date)

3rd Remuneration payment date - December 12, 2010 (541 days as from the issue date)

4th Remuneration payment date - June 10, 2011 (721 days as from the issue date)

Under the debentures deed, the Company must comply with the following financial indices, to be verified quarterly based on the Company's consolidated quarterly information: Net Debt /EBITDA equal to or lower than 2.75 and EBITDA/Net Financial Expense, related to the four quarters immediately before, equal to or higher than 2.75. At September 30, 2010, the Company was in full compliance with all the contractual conditions.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

16. Property acquisition obligations

	September 30, 2010	December 31, 2009
	Company and consolidated	Company and consolidated
	(Restated)	(Restated)
Current		
Land Barra (a)	11,530	22,143
PSS - Seguridade Social (b)	21,954	20,656
Land Morumbi (c)	-	2,550
Land São Caetano (d)	6,503	5,520
Land Jundiaí (e)	6,363	10,984
Others	269	269
	46,619	62,122
Noncurrent		
Land Barra (a)	-	5,536
PSS - Seguridade Social (b)	34,699	48,199
Land São Caetano (d)	58,355	58,822
Land Jundiaí (e)	11,134	14,924
	104,188	127,481

(a) With the public title registration dated March 11, 2008, the Company acquired a plot of land located in Barra da Tijuca - Rio de Janeiro, destined for the construction of a shopping mall and other integrated structures. The value of the acquisition was R\$ 100,000, to be settled in the following manner: (a) R\$ 40,000 upon the act of signing the public title for purchase and sale; (b) R\$ 60,000, in 36 equal monthly installments, plus interest in the amount of 12% per annum, with the first installment being due 30 days after the signing date of the public title.

(b) In December, 2006, the Company acquired from PSS, the total number shares issued by SC Fundo de Investimento Imobiliário, for R\$ 40,000, from which R\$ 16,000 were to be paid up front. in 60 monthly and consecutive installments of R\$ 494, already including annual interest of 9% by French amortization method, plus monthly monetary restatement according to the variation of National Consumer Price Index (IPCA), the first of which was falling due on January 20, 2007 and the remaining, on the same day of subsequent months. Additionally, the Company acquired from PSS 10.1% of ownership interest in MorumbiShopping for R\$ 120,000. The amount of R\$ 48,000 was paid on the deed date and the remaining balance will be settled in seventy-two consecutive monthly installments, plus annual interest of 7% based on the French amortization method and adjustments for the IPCA variation.

(c) In December 2006, the Company entered into an irrevocable private agreement with several individuals and legal entities for sale and purchase of two plots of land in São Paulo for R\$ 19,800, of which R\$ 4,000 were paid upon execution of the agreement and R\$ 13,250 on February 20, 2007. The amount of R\$ 2,550 was paid through assignment of the units under construction of "Centro Empresarial MorumbiShopping". The Company also acquired four plots of land adjacent to the venture for R\$ 2,694, already fully paid.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

16. Property acquisition obligations (Continued)

- (d) Through a purchase and sale agreement dated July 9, 2008, the Company acquired land in the city of São Caetano do Sul. The conclusion of negotiations and the effective acquisition of the property are subject to certain contractual obligations imposed by the selling party. The acquisition amounted to R\$ 81,000, with R\$10,000 paid on signature of the contract. On September 8, 2009, through a partial renegotiation purchase and sale private instrument agreement, among others, the parties recognized the outstanding balance to be 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 in accordance with the variation in the IGP-M index plus interest at 3% per year as from the instrument signature date; (iv) R\$ 31,748 in 64 monthly installments, adjusted in accordance with the variation in the IGP-M index, amounting to R\$ 540 with the first installment maturing on January 10, 2010; and (v) R\$ 31,500 adjustable (if the amount is paid in cash), that should be made through payment in kind of a 6,600 m² constructed area in a utilized part of a specific building as specified in the instrument. In the event that the Company does not inaugurate the shopping center in the 36 month period from the date of the agreement signature it will be bound, as from the thirty seventh month, to make payment of R\$ 31,500 in cash, in 36 adjustable monthly installments in accordance with the IGP-M index, to be increased by 3% per year, and from the date of the instrument's signature.
- (e) Through a public deed of December 16, 2009 the Company purchased a plot of land in the city of Jundiaí for R\$46,533, R\$ 700 paid in 2008, and R\$ 20,000 on the date the deed was entered into. The remaining R\$ 25,833 will be settled as follows: R\$ 1,665 on February 11, 2010, R\$ 1,665 in April 2010, R\$ 1,670 in June 2010, and 42 monthly installments of R\$ 496, the first falling due on January 11, 2010 and the others on the same days of subsequent months. All payments will be updated by the change in IPCA, plus interest on arrears of 7.2% p.a., as from the date of the deed.

Noncurrent property acquisition obligations mature as follows:

	September 30, 2010	December 31, 2009
	Company and consolidated	Company and consolidated
2011	8,705	38,182
2012	30,311	28,388
2013	35,521	33,090
2014	18,369	16,932
2015	11,282	10,889
	104,188	127,481

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

17. Taxes paid in installments

	Consolidated	
	September 30, 2010 (Restated)	December 31, 2009 (Restated)
Current		
Tax assessments (a)	287	279
	287	279
Noncurrent		
Tax assessments (a)	1,184	1,359
	1,184	1,359

- (a) Refers to tax delinquency notices received in July 2003 resulting from underpayment of income and social contribution taxes in 1999. The subsidiaries Multishopping and Renasce opted to participate in the installment payment plan of Law No. 10684/03. and the amount of the obligation was divided into 180 monthly installments beginning in July 2003. In addition, subsidiary Renasce opted to participate in the installment payment plan of the debt referring to the tax claim of the National Institute of Social Security - INSS, due to lack of payment of INSS on third party labor, which was secured by the bank guarantee contract with Banco ABC Brasil S.A. up to 2004. The installment payment is restated by the Long-term Interest Rate - TJLP.

18. Contingencies

Contingencies	Company			September 30, 2010 (Restated)
	December 31, 2009 (Restated)	Additions	Discharges	
Pis and Cofins (a)	12,199	-	-	12,199
Civil Contingencies (c)	5,225	20	(1)	5,244
Labor Contingencies	1,412	612	-	2,024
Provision for Pis and Cofins (b)	1,064	-	-	1,064
Provision for IOF (b)	158	-	(21)	137
Tax Contingencies	14	-	-	14
	20,072	632	(22)	20,682

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

18. Contingencies (Continued)

Contingencies	Consolidated			September 30, 2010 (Restated)
	December 31, 2009 (Restated)	Additions	Discharges	
Pis and Cofins (a)	12,168	752	-	12,920
INSS	31	-	-	31
Civil Contingencies (c)	5,290	20	(1)	5,309
Labor Contingencies	1,504	643	(92)	2,055
Provision for Pis and Cofins (b)	1,064	-	-	1,064
Provision for IOF (b)	946	-	(434)	512
Tax Contingencies	432	25	-	457
	<u>21,435</u>	<u>1,440</u>	<u>(527)</u>	<u>22,348</u>

Provisions for contingencies were established to cover probable losses in administrative and legal proceedings related to tax and labor issues, with expectation of probable losses, in an amount considered sufficient by Company Management, based on the legal advice and assessment, as follows:

- (a) In 1999, the Company started to question in court PIS and COFINS levy on the terms of Law 9718 of 1998. The payments related to COFINS have been calculated according to ruling legislation and deposited in court. In September 2009, a final decision on this case was handed down with the Supreme Court partially finding in favor of the Company, judging that the levy of COFINS on revenues other than those stemming from sales of goods and services is unconstitutional. It also found that the levy of COFINS on revenues from the sale of property leases is constitutional. Accordingly, the Company recorded a reversal in the provision amounting to R\$ 1,594.
- (b) The provisions for PIS, COFINS and IOF result from financial transactions with related parties until December 2006. As from 2007, the Company has been paying IOF normally.
- (c) In March 2008, based on the opinion of its legal advisors, the Company established a provision for contingencies, amounting to R\$ 3,228, and made a judicial deposit in the same amount. Such provision consists of claims for damages filed by relatives of victims of a homicide on the premises of Cinema V at Morumbi Shopping.

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

In addition to the above proceedings the Company is defendant in several other civil proceedings assessed by the legal advisors as involving possible losses estimated at R\$ 32,741 on September 30, 2010 (R\$ 32,430 in December 31, 2009). Taxes and social contributions determined and paid by the Company and your subsidiaries are subject to review by the tax authorities for different statute barring periods.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

18. Contingencies (Continued)

On June 26, 1995, the consortium formed by the company (successor to Multishopping Empreendimentos Imobiliários S/A) and the companies 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 Clube de Regatas do Flamengo. This amount should be deducted from the income earned by the Club after opening the shopping mall located in Gávea, Rio de Janeiro, 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 then decided to start a lawsuit demanding due compensation. The court decision, which became final, ordered the execution of the mentioned amount, including any applicable adjustments. As the Company is waiting for the exact determination of the amounts to be reimbursed, as well as of its realization, this contingent asset was not accounted for.

19. Deposits in court

Deposit in court	Company			September 31, 2010
	December 31, 2009	Addition	Discharge	
Pis and Cofins	12,199	-	-	12,199
Civil deposits	3,683	1,678	-	5,361
Labor deposits	42	-	-	42
Others	4,664	-	-	4,664
	<u>20,588</u>	<u>1,678</u>	<u>-</u>	<u>22,266</u>

Deposit in court	Consolidated				September 31, 2010
	December 31, 2009	Addition	Discharge	Merger	
Pis and Cofins	12,920	-	-	-	12,920
INSS	31	-	-	-	31
Civil deposits	3,683	1,678	-	-	5,361
Labor deposits	42	-	-	-	42
Others	4,683	-	-	-	4,863
	<u>21,539</u>	<u>1,678</u>	<u>-</u>	<u>-</u>	<u>23,217</u>

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

20. Transactions and balances with related parties

Company	September 30, 2010	
	Amounts receivable	Sundry loans and advances
	Noncurrent	Noncurrent
	(Restated)	
MPH Empreend. Imob. Ltda.	-	68,240
Multiplan Admin. Shopping Center	-	-
Manati Empreendimentos e Participações S.A.	149	10,649
Total at September 30, 2010	149	78,889

Consolidated	September 30, 2010	
	Amounts receivable	Amounts payable
	Noncurrent	Current
	(Restated)	
Helfer Comércio e Participações Ltda.	-	26,034
Plaza Shopping Trust SPCO Ltda.	-	68,240
Manati Empreendimentos e Participações S.A.	74	-
Total at September 30, 2010	74	94,274

Company	December 31, 2009				
	Amounts receivable	Sundry loans and advances several		Amounts payable	Financial income
	Noncurrent	Current	Noncurrent	Current	
RENASCE - Rede Nacional de Shopping Centers Ltda.	1	-	-	-	-
JPL Empreendimentos Ltda.	-	-	-	16	-
CAA - Corretagem Imobiliária Ltda.	211	-	-	-	14
MPH Empreend. Imob. Ltda.	-	-	66,739	-	-
Multiplan Admin. Shopping Center	1	-	-	-	-
WP Empreendimentos Participações Ltda.	-	-	-	-	183
Manati Empreendimentos e Participações S.A.	148	-	8,740	-	-
Total at December 31, 2009	361	-	75,479	16	197

Consolidated	December 31, 2009	
	Amounts receivable	Amounts payable
	Noncurrent	Current
Helfer Comércio e Participações Ltda.	-	25,459
Plaza Shopping Trust SPCO Ltda.	-	66,739
JPL Empreendimentos Ltda.	-	16
Manati Empreendimentos e Participações S.A.	74	-
Total at December 31, 2009	74	92,214

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

20. Transactions and balances with related parties (Continued)

Until September 30, 2010 the company made several advances to its subsidiary MPH Empreendimentos Imobiliários, in a total amount of R\$ 68,240, for the purpose of financing the costs of the construction of the Vila Olímpia project, in which MPH held a 71.5% share. These amounts are not being updated, and the Company intention is that the related balance will be capitalized in the future. The Company has ownership interest of 41,96% in MPH Empreendimentos Imobiliários.

Until September 30, 2010 the Company made advances to Manati Empreendimentos e Participações S.A. of R\$ 10,649, which has ownership interest of 75% in Santa Úrsula Mall, in order to pay debts of the condominium. The Company intention is to use this balance for capitalization purposes.

The balances payable to Helfer Comércio e Participações Ltda. And Plaza Shopping Trust SPCO Ltda. (consolidated) refer to advances made by these companies to subsidiary MPH Empreendimentos Imobiliários for future capitalization purposes, in order to finance Vila Olímpia venture works, in which MPH holds interest of 71.5%.

21. Deferred income

	September 30, 2010		December 31, 2009	
	Company	Consolidated	Company	Consolidated
	(Restated)		(Restated)	
Revenue related to assignment of rights	136,573	179,337	98,316	149,444
Unallocated costs of sales	(20,165)	(22,460)	(17,279)	(19,161)
Other revenues	1,654	1,654	1,694	1,694
	118,062	158,531	82,731	131,977
Current	24,708	41,839	43,796	54,279
Noncurrent	93,354	116,692	38,935	77,698

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

22. Shareholders' equity

a) Capital

The Board of Directors' Meeting held on January 18, 2010, approved private issue of 1,497,773 registered common shares, with no par value, for issue price of R\$ 11.06 per share, to increase Company capital by R\$ 16,565. This share issue resulted from exercise of the share purchase option granted to the Company's CEO, Mr. José Isaac Peres, under the Company's Share Purchase Plan, approved by the Common Shareholders' Meeting of July 6, 2007, as described in Note 22(g). Share issue observed authorized capital limit provided for by article 8, paragraph 1 of the Company's articles of incorporation

At September 30, 2010 and December 30, 2009 the parent company's capital is represented by 179,197,214 and 177,699,441 common and preferred respectively, registered and book entry shares, with no par value. distributed as follows:

Shareholder	Number of shares					
	September 30, 2010			December 31, 2009		
	Common	Preferred	Total	Common	Preferred	Total
Multiplan Planejamento. Participações e Administração S.A.	57,587,470	-	57,587,470	57,587,470	-	57,587,470
1700480 Ontário Inc.	40,285,133	11,858,345	52,143,478	40,285,133	11,858,345	52,143,478
José Isaac Peres	1,947,782	-	1,947,782	2,247,782	-	2,247,782
Maria Helena Kaminitz Peres	650,878	-	650,878	650,878	-	650,878
Shares outstanding	66,560,724	-	66,560,724	64,665,971	-	64,665,971
Board of Directors and Officers	59,494	2	59,496	63,860	2	63,862
Total of shares outstanding	167,091,481	11,858,347	178,949,828	165,501,094	11,858,347	177,359,441
Shares in Treasury Department	247,386	-	247,386	340,000	-	340,000
	167,338,867	11,858,347	179,197,214	165,841,094	11,858,347	177,699,441

b) Legal reserve

Legal reserve is determined based on 5% of net profit as prescribed by prevailing legislation and the Company's bylaws, capped at 20% of capital.

c) Expansion reserve

In accordance with provisions set forth in the Company's bylaws, the remaining portion of net profit after absorption of accumulated losses, establishment of legal reserve and distribution of dividends was earmarked for expansion reserve, which is intended to secure funds for new investments in capital expenditures, current capital, and expanded corporate activities.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

22. Shareholders' equity (Continued)

d) Special goodwill reserve - merger

As explained in Notes 9, upon Bertolino's merger into the Company, the goodwill recorded on Bertolino's balance sheet deriving from the purchase of Multiplan capital participation, net of provision for net equity make-whole, was recorded on the Company's books, after said merger, under a specific asset account - deferred income and social contribution taxes, as per contra to special goodwill reserve upon merger, pursuant to the provisions set forth in article 6°, paragraph 1° of CVM Instruction No. 319/99. This goodwill will be amortized according with the same expected future profitability that gave rise to it, over a term of 5 years.

e) Treasury shares

On February 3, 2010 the Company's board of directors approved the renewal of the share issue repurchase program, matured in November 2009, having maintained the same characteristics of the previous program. The program intends to invest a portion of the Company's funds to maximize the shareholder value, as well as support stock option exercises, if any.

The Company has then decided to invest a portion of its funds available in the repurchase of shares in order to maximize shareholder's value, and support stock option exercises, if any. Therefore, to date the Company purchased 452,100 common shares (340,000 on December 31, 2009). In the 2nd quarter of 2010, 204,714 shares were used for settlement of options exercise. At September 30, 2010, the number of treasury shares corresponds to 247,386 shares. For further detail, see Note 22 (g).

At September 30, 2010, the percentage of outstanding shares is 37.14% (36.39% at December 31, 2009). The shares were purchased at a weighted average cost of R\$ 22.03 at a minimum cost of R\$ 9.80, and a maximum cost of R\$ 33.07 (amounts in reais). The share market value calculated by reference to the last price quotation before period end was R\$ 35.90 (amount in reais).

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

22. Shareholders' equity (Continued)

f) Dividends

As per the Company's bylaws, the minimum mandatory dividend corresponds to 25% of net profit, as adjusted pursuant to the Brazilian legislation. On April 30, 2010 the Common Shareholders' Meeting approved proposed dividend distribution of R\$ 60,876 thousand, corresponding to R\$ 0.34 per share.

	<u>2009</u>
Net profit	170,612
Apropiation to legal reserve	(8,531)
Net profit adjusted	<u>162,081</u>
Total of proposed dividends	<u>40,521</u>
Complementary dividends (debited from the expansion reserve)	<u>20,355</u>
Total proposed dividends	<u>60,876</u>
Destination percentage	38%

The amount effectively paid was increased by R\$ 13 to adjust the value per share of R\$ 0.3404, as approved by shareholders' resolution at the Special General Meeting (SGM) held on April 30, 2010, to the number of outstanding shares on the referred to date.

g) Stock options plan

The Extraordinary Shareholders' Meeting of July 6, 2007, approved the terms and conditions of the Company's Stock Options Plan to become effective from this date, for Company's administrators, employees and service providers. The Plan is administered by the Company's board of directors.

The Stock Option Plan is limited to a maximum amount of options resulting in a dilution of 7% of the Company's capital. The dilution consists of the percentage represented by the number of shares backing the option, and the total number of shares issued by the Company.

The Stock Option Plan beneficiaries are allowed to exercise their options in a four years' time from the date of granting. Vesting period will be of up to two years, with releases of 33.34% as from the second anniversary, 33.33% as from the third anniversary, and 33.33% as from the fourth anniversary.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

22. Shareholders' equity (Continued)

g) Stock options plan (Continued)

Shares price shall be based on average quotation on the São Paulo Stock Exchange (Bovespa) of the Company's shares of the same class and type for the 20 (twenty) days immediately before option granting date, weighted by trading volume, monetarily restated by reference to the Amplified National Consumer Price Index (IPCA) variation published by the Brazilian Institute of Geography and Statistics (IBGE), or by any other index determined by the Board of Directors, until effective option exercise date.

Five stock option distributions were made, distributed over the years, in 2007, 2008, 2009 and 2010 which observe the maximum limit of 7% provided for by the plan, as summarized below:

- a. Program 1 - On July 6, 2007, the Company's Board of Directors approved the 1st Stock Options Plan for purchase of 1,497,773 shares, which may be exercised after 180 days as from the first public offering of shares made by the Company. Despite the aforementioned Plan's general provisions, the option exercise price is of R\$ 9,80 restated by reference to IPCA variation, published by IBGE, or another index chosen by the Board of Directors.
- b. Program 2 - On November 21, 2007, the Company's Board of Directors approved the 2nd Stock Options Plan for purchase of 114,000 shares. Out of this total, 16,000 shares were granted to an employee who left the Company before the minimum term to exercise the option. The stock option exercise price is R\$ 22.84, restated by the Extended Consumer Price Index (IPCA) announced by the IBGE, from the grant date to the date the stock option is exercised.
- c. Program 3 - On June 4, 2008, the Company's Board of Directors approved the 3rd Stock Options Plan for purchase of 1,003,400 shares. Out of this total, 68,600 shares were granted to an employee who left the Company before the minimum term to exercise the option. The stock option exercise price is R\$ 20.25, restated by the Extended Consumer Price Index (IPCA) announced by the IBGE, from the grant date to the date the stock option is exercised.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

22. Shareholders' equity (Continued)

g) Stock options plan (Continued)

- d. Program 4 - On April 13, 2009, the Company's board of directors approved the 4th Share Purchase Option Plan related to shares issued by the Company, approving granting of 1,300,100 such shares. Out of these, 44,100 shares were granted to an employee who left the Company before the minimum period to exercise the option. The stock option exercise price is R\$ 15.13, restated by the Extended Consumer Price Index (IPCA) announced by the IBGE, from the grant date to the date the stock option is exercised.
- e. Program 5 - On March 4, 2010, the Company's Board of Directors approved the 5th Share Purchase Option Program of the Company, involving 966,752 shares. The stock option exercise price is R\$ 30.27, restated by the Extended Consumer Price Index (IPCA) announced by the IBGE, from the grant date to the date the stock option is exercised.

The distributions in (b), (c), (d) and (e) follow the parameters defined by the Stock Options Plan described above.

On January 7, 2010 the President Director Mr. José Isaac Peres exercised 1,497,773 call options. Throughout the 2nd half of 2010, certain beneficiaries have exercised 204,714 stock purchase options related to programs 2 and 3. Accordingly, on September 30, 2010, the shares making up the Company Stock Option Plan reached the amount of 3,050,838, which consist of 1.70% of total stock at June 30, 2010. The dilution percentage did not consider the issue of new shares.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

22. Shareholders' equity (Continued)

g) Stock options plan (Continued)

The vesting period to exercise the options is as follows:

Vesting period as from granting	% of options released for exercise	Maximum number of shares	Amount of stock options exercised up to September 30, 2010
Program 1 180 days after the Initial Public Offering - 01/26/08	100%	1,497,773	1,497,773
Program 2			
As from the second anniversary - 11/21/09	33.4%	32,732	31,204
As from the third anniversary - 11/21/10	33.3%	32,634	-
As from the fourth anniversary - 11/21/11	33.3%	32,634	-
Program 3			
As from the second anniversary - 06/04/10	33.4%	312,224	173,510
As from the third anniversary - 06/04/11	33.3%	311,288	-
As from the fourth anniversary - 06/04/12	33.3%	311,288	-
Program 4			
As from the second anniversary - 04/13/11	33.4%	419,504	-
As from the third anniversary - 04/13/12	33.3%	418,248	-
As from the fourth anniversary - 04/13/13	33.3%	418,248	-
Program 5			
As from the second anniversary - 03/04/12	33.4%	322,986	-
As from the third anniversary - 03/04/13	33.3%	321,883	-
As from the fourth anniversary - 03/04/14	33.3%	321,883	-

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

22. Shareholders' equity (Continued)

g) Stock options plan (Continued)

The average weighted fair value of call options at the granted dates, described below, was estimated using the Black-Scholes options pricing model, assuming the assumptions listed below:

	Volatility	Risk free rate	Average maturity	Weighted average fair value of options
Program 1	48.88%	12.10%	3.25 years	R\$ 16.40
Program 2	48.88%	12.50%	4.50 years	R\$ 7.95
Program 3	48.88%	12.50%	4.50 years	R\$ 7.57
Program 4	48.79%	11.71%	4.50 years	R\$ 7.15
Program 5	30.90%	6.60%	3.00 years	R\$ 7.28

Share-based payments outstanding at December 31, 2008 were measured and recognized by the Company in accordance with CPC 10, and related effects were recorded retroactively at the beginning of the year in which such payments were granted through the transition date. Related effects on shareholders' equity and P&L based on the options' fair value on the granting date are as follows:

	Income	Shareholders Equity
First-time adoption of Law No. 11638/07	24,579	24,579
2008	1,272	25,851
2009	3,415	29,266
2010	5,528	34,794
2011	5,952	40,746
2012	4,741	45,487
2013	2,508	47,995
2014	440	48,435

The effect in a nine months period ended September 30, 2010, from the recognition of share-based payment on shareholders' equity and on P&L was R\$ 3,926 (R\$ 2,368 on September 30, 2009).

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

23. Financial income (expenses), net

	September 30, 2010		September 30, 2009	
	Company	Consolidated	Company	Consolidated
	(Restated)		(Restated)	
Income from short-term investments	60,414	60,914	8,778	10,861
Interest on loans and financing	(20,455)	(20,455)	(21,103)	(21,139)
Interest on loans property	47	47	78	78
Bank fees and other charges	(2,765)	(2,974)	(740)	(908)
Foreign exchange fluctuations	(17)	969	16	815
Monetary variations	(2,023)	(1,748)	(2,716)	(2,474)
Fines and interest on rental	1,747	1,827	1,916	2,029
Fines and interest on tax violations	(98)	(101)	(212)	(250)
Interest on loans	1,420	1,559	16	25
Interest on property acquisition obligations	(3,374)	(3,374)	(4,212)	(4,212)
Others	(1,686)	(1,735)	1,296	1,280
Total	33,210	34,929	(16,883)	(13,895)

24. Segments information

For management purposes, the company recognizes four business segments that account for its revenues and expenses. Segment information is required, considering that margins, appropriation of revenues and expenses and the final products are different among them. The company identified and distinguished four segments:

Shopping malls

This refers to the company's share in the civil condominium of shopping centers and in their respective parking lots. This is the Company's major revenue segment, accounting for 70.0% of its total revenue for 2010. The determining factor for the amount of revenues and expenditures in this segment is the company's share in each venture. A description of its revenues and expenses is detailed below:

Revenue: Revenue derives mainly from payments for the lease of stores and parking revenue. Such revenue is appropriated to the proportional share of venturers in each condominium.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

24. Segments information (Continued)

Shopping malls (Continued)

Lease revenue: This refers to amounts collected by mall owners (the Company and its partners) for areas leased in its shopping malls. Revenue includes four types of lease: Minimum Lease (based on a commercial agreement indexed to IGP-DI), Supplementary Lease (percentage of sales made by shopkeepers), Merchandising (lease of area in the venture's mall) and straight-line lease revenues (remove volatility and seasonality of minimum lease revenue).

Parking: Revenue from payments made by customers for the time their vehicles remain in the venture's parking lot.

Expenses: These include vacant stores, contributions to the promotion fund, legal fees, lease, brokerage fees, and other expenses relating to interest held in the shopping mall. It is worth noting that the mall's maintenance and operating expenses (mixed-property condominium) are to be supported by the shopkeepers.

Other: This item includes depreciation expenses.

The shopping mall's assets substantially comprise permanent assets of operational malls and lease payments receivable.

Real estate

Real estate operations include revenue and expenses from the sale of properties regularly developed around the shopping mall. As previously mentioned, this activity contributes to generating customer flows to the mall, increasing its results. Additionally, the appreciation and convenience brought by a mall to its surroundings enable the company to reduce risks and increase revenues from properties sold. Revenues are derived from the sale of properties and their related construction costs. Both are appropriated pursuant to the percentage of completion (POC) of the construction work. Expenses refer mostly to brokerage and marketing costs. Finally, the account "other" is largely related to a real estate project that has been recognized in the company's balance sheet and income statement as investment and equity pickup, respectively.

This segment's assets are concentrated in the company's inventory of land and construction in progress and trade accounts receivable.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

24. Segments information (Continued)

Projects

Project operations include revenue and expenses from the development of shopping malls. Development costs are recorded in the balance sheet, but expenses on marketing, brokerage, feasibility studies and other items are posted to the company's income statement. Similarly, the company believes that most of its revenue from Assignment of Rights derives from projects initiated over the last 5 years (average period to recognize revenue from Assignment of Rights), thus resulting from the lease of stores during the lease process. In developing its projects, the company can ensure the quality of the malls in which it will hold future interests.

Project's assets mainly comprise permanent assets of construction in progress and trade accounts receivable from leased stores.

Administration and other

The company provides administration services to its partners and shopkeepers and charges for these services. Additionally, the Company charges brokerage fees from its partners for the lease of stores. The administration of malls is essential for their success and is a major area of concern in the company. On the other hand, the company incurs headquarter costs in these and other services that are considered in this segment. This also includes tax, financial income and expenses and other results as they depend on the company's structure and not only on the operation of each segment previously described.

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

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)
September 30, 2010
(In thousands of reais, excepted when indicated)

24. Segments information (Continued)

Administration and other (Continued)

	September 30, 2010				
	Shoppingmall	Real state	Projects	Management and others	Total
Revenue	327,714	34,975	54,133	50,464	467,286
Cost	-	(19,797)	-	-	(19,797)
Expenses	(46,570)	(1,566)	(30,192)	(74,062)	(152,390)
Others	(31,752)	(3,174)	-	(17,770)	(52,696)
Earnings before income taxes and social contribution	249,392	10,438	23,941	(41,368)	242,403
Operational assets	2,157,343	161,492	299,575	1,249,087	3,867,497

	September 30, 2009				
	Shoppingmall	Real state	Projects	Management and others	Total
Revenue	279,855	4,767	19,310	56,191	360,123
Costs	-	(4,012)	-	-	(4,012)
Expenses	(46,116)	(316)	(6,742)	(64,605)	(117,779)
Others	(26,261)	(15,456)	-	(27,191)	(68,908)
Earnings before income taxes and social contribution	207,478	(15,017)	12,568	(35,605)	169,424
Operational assets	1,618,637	157,446	399,078	1,345,518	3,520,679

25. Financial instruments and risk management

The amounts recorded in the asset and liability accounts as financial instruments are restated as contractually provided for at September 30, 2010 and correspond, approximately to their market value. These amounts are substantially represented by cash and cash equivalents trade accounts receivable, sundry loans and advances, loans and financing, and property acquisition liabilities. The amounts recorded are equivalent to market values.

The Company's major financial instruments are as follows:

- i) Cash and cash equivalents - stated at market value, which is equivalent to their book value;
- ii) Trade accounts receivable and sundry loans and advances - classified as financial assets held to maturity and accounted for at their contractual amounts, which are equivalent to market value.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

25. Financial instruments and risk management (Continued)

- iii) Property acquisition liabilities, loans and financing and debentures - classified as financial liabilities held to maturity and accounted for at their contractual amounts, and restated using the effective interest rate of the operation.

For disclosure purposes, the market value of debts that include borrowing costs was calculated considering the borrowing costs over the life of the debt rather than at inception. Thus, the borrowing costs were diluted over the number of months of the operation plus the monthly rate of each debt, and then brought to present value at the reporting date.

The carrying value and the market value of the Company's financial instruments in September 30 and December 31, 2009 are as follows:

Category		Company assets (liabilities)			
		September 30, 2010		December 31, 2009	
		Book value	Market	Book value	Market
		(Restated)		(Restated)	
Assets					
Cash and cash equivalents	Held for Sales	819,980	819,980	801,894	801,894
Accounts receivable	Held-to-maturity	146,332	146,332	111,292	111,292
Sundry loans and advances	Loans (granted) and receivables	102,366	102,366	109,885	109,885
Liabilities					
Loans and financing	Measured at fair value	278,727	276,639	171,695	170,309
Property acquisition obligation	Not measured at fair value	150,807	150,807	189,603	189,603
Debentures	Not measured at fair value	103,621	103,621	100,386	100,386
Category		Consolidated assets (liabilities)			
		September 30, 2010		December 31, 2009	
		Book value	Market	Book value	Market
		(Restated)		(Restated)	
Assets					
Cash and cash equivalents	Held for Sales	840,118	840,118	827,967	827,967
Accounts receivable	Held-to-maturity	161,753	161,753	133,145	133,145
Sundry loans and advances	Loans (granted) and receivables	28,582	28,582	40,893	40,893
Liabilities					
Loans and financing	Measured at fair value	278,727	276,639	171,695	170,309
Property acquisition obligation	Not measured at fair value	150,807	150,807	189,603	189,603
Debentures	Not measured at fair value	103,621	103,621	100,386	100,386

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

25. Financial instruments and risk management (Continued)

Risk factors

The main risk factors to which the subsidiary companies are exposed are the following:

(i) Interest rate risk

Interest rate risk refers to:

- ▶ Possibility of variation in the fair value of their financings at fixed rates, if such rates do not reflect current market conditions. While constantly monitoring these indexes, to the present date the Company does not have any need to take out hedges against interest rate risks.
- ▶ Possibility of unfavorable change in interest rates, which would result in increase in financial expenses as a consequence of the debt portion under variable interest rates. At September 30, 2010 the Company and its subsidiaries invested their financial resources mainly in Interbank Deposit Certificates (CDI), which significantly reduces this risk.
- ▶ Inability to obtain financing in the event that the real estate market presents unfavorable conditions, not allowing absorption of such costs.

(ii) 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 referring to rents, property sales, key money, administration fees and brokerage commissions. This type of risk is substantially reduced owing to the possibility of repossession of rented stores as well as sold properties, which historically have been renegotiated with third parties on a profitable basis.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

25. Financial instruments and risk management (Continued)

Risk factors (Continued)

(iii) Credit risk

The risk is related to the possibility of the Company and its subsidiaries posting losses resulting from difficulties in realizing short-term financial investments. The risk inherent to such financial instruments is minimized by keeping such investments with highly-rated banks.

In accordance with CVM Rule No. 550 of October 17, 2008, which provides for disclosure of information about derivative financial instruments in notes to financial statements, the Company informs that it does not have any policy on the use of derivative financial instruments. Accordingly, no risks arising from possible exposure associated with these instruments were identified.

Sensitivity analysis

In order to check the financial asset and liability indexes to which the Company is exposed at September 30, 2010 for sensitivity, 5 different scenarios were defined and an analysis of sensitivity to fluctuations in these instruments' indexes was prepared. Based on FOCUS report dated September 24, 2010, CDI, IGP-DI, and IPCA indexes were projected for year 2010 - set as the probable scenario - from which decreasing and increasing variations of 25% and 50%. Respectively, were calculated.

Financial assets and liabilities indexes:

<u>Index</u>	<u>50% decrease</u>	<u>25% decrease</u>	<u>Probable scenario</u>	<u>25% increase</u>	<u>50% increase</u>
CDI	5.38%	8.06%	10.75%	13.44%	16.13%
IGP-DI	4.68%	7.01%	9.35%	11.69%	14.03%
IGP-M	4.60%	6.90%	9.20%	11.50%	13.80%
IPCA	2.53%	3.79%	5.05%	6.31%	7.58%
UMBNDDES	0.88%	1.31%	1.75%	2.19%	2.63%
TJLP	3.00%	4.50%	6.00%	7.50%	9.00%

Financial assets:

Gross financial income was calculated for each scenario as at September 30, 2010, based on one-year projection and not taking into consideration any tax levies on earnings. The Interbank Deposit Certificate (CDI) index was checked for sensitivity at each scenario.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

25. Financial instruments and risk management (Continued)

Financial income projection - 2010:

Company:

	Remuneration rate	September 30, 2010	50% decrease	25% decrease	Probable scenario	25% increase	50% increase
Cash and cash equivalents							
Cash and Banks	N/A	12,132	N/A	N/A	N/A	N/A	N/A
Short-term investments	100% CDI	807,848	43,422	21,711	86,844	108,555	130,265
		819,980	43,422	21,711	86,844	108,555	130,265
Accounts receivable							
Trade accounts receivable - leases	IGP-DI	59,675	2,790	1,395	5,580	6,975	8,369
Trade accounts receivable - key money	IGP-DI	62,308	2,913	1,456	5,826	7,282	8,739
Trade accounts receivable - real state sales	IGP-DI	11,505	538	269	1,075	1,345	1,614
Others trade accounts receivable	N/A	12,844	N/A	N/A	N/A	N/A	N/A
		146,332	6,241	3,120	12,481	15,602	18,722
Sundry loans and advances							
Barra Shopping Sul Association	135% CDI	7,624	553	277	1,106	1,383	1,660
Parkshopping Barigui Association	117% CDI	1,571	99	49	198	247	296
Parkshopping Association	110% CDI	519	31	15	61	77	92
Parkshopping Condominium	110% CDI	4,782	283	141	565	707	848
Condomínio Ribeirão Shopping	110% CDI	1,328	79	39	157	196	236
New York City Center Condominium	110% CDI	524	31	15	62	77	93
Barra Shopping Sul Condominium	N/A	168	N/A	N/A	N/A	N/A	N/A
Condomínio Anália Franco	N/A	121	N/A	N/A	N/A	N/A	N/A
Condomínio Morumbi Shopping	N/A	57	N/A	N/A	N/A	N/A	N/A
Manati Empreendimentos Imobiliários Ltda.	N/A	10,649	N/A	N/A	N/A	N/A	N/A
MPH Empreendimentos Imobiliários Ltda.	N/A	68,240	N/A	N/A	N/A	N/A	N/A
Advances for suppliers	N/A	3,755	N/A	N/A	N/A	N/A	N/A
Advances for entrepreneur	N/A	835	N/A	N/A	N/A	N/A	N/A
Others sundry loans and advances	N/A	2,193	N/A	N/A	N/A	N/A	N/A
		102,366	1,076	536	2,149	2,687	3,225
Total		1,068,678	50,739	25,367	101,474	126,844	152,212

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

25. Financial instruments and risk management (Continued)

Financial income projection - 2010: (Continued)

Consolidated:

	Remuneration rate	September 30, 2010	50% decrease	25% Decrease	Probable scenario	25% increase	50% increase
Cash and cash equivalents							
Cash and banks	N/A	23,640	N/A	N/A	N/A	N/A	N/A
Short-term investments	100% CDI	816,478	43,886	65,829	87,771	109,714	131,657
		840,118	43,886	65,829	87,771	109,714	131,657
Accounts receivable							
Trade accounts receivable - leases	IGP-DI	62,735	2,933	4,399	5,866	7,332	8,799
Trade accounts receivable - key money	IGP-DI	73,766	3,449	5,173	6,897	8,621	10,346
	IGP-DI	11,505	538	807	1,076	1,345	1,614
Others trade accounts receivable	N/A	13,747	N/A	N/A	N/A	N/A	N/A
		161,753	6,920	10,379	13,839	17,298	20,759
Sundry loans and advances							
Barra Shopping Sul Association	135% CDI	7,624	553	830	1,106	1,383	1,660
Parkshopping Barigui Association	117% CDI	1,571	99	148	198	247	296
Parkshopping Association Vila Olimpia Shopping Association	110% CDI	519	31	46	61	77	92
Parkshopping Condominium	8% IPCA	1,053	2	3	4	5	6
Condomínio Ribeirão Shopping	110% CDI	4,782	283	424	565	707	848
New York City Center Condominium	110% CDI	1,328	79	118	157	196	236
Anália Franco Condominium	110% CDI	524	31	46	62	77	93
Morumbishopping Condominium	N/A	121	N/A	N/A	N/A	N/A	N/A
Shopping Vila Olimpia Condominium	N/A	57	N/A	N/A	N/A	N/A	N/A
Barra Shopping Sul Condominium		500	N/A	N/A	N/A	N/A	N/A
Advances for suppliers		168	N/A	N/A	N/A	N/A	N/A
Advances for entrepreneur		3,929	N/A	N/A	N/A	N/A	N/A
Others sundry loans and advances	N/A	1,356	N/A	N/A	N/A	N/A	N/A
	N/A	5,050	N/A	N/A	N/A	N/A	N/A
		28,582	1,078	1,615	2,153	2,692	3,231
Total		1,030,453	51,884	77,823	103,763	129,704	155,647

Gross financial expense was calculated for each scenario as at June 30, 2010, based on the indexes' one-year projection and not taking into consideration any tax levies and the maturities flow of each contract scheduled for 2010. The indexes were checked for sensitivity at each scenario.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

25. Financial instruments and risk management (Continued)

Projected financial expenses - 2010:

Company and Consolidated:

	Remuneration rate	September 30, 2010	50% Decrease	25% decrease	Probable scenario	25% increase	50% Increase
Loans and financing							
Bradesco	129.5%CDI	15,011	1,045	1,567	2,090	2,612	3,135
BNDES - Parkshopping Barigui	TJLP e UMBNDDES	37	-	1	1	1	1
BNDES - Morumbi Shopping	TJLP	2,307	69	104	138	173	208
BNDES - PKS Exp	TJLP	35,904	1,077	1,616	2,154	2,693	3,231
Real	N/A	107,356	N/A	N/A	N/A	N/A	N/A
Real BHS Exp V	N/A	96,616	N/A	N/A	N/A	N/A	N/A
Itaú	N/A	11,959	N/A	N/A	N/A	N/A	N/A
Banco IBM	CDI + 0.79% a.a.	3,354	180	270	361	451	541
Banco IBM	CDI + 1.48% a.a.	6,942	373	560	746	933	1,119
Custos de captação Banco Itaú	N/A	(1,550)	N/A	N/A	N/A	N/A	N/A
Cia. Real de Distribuição	N/A	791	N/A	N/A	N/A	N/A	N/A
		278,727	2,744	4,118	5,490	6,863	8,235
Property acquisition obligation							
PSS - Seguridade Social	IPCA + 9%	56,653	6,529	7,245	7,960	8,675	9,390
Land Barra	N/A	11,530	N/A	N/A	N/A	N/A	N/A
Land São Caetano	IGPM + 3% a.a.	64,858	4,929	6,421	7,913	9,404	10,896
Land Jundiá	IPCA + 7.2%	17,497	1,702	1,922	2,143	2,364	2,585
Others	N/A	269	N/A	N/A	N/A	N/A	N/A
		150,807	13,160	15,588	18,016	20,443	22,871
Total		429,534	15,904	19,706	23,506	27,306	31,106

26. Administrative funds

The Company is in charge of management of funds of investors for the following shopping malls: BarraShopping, MorumbiShopping, BHShopping, DiamondMall, ParkShopping, RibeirãoShopping, New York City Center, Shopping Anália Franco, BarraShopping Sul, ParkShopping Barigui, Shopping Pátio Savassi, Shopping Santa Úrsula and Vila Olimpia. The company manages funds comprising advances from said investors and rents received from shopkeepers at the shopping malls, which are deposited in bank accounts of the Company in the name of the investment, to finance the expansion and the operating expenses of the shopping malls.

At September 30, 2010, the balance of administrative funds amounted to R\$ 13,750 (R\$ 13,747 in June 30, 2010), which is not presented in the consolidated financial statements because it does not representing rights or obligations of the subsidiary.

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

27. Management fees

The Company is managed by a Board of Directors and an Executive Board. In the period ended in September 30, 2010, these administrators' compensation, recorded under management fees expenses totaled R\$ 13,026 (R\$ 10,319 in September 30, 2009), which is deemed a short term benefit.

As described in Note 22.g, the Company shareholders approved a stock option plan for the Company's administrators and employees.

Additionally, the company directors and employees have the right to health care plan and life insurance.

28. Profit per share

Basic earnings per share amounts are calculated by dividing net profit for the year attributable to ordinary equity holders of the parent (not considering shares in treasure department) by the weighted average number of ordinary and preferred shares outstanding during the year. The Company opted to include preferred shares on the profit per share calculation, once the preferred shares have the same rights on the dividends distribution. Diluted earnings per share amounts are calculated by dividing the net profit attributable to ordinary and preference equity holders of the parent by the weighted average number of ordinary and preferred shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares. The Company's exercisable options in its option plan were included as dilutive shares.

The following reflects the income and share data used in the basic and diluted earnings per share computations:

		Company	
		September 30, 2010	September 30, 2009
A	Total shares issued	179,197,214	173,799,441
B	Treasury	247,386	340,000
C=A-B	Average shares	178,154,635	160,555,791
D	Dilutive potencial shares	40,696	754,573
E	Total net income	144,578	131,062
E/C	Earnings per share	0.8115	0.8163
E/(C+D)	Adjusted earnings per share	0.8113	0.8125

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Notes to financial statements (Continued)

September 30, 2010

(In thousands of reais, excepted when indicated)

28. Profit per share (Continued)

		Consolidated	
		September 30, 2010	September 30, 2009
A	Total shares issued	179,197,214	173,799,441
B	Treasury	247,386	340,000
C=A-B	Average common shares	178,154,635	160,555,791
D	Dilutive potencial shares	40,696	754,573
E	Total net income	148,035	132,094
E/C	Earnings per share (Common shares)	0.8197	0.8227
E/(C+D)	Adjusted earnings per share	0.8195	0.8189

29. Insurance

The Company holds an insurance program for the shopping centers in which it holds interest with CHUBB do Brasil Cia. de Seguros, in force from November 30, 2009 to November 30, 2010 ("Insurance Program"). The Insurance Program provides three insurance policies for each development as follows: (i) comprehensive type property insurance to insure against property risk in the risk portfolio (ii) commercial establishment type insurance to insure against commercial general liability and (iii) commercial general liability insurance to insure against risks associated with the safekeeping of vehicles. Risk cover is subject to conditions and exclusions provided for in the respective policies, within which we stress the exclusion of damages stemming from acts of terrorism. In addition, the Company has contracted an engineering risks policy for any expansion, refurbishment, improvement or construction work to insure the execution of the respective development.

As well as the policies mentioned above the Company has contracted a commercial general liability insurance policy in the Company's name with a limit greater than those contracted for each individual shopping center. The policy is intended to protect the interests of our shareholders against third party claims up to a limit of R\$ 50,000.

In addition to these policies, the Company holds three D&O insurance policies for the total maximum indemnity limit of R\$ 90,029 (ninety million and twenty nine thousand reais) under a 1º, 2º and 3º risk arrangement among insurers Chubb do Brasil, Itaú Seguros and Liberty Paulista Seguros. The effectiveness of these policies spans the period from July 4, 2010 to July 4, 2011.