

## SALES IN MULTIPLAN SHOPPING CENTERS GROW 15.2% IN 4Q12 AND REACH R\$9.7 BILLION IN 2012

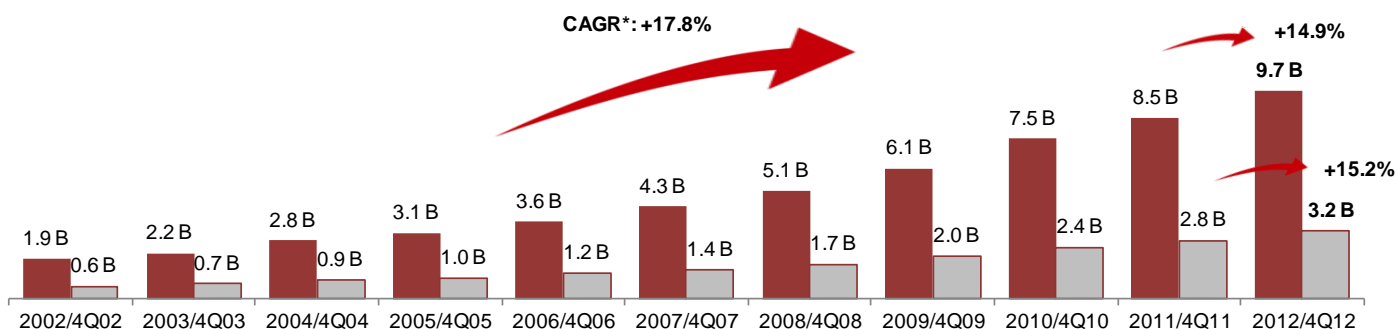
Rio de Janeiro, January 21, 2013 – Multiplan Empreendimentos Imobiliários S.A. (BM&FBOVESPA: MULT3) announces its preliminary fourth quarter and fiscal year 2012 operational results for the seventeen shopping centers in operation.

### Shopping Center Sales

Sales in Multiplan shopping centers reached **R\$3.2 billion** in 4Q12, and represent 32.7% of annual sales, with a **15.2%** increase over 4Q11. Sales In 2012 reached **R\$9.7 billion**, and presented a growth of **14.9%** when compared to 2011. One of the highlights for the year were sales for stores with less than 1,000 m<sup>2</sup> which showed growth of **17.4%** in 2012 or **10.4%** considering the Same Store basis.

The three new shopping centers, JundiaiShopping, ParkShoppingSãoCaetano and Village Mall, and the Expansion VI at RibeirãoShopping, delivered throughout the fourth quarter and which contributed with **105.9 thousand m<sup>2</sup>** in total GLA (increase of 18% over 3Q12) have already contributed with **R\$169.7 million** in sales in less than 45 days of operation. It is worth mentioning that the occupancy rate of Multiplan's portfolio remained practically unchanged with **98.1%** (average occupancy rate for 4Q12), in spite of the significant GLA growth.

*Multiplan Shopping Centers Total Sales Evolution*

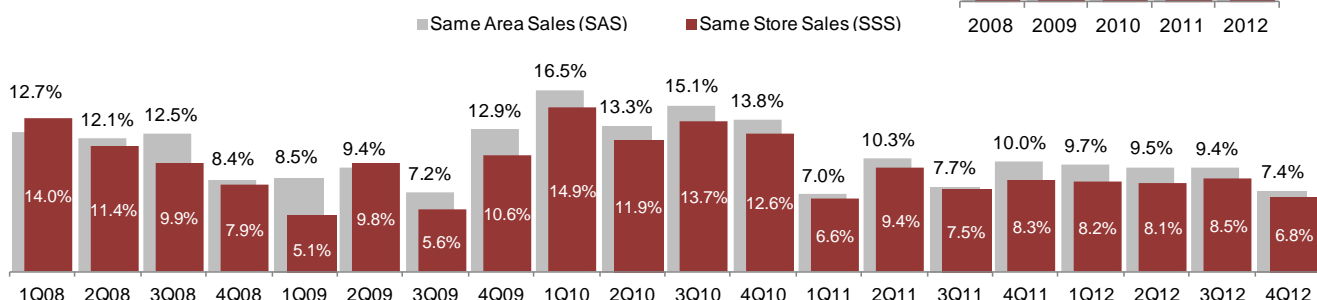
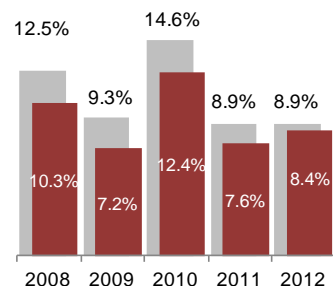


\* Compound Annual Growth Rate calculated for the quarter and annual evolution

On a same basis comparison, Same Area Sales (SAS) presented a growth of **8.9%** in 2012, while Same Store Sales (SSS) increased **8.4%**. The increase in SAS and in SSS, in 4Q12, was of **7.4%** and **6.8%** over 4Q11, respectively.

The growth in 2012 is highlighted even more when compared to the high sales/m<sup>2</sup> base of Multiplan shopping centers in previous years.

Same Area and Same Store Sales Evolution (Year/Year)

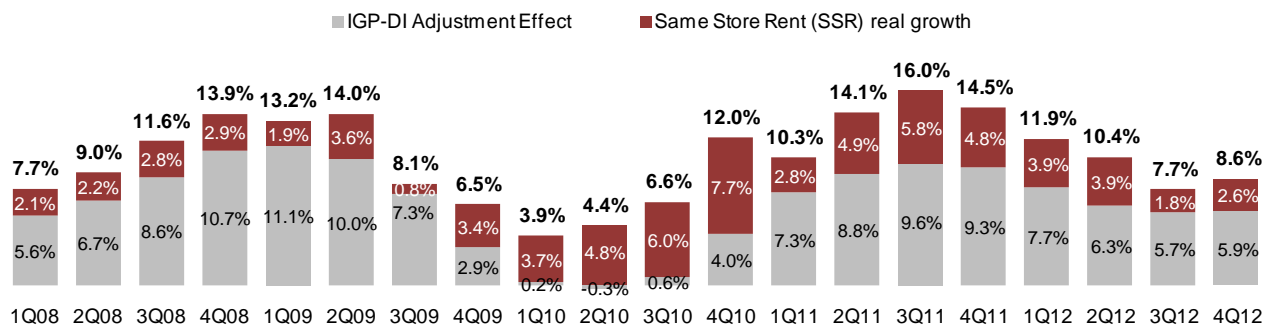
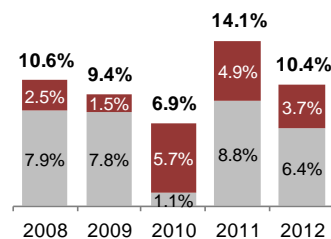


## Rent

Multiplan recorded a Same Store Rent (SSR) growth of **10.4%** in 2012, and **8.6%** in 4Q12, compared to the same period last year. The real growth, on top of the IGP-DI (inflation index) adjustment effect on contracts, was **3.7%** in 2012, or **4.3%** above the year's IPCA.

Same Area Rent (SAR) increased **8.2%** in 2012, and **5.3%** in 4Q12.

Same Store Rent Evolution (Year/Year)



## Armando d'Almeida Neto CFO and IRO

**Disclaimer:** The information included in this report are preliminary and can be modified without previous notice. The company has no obligation to update said information. Readers/investors should be aware that many factors may mean that our future results differ from the information in this document. The reader/investor is encouraged not to make their investment decision based only on the information above.

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