MRV ANNOUNCES RECORD NET INCOME OF R$66.7 MILLION IN 2Q08.

THE COMPANY CONTINUES TO DELIVER STRONG GROWTH IN ALL OF ITS FINANCIAL AND OPERATING INDICATORS, WITH SOLID MARGINS

Belo Horizonte, August 13, 2008 – MRV Engenharia e Participações S.A. (Bovespa: MRVE3), the largest real estate developer and builder in the low-income residential development segment in Brazil, announces today its results for the second quarter of 2008 (2Q08). The following financial information, except otherwise indicated, is presented in accordance with the accounting practices adopted in Brazil (BRGAAP) and in reais (R$). Comparisons are to the second quarter of 2007 (2Q07), to the first quarter of 2008 (1Q08) and to the first half of 2007 (1H07). Except as otherwise mentioned, operating data refers to MRV's share in the projects.

HIGHLIGHTS

- ✓ First homebuilder in Brazil with on-going operations under Caixa Econômica Federal's Real Estate Correspondent Agreement.
- ✓ Conclusion of the first debenture issue, in the amount of R$300 million, further strengthening the Company's cash position.
- ✓ Continuous geographic expansion, totaling 63 cities at the end of 2Q08.
- ✓ Consistent growth in all the operating and financial indicators.
- ✓ Launches totaling R$797.7 million in 2Q08 (15.4% more than in 1Q08 and 265.1% more than in 2Q07). Launches in the first half of 2008 were R$1,489.3 million, 244.3% higher than in the first half of 2007 (1H07).
- ✓ 41.3% growth in contracted sales compared to the 1Q08, and 229.7% when compared to 2Q07, totaling R$480.7 million. In the first half of 2008, contracted sales totaled R$820.9 million, an increase of 197.3% over the same period of 2007.
- ✓ Net operating revenue of R$277.1 million in 2Q08, a 50.6% increase compared to 1Q08 and 244.9% higher than in the second quarter of 2007. Year-to-date net operating revenue was R$461.1 million (225.0% higher than in the first half of 2007).
- ✓ EBITDA of R$ 68.8 million in 2Q08 (24.8% margin), a 54.9% increase compared to 1Q08 and 293.4% higher than in 2Q07. In the first half of 2008, EBITDA was R$113.3 million (24.6% margin), a 278.7% increase compared to 1H07.
- ✓ Record net income of R$66.7 million in the second quarter of 2008 (31.5% higher than in 1Q08 and 313.5% higher than in 2Q07). In the 1H08, net income totaled R$117.5 million (381.8% higher than in 1H07). Net margin reached 25.5% in 1H08.

2Q08 Conference Calls

English	**Portuguese**
Date: August 14, 2008	Date: August 14, 2008
Time: 12:00 p.m. (US EST) / 1:00 p.m. (Brasília)	Time: 2:30 pm (Brasília) / 1:30 p.m. (US EST)
Telephone: +1 (412) 858-4600	Telephone: + (55 11) 2188-0188
Code: MRV	Code: MRV

Financial and Operating Highlights

FINANCIAL HIGHLIGHTS (R$'000)	1H08	1H07	Chg. % 1H08 x 1H07	2Q08	1Q08	2Q07	Chg. % 2Q08 x 1Q08	Chg. % 2Q08 x 2Q07
Net Operating Revenue	461,059	141,850	225.0%	277,077	183,982	80,327	50.6%	244.9%
Gross Profit	188,424	53,226	254.0%	112,747	75,677	30,443	49.0%	270.4%
% Gross Margin	*40.9%*	*37.5%*	*3.3 p.p.*	*40.7%*	*41.1%*	*37.9%*	*-0.4 p.p.*	*2.8 p.p.*
Net Income (*)	117,488	24,385	381.8%	66,736	50,752	16,139	31.5%	313.5%
Net margin (*)	*25.5%*	*17.2%*	*8.3 p.p.*	*24.1%*	*27.6%*	*20.1%*	*-3.5 p.p.*	*4.0 p.p.*
EBITDA (*)	113,263	29,906	278.7%	68,830	44,440	17,497	54.9%	293.4%
EBITDA Margin (*)	*24.6%*	*21.1%*	*3.5 p.p.*	*24.8%*	*24.2%*	*21.8%*	*0.7 p.p.*	*3.1 p.p.*
Unearned Sales Revenues	811,745	242,048	235.4%	811,745	606,988	242,048	33.7%	235.4%
Unearned Costs of Units Sold	(406,071)	(115,579)	251.3%	(406,071)	(298,010)	(115,579)	36.3%	251.3%
Unearned Results	405,674	126,469	220.8%	405,674	308,978	126,469	31.3%	220.8%
Unearned Margin	*50.0%*	*52.2%*	*-2.3 p.p.*	*50.0%*	*50.9%*	*52.2%*	*-0.9 p.p.*	*-2.3 p.p.*
Net Cash (Net Debt)	173,975	(22,893)	-859.9%	173,975	386,794	(22,893)	-55.0%	-859.9%
Net Income per Share - R$ (*)	0.864	0.259	233.2%	0.491	0.375	0.172	30.8%	185.9%

LAND BANK	1H08	1H07	Chg. % 1H08 x 1H07	2Q08	1Q08	2Q07	Chg. % 2Q08 x 1Q08	Chg. % 2Q08 x 2Q07
% MRV								
Land Bank - R$ millions	9.9	2.8	255.2%	9.9	10.1	2.8	-1.5%	255.2%
Units	103,818	26,993	*284.6%*	103,818	111,686	26,993	*-7.0%*	*284.6%*
Average Price - R$'000 / unit.	96	104	*-7.7%*	96	90	104	*6.0%*	*-7.7%*

LAUNCHES	1H08	1H07	Chg. % 1H08 x 1H07	2Q08	1Q08	2Q07	Chg. % 2Q08 x 1Q08	Chg. % 2Q08 x 2Q07
% MRV								
PSV - R$ millions	1,489.3	432.5	244.3%	797.7	691.5	218.5	15.4%	265.1%
Units	14,097	4,040	*248.9%*	7,369	6,728	1,886	*9.5%*	*290.7%*
Average Price - R$'000 / unit.	106	107	*-1.3%*	108	103	116	*5.3%*	*-6.5%*

SALES	1H08	1H07	Chg. % 1H08 x 1H07	2Q08	1Q08	2Q07	Chg. % 2Q08 x 1Q08	Chg. % 2Q08 x 2Q07
% MRV								
Contracted Sales - R$ millions	820.9	276.1	197.3%	480.7	340.1	145.8	41.3%	229.7%
Units	7,624	2,526	*201.9%*	4,414	3,210	1,308	*37.5%*	*237.4%*
Average Price - R$'000 / unit.	108	109	*-1.5%*	109	106	111	*2.8%*	*-2.3%*

(*) In 2007, excludes non-recurring expenses related to IPO and entry of new shareholder.

Management's Comments

On July 23, 2008, we celebrated our 1st anniversary as a publicly-held company, recording the highest share appreciation among all the homebuilders listed on the Bovespa, in the period. Considering the closing price on July 22, 2008, the gain was 37.9% since the IPO. On July 22, the Company's market value reached R$4.8 billion, making it Brazil's second largest in market capitalization and the largest company focusing on the low-income segment.

Launches and contracted sales in the first half of 2008 already exceed the total of last year's launches and contracted sales. In the first half of 2008, launches totaled R$1,489.3 million, a 244.3% increase compared to the first half of 2007, equal to 53% of the upper guidance limit for 2008. Contracted sales totaled R$820.9 million in the first six months of 2008, an increase of 197.3% compared to the same period of 2007.

Financial and operating results remain consistent. Our gross margin in 2Q08 was 40.7%. In the same period, EBITDA totaled R$68.8 million (24.8% margin), a 54.9% increase compared to 1Q08 and 293.4% compared to 2Q07. Net income touched a record R$66.7 million, 31.5% more than in 1Q08 and 313.5% more than in 1Q08.

Our integrated business model remains a competitive advantage. Through this model, we achieved a consistent growth in development, sales and building, and the maintenance of solid and sustainable profit margins. The consistent operating and financial results delivered in the past quarters (demonstrated in this release) are proof of this proven model.

We believe in the strong growth of our operations and in the continued favorable environment for the real estate sector. Demand for low-income housing should continue to grow over the coming years due to a variety of factors. Brazil has a young and growing population. According to a recent study by the FGV (Fundação Getúlio Vargas), Brazil's middle class ("C Class") represents 52% of the population, up from 42% in 2004. Its purchasing power has been increasing faster than inflation. The biggest part of the housing deficit is in our business segment and the credit availability for this segment has been expanding, with lower rates and longer terms.

Once again, as proof of our pioneering spirit and our expertise in real estate financing, allied to our 25-year partnership with the Caixa Econômica Federal (CEF), we began operations CEF's Real Estate Correspondent, being the first homebuilder in Brazil to operate such a project. Through this mechanism, MRV and CEF will make the real estate loan process more efficient and easier for our clients.

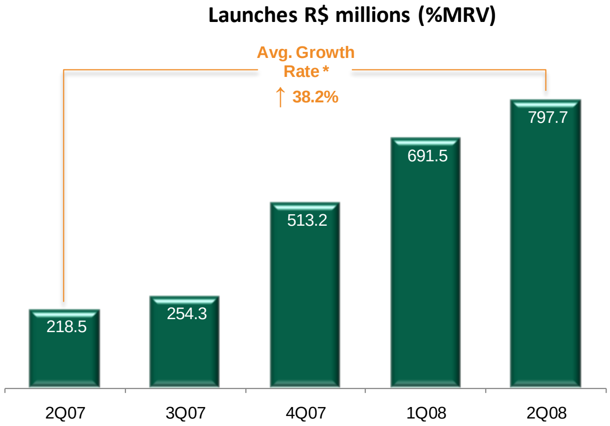
We also teamed up with Banco Real to further optimize the financing process for our customers. Through the use of internal customer service cells, composed of Banco Real and MRV employees, we achieved greater agility in loan approvals and contracts signed. Furthermore, we also offer a product named PIP (Product Individualization Program) by Banco Real, similar to CEF's "*Crédito Associativo*", with the main benefit being the advance receipt of receivables by MRV.

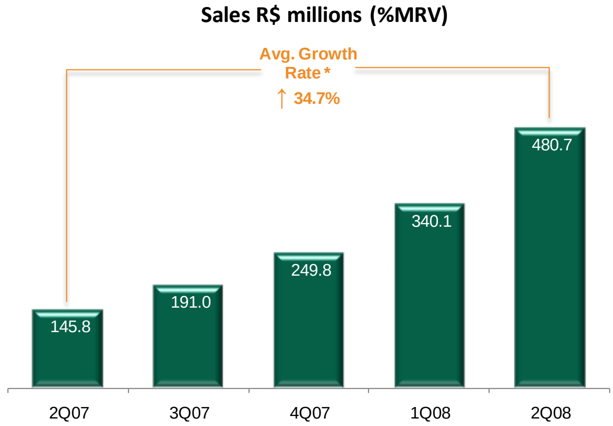
In this quarter, we began our operations in the logistics business, implementing our subsidiary MRV LOG. We are bringing to the new company our management culture, focused on lean cost structure and high margins, and more specifically, a deep capacity to identify and purchase new land.

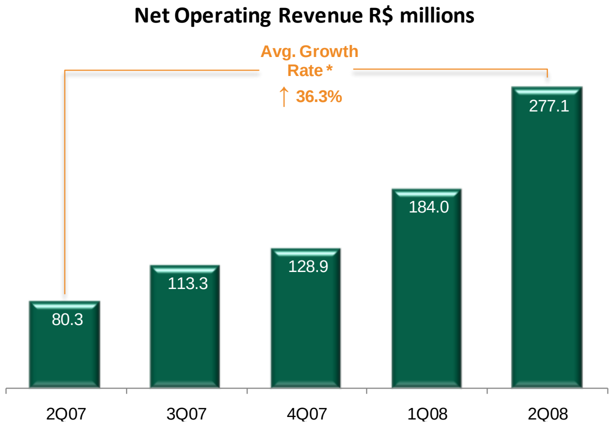
Finally, it is worth mentioning about our first issue of unsecured debentures at the end of July 2008, in the amount of R$300 million, and the contracting of building financing for several projects under-way, with a total value of R$164 million (outstanding), strengthening our financial position.

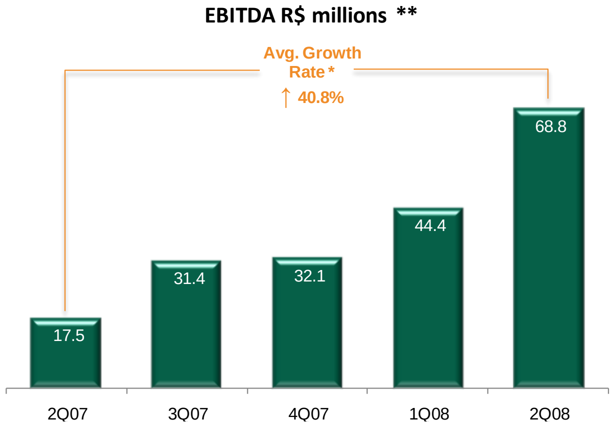
CONSISTENT GROWTH

We have been consistently delivering our growth plans every quarter. Our financial and operating indicators remain solid and consistent, thanks to the integrated business model comprising development, sales and building, together with our shorter operating cycle.









* Compound Quarter Growth Rate ** In 2007, excludes expenses with IPO and entrance of new shareholder

REAL ESTATE CORRESPONDENT - CEF

As of May 12, 2008, MRV began its operations as CEF Real Estate Correspondent, being the first homebuilder in the country to implement such a project.

Based on its vast and renowned experience in granting loans under CEF's "*Associativo*" financing program, and its 25-year partnership with that Institution, MRV was the first homebuilder chosen to develop and implement a pilot project as Real Estate Correspondent, which will be replicated in the future throughout the Company's CEF Real Estate Correspondent operations in Brazil.

The Real Estate Correspondent operation is a reality for MRV and CEF. In June we signed the first "*Crédito Associativo*" contracts through the Real Estate Correspondent Agreement in 5 projects.

As Real Estate Correspondent, we have made it easier and quicker for customers to obtain real estate loans, besides building a closer relationship with CEF. Shortly, all of our onlending operations to CEF clients will be made according to these new procedures, enabling us to operate with growing volumes.

MRV LOG

We began our logistics operations this quarter by setting up our subsidiary, MRV Logística S.A. (“MRV LOG”). We already have a field sales team prospecting new business and an adequate support structure.

Expertise in identifying and acquiring land

Our business model focuses on developing warehouses and sheds for commercial and industrial activities. We seek sites strategically located close to ports, airports, railroads, freeways and in junctions, near important markets and their distribution and supply chains. We bring to MRV LOG our expertise in identifying and acquiring land.

Building at competitive costs

Construction of units is outsourced but management is retained by MRV LOG. We will use the same materials suppliers and MRV’s purchasing power, as well as the experience of our builder, which is focused on low costs and results.

Financing

From the finance standpoint, each project requires an initial capital investment to acquire land and start construction. Later, the cash requirement is met through third-party capital, payable over the long term. Negotiations with private and public banks are underway for financing ongoing projects. MRV’s initial capital investment of R$ 45 million in this subsidiary is sufficient to execute the projects already approved as well as those in the final selection phase.

Projects

We have acquired two sites and have started construction of the “MRV LOG I” center in Contagem in the metropolitan area of Belo Horizonte, with potential leasable area of 54,500 square meters. The second project, named “MRV LOG II”, is also located in Contagem and will have a gross leasable area of 11,500 square meters. Construction should begin in the last quarter of 2008.

OPERATING PERFORMANCE

Launches

Launches (% MRV) in the 2Q08 reached R$797.7 million, a 15.4% increase compared to 1Q08 and 265.1% higher than in 2Q07. Total launches in the first half of 2008 were R$1,489.3 million, a 244.3% increase compared to the 1H07.

Total units launched in 2Q08 and in 1Q08 were 7,369 and 6,728 respectively. Till June 2008, over 14,000 units were launched, compared to approximately 4,000 in the first half of 2007.

Launches by product type and price range (% MRV), Units and Average Price

Price Range	R$'000				Units				Average Price			
	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07
Under R$ 80,000	67,304	78,268	145,572	53,723	930	1,174	2,104	812	72	67	69	66
From R$ 80,001 to R$ 130,000	494,376	492,225	986,601	209,697	4,881	4,850	9,732	2,163	101	101	101	97
From R$ 130,001 to R$ 180,000	218,803	104,525	323,328	144,641	1,501	647	2,147	953	146	162	151	152
Over R$ 180,000	17,255	16,530	33,785	24,449	57	57	114	113	300	290	295	217
Total	**797,739**	**691,547**	**1,489,286**	**432,510**	**7,369**	**6,728**	**14,097**	**4,040**	**108**	**103**	**106**	**107**

Product	R$'000				Units				Average Price			
	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07
Parque	336,904	212,261	549,165	52,155	3,244	2,443	5,687	764	104	87	97	68
Spazio	460,835	374,103	834,938	336,746	4,125	3,673	7,798	3,009	112	102	107	112
Village	-	105,183	105,183	43,609	-	612	612	267	-	172	172	163
Total	**797,739**	**691,547**	**1,489,286**	**432,510**	**7,369**	**6,728**	**14,097**	**4,040**	**108**	**103**	**106**	**107**

Most of our launches are concentrated in the price range of R$80 thousand and R$130 thousand - our focus segment. In this quarter, 62.0% of the launches were in this range, compared to 71.2% in the previous quarter. Consequently, in 1H08, 66.2% of the launched units were in the R$80 thousand - R$ 130 thousand price range (1H07 – 48.5%).

As for launches by product type, Spazio remains the product with the highest percentage of total launches.

Average price of launched units increased 5.3%, from R$103 thousand in 1Q08 to R$108 thousand in this quarter, partly due to the unit price increase following the real estate building price index.

Average price fell slightly (0.9%) between 1H07 and 1H08, despite the nominal price increase, following the building industry index. This reduction is due to the migration of launches to lower-priced units, where we identified greater market potential. Additionally, in the first half of 2007, a significant part of our launches were concentrated in the Federal District, with higher average launching price (as seen in the table below). These factors were partially offset by the increase in average launch price, caused by the strong demand in the Company's segment.

Launches per State (% MRV) R$ thousands, Units and Average Price

State	R$'000				Units				Average Price			
	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07
SP	391,841	492,180	884,021	191,129	3,738	4,710	8,448	1,838	105	104	105	104
MG	91,968	153,350	245,318	57,105	907	1,560	2,466	792	101	98	99	72
PR	163,794	3,816	167,610	37,038	1,388	40	1,428	394	118	95	117	94
RJ	52,927	26,313	79,240	30,472	479	238	717	268	111	111	111	114
GO	58,932	-	58,932	-	558	-	558	-	106	-	106	-
ES	6,765	15,888	22,653	-	63	180	243	-	107	88	93	-
CE	20,738	-	20,738	-	137	-	137	-	152	-	152	-
SC	10,773	-	10,773	3,725	100	-	100	43	108	-	108	87
DF	-	-	-	113,041	-	-	-	705	-	-	-	160
RS	-	-	-	-	-	-	-	-	-	-	-	-
Total	**797,739**	**691,547**	**1,489,286**	**432,510**	**7,369**	**6,728**	**14,097**	**4,040**	**108**	**103**	**106**	**107**

In the second quarter of 2008, the Company launched units in 27 cities spread over 8 states. By the end of June 2008, the Company had projects in 63 cities.

Contracted Sales

Contracted sales (% MRV) in 2Q08 increased by 41.3% in comparison to 1Q08 and 229.7% in comparison to 2Q07, amounting to R$480.7 million. In the first half of 2008, contracted sales totaled R$820.9 million, a 197.3% increase compared to the first half of 2007.

In the first quarter of 2008, 4,414 units were sold, compared to 3,210 units in the 1Q08. In the 1H08, the Company sold over 7,600 units (201.9% more than in the 1H07).

In the 2Q08, 48.2% of sales were concentrated in the price range of R$80 thousand to R$130 thousand, and 23.0% in the range between R$130 thousand and R$180 thousand. In the first quarter of 2008, 45.7% of the sales was between R$80 thousand and R$130 thousand, and 21.9% between R$130 thousand and R$180 thousand.

Average price of units sold was R$109 thousand in 2Q08, a 2.8% increase over the previous quarter. As for the comparison between the first half of 2008 and the first half of 2007, average price decreased slightly (0.9%).

As of June 30, 2008, MRV had an online sales channel, our own sales force and partnerships with 28 real estate brokers. Our own sales team (physical and online stores and sales stands) was responsible for more than 30% of contracted sales. Currently, our sales force consists of 1,483 brokers, of whom 360 are MRV's own brokers.

Contracted Sales by product type and price range (% MRV)
R$ thousand, Units and Average Price

Price Range	R$'000				Units				Average Price			
	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07
Under R$ 80.000	78,473	69,032	147,505	48,672	1,148	1,009	2,157	754	68	68	68	65
From R$ 80.001 to R$ 130.000	231,556	155,473	387,029	111,901	2,271	1,528	3,799	1,106	102	102	102	101
From R$ 130.001 to R$ 180.000	110,451	74,646	185,097	65,524	746	494	1,240	435	148	151	149	151
Over R$ 180.000	60,247	40,985	101,233	49,987	250	179	429	231	241	229	236	216
Total	**480,727**	**340,136**	**820,863**	**276,084**	**4,414**	**3,210**	**7,624**	**2,526**	**109**	**106**	**108**	**109**

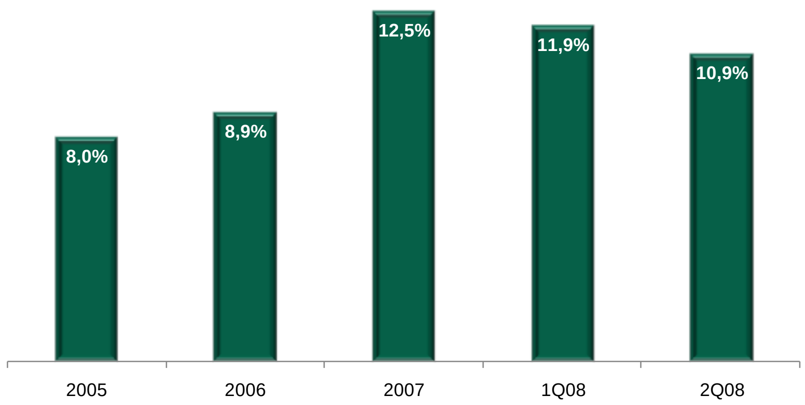
Product	R$'000				Units				Average Price			
	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07
Parque	171,058	66,728	237,786	40,014	1,899	811	2,710	580	90	82	88	69
Spazio	280,321	237,133	517,455	169,698	2,326	2,159	4,485	1,522	121	110	115	111
Village	29,348	36,275	65,623	66,372	190	240	429	423	155	151	153	157
Total	**480,727**	**340,136**	**820,863**	**276,084**	**4,414**	**3,210**	**7,624**	**2,526**	**109**	**106**	**108**	**109**

Contracted Sales per State (% MRV)
R$ thousand, Units and Average Price

State	R$'000				Units				Average Price			
	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07	2Q08	1Q08	1H08	1H07
SP	217,997	158,368	376,364	153,016	2,178	1,523	3,701	1,376	100	104	102	111
MG	92,515	78,202	170,717	51,691	942	785	1,727	577	98	100	99	90
PR	57,119	53,738	110,857	22,104	504	542	1,046	216	113	99	106	102
RJ	48,970	11,442	60,412	11,603	388	100	488	112	126	115	124	104
DF	40,753	25,136	65,888	32,092	192	142	334	189	212	177	197	170
ES	12,059	10,937	22,996	-	120	95	216	-	100	115	107	-
SC	5,125	2,314	7,439	5,576	50	23	73	56	103	102	102	100
CE	4,397	-	4,397	-	29	-	29	-	150	-	150	-
GO	1,794	-	1,794	-	11	-	11	-	163	-	163	-
Total	**480,727**	**340,136**	**820,863**	**276,084**	**4,414**	**3,210**	**7,624**	**2,526**	**109**	**106**	**108**	**109**

Our sales speed is in line with our goal of achieving the appropriate balance between speed and sales price. The graph below represents the quarterly average (number of units sold divided by the total of units launched and unsold). We call the attention to the fact that the sales speed remains extremely high, despite the steep increase in the absolute number of monthly launched units.

Monthly Average Sales Speed



Sales per Launching Year

R$'000	Contracted Sales %MRV			
Launches in the period	2007	1Q08	2Q08	Total
2Q08	-	-	130,513	130,513
1Q08	-	61,352	150,822	212,173
2007	469,780	251,005	175,616	896,400
2006	164,355	12,650	8,282	185,286
Before 2006	82,895	15,129	15,495	113,519
Total	**717,030**	**340,136**	**480,727**	**1,537,893**

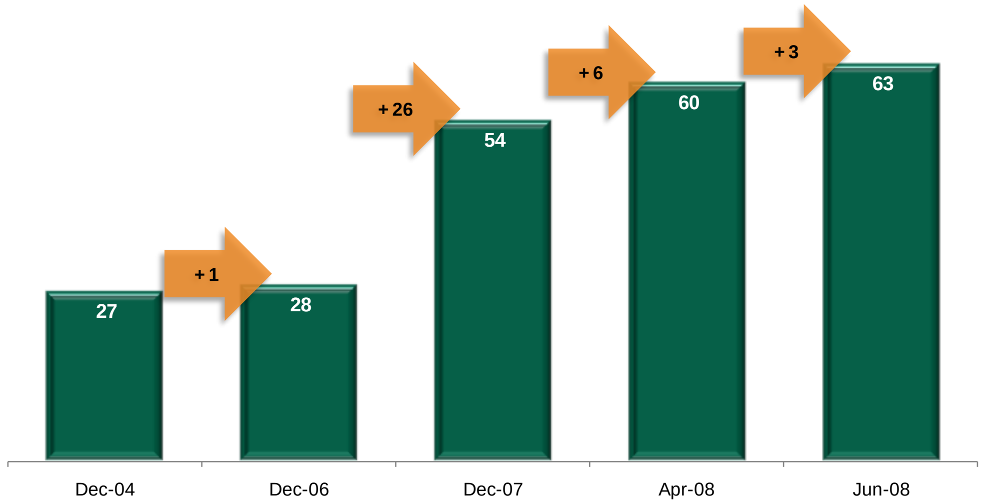
Land bank

Our Land bank remained stable compared to the previous quarters, once we are simply replenishing our stock, due to the perspective of land price stabilization, already identified. As of June 30, 2008, our Land bank (%MRV) had a PSV of R$9.9 billion, sufficient for approximately 104 thousand units. Our Land bank is composed of land located in urban areas, with easy access to public transportation. Location is one of our main product differentials and has been guaranteeing the sales success o four products. We highlight our land bank average unit price, reinforcing our vision of strong demand in the lower-income range and reinforcing our operations in these segments.

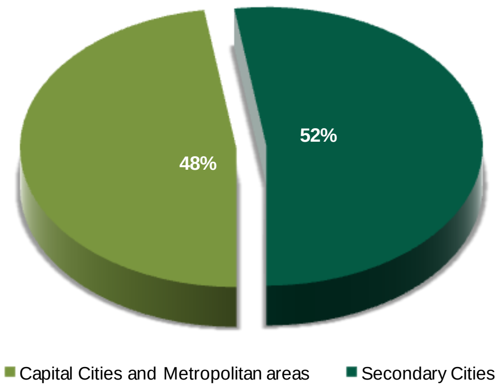
Land bank (% MRV)			
	dec/07	apr/08	jun/08
R$ million	10,009.0	10,252.5	9,934.7
Units (Thousand)	107	107	104
Average Price (R$ Thousand)	94	96	96

As of June 30, 2008, our Land bank covered 63 different cities, in line with our geographic diversification strategy.

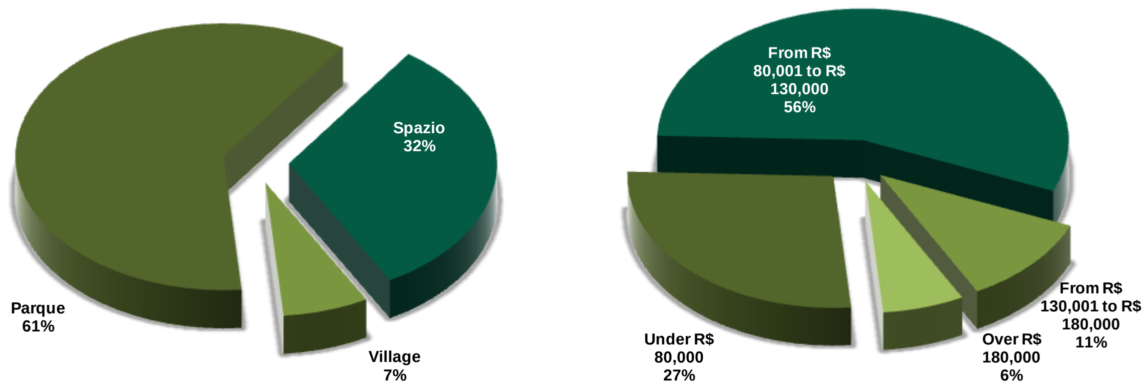
Land bank evolution in number of cities



Land bank Distribution per Metropolitan areas and Secondary cities



Land Bank Distribution per price range and products

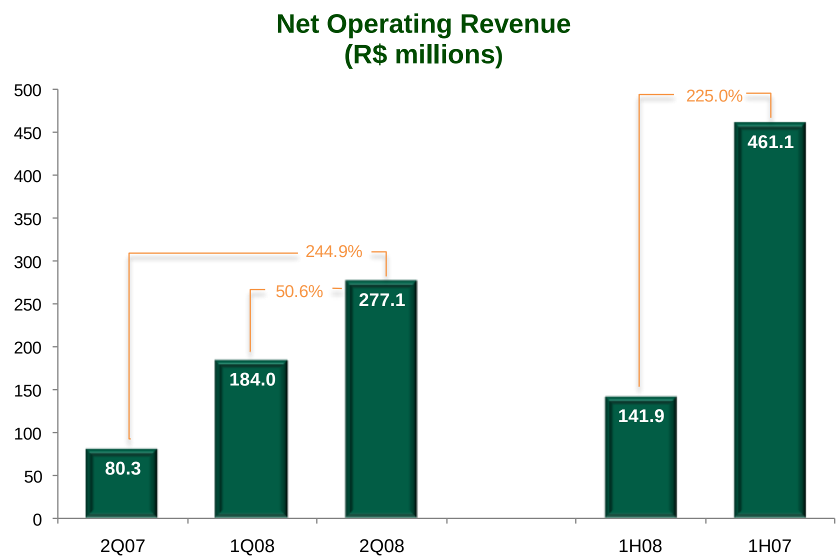


Production Workforce

We believe that our own production workforce gives us a competitive advantage. We have the most experienced production machine in the market for building Lower-Income housing. Currently, our personnel, including own employees for management, administrative and executive operations, is responsible for the management and operation of 202 construction sites.

FINANCIAL PERFORMANCE

Net Operating Revenue



Net operating revenue reached R$277.1 million in 2Q08, presenting a 50.6% increase compared to the R$184.0 million recorded in the first quarter of 2008 and 244.9% higher when compared to the R$80.3 million in the 2Q07. In the first half of 2008, net operating revenue totaled R$461.1 million, a 225.0% increase when compared to the R$141.9 million in the same period of last year. Increments in net operating revenue compared to the 1Q08 and 2Q07 reflect the increase in units sold and built.

Swaps and Cancellations

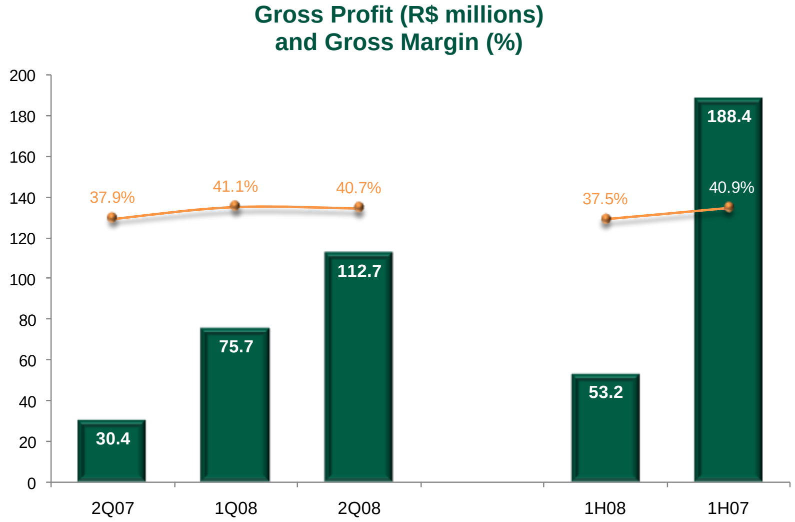
In 2Q08, our percentage of swaps and cancellations compared to Gross operating revenue reached 4.4%, in line with the company's historical performance. As a result of our long experience and expertise in granting credit, we present a much lower cancellation ratio compared to the competitors in our segment. We sell our units through bank financing from Caixa Econômica Federal and other privately-owned banks, replicating credit policies from these institutions.

In the first half of 2008, swaps and cancelations reached 4.4%, 1 p.p. lower than the 5.4% recorded in the same period of 2007.

Cost of Real Estate Sold

Cost of sold real estate increased 51.7% compared to 1Q08 and 229.4% compared to the same period of last year. These numbers reflect the growth in net operating revenue and the increase in the number of units built and already sold.

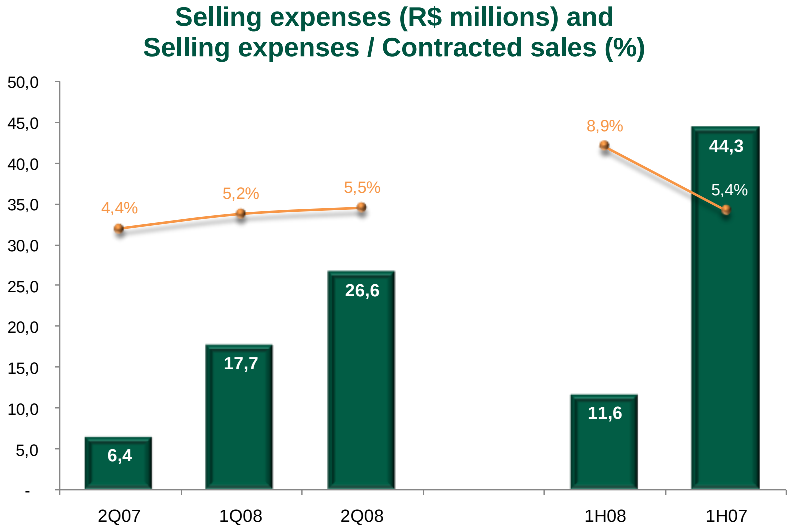
Gross Profit



In 2Q08, gross profit reached R$112.7 million, a 49.0% increase compared to the R$75.7 million recorded in the previous quarter and 270.4% higher when compared to the R$30.4 million in the 2Q07. Gross margin reached 40.7% in 2Q08, slightly lower than 1Q08 gross margin, but 2.8 p.p. higher than in the same quarter of 2007.

In the first half of 2008, gross profit presented a 254.0% increase compared to the first half of 2007, reaching R$188.4 million. Gross margin reached 40.9%, 3.4 p.p. superior to 1H07.

Operating Expenses



Selling expenses presented a 50.6% increase, from R$17.7 million in 1Q08 to R$26.6 million in 2Q08. When compared to 2Q07, the increase reached R$20.2 million, or 313.2%. In the first six months of 2008, selling expenses totaled R$44.3 million, a 281.1% increase compared to 1H07.

These increases reflect the substantial growth in launches and sales, resulting in higher expenses with publicity and advertisement, model apartment and personnel. Additionally, we intensified our expenses with advertisement, in order to consolidate the MRV brand, as well as our sales.

Accordingly, when compared to contracted sales in the period, selling expenses presented a slight increase, compared to the 1Q08. In the comparison between 2Q08 and 2Q07, the increase reached 1.1 p.p. As for the comparison with 1H07, 1H08 presented a 1.2p.p. increase.

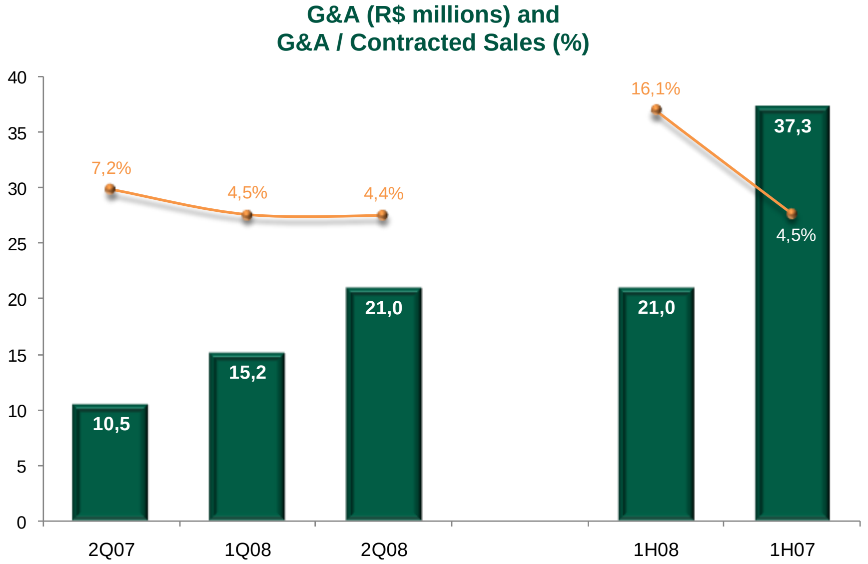
As of June 30, 2008, the balance of selling expenses to be amortized in the next periods totaled R$14.0 million. We deferred advertising expenses with billboards, sales stands, furniture and interior design of the model apartment (see the summary of our accounting practices in Attachment 4).

G&A expenses reached R$21.0 million in the second quarter of 2008, presenting a 28.2% increase compared to the R$16.4 million in 1Q08. This increase is mainly due to higher personnel expenses, resulting from the expansion of the Company's internal structure (especially the real estate credit area), as well as an increment in this quarter in provisions for employee profit-sharing.

However, when compared to contracted sales in the period, G&A expenses presented a 0.1 p.p. drop, and an even greater reduction when compared to the net operating revenue (-1.3 p.p.).

When compared to 2Q07, G&A expenses increased 99.2% in the second quarter. When compared to the first half of 2007, the increase in this half reached 77.6%, with G&A expenses totaling R$37.3 million (R$21.0 million in 1H07). These increases reflect the growth in the Company's corporate structure, to support the increase in operations.

Nevertheless, also when compared to contracted sales in the respective periods, G&A expenses have been significantly decreasing in 2008, as show in the graph below and in the indicators table next. When compared to net operating revenue, those decrease are even more significant.



Other operating revenues refer mainly to commercial and administrative services of construction sites for related parties. These revenues tend to gradually reduce as projects are concluded, and should end by 2008 yearend.

Indicators – Selling and Administrative Expenses

	2Q08	1Q08	2Q07	1H08	1H07
G&A / Net Operating Revenue - % *	7.6%	8.2%	13.1%	8.1%	14.8%
G&A / PSV - % *	2.6%	2.2%	4.8%	2.5%	4.9%
G&A / Sales - % *	4.4%	4.5%	7.2%	4.5%	7.6%
Sales Expenses / Net Operating Revenue	9.6%	9.6%	8.0%	9.6%	8.2%
Sales Expenses / PSV	3.3%	2.6%	3.0%	3.0%	2.7%
Sales Expenses / Sales	5.5%	5.2%	4.4%	5.4%	4.2%

* in the 2Q07 and 1H07, G&A expenses exclude non-recurring expenses related to IPO and entry of new shareholder

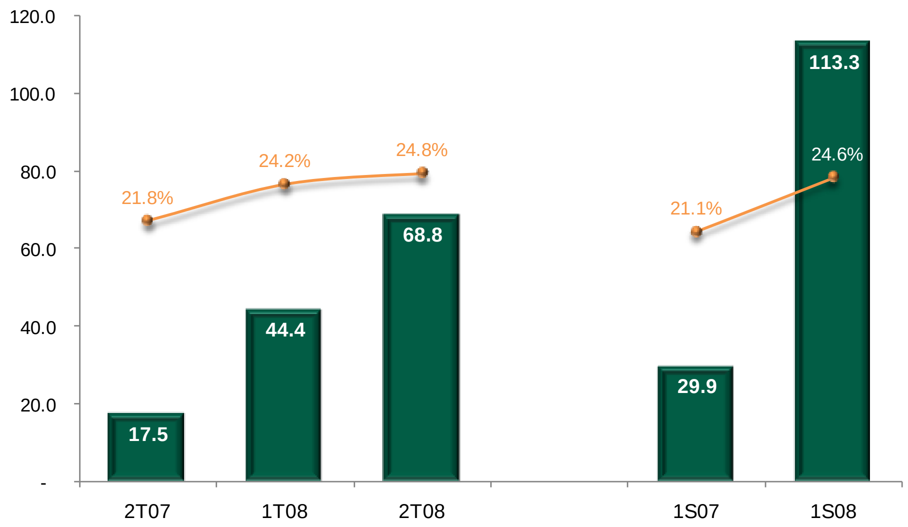
EBITDA

As a result of the increase in the Company's net operating revenue, the maintenance of a strong gross margin and the dilution of our operating expenses, we have experienced a substantial increase in EBITDA.

In 2Q08, EBITDA totaled R$68.8 million (EBITDA margin of 24.8%), a R$24.3 million increase when compared to the R$44.4 million recorded in 1Q08 (EBITDA margin of 24.2%). Compared to 2Q07, EBITDA increased by R$51.3 million.

In the first half of 2008, EBITDA reached R$113.3 million (24.6% margin), compared to a R$29.9 million EBITDA in the 1H07 (21.1% margin).

**EBITDA (R$ millions)
and EBITDA margin (%)***



(*) In 2Q07 and 1H07, EBITDA excludes non-recurring IPO expenses, and for the entrance of a new shareholder.

If financial revenues relating to receivables from real estate developments were booked as net operating revenue (a practice adopted by most companies in our sector), adjusted EBITDA in the 2Q08 would have reached R$74.0 million, with a 26.2% margin (1H08 – R$121.3 million and 25.9% margin).

Net Financial Revenue

Net financial revenue decreased 12.6%, from R$16.5 million in 1Q08 to R$14.5 million in the second quarter of 2008. This reduction is due to the drop in financial revenue from temporary cash investments, as a result of a lower average cash balance during the quarter, mainly due to the disbursements for land acquisition and home building.

When compared to 2Q07, net financial revenue rose substantially (+224.2%) due to higher revenue from temporary cash investments, as a result of the proceeds from the IPO. For the same reason, net financial revenue in the first half of 2008 were substantially higher than those recorded in the 1H07 (486.2% higher, equivalent to R$25.7 million).

Taxes on Income

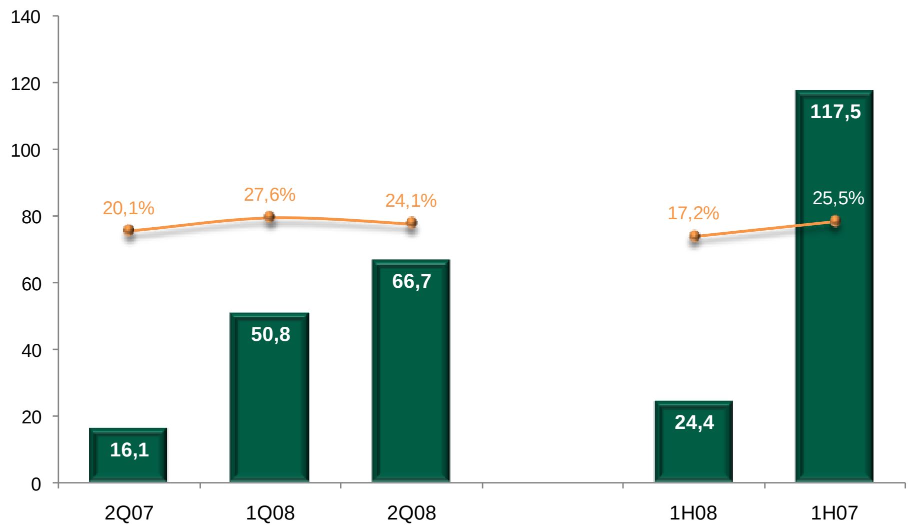
Income tax and social contribution expense increased 50.1% when compared to 1Q08. This increase reflects the growth of our revenue from property development and our income before taxes.

Net Income

As a result of the above, net income increased R$15.9 million, or 31.5%, from R$50.8 million in 1Q08 to R$66.7 million in this quarter. Net margin fell 3.5 p.p., due to the reduction in the financial result (mainly when compared to the period's net operating revenue).

When compared to the 2Q07, net income increased R$50.6 million, or 313.5%. In the half, net income totaled R$117.5 million, compared to R$24.4 million in the 1H07. Net margin in the 1H08 increased by 8.3 p.p. when compared to the net margin of 1H07, and remains above our upper Guidance limit.

Net Income (R$ million) and Net margin (%)*



(*) In 2Q07 and 1H07, Net Income excludes non-recurring IPO expenses, and for the entrance of a new shareholder.

Unearned Results

As of June 30, 2008, unearned results totaled R$405.7 million, a 31.3% increase compared to unearned results of R$309.0 million, at the end of 1Q08.

R$'000	2Q08	1Q08	2Q07	Chg% 2Q08 x 1Q08	Chg% 2Q08 x 2Q07
Unearned Sales Revenue	811,745	606,988	242,048	33.7%	235.4%
Unearned Cost of Units Sold	(406,071)	(298,010)	(115,579)	36.3%	251.3%
Unearned Results	405,674	308,978	126,469	31.3%	220.8%
% Unearned Margin	50.0%	50.9%	52.2%	-0.9 p.p.	-2.3 p.p.

BALANCE SHEET

Cash, Banks and Cash Investments (current and noncurrent)

As of June 30, 2008, cash, bank and short and long-term investment balance totaled R$154.7 million, a R$226.1 million reduction compared to the R$380.8 million on March 31, 2008. This reduction is mainly due to the amount disbursed for land acquisition and construction. With the stabilization of our land bank, cash will be used at a lower speed than in 2007.

Receivables from Real Estate Development (current and noncurrent)

Receivables from Real Estate development (current and noncurrent) increased 41.5%, totaling R$736.6 million as of June 30, 2008, compared to R$520.7 million as of March 31, 2008. This increase is due to the growth in contracted sales, as well as the increase in number of units built.

As established by CFC Resolution No. 963/03, accounts receivable were recorded up to the amount of real estate operations conducted in the period and receipts in excess of the recognized balances of accounts receivable were recorded as advances from customers. Amounts receivable for real estate development as of June 30, 2008, considering unearned income, are as follows:

R$'000	Jun-08	Mar-08
12 months	1,037,373	775,336
13 to 24 months	406,637	262,839
25 to 36 months	81,604	67,317
37 to 48 months	13,694	12,924
Over 49 months	9,083	9,348
Total	**1,548,391**	**1,127,764**
Receivables from development units	736,646	520,776
Unearned income from real state development	811,745	606,988
Total	**1,548,391**	**1,127,764**

Real Estate for Sale (current and noncurrent)

As of June 30, 2008, Real Estate for sale totaled R$1,073.7 million, 8.7% higher than the R$987.4 million recorded on March 31, 2008. The growth is mainly due to the land bank acquisition in the 2Q08, as well as the expenditures for construction of our projects.

R$'000	Jun-08	Mar-08
Property under construction	261,499	213,749
Land for real state development	783,171	725,630
Advances for suppliers	23,390	36,936
Supply inventory	5,607	11,074
Total	**1,073,667**	**987,389**

Deferred Income Tax (current and noncurrent)

The Company has deferred assets and liabilities taxes arising from the temporary timing difference between the cash basis adopted for tax purposes and the accrual basis for accounting purposes, and from the goodwill related to the merger of subsidiaries (for more detail please see explanatory note 20 of our interim financial statements). Until 2007, the Company and its subsidiaries used the deemed income taxes method for calculating income taxes. Beginning 2008, the Company will be subject to taxation based on taxable income method. The subsidiaries will continue to follow the deemed income system.

Asset (R$'000)	Jun-08	Mar-08
Income Tax	11,857	13,982
Social Contribution	4,268	5,034
PIS	1	1
COFINS	12	13
Total	**16,138**	**19,030**

Liabilities (R$'000)	Jun-08	Mar-08
Income Tax	12,588	7,644
Social Contribution	5,534	3,331
COFINS	42,124	29,438
PIS	8,942	7,520
Total	**69,188**	**47,933**

Net Debt

At the end of the second quarter of 2008, the Company's net cash (or negative net debt) amounted to R$174.0 million, compared to a net cash of R$386.8 million at the end of 1Q08. The reduction is mainly due to disbursements for the acquisition of land and home building, as previously mentioned.

In July 2007, we concluded the debentures issuance, in the amount of R$300 million, strengthening our financial position (for more detail, please refer to "Subsequent Events – Debenture Issuance" in this report).

R$'000	Jun-08	Mar-08
Loans and financing	19,726	20,604
(+) Intercompany payables	113	113
(-) Cash and cash equivalents	154,728	380,811
(-) Intercompany receivables	39,086	26,700
Total	**(173,975)**	**(386,794)**

Shareholders' Equity

As of June 30, 2008, capital stock totaled R$1,321.9 million (R$1,321.1 as of March 31, 2008), represented by 135,993,378 (135,232,745 as of March 31, 2008) common shares with no par value.

SUBSEQUENT EVENTS – DEBENTURE ISSUE

In July 25, 2008, we filed a shelf Registration at CVM for the first program of public unsecured debenture issuance, not convertible into shares, with a maximum duration of two years and an amount of up to R$1.3 billion.

On July 31, 2008, we concluded the first issue in the amount of R$300 in two series, as follows: (i) the first series, amounting to R$271.4 million, will be subject to interest calculated based on the CDI, plus 1.5% per year; (ii) the second series, amounting to R$28.6 million, will be adjusted based on the Extended Consumer Price Index (IPCA) and will be subject to interest of 10.8% a year.

These debentures will mature in 5 years as from June 15, 2008 and will be amortized on the 3rd, 4th and 5th years. The remuneration on the first series will be paid semiannually, and on the second series, annually.

GUIDANCE

	2008
PSV (%MRV - R$'MM)	2,500 ~ 2,800
Contracted Sales - R$'MM	1,800 ~ 2,000
Gross Margin	40% ~ 44%
EBITDA Margin	24% ~ 28%
Net Margin	21% ~ 25%

* * * * * * *

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Attachment 1

Income Statement
R$ thousand

	2Q08	1Q08	2Q07	Chg % 2Q08 x 1Q08	Chg % 2Q08 x 2Q07	1S08	1S07	Chg % 1S08 x 1S07
Revenue from real estate development	**309.955**	**205.754**	**88.250**	**50,6%**	**251,2%**	**515.709**	**156.849**	**228,8%**
Deductions from gross revenue								
Sales taxes	(19.058)	(13.059)	(3.436)	45,9%	454,7%	(32.117)	(6.505)	393,7%
Discounts, rebates and returns	(13.820)	(8.713)	(4.488)	58,6%	207,9%	(22.533)	(8.494)	165,3%
Net operating income	**277.077**	**183.982**	**80.326**	**50,6%**	**244,9%**	**461.059**	**141.850**	**225,0%**
Cost of properties sold	(164.330)	(108.305)	(49.883)	51,7%	229,4%	(272.635)	(88.624)	207,6%
Gross profit	**112.747**	**75.677**	**30.443**	**49,0%**	**270,4%**	**188.424**	**53.226**	**254,0%**
	40,7%	*41,1%*	*37,9%*	*-0,4 p.p.*	*2,8 p.p.*	*40,9%*	*37,5%*	*3,3 p.p.*
Operating income (expenses)								
Selling expenses	(26.644)	(17.697)	(6.449)	50,6%	313,1%	(44.341)	(11.635)	281,1%
General & administrative expenses	(20.981)	(16.363)	(10.533)	28,2%	99,2%	(37.344)	(21.027)	77,6%
Non-recurring, general & administrative expenses	-	-	(1.600)	-	-	-	(6.499)	-100,0%
Other operating income, net	3.049	2.331	3.856	30,8%	-20,9%	5.380	8.997	-40,2%
Income from operations before financial income (expenses)	**68.171**	**43.948**	**15.717**	**55,1%**	**333,7%**	**112.119**	**23.062**	**386,2%**
Financial income (expenses)								
Financial expenses	(2.355)	(975)	(275)	141,6%	756,4%	(3.330)	(2.181)	52,7%
Financial income	11.654	14.627	1.768	-20,3%	559,2%	26.281	4.218	523,1%
Financial income from real estate development	5.159	2.891	2.966	78,5%	73,9%	8.050	3.251	147,6%
Income from operations	**82.629**	**60.491**	**20.176**	**36,6%**	**309,5%**	**143.120**	**28.350**	**404,8%**
Nonoperating income (expenses), net	89	7	33	1171,4%	169,7%	96	74	28,9%
Income before taxes and minority interest	**82.718**	**60.498**	**20.209**	**36,7%**	**309,3%**	**143.216**	**28.424**	**403,8%**
Income and social contribution taxes	(10.618)	(7.076)	(5.670)	50,1%	87,3%	(17.694)	(10.538)	67,9%
Minority Shareholder	(5.364)	(2.670)	-	100,9%	-	(8.034)	-	-
Net income	**66.736**	**50.752**	**14.539**	**31,5%**	**359,0%**	**117.488**	**17.886**	**556,9%**
(-) Non-recurring expenses	-	-	1.600			-	6.499	-100,0%
Adjusted net income	**66.736**	**50.752**	**16.139**	**31,5%**	**313,5%**	**117.488**	**24.385**	**381,8%**
Adjusted net margin	*24,1%*	*27,6%*	*20,1%*	*-3,5 p.p.*	*4,0 p.p.*	*25,5%*	*17,2%*	*8,3 p.p.*

EBITDA	2Q08	1Q08	2Q07	Chg % 2Q08 x 1Q08	Chg % 2Q08 x 2Q07	1S08	1S07	Chg % 1S08 x 1S07
Net income	66.736	50.752	14.539	31,5%	359,0%	117.488	17.886	556,9%
Net financial results	(14.458)	(16.543)	(4.459)	-12,6%	224,2%	(31.001)	(5.288)	486,2%
Income tax and social contribution taxes	10.618	7.076	5.670	50,1%	87,3%	17.694	10.538	67,9%
Depreciation and amortization	570	485	148	17,5%	285,1%	1.048	271	287,2%
Minority interest	5.364	2.670	-	100,9%	-	8.034	-	-
EBITDA	**68.830**	**44.440**	**15.898**	**54,9%**	**332,9%**	**113.263**	**23.407**	**383,9%**
Nonrecurring expenses	-	-	1.600	-	-100,0%	-	6.499	-100,0%
ADJUSTED EBITDA	**68.830**	**44.440**	**17.498**	**54,9%**	**293,4%**	**113.263**	**29.906**	**278,7%**
Adjusted EBITDA margin	*24,8%*	*24,2%*	*21,8%*	*0,7 p.p.*	*3,1 p.p.*	*24,6%*	*21,1%*	*3,5 p.p.*

Attachment 2

Balance Sheet
R$ thousand

ASSETS	Jun-08	Mar-08	Chg %
CURRENT ASSETS			
Cash and Banks	34.896	20.946	66,6%
Temporary cash investments	119.336	359.031	-66,8%
Receivables from real estate development	399.657	288.225	38,7%
Receivables from services provided	796	1.123	-29,1%
Real estate for sale	973.668	798.852	21,9%
Others assets	34.184	13.381	155,5%
Total Current Assets	**1.562.537**	**1.481.558**	**5,5%**
NONCURRENT ASSETS			
Long-term assets			
Long-term cash investments	496	834	-40,5%
Receivables from real estate development	336.989	232.551	44,9%
Real estate for sale	99.999	188.537	-47,0%
Intercompany receivables	39.086	26.700	46,4%
Prepaid expenses	14.020	15.492	-9,5%
Deferred taxes	16.138	19.030	-15,2%
Escrow deposits and other	610	685	-10,9%
Total Long-Term Assets	**507.338**	**483.829**	4,9%
Permanent Assets			
Investments:			
Investments in subsidiaries	11.468	-	-
Others Investments	-	70	-100,0%
Property and Equipment	32.714	13.108	149,6%
Intangible Assets	10.110	8.367	20,8%
Total Permanent Assets	**54.292**	**21.545**	**152,0%**
Total Noncurrent Assets	**561.630**	**505.374**	**11,1%**
TOTAL ASSETS	**2.124.167**	**1.986.932**	**6,9%**

Attachment 2 (Continued)

Balance Sheet
R$ thousand

LIABILITIES AND SHAREHOLDER'S EQUITY	Jun-08	Mar-08	Chg%
CURRENT LIABILITIES			
Trade accounts payable	45.519	37.811	20,4%
Loans and financing	14.117	15.471	-8,8%
Payroll and related charges	26.004	20.253	28,4%
Taxes payable	6.866	6.502	5,6%
Payables for land acquisition	315.160	276.923	13,8%
Advances from customers	43.162	47.513	-9,2%
Provision for maintenance of real estate	1.204	1.439	-16,3%
Intercompany payables	113	113	0,0%
Proposed dividends	-	10.166	-100,0%
Deferred tax liability	43.299	29.928	44,7%
Other payables	394	132	198,5%
Total Current Liabilities	**495.838**	**446.251**	**11,1%**
NONCURRENT LIABILITIES			
Long-term liabilities			
Loans and financing	5.609	5.133	9,3%
Payables for land acquisition	15.864	34.155	-53,6%
Advances from customers	18.715	8.425	122,1%
Provision for maintenance of real estate	4.708	4.040	16,5%
Provision for contingencies	3.916	3.737	4,8%
Deferred tax liabilities	24.889	18.005	38,2%
Other obligations	16	-	-
Total Noncurrent Liabilities	**73.717**	**73.495**	**0,3%**
Deferred Income			
Negative goodwill on acquisition of investment	8.893	8.893	0,0%
Minority Interest	**54.484**	**34.558**	**57,7%**
SHAREHOLDER'S EQUITY			
Capital Stock	1.321.910	1.321.146	0,1%
Capital reserve	18.554	18.554	0,0%
Profit reserve	33.283	33.283	0,0%
Net income	117.488	50.752	-
Total Shareholder's Equity	**1.491.235**	**1.423.735**	**4,7%**
TOTAL LIABILITIES AND SHAREHOLDER'S EQUITY	**2.124.167**	**1.986.932**	**6,9%**

Attachment 3

Statement of Cash Flows
R$ thousand

	1Q08	1H08
Operating activities		
Net income	66.736	117.488
Non-cash expenses (revenues)		
Deferred taxes - PIS and COFINS	13.377	20.701
Depreciation and amortization	624	1.145
Financial charges	(13.046)	(17.511)
Minority interest	5.364	8.034
Provision for maintenance of real estate	433	1.485
Provision for contingencies	161	78
Deferred income and social contribution taxes - net	9.770	16.471
Changes in assets and liabilities:		
Increase in receivables for property development	(210.398)	(335.714)
Increase in inventories	(59.344)	(237.784)
Others	784	8.398
Cash used in operating activities	**(185.539)**	**(417.209)**
Investing activities		
Decrease in long-term cash investments	338	404
Increase in intercompany receivables	(11.523)	(23.766)
Additions of investments	(11.398)	(10.641)
Additions to property and equipment and intangible assets	(21.973)	(26.407)
Cash used in investing activities	**(44.556)**	**(60.410)**
Financing activities		
Loan and financing payments	(810)	(2.033)
Minority interest increase	14.562	38.054
Capital increase	764	764
Dividends paid	(10.166)	(10.166)
Cash provided by financing activities	**4.350**	**26.619**
Decrease in cash and cash equivalents	**(225.745)**	**(451.000)**
Cash and cash equivalents		
At beginning of period	379.977	605.232
At end of period	154.232	154.232
DECREASE IN CASH AND CASH EQUIVALENTS	**(225.745)**	**(451.000)**
Supplemental information		
Interest paid	1.294	1.813
Income tax and social contribution paid	-	2.186

Attachment 4

Accounting Practices

We highlight below the specific practices applicable to the home-building sector adopted by the Company (see explanatory note 2 in our financial statement for a complete description of the accounting practices).

Calculation of results from real estate development and sale

The practices adopted for calculating and recording amounts under the captions "real estate for sale", "receivables from real estate development" and "advances from customers" follow the procedures and standards established by Federal Accounting Council (CFC) Resolution No. 963/03, as follows:

For installment sales of completed units, revenue is recorded at the time the sale is made, regardless of the term for receipt of the contractual amount.

For sales of uncompleted units, revenue is recorded based on the following criteria:

(i) Sales revenues, costs of land and construction inherent in the respective developments are recorded using the percentage of completion method for each project, and this percentage is measured based on the cost incurred in relation to the total budgeted cost of the respective projects;

(ii) Sales revenues computed in accordance with item (i), including monetary adjustment, net of installments already received, are recorded as accounts receivable or advances from customers, according to the ratio between recorded revenues and received amounts.

Swapped Units

The actual construction cost of the swapped units is diluted among the other units.

Interest capitalization

Interest on loans is capitalized as cost of real estate for sale, for future allocation to income, under the same criterion adopted for recognition of revenues from and costs of units sold. Interest is capitalized based on the average balance of the developments under construction and the average balance of loans and financing

Interest from loans is capitalized as cost of real estate for sale and is subsequently recognized in our results, using the same criterion adopted to recognize revenue and costs of units sold.

The average balance of the developments under construction in the fiscal year ended December 31, 2007 was higher than the average balance of loans and financing for the same period. As a result, gross financial charges incurred on loans and financing of R$0.6 million were capitalized.

On June 30, 2008, the balance of financial charges in the real estate under construction caption totaled R$2.1 million.

Selling expenses

The specific projects' expenses related to advertising and media, construction of the sales stand, furniture and interior design of the model apartment are deferred and recognized into the income statement according to the percentage of sales of each development.

The amount of expenses deferred in 2Q08, net of expenses amortized and booked in the annual results, totaled R$1.5 million. As of June 30, 2008, prepaid expenses, which will be amortized in the following years, totaled R$14.0 million (March 31, 2008 – R$15.5 million).

GLOSSARY

Land bank – land held in stock with the estimated PSV.

Adjusted EBITDA - EBITDA is income before net financial expenses, income tax and social contribution, depreciation and amortization, expenses with bank commission and lawyers' fees for entry of the new shareholder and the Company's IPO. Other companies may calculate Adjusted EBITDA differently from the way we do. Since the financial result, income tax and social contribution, depreciation and amortization, expenses with bank commission and lawyers' fees for entry of the new shareholder and the Company's IPO are not considered, Adjusted EBITDA serves as an indicator of our overall financial performance, not being affected by changes in interest rates, and income tax and social contribution or levels of depreciation and amortization.

Novo Mercado - Special listing segment of the BOVESPA, with differentiated corporate governance rules, in which the Company was included on July 23 2007.

Swap Agreements – A system in which we grant the land-owner a certain number of units to be built on the land in exchange for the land.

SFH Funds – Funds from SFH are originated from the Governance Severance Indemnity Fund for Employees (FGTS) and from savings accounts deposits.

CFC Resolution 963/03 PoC Method (Percentage of Completion) – Revenues, as well as the costs and expenses relating to the real estate development activity, are recognized along the real estate project's construction period, in line with the evolution of the cost incurred, according to CFC Resolution 963/03. Most of our sales consist of credit sales carried out through installments. On an overall basis, we receive the value (or part of the value, in case of credit sales) in the sales contracts before revenue recognition. The revenue from real estate development relative to a certain period reflects the recognition of sales that were previously contracted.

Unearned Sales Revenues – represents the portion of accounts receivable related to interest to be earned in future years, on the accrual basis.

Contracted Sale – Every contract resulting from the sale of units over a certain period of time, including units being launched and units in stock.

PSV – Potential Sales Value - The PSV value is equivalent to the total number of potential launch Units, multiplied by the Unit's average estimated sales price.

Disclaimer

This presentation contains forward-looking statements relating to the prospects of the business, estimates for operating and financial results, and those related to growth prospects of MRV. These are mere projections and, as such, are based exclusively on the Management's expectations about the future of the business.

These expectations largely depend on changes in market conditions and the performance of the Brazilian economy, the sector, and the international market and therefore they are subject to changes without prior notice.

This performance report includes accounting data and non accounting data such as operating and financial results and outlooks based on the expectations of the Board of Directors. The non-accounting data were not subject to review by the Company's Independent Auditors.

EBITDA, in accordance with CVM Circular Letter 1/2005, may be defined as income before net financial revenue (expense), income tax and social contribution, depreciation and amortization and non-operating results. EBITDA is used as a way of measuring the performance by the Company's management, and is not a measure adopted by the Brazilian or U.S. Accounting Practices, does not represent the cash flow for the periods presented and should not be considered as a substitute for net income, MRV's operating performance indicator or cash flow substitute, or liquidity indicator.

MRV's management believes that EBITDA is a practical measure to assess its operating performance and allow for a comparison with other peer companies. However, it is important to highlight that EBITDA is not a measure established according to the Brazilian Accounting Practices (Corporation Law or BR GAAP) or U.S. Accounting Principles (US GAAP) and may be defined and calculated otherwise by other companies.

Relations with Independent Auditors

Pursuant to CVM Instruction 381/03, we inform that the Company's independent auditors Deloitte Touche Tohmatsu did not provide any services other than those relating to external audit, in 2007. The Company's policy for hiring of independent auditors ensures that there is no conflict of interest, loss of autonomy or objectiveness.

About MRV

MRV Engenharia e Participações S.A. is the largest Brazilian real estate developer and homebuilder in the low-income segment, with 28 years of experience, active in 63 cities, in 13 Brazilian states and in the Federal District. In the first half of 2008, MRV launches totaled R$1.5 billion. MRV is listed on the Bovespa's Novo Mercado under the ticker MRVE3.