("A free Translation from Portuguese into English")

INTERIM FINANCIAL STATEMENTS (ITR) 06/30/2012 - MRV ENGENHARIA E PARTICIPAÇÕES S/A

- Summary
- Identification
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  - Dividends Approved and/or Paid
- Company
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("A free Translation from Portuguese into English")

INTERIM FINANCIAL STATEMENTS (ITR) 06/30/2012 - MRV ENGENHARIA E PARTICIPAÇÕES S/A

IDENTIFICATION / CAPITAL COMPOSITION	
Number of shares (thousand)	**Current Quarter** 06/30/2012
Paid in capital	
Common	482,744
Preferred	0
Total	482,744
Treasury Shares	
Common	5,043
Preferred	0
Total	5,043

("A free Translation from Portuguese into English")

INTERIM FINANCIAL STATEMENTS (ITR) 06/30/2012 - MRV ENGENHARIA E PARTICIPAÇÕES S/A

DIVIDENDS APPROVED AND/OR PAID

EVENT	DATE OF APPROVAL	TYPE	DATE OF PAY-MENT	TYPE OF SHARE	AMOUNT PER SHARE
Ordinary and Extraordinary Stockholders' General Meeting	4/30/2012	Dividend	6/15/2012	Common	0,37628

INDIVIDUAL BALANCE SHEET - ASSETS
(In thousands of Brazilian reais - R$)

Code	Description	Current Quarter 6/30/2012	Previous year 12/31/2011
1	Total assets	8,291,015	7,430,618
1.01	Current assets	4,103,118	3,739,363
1.01.01	Cash and cash equivalents	982,270	641,568
1.01.01.01	Cash and banks	404,646	236,330
1.01.01.02	Short-term investments	577,624	405,238
1.01.03	Receivables	1,490,456	1,590,783
1.01.03.01	Trade accounts receivable	1,490,456	1,590,783
1.01.03.01.01	Receivables from real estate development	1,489,186	1,589,420
1.01.03.01.02	Receivables from services provided	1,270	1,363
1.01.04	Inventories	1,313,775	1,162,691
1.01.04.01	Real estate under construction	677,081	609,928
1.01.04.02	Completed units	44,284	36,206
1.01.04.03	Land bank	559,397	462,392
1.01.04.04	Advances to suppliers	27,448	48,712
1.01.04.05	Material inventories	5,565	5,453
1.01.06	Recoverable taxes	85,867	98,307
1.01.06.01	Recoverable current taxes	85,867	98,307
1.01.08	Other current assets	230,750	246,014
1.01.08.03	Others	230,750	246,014
1.01.08.03.02	Other assets	47,715	51,165
1.01.08.03.03	Investments securities	183,035	194,849
1.02	Noncurrent assets	4,187,897	3,691,255
1.02.01	Long-term assets	2,141,434	1,853,963
1.02.01.03	Receivables	1,156,353	1,020,984
1.02.01.03.01	Receivables from real estate development	1,156,353	1,020,984
1.02.01.04	Inventories	870,922	725,581
1.02.01.04.01	Properties for sale	870,922	725,581
1.02.01.08	Intercompany receivables	58,914	67,532
1.02.01.08.02	Subsidiaries	3,894	3,141
1.02.01.08.04	Other related parties	55,020	64,391
1.02.01.09	Other noncurrent assets	55,245	39,866
1.02.02	Investments	1,936,230	1,750,482
1.02.02.01	Investments	1,936,230	1,750,482
1.02.02.01.02	Investments in subsidiaries	1,936,230	1,750,482
1.02.03	Property and equipment	72,521	56,075
1.02.03.01	Operating property and equipment	59,524	48,458
1.02.03.03	Property and equipment under construction	12,997	7,617
1.02.04	Intangible assets	37,712	30,735
1.02.04.01	Intangible assets	37,712	30,735
1.02.04.01.02	Intangible assets	21,369	18,966
1.02.04.01.03	Intangible assets under development	16,343	11,769

INDIVIDUAL BALANCE SHEET - LIABILITIES AND SHAREHOLDERS' EQUITY
(In thousands of Brazilian reais - R$)

Code	Description	Current Quarter 6/30/2012	Previous year 12/31/2011
2	Total liabilities	8,291,015	7,430,618
2.01	Current Liabilities	1,939,054	1,666,004
2.01.01	Labor and social liabilities	61,339	64,906
2.01.01.01	Related taxes and benefits liabilities	17,273	15,529
2.01.01.02	Payroll liabilities	44,066	49,377
2.01.02	Suppliers	138,142	156,632
2.01.02.01	National suppliers	138,142	156,632
2.01.03	Tax liabilities	27,707	25,082
2.01.03.01	Federal taxes	26,605	23,974
2.01.03.01.01	Income taxes and social contribution	2,307	1,638
2.01.03.01.02	Other federal taxes	24,298	22,336
2.01.03.03	Municipal taxes	1,102	1,108
2.01.04	Loans and financing	673,419	331,914
2.01.04.01	Loans and financing	252,897	165,145
2.01.04.01.01	Loans and financing in national currency	252,897	165,145
2.01.04.02	Debentures	416,090	164,380
2.01.04.03	Leasing	4,432	2,389
2.01.05	Others liabilities	1,031,554	1,078,400
2.01.05.02	Others	1,031,554	1,078,400
2.01.05.02.02	Mandatory minimum dividend payable to shareholders	0	180,524
2.01.05.02.04	Payables for purchase of land	197,499	209,827
2.01.05.02.05	Advances from customers	825,719	681,934
2.01.05.02.06	Other payables	8,336	6,115
2.01.06	Accruals	6,893	9,070
2.01.06.02	Other accruals	6,893	9,070
2.01.06.02.04	Accrual for maintenance of real estate	6,893	9,070
2.02	Noncurrent liabilities	2,691,652	2,341,708
2.02.01	Loans and financing	2,114,099	1,880,347
2.02.01.01	Loans and financing	554,751	461,682
2.02.01.01.01	Loans and financing in national currency	554,751	461,682
2.02.01.02	Debentures	1,551,853	1,413,788
2.02.01.03	Leasing	7,495	4,877
2.02.02	Others liabilities	271,900	160,448
2.02.02.02	Others	271,900	160,448
2.02.02.02.03	Payables for purchase of land	133,978	75,398
2.02.02.02.04	Advances from customers	137,466	85,050
2.02.02.02.05	Other liabilities	456	0
2.02.03	Deferred taxes liabilities	201,836	218,294
2.02.03.01	Deferred income tax and social contribution	201,836	218,294
2.02.03.01.01	Deferred income tax and social contribution	71,006	83,570
2.02.03.01.02	Deferred PIS and COFINS	130,830	134,724

Code	Description	Current Quarter 6/30/2012	Previous year 12/31/2011
2.02.04	Accruals	103,817	82,619
2.02.04.01	Accrual for civil, labor, and tax risks	10,610	6,617
2.02.04.01.01	Tax	78	157
2.02.04.01.02	Labor	6,133	3,927
2.02.04.01.04	Civil	4,399	2,514
2.02.04.01.05	Administrative	0	19
2.02.04.02	Other accruals	93,207	76,002
2.02.04.02.04	Accrual for maintenance of real estate	93,207	76,002
2.03	Shareholders' equity	3,660,309	3,422,906
2.03.01	Paid in capital	2,650,611	2,650,220
2.03.02	Capital reserves	22,900	20,557
2.03.02.02	Special goodwill	18,554	18,554
2.03.02.04	Recognized options granted	30,655	28,312
2.03.02.07	Expenses on share issuance	-26,309	-26,309
2.03.04	Earnings reserves	725,188	752,129
2.03.04.01	Legal	101,438	101,438
2.03.04.05	Retained earnings reserve	686,778	686,778
2.03.04.09	Treasury shares	-63,028	-36,087
2.03.05	Earnings/losses accumulated	261,610	0

INDIVEIDUAL STATEMENT OF INCOME
(In thousands of Brazilian reais - R$)

Code	Description	4/1/2012 to 6/30/2012	1/1/2011 to 6/30/2011	4/1/2011 to 6/30/2011	1/1/2011 to 6/30/2011
3.01	Revenue from sales and services	608,100	1,192,599	581,488	1,052,439
3.01.01	Net operating revenue	608,100	1,192,599	581,488	1,052,439
3.02	Cost of sales and services	-442,559	-881,998	-391,275	-702,398
3.02.01	Cost of real estate sales and services	-442,559	-881,998	-391,275	-702,398
3.03	Gross profit	165,541	310,601	190,213	350,041
3.04	Operating income (expenses)	-15,265	-33,378	10,016	-530
3.04.01	Selling expenses	-47,447	-85,039	-31,763	-62,798
3.04.02	General and administrative expenses	-51,730	-101,014	-43,128	-80,277
3.04.04	Other operating incomes	8,617	18,816	3,457	7,762
3.04.05	Other operating expenses	-16,693	-30,827	-1,477	-3,985
3.04.06	Results from equity participation	91,988	164,686	82,927	138,768
3.05	Income before financial income and taxes	150,276	277,223	200,229	349,511
3.06	Financial income (expenses), net	-7,483	-15,010	1,376	12,266
3.06.01	Financial income	20,705	42,095	32,055	62,874
3.06.01.01	Financial income	18,359	37,653	28,727	57,364
3.06.01.02	Financial income from receivables from real estate development	2,346	4,442	3,328	5,510
3.06.02	Financial expenses	-28,188	-57,105	-30,679	-50,608
3.07	Income before taxes	142,793	262,213	201,605	361,777
3.08	Income tax and social contribution	2,675	-603	-11,807	-19,419
3.08.01	Current	-6,997	-13,167	-2,745	-9,338
3.08.02	Deferred	9,672	12,564	-9,062	-10,081
3.09	Net income (loss) from continuing operations	145,468	261,610	189,798	342,358
3.11	Net income (loss) for the period	145,468	261,610	189,798	342,358
3.99	Earnings per share - (R$/share)	-	-	-	-
3.99.01	Basic Earnings for Share	-	-	-	-
3.99.01.01	ON	0,30405	0,54605	0,39337	0,70962
3.99.02	Diluted Earnings per share - (R$/share)	0	0	0	0
3.99.02.01	ON	0,30169	0,54121	0,38939	0,70231

INDIVIDUALSTATEMENTS OF COMPREHENSIVE INCOME
(In thousands of Brazilian reais - R$)

Code	Description	4/1/2012 to 6/30/2012	1/1/2012 to 6/30/2012	4/1/2011 to 6/30/2011	1/1/2011 to 6/30/2011
4.01	Net income	145,468	261,610	189,798	342,358
4.03	Comprehensive income for the period	145,468	261,610	189,798	342,358

INDIVIDUAL STATEMENTS OF CASH FLOWS
(In thousands of Brazilian reais - R$)

Code	Description	1/1/2012 to 6/30/2012	1/1/2011 to 6/30/2011
6.01	Net cash used in operating activities	1,586	-242,901
6.01.01	Cash provided by operating activities	166,847	291,391
6.01.01.01	Net income	261,610	342,358
6.01.01.02	Depreciation and amortization	6,861	6,014
6.01.01.03	Recognized options granted	2,343	2,436
6.01.01.04	Result from sale of property and equipment	638	61
6.01.01.05	Net financial income	46,669	34,523
6.01.01.06	Results from equity participation	-164,686	-138,768
6.01.01.07	Accrual for maintenance of real estate	25,689	19,577
6.01.01.09	Deferred taxes on income	-12,564	10,081
6.01.01.10	Deferred taxes on revenue (PIS and COFINS)	-3,895	14,320
6.01.01.11	(Gain) loss on entrance of new shareholders in subsidiary	-16	0
6.01.01.12	Accrual for civil, labor, and tax risks	4,198	789
6.01.02	Increase (decrease) in assets and liabilities	-165,261	-534,292
6.01.02.01	Increase in receivables real estate development	-28,483	-357,519
6.01.02.02	(Increase) decrease in inventories	-17,042	-258,345
6.01.02.03	Increase in other assets	511	-24,120
6.01.02.04	Increase (decrease) in suppliers	-18,490	31,951
6.01.02.05	Increase in labor and social liabilities	-3,567	2,968
6.01.02.06	Increase (decrease) in taxes, fees and contributions	16,817	-10,366
6.01.02.07	Increase in advances from customers	40,872	191,079
6.01.02.08	Increase (decrease) in other liabilities	2,677	-61
6.01.02.09	Interest paid	-123,329	-96,449
6.01.02.10	Income tax and social contribution paid	-14,192	-7,305
6.01.02.11	Realization of accrual for maintenance of real estate	-20,360	-6,125
6.01.02.12	Accrual for civil, labor and tax risks - amounts paid	-675	0
6.02	Net cash provided (used) in investing activities	-21,644	98,178
6.02.01	(Increase) decrease in investment securities	18,578	5,005
6.02.02	Advances to related parties	-40,438	-146,487
6.02.03	Receipts from related parties	52,184	156,898
6.02.04	Increase (decrease) in investments	-21,231	95,125
6.02.05	Purchase of property and equipment and intangible assets	-30,737	-12,363
6.03	Net cash provided (used) by financing activities	360,760	-42,426
6.03.01	Net proceeds from shares issuance	391	106
6.03.04	Proceeds from loans, financing	343,389	371,528
6.03.05	Payment of loans, financing and debentures	-275,555	-262,221
6.03.06	Proceeds from debentures	500,000	0
6.03.07	Dividends paid	-180,524	-86,930
6.03.08	Interests on capital paid	0	-64,909
6.03.09	Treasury shares	-26,941	0
6.05	Increase (decrease) in cash and cash equivalents	340,702	-187,149
6.05.01	Cash and cash equivalents at beginning of period	641,568	657,523
6.05.02	Cash and cash equivalents at end of period	982,270	470,374

INDIVIDUAL STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY from 1/1/2012 to 6/30/2012
(In thousands of Brazilian reais - R$)

Code	Description	Paid in Capital	Capital reserves, recognized options granted and treasury shares	Earnings reserves	Earnings/ Losses accumulated	Other comprehensive income	Shareholder's equity
5.01	Opening balance	2,650,220	20,557	752,129	0	0	3,422,906
5.03	Adjusted opening balance	2,650,220	20,557	752,129	0	0	3,422,906
5.04	Shareholders capital transaction	391	2,343	-26,941	0	0	-24,207
5.04.01	Capital Increase	391	0	0	0	0	391
5.04.03	Recognized options granted	0	2,343	0	0	0	2,343
5.04.04	Treasury shares purchased	0	0	-28,952	0	0	-28,952
5.04.05	Treasury shares sold	0	0	2,011	0	0	2,011
5.05	Comprehensive income	0	0	0	261,610	0	261,610
5.05.01	Net income (loss)	0	0	0	261,610	0	261,610
5.07	Closing balance	2,650,611	22,900	725,188	261,610	0	3,660,309

INDIVIDUAL STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY from 1/1/2011 to 6/30/2011 (In thousands of Brazilian reais - R$)

Code	Description	Paid in Capital	Capital Reserves, recognized options granted and treasury shares	Earnings reserves	Earnings/ Losses accumulated	Other Comprehensive income	Shareholders' equity
5.01	Opening balance	2,350,012	16,229	508,612	0	0	2,874,853
5.03	Adjusted opening balance	2,350,012	16,229	508,612	0	0	2,874,853
5.04	Shareholders capital transaction	106	2,436	0	0	0	2,542
5.04.01	Capital Increase	89	0	0	0	0	89
5.04.03	Recognized options granted	0	2,436	0	0	0	2,436
5.04.08	Unrealized	17	0	0	0	0	17
5.05	Comprehensive income	0	0	0	342,358	0	342,358
5.05.01	Net income (loss)	0	0	0	342,358	0	342,358
5.07	Closing balance	2,350,118	18,665	508,612	342,358	0	3,219,753

("A free Translation from Portuguese into English")

INTERIM FINANCIAL STATEMENTS (ITR) 06/30/2012 - MRV ENGENHARIA E PARTICIPAÇÕES S/A
INDIVIDUAL STATEMENT OF VALUE ADDED
(In thousands of Brazilian reais - R$)

Code	Description	1/1/2012 to 6/30/2012	1/1/2011 to 6/30/2011
7.01	Revenues	1,292,022	1,133,302
7.01.01	Revenues from real estate development	1,264,100	1,122,117
7.01.02	Other revenues	18,816	7,762
7.01.03	Revenues related to construction of own assets	9,106	3,423
7.02	Inputs purchased from third-parties	-830,488	-618,262
7.02.01	Cost of properties, goods and services sold	-830,488	-618,262
7.03	Gross value added	461,534	515,040
7.04	Deductions	-6,861	-6,014
7.04.01	Depreciation and amortization	-6,861	-6,014
7.05	Net value added generated	454,673	509,026
7.06	Value added received in transfer	202,339	201,642
7.06.01	Results from equity participation	164,686	138,768
7.06.02	Financial income	37,653	62,874
7.07	Total value added for distribution	657,012	710,668
7.08	Value added distributed	657,012	710,668
7.08.01	Personnel	126,042	104,027
7.08.01.01	Salaries and wages	100,444	80,167
7.08.01.02	Benefits	17,815	17,469
7.08.01.03	Severance Pay Fund (FGTS)	7,783	6,391
7.08.02	Taxes and fees	122,725	129,846
7.08.02.01	Federal	101,284	111,711
7.08.02.02	State	381	221
7.08.02.03	Municipal	21,060	17,914
7.08.03	Lenders and lessors	146,635	134,437
7.08.03.01	Interest	116,498	107,368
7.08.03.02	Rentals	29,392	26,028
7.08.03.03	Others	745	1,041
7.08.04	Shareholders	261,610	342,358
7.08.04.03	Earnings retained in the period	261,610	342,358

CONSOLIDATED BALANCE SHEETS - ASSETS
(In thousands of Brazilian reais - R$)

Code	Description	Current Quarter 6/30/2012	Previous year 12/31/2011
1	Total assets	10,324,181	9,160,646
1.01	Current assets	6,677,421	5,998,840
1.01.01	Cash and cash equivalents	1,381,256	930,496
1.01.01.01	Cash and banks	637,778	366,398
1.01.01.02	Short-term investments	743,478	564,098
1.01.03	Receivables	2,873,765	2,858,536
1.01.03.01	Trade accounts receivable	2,873,765	2,858,536
1.01.03.01.01	Receivables from real estate development	2,870,620	2,856,493
1.01.03.01.02	Receivables from services provided	1,194	1,362
1.01.03.01.03	Receivables from rent	1,951	681
1.01.04	Inventories	2,094,044	1,855,548
1.01.04.01	Real estate under construction	1,146,201	1,015,794
1.01.04.02	Completed units	59,494	45,982
1.01.04.03	Land bank	827,625	709,510
1.01.04.04	Advances to suppliers	50,593	75,231
1.01.04.05	Material inventories	10,131	9,031
1.01.06	Recoverable taxes	93,284	104,600
1.01.06.01	Recoverable current taxes	93,284	104,600
1.01.08	Other current assets	235,072	249,660
1.01.08.03	Others	235,072	249,660
1.01.08.03.02	Other assets	51,891	53,045
1.01.08.03.03	Investments securities	183,181	196,615
1.02	Noncurrent assets	3,646,760	3,161,806
1.02.01	Long-term assets	3,212,626	2,826,895
1.02.01.03	Receivables	2,000,006	1,809,343
1.02.01.03.01	Receivables from real estate development	2,000,006	1,809,343
1.02.01.04	Inventories	1,056,170	869,936
1.02.01.04.01	Properties for sale	1,056,170	869,936
1.02.01.06	Deferred taxes	827	876
1.02.01.06.01	Deferred income tax and social contribution	827	876
1.02.01.08	Intercompany receivables	56,459	65,694
1.02.01.08.01	Credits with associates	1,706	1,301
1.02.01.08.04	Other related parties	54,753	64,393
1.02.01.09	Other noncurrent assets	99,164	81,046
1.02.02	Investments	296,040	222,903
1.02.02.02	Investments property	296,040	222,903
1.02.03	Property and equipment	96,824	77,809
1.02.03.01	Operating property and equipment	82,284	68,885
1.02.03.03	Property and equipment under construction	14,540	8,924
1.02.04	Intangible assets	41,270	34,199
1.02.04.01	Intangible assets	41,270	34,199
1.02.04.01.02	Intangible assets	24,924	22,427
1.02.04.01.03	Intangible assets under development	16,346	11,772

CONSOLIDATED BALANCE SHEETS - LIABILITIES AND SHAREHOLDERS' EQUITY
(In thousands of Brazilian reais - R$)

Code	Description	Current Quarter 6/30/2012	Previous year 12/31/2011
2	Total liabilities	10,324,181	9,160,646
2.01	Current Liabilities	2,927,037	2,648,575
2.01.01	Labor and social liabilities	101,852	94,306
2.01.01.01	Related taxes and benefits liabilities	29,742	26,384
2.01.01.02	Payroll liabilities	72,110	67,922
2.01.02	Suppliers	240,836	249,619
2.01.02.01	National suppliers	240,836	249,619
2.01.03	Tax liabilities	52,852	48,413
2.01.03.01	Federal taxes	51,682	47,426
2.01.03.01.01	Income taxes and social contribution	13,444	12,064
2.01.03.01.02	Other federal taxes	38,238	35,362
2.01.03.03	Municipal taxes	1,170	987
2.01.04	Loans and financing	884,038	532,489
2.01.04.01	Loans and financing	459,915	365,187
2.01.04.01.01	Loans and financing in national currency	459,915	365,187
2.01.04.02	Debentures	419,691	164,913
2.01.04.03	Leasing	4,432	2,389
2.01.05	Others liabilities	1,636,061	1,708,853
2.01.05.02	Others	1,636,061	1,708,853
2.01.05.02.02	Mandatory minimum dividend payable to shareholders	0	180,524
2.01.05.02.04	Payables for purchase of land	264,367	286,660
2.01.05.02.05	Advances from customers	1,355,959	1,234,160
2.01.05.02.06	Other payables	15,735	7,509
2.01.06	Accruals	11,398	14,895
2.01.06.02	Other accruals	11,398	14,895
2.01.06.02.04	Accrual for maintenance of real estate	11,398	14,895
2.02	Noncurrent liabilities	3,480,603	2,841,982
2.02.01	Loans and financing	2,591,007	2,144,517
2.02.01.01	Loans and financing	956,480	680,695
2.02.01.01.01	Loans and financing in national currency	956,480	680,695
2.02.01.02	Debentures	1,627,032	1,458,945
2.02.01.03	Leasing	7,495	4,877
2.02.02	Others liabilities	400,157	227,733
2.02.02.02	Others	400,157	227,733
2.02.02.02.03	Payables for purchase of land	188,294	112,529
2.02.02.02.04	Advances from customers	211,194	115,204
2.02.02.02.05	Other liabilities	669	0
2.02.03	Deferred taxes liabilities	313,342	332,596
2.02.03.01	Deferred income tax and social contribution	313,342	332,596
2.02.03.01.01	Deferred income tax and social contribution	129,709	142,848
2.02.03.01.02	Deferred PIS and COFINS	183,633	189,748
2.02.04	Accruals	176,097	137,136

2.02.04.01	Accrual for civil, labor, and tax risks	11,078	7,009
2.02.04.01.01	Tax	198	277
2.02.04.01.02	Labor	6,132	3,893
2.02.04.01.04	Civil	4,737	2,809
2.02.04.01.05	Administrative	11	30
2.02.04.02	Other accruals	165,019	130,127
2.02.04.02.04	Accrual for maintenance of real estate	165,019	130,127
2.03	Shareholders' equity	3,916,541	3,670,089
2.03.01	Paid in capital	2,650,611	2,650,220
2.03.02	Capital reserves	22,900	20,557
2.03.02.02	Special goodwill	18,554	18,554
2.03.02.04	Recognized options granted	30,655	28,312
2.03.02.07	Expenses on share issuance	-26,309	-26,309
2.03.04	Earnings reserves	725,188	752,129
2.03.04.01	Legal	101,438	101,438
2.03.04.05	Retained earnings reserve	686,778	686,778
2.03.04.09	Treasury shares	-63,028	-36,087
2.03.05	Earnings/losses accumulated	261,610	0
2.03.09	Non-controlling interest	256,232	247,183

CONSOLIDATED STATEMENTS OF INCOME
(In thousands of Brazilian reais - R$)

Code	Description	4/1/2012 to 6/30/2012	1/1/2012 to 6/30/2012	4/1/2011 to 6/30/2011	1/1/2011 to 6/30/2011
3.01	Revenue from sales and services	1,091,218	2,098,401	988,385	1,790,716
3.01.01	Net operating revenue	1,091,218	2,098,401	988,385	1,790,716
3.02	Cost of sales and services	-780,676	-1,517,398	-669,693	-1,216,771
3.02.01	Cost of real estate sales and services	-780,676	-1,517,398	-669,693	-1,216,771
3.03	Gross profit	310,542	581,003	318,692	573,945
3.04	Operating income (expenses)	-137,363	-257,300	-98,220	-182,408
3.04.01	Selling expenses	-71,942	-134,616	-50,376	-97,257
3.04.02	General and administrative expenses	-57,178	-110,810	-46,787	-86,787
3.04.04	Other operating incomes	9,304	19,990	4,370	9,835
3.04.05	Other operating expenses	-17,547	-31,864	-5,427	-8,199
3.05	Income before financial income and taxes	173,179	323,703	220,472	391,537
3.06	Financial income (expenses), net	-7,175	-11,340	5,922	18,217
3.06.01	Financial income	27,344	57,204	41,773	78,115
3.06.01.01	Financial income	23,057	48,949	32,934	65,422
3.06.01.02	Financial income from receivables from real estate development	4,287	8,255	8,839	12,693
3.06.02	Financial expenses	-34,519	-68,544	-35,851	-59,898
3.07	Income before taxes	166,004	312,363	226,394	409,754
3.08	Income tax and social contribution	-9,074	-24,185	-22,950	-40,541
3.08.01	Current	-19,846	-37,324	-12,488	-27,549
3.08.02	Deferred	10,772	13,139	-10,462	-12,992
3.09	Net income (loss) from continuing operations	156,930	288,178	203,444	369,213
3.11	Net income (loss) for the period	156,930	288,178	203,444	369,213
3.11.01	Attributable to shareholders of the company	145,468	261,610	189,798	342,358
3.11.02	Non-controlling interests	11,462	26,568	13,646	26,855
3.99	Earnings per share - (R$/share)	-	-	-	-
3.99.01	Basic Earnings for Share	-	-	-	-
3.99.01.01	ON	0,30405	0,54605	0,39337	0,70962
3.99.02	Diluted Earnings per share - (R$/share)	0	0	0	0
3.99.02.01	ON	0,30169	0,54121	0,38939	0,70231

CONSOLIDATED / STATEMENTS OFCOMPREHENSIVE INCOME
(In thousands of Brazilian reais - R$)

Code	Description	4/1/2012 to 6/30/2012	1/1/2012 to 6/30/2012	4/1/2011 to 6/30/2011	1/1/2011 to 6/30/2011
4.01	Net income	156,930	288,178	203,444	369,213
4.03	Comprehensive income for the period	156,930	288,178	203,444	369,213
4.03.01	Attributable to shareholders of the company	145,468	261,610	189,798	342,358
4.03.02	Non-controlling interests	11,462	26,568	13,646	26,855

CONSOLIDATED STATEMENTS OF CASH FLOWS
(In thousands of Brazilian reais - R$)

Code	Description	1/1/2012 to 6/30/2012	1/1/2011 to 6/30/2011
6.01	Net cash used in operating activities	-64,943	-133,469
6.01.01	Cash provided by operating activities	385,610	482,403
6.01.01.01	Net income	288,178	369,213
6.01.01.02	Depreciation and amortization	9,720	7,278
6.01.01.03	Recognized options granted	2,343	2,436
6.01.01.04	Result from sale of property and equipment	897	45
6.01.01.05	Net financial income	55,158	39,107
6.01.01.07	Accrual for property maintenance	44,195	33,408
6.01.01.08	Accrual for civil, labor, and tax risks	4,340	883
6.01.01.09	Deferred taxes on income	-13,139	12,992
6.01.01.10	Deferred taxes on revenue (PIS and COFINS)	-6,066	17,041
6.01.01.11	(Gain) loss on entrance of new shareholders in subsidiary	-16	0
6.01.02	Increase (decrease) in assets and liabilities	-450,553	-615,872
6.01.02.01	Increase in receivables from real estate development	-199,844	-510,630
6.01.02.02	(Increase) decrease in inventories	-127,836	-283,364
6.01.02.03	Increase in other assets	-5,632	-20,090
6.01.02.04	Increase (decrease) in suppliers	-8,783	44,591
6.01.02.05	Increase in labor and social liabilities	7,546	7,055
6.01.02.06	Increase (decrease) in taxes, fees and contributions	39,597	-7,191
6.01.02.07	Increase in advances from customers	50,766	291,798
6.01.02.08	Increase (decrease) in other liabilities	8,895	689
6.01.02.09	Interest paid	-149,043	-114,149
6.01.02.10	Income tax and social contribution paid	-35,158	-12,568
6.01.02.11	Realization of accrual for maintenance of real estate	-30,320	-12,013
6.01.02.12	Accrual for civil, labor and tax risks - amounts paid	-741	0
6.02	Net cash provided in investing activities	-69,987	-70,780
6.02.01	(Increase) decrease in investment securities	20,210	3,832
6.02.02	Advances to related parties	-34,062	-109,512
6.02.03	Receipts from related parties	46,395	121,580
6.02.05	Purchase of property and equipment and intangible assets	-66,798	-69,431
6.02.06	Proceeds for sale of property and equipment	-35,732	-17,249
6.03	Net cash provided by (used in) financing activities	585,690	26,418
6.03.01	Net proceeds from shares issuance	391	106
6.03.04	Proceeds from loans, financing	762,069	599,721
6.03.05	Payment of loans, financing and debentures	-482,216	-421,616
6.03.06	Proceeds from debentures	530,430	0
6.03.07	Dividends paid	-180,524	-86,930
6.03.09	Interests on capital paid	0	-64,909
6.03.10	Net contributions from non-controlling shareholders	-17,519	46
6.03.11	Treasury shares	-26,941	0
6.05	Increase (decrease) in cash and cash equivalents	450,760	-177,831
6.05.01	Cash and cash equivalents at beginning of period	930,496	864,936
6.05.02	Cash and cash equivalents at end of period	1,381,256	687,105

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY from 1/1/2012 to 6/30/2012
(In thousands of Brazilian reais - R$)

Code	Description	Paid in Capital	Capital reserves, recognized options granted and treasury shares	Earnings reserves	Earnings/Losses Accumulated	Other Comprehensive Income	Shareholders' equity	Non-controlling interest	Total
5.01	Opening balance	2,650,220	20,557	752,129	0	0	3,422,906	247,183	3,670,089
5.03	Adjusted opening balance	2,650,220	20,557	752,129	0	0	3,422,906	247,183	3,670,089
5.04	Shareholders capital transaction	391	2,343	-26,941	0	0	-24,207	-17,519	-41,726
5.04.01	Capital increase	391	0	0	0	0	391	0	391
5.04.03	Recognized options granted	0	2,343	0	0	0	2,343	0	2,343
5.04.04	Treasury shares purchased	0	0	-28,952	0	0	-28,952	0	-28,952
5.04.05	Treasury shares sold	0	0	2,011	0	0	2,011	0	2,011
5.04.08	Net contributions from non-controlling shareholders	0	0	0	0	0	0	-17,519	-17,519
5.05	Comprehensive income	0	0	0	261,610	0	261,610	26,568	288,178
5.05.01	Net income (loss)	0	0	0	261,610	0	261,610	26,568	288,178
5.07	Closing balance	2,650,611	22,900	725,188	261,610	0	3,660,309	256,232	3,916,541

CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY from 1/1/2011 to 6/30/2011
(In thousands of Brazilian reais - R$)

Code	Description	Paid in Capital	Capital reserves, recognized options Granted and treasury Shares	Earnings Reserves	Earnings/Losses Accumulated	Other Comprehensive Income	Shareholders' Equity	Non-controlling Interest	Total
5.01	Opening balance	2,350,012	16,229	508,612	0	0	2,874,853	177,897	3,052,750
5.03	Adjusted opening balance	2,350,012	16,229	508,612	0	0	2,874,853	177,897	3,052,750
5.04	Shareholders capital transaction	106	2,436	0	0	0	2,542	47	2,589
5.04.01	Capital Increase	89	0	0	0	0	89	0	89
5.04.03	Recognized options granted	0	2,436	0	0	0	2,436	0	2,436
5.04.09	Net contributions from non-controlling shareholders	0	0	0	0	0	0	47	47
5.04.10	Unrealized	17	0	0	0	0	17	0	17
5.05	Comprehensive income	0	0	0	342,358	0	342,358	26,855	369,213
5.05.01	Net income (loss)	0	0	0	342,358	0	342,358	26,855	369,213
5.07	Closing balance	2,350,118	18,665	508,612	342,358	0	3,219,753	204,799	3,424,552

CONSOLIDATED STATEMENT OF VALUE ADDED

(In thousands of Brazilian reais - R$)

Code	Description	1/1/2012 to 3/31/2012	1/1/2011 to 3/31/2011
7.01	Revenues	2,297,438	2,109,575
7.01.01	Revenues from real estate development	2,194,234	1,883,511
7.01.02	Other revenues	19,990	9,833
7.01.03	Revenues related to construction of own assets	83,214	216,231
7.02	Inputs purchased from third-parties	-1,459,177	-1,281,279
7.02.01	Cost of properties, goods and services sold	-1,459,177	-1,281,279
7.03	Gross value added	838,261	828,296
7.04	Deductions	-9,720	-7,278
7.04.01	Depreciation and amortization	-9,720	-7,278
7.05	Net value added generated	828,541	821,018
7.06	Value added received in transfer	48,949	78,115
7.06.02	Financial income	48,949	78,115
7.07	Total value added for distribution	877,490	899,133
7.08	Value added distributed	877,490	899,133
7.08.01	Personnel	180,874	151,352
7.08.01.01	Salaries and wages	141,222	118,273
7.08.01.02	Benefits	28,564	23,176
7.08.01.03	Severance Pay Fund (FGTS)	11,088	9,903
7.08.02	Taxes and fees	196,062	195,614
7.08.02.01	Federal	159,623	166,269
7.08.02.02	State	918	1,160
7.08.02.03	Municipal	35,521	28,185
7.08.03	Lenders and lessors	212,376	182,954
7.08.03.01	Interest	155,317	140,787
7.08.03.02	Rentals	56,123	41,126
7.08.03.03	Others	936	1,041
7.08.04	Shareholders	288,178	369,213
7.08.04.03	Earnings retained in the period	261,610	342,358
7.08.04.04	Non-controlling shareholders	26,568	26,855



MRV ANNOUNCES ITS 2Q12 RESULTS

SUSTAINABLE OPERATION: COMBINATION OF GROWTH AND CASH GENERATION

Beginning of a new cycle

Land Bank, production and client financing records

Belo Horizonte, August 13, 2012 – MRV Engenharia e Participações S.A. (BM&FBovespa: MRVE3 – ADR OTCQX: MRVNY), announces today its results for the second quarter of 2012 (2Q12). The financial information is presented in million Reais (R$ million), except where otherwise indicated, and is based on the consolidated financial statements prepared and presented in conformity with the International Financial Reporting Standards (IFRS), which considers Guideline CPC 04 Application of Interpretation ICPC 02 to Brazilian Real Estate Development Entities, issued by the Accounting Pronouncements Committee (CPC) and approved by the Brazilian Securities and Exchange Commission (CVM) and the Federal Accounting Council (CFC), consistent with the standards issued by CPC.

CONFERENCE CALLS EARNINGS RELEASE 2Q12

English	**Portuguese**
August 14, 2012	August 14, 2012
12:00 AM (Brasília) / 11:00 AM (New York)	10:00 AM (Brasília) / 09:00 AM (New York)
Phone: +1 (412) 317-6776	Phone: +55 (11) 3127-4971
Code: MRV	Code: MRV

Management's Comments

"The second quarter of 2012 represents a milestone in our history. At the same time we have reached new operational records with neutral cash generation in the homebuilding segment, facts that point out to our consistent and sustainable growth. In a scenario where we see some companies slowing down, delaying projects, selling assets, it is very fulfilling to see our company growing and strengthening in a balanced way. We have reached more than R$20 billion of PSV in our land bank, we are accelerating our projects and we are dedicating ourselves even more to increase the satisfaction of our customers. "

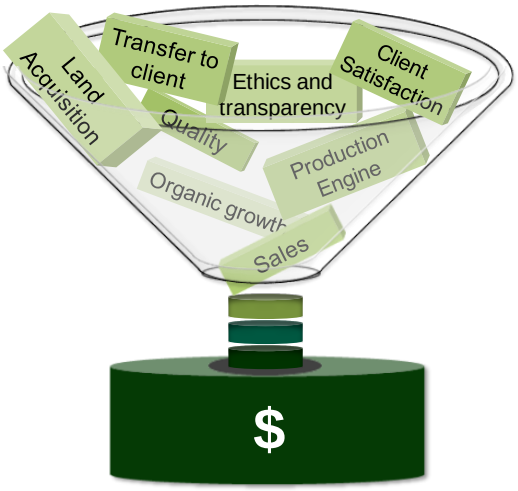
Rubens Menin – CEO of MRV Engenharia

- Neutral Cash Burn in the homebuilding segment in the quarter;
- Historical Production record: 10,349 units produced in 2Q12;
- Historical Client Financing record: 10,061 units transferred in 2Q12;
- Land Bank reached R$ 20.3 billion;
- Improving margins and profitability compared to 1Q12.

Business Cycle, growth and cash generation

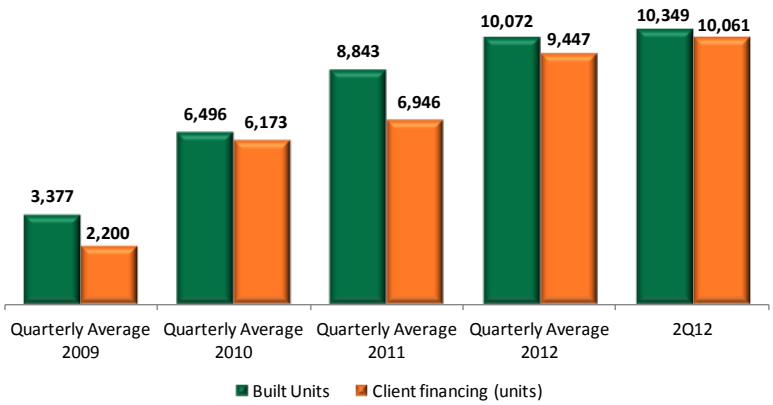
MRV, since its foundation in 1979, has kept its focus on the low income homebuilding segment and with an established culture of high quality and low cost production. In 2011 we concluded the first operational cycle after the IPO, focusing on accelerated growth, based on strong demand, Brazilian economic stability and credit availability, a simultaneous combination of factors so far nonexistent in Brazil. In 2012 we initiated a new operational cycle where the focus will be operational quality and efficiency, without letting growth opportunities offered by the market pass us by. We went from cash burn, necessary to support our aggressive growth, to, in this new cycle, cash generation, even with growth.

Beginning on 2012
Growth with quality focus



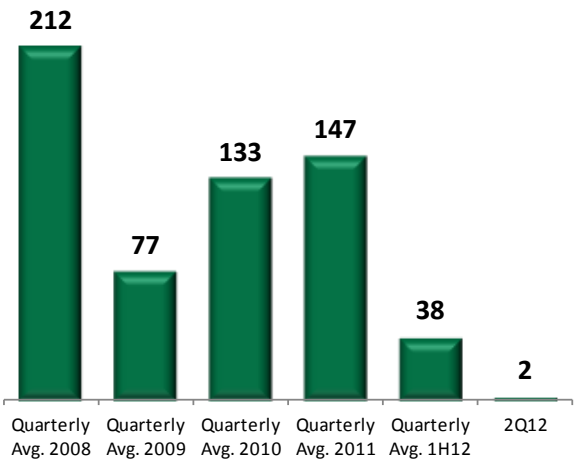
In the more accelerated cycle, we were building a higher number of units per quarter compared to the client financing, taking advantage of market opportunities and respecting the construction schedule. In the starting cycle, we still reach record production but with an even more expressive evolution of client financing, better balancing business flow and cash flow. In 2Q12 we reached neutral cash generation in the homebuilding segment despite the new record of built units.

Built units x Client financing (units)

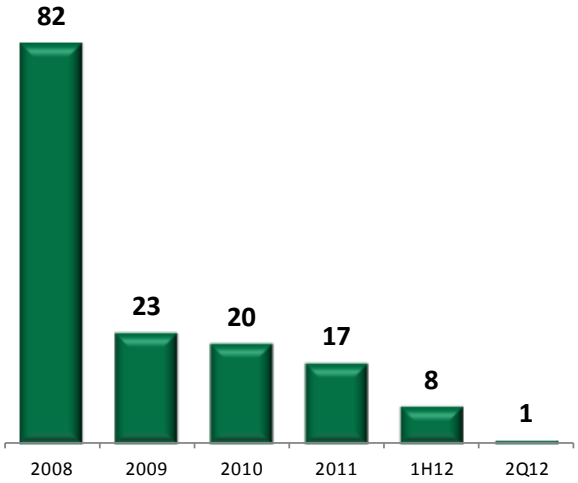


With the evolution and balance of our main operational metrics, we gradually reduced cash burn per built unit despite the accelerated growth scenario in the last years. In 2Q12, neutral cash generation in the homebuilding segment indicates that our operations allow a sustainable growth, with operational quality and positive cash flow.

Operational Cash Burn MRV Homebuilding[1]
(R$ million)



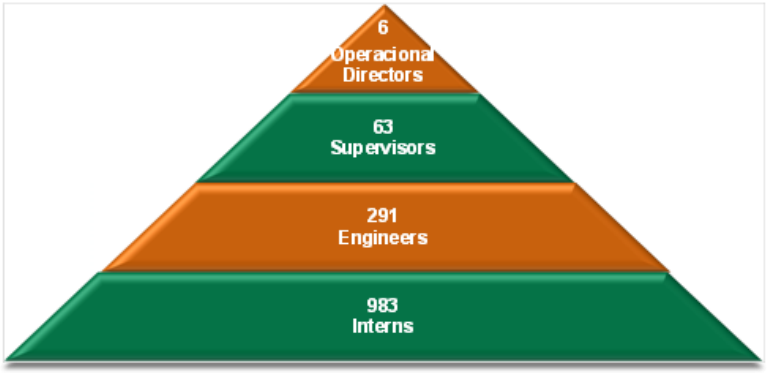
Operational Cash Burn MRV Homebuilding[1]
Per produced Unit (R$ thousands)



Organic growth, production engine, budget and control

We are active in 113 cities and in 4 of the 5 Brazilian regions. We have achieved this geographic presence in strong demand markets through organic growth. We develop our qualified workforce and ensure our culture to be widespread and established in all locations where we operate. We consider having the largest and the best Brazilian construction machine, completely focused on the low income segment. We follow rigid quality standards, constantly invest in workforce training and we have a fully integrated team, despite our geographic diversification.

Production structure – Qualified workforce

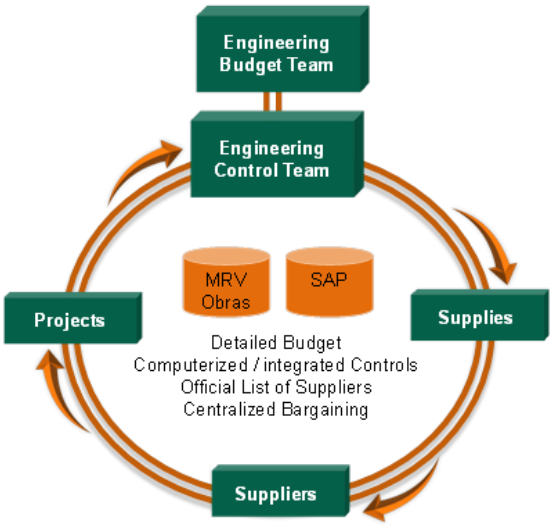


We believe that the high level of standardization of our projects is one of our competitive advantages, allowing strict cost control, facilitating the management of our projects and providing important gains of scale. We have a detailed budget for each project, which monitoring is performed in real time by our Control team, with details of materials and services by task, project, block and unit. With over 30 years of experience in the same segment, constantly investing in continuous improvement of both administrative and construction processes, budgeting and controls, we have historical references to elaborate our budgets as well as tools for rapid identification of deviations, allowing an immediate action when necessary.

[1] Operational Cash Burn / Cash Generation MRV Homebuilding – measured as net debt change in homebuilding segment, excluding capital, purchased shares held in treasury and dividend payments, when available. Due to inclusion of restricted savings deposits in short term investments, the cash burn calculation of previous periods were updated – see Notes to the Financial Statements number 5.



Engineering Control Flow



Conservatism, provisions and leverage

The MRV team has a long-term commitment, based on our mission, vision and values which were reinforced throughout the whole Company and the stakeholders in events held in the month of June at the launch of the new Code of Conduct of MRV Group.

Business

Development, Construction and Sale of Housing units.

Mission

Realizing the dream of home ownership offering real estate with the best value for money for the client.

Vision

Being the best company for development, construction and sales of lower income real estate in Brazil.

Values

Ethics and Transparency	Committed Team	Sustainability
Delivering Value to Shareholders	Sharing the success	Think like the customer

Based on our value of ethics and transparency, and conservatism of our administration, we recorded monthly provisions on our balance sheet. These provisions serve as "insurances", guaranteeing that the statements reflect the current reality of the business and will not impact future financial results.

After delivering units, our products have a warranty period for possible problems identified by our customers. Conservatively, besides working on quality improvements of our built units we pursue to minimize the need for future maintenance, we have recorded a provision for maintenance of real estate during the construction phase, in a way to be secure, in case maintenance services are needed after key deliveries. At the end of 2Q12, we had an accrual for real estate maintenance of R$ 176,4 million.

We strictly follow all the laws, nevertheless, we are exposed to civil and labor suits. Just like we provision an “insurance” for property maintenance, we also make provisions for civil and labor risks classified as “probable”. At the end of 2Q12 these provisions, civil and labor, amounted R$ 10.9 million.



We are conservative in cash management and we execute a management focused on generating value for our shareholders. We do not expose ourselves to liquidity risks, we maintain a robust position of cash and cash equivalents (R$ 1.6 billion at the end of 2Q12) and a controlled leverage and below the industry average (net debt / equity ratio of 48.8% at the end of 2Q12). We did not sell assets to meet cash flow outcomes in the current period. Despite the growth of our land bank and historical record of built units in a quarter, we achieved a neutral cash generation for the quarter in the homebuilding segment, indicating our ability to maintain sustainable growth with recurring operating cash generation.

In contrast to our conservatism in cash management and legal aspects, we are bold in activities that compose our business (development, construction and sale of housing units) seeking the satisfaction of our customers and return for our shareholders. We base our actions on our values and do not accept practices that might hurt them to obtain advantages of any kind.

The Company took note on July 31, 2012 of its inclusion in the Register of Employers, disciplined by the Interministerial legislation n. 2, of May 12, 2011, of the Ministry of Labor and Employment. Two branches and Prime Incorporações e Construções S.A., controlled by the Company, were included in the Register, at its semiannual update. The inclusions, informed to the market by Notice to the Market by the Company on August 1, 2012, result from inspections conducted by the Ministry of Labor and Employment in 2010 and 2011. The values, principles and mission of MRV are incompatible with irregular labor practices to which the Register of Employers refers to. MRV is taking all reasonable measures and actions to promote the exclusion of its name from the Register of Employers.

Executive Board - MRV Engenharia e Participações



Main Indicators[2]

Financial Highlights (R$ million)	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
Net Operating Revenue	**1,091**	1,007	988	8.3% ↑	10.4% ↑	**2,098**	1,791	17.2% ↑
Gross Profit	**311**	270	319	14.8% ↑	2.6% ↓	**581**	574	1.2% ↑
% Gross Margin	**28.5%**	26.9%	32.2%	1.6 p.p. ↑	3.8 p.p. ↓	**27.7%**	32.1%	4.4 p.p. ↓
Net Income	**145**	116	190	25.3% ↑	23.4% ↓	**262**	342	23.6% ↓
% Net margin	**13.3%**	11.5%	19.2%	1.8 p.p. ↑	5.9 p.p. ↓	**12.5%**	19.1%	6.7 p.p. ↓
EBITDA	**212**	191	256	10.9% ↑	17.0% ↓	**403**	457	11.7% ↓
% EBITDA Margin	**19.4%**	19.0%	25.9%	0.5 p.p. ↑	6.4 p.p. ↓	**19.2%**	25.5%	6.3 p.p. ↓
Return on Equity (y.o.y.)	**19.7%**	21.8%	24.2%	2.1 p.p. ↓	4.5 p.p. ↓	**19.7%**	24.2%	4.5 p.p. ↓
Return on Equity (annualized)	**16.2%**	13.3%	24.3%	2.8 p.p. ↑	8.1 p.p. ↓	**14.8%**	22.5%	7.7 p.p. ↓
EPS (R$)	**0.304**	0.242	0.393	25.6% ↑	22.7% ↓	**0.546**	0.710	23.1% ↓
Unearned Sales Revenues	**3,016**	3,365	3,283	10.4% ↓	8.1% ↓	**3,016**	3,283	8.1% ↓
Unearned Costs of Units Sold	**(1,661)**	(1,878)	(1,781)	11.5% ↓	6.7% ↓	**(1,661)**	(1,781)	6.7% ↓
Unearned Results	**1,355**	1,487	1,502	8.9% ↓	9.8% ↓	**1,355**	1,502	9.8% ↓
% Unearned Margin	**44.9%**	44.2%	45.8%	0.7 p.p. ↑	0.8 p.p. ↓	**44.9%**	45.8%	0.8 p.p. ↓
Net Debt (Net Cash)	**1,911**	1,659	1,133	15.1% ↑	68.6% ↑	**1,911**	1,133	68.6% ↑
Net Debt/Shareholders' Equity	**48.8%**	43.8%	33.1%	5.0 p.p. ↑	15.7 p.p. ↑	**48.8%**	33.1%	15.7 p.p. ↑
Net Debt/Annualized EBITDA	**2.25**	2.17	1.11	3.8% ↑	103.2% ↑	**4.74**	1.11	327.5% ↑

Land bank	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
%MRV								
Land Bank (R$ billion)	**20.3**	18.3	16.3	11.2% ↑	24.9% ↑	**20.3**	16.3	24.9% ↑
Units	**170,128**	166,958	159,169	1.9% ↑	6.9% ↑	**170,128**	159,169	6.9% ↑
Usable Area (in thousands of sq.m.)	**7,812**	7,643	7,327	2.2% ↑	6.6% ↑	**7,812**	7,327	6.6% ↑
Average Price - R$'000 / unit	**119**	109	102	9.2% ↑	16.8% ↑	**119**	102	16.8% ↑
Average Price - R$'000 / sq.m.	**2.6**	2.4	2.2	8.8% ↑	17.1% ↑	**2.6**	2.2	17.1% ↑
100%								
Number of Projects	**397**	398	431	0.3% ↓	7.9% ↓	**397**	431	7.9% ↓
Land Bank (R$ billion)	**21.6**	19.6	17.2	10.2% ↑	25.4% ↑	**21.6**	17.2	25.4% ↑
Units	**180,976**	179,245	168,401	1.0% ↑	7.5% ↑	**180,976**	168,401	7.5% ↑
Units per Project	**456**	450	391	1.2% ↑	16.7% ↑	**456**	391	16.7% ↑
Usable Area (in thousands of sq.m.)	**8,310**	8,205	7,752	1.3% ↑	7.2% ↑	**8,310**	7,752	7.2% ↑
Average Price - R$'000 / unit	**119**	109	102	9.2% ↑	16.6% ↑	**119**	102	16.6% ↑
Average Price - R$'000 / sq.m.	**2.6**	2.4	2.2	8.8% ↑	16.9% ↑	**2.6**	2.2	16.9% ↑

Launches	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
%MRV								
Launches (R$ million)	**1,067**	644	751	65.7% ↑	42.0% ↑	**1,710**	1,794	4.7% ↓
Units	**8,780**	5,944	6,477	47.7% ↑	35.6% ↑	**14,724**	14,691	0.2% ↑
Average Launching Size (units)	**314**	297	249	5.5% ↑	25.9% ↑	**307**	258	19.0% ↑
Usable Area (in thousands of sq.m.)	**398**	268	294	48.2% ↑	35.4% ↑	**666**	688	3.2% ↓
Average Price - R$'000 / unit	**121**	108	116	12.2% ↑	4.7% ↑	**116**	122	4.9% ↓
Average Price - R$'000 / sq.m.	**2.7**	2.4	2.6	11.8% ↑	4.8% ↑	**2.6**	2.6	1.6% ↓
100%								
Number of Projects	**28**	20	26	40.0% ↑	7.7% ↑	**48**	57	15.8% ↓
Launches (R$ million)	**1,108**	690	775	60.6% ↑	42.9% ↑	**1,799**	1,901	5.4% ↓
Units	**9,156**	6,402	6,672	43.0% ↑	37.2% ↑	**15,558**	15,504	0.3% ↑
Usable Area (in thousands of sq.m.)	**414**	290	303	42.8% ↑	37.0% ↑	**705**	728	3.2% ↓
Average Price - R$'000 / unit	**121**	108	116	12.3% ↑	4.2% ↑	**116**	123	5.7% ↓
Average Price - R$'000 / sq.m.	**2.7**	2.4	2.6	12.5% ↑	4.3% ↑	**2.6**	2.6	2.3% ↓

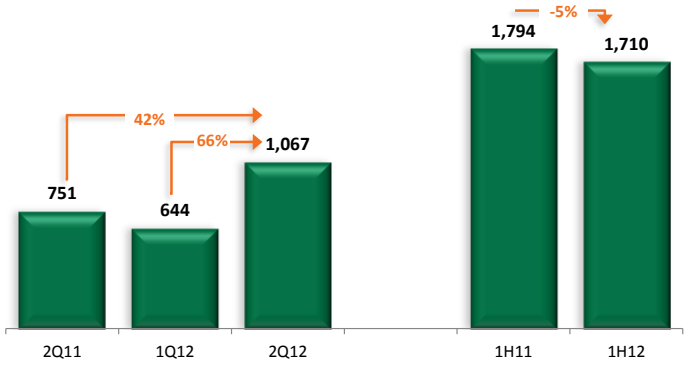
Pre-Sales	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
%MRV								
Pre-Sales (R$ million)	**943**	815	969	15.6% ↑	2.7% ↓	**1,758**	1,799	2.3% ↓
Units	**8,066**	7,273	8,896	10.9% ↑	9.3% ↓	**15,339**	16,317	6.0% ↓
Usable Area (in thousands of sq.m.)	**362**	331	410	9.5% ↑	11.6% ↓	**693**	757	8.4% ↓
Average Price - R$'000 / unit	**117**	112	109	4.3% ↑	7.3% ↑	**115**	110	3.9% ↑
Average Price - R$'000 / sq.m.	**2.6**	2.5	2.4	5.6% ↑	10.1% ↑	**2.5**	2.4	6.6% ↑
100%								
Pre-Sales (R$ million)	**1,022**	894	1,057	14.3% ↑	3.3% ↓	**1,917**	1,966	2.5% ↓
Units	**8,758**	7,940	9,645	10.3% ↑	9.2% ↓	**16,698**	17,718	5.8% ↓
Usable Area (in thousands of sq.m.)	**405**	371	461	9.1% ↑	12.1% ↓	**776**	854	9.1% ↓
Average Price - R$'000 / unit	**117**	113	110	3.7% ↑	6.5% ↑	**115**	111	3.4% ↑
Average Price - R$'000 / sq.m.	**2.5**	2.4	2.3	4.8% ↑	10.0% ↑	**2.5**	2.3	7.2% ↑

[2] All figures included in this earnings release consider net income and shareholders' equity attributable to equity holders of the parent, unless indicated otherwise.

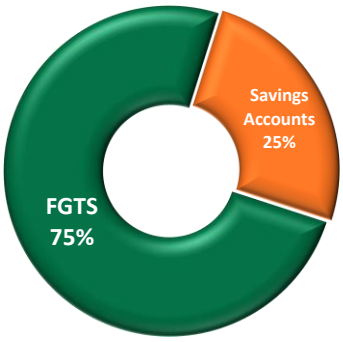
Operational Performance

Launches (%MRV)

Launches (%MRV)
(R$ million)



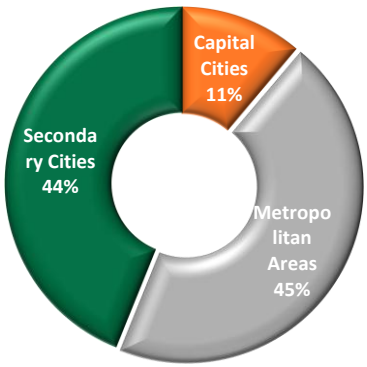
Launches by Financing Source 2Q12
- %MRV (units)



During 2Q12, the Company launched 8,780 units.

The Company continues to concentrate most of its business on the Government's Housing Program "*Minha Casa Minha Vida*".

Launches in 2Q12 by Geographical Distribution – %MRV (R$)

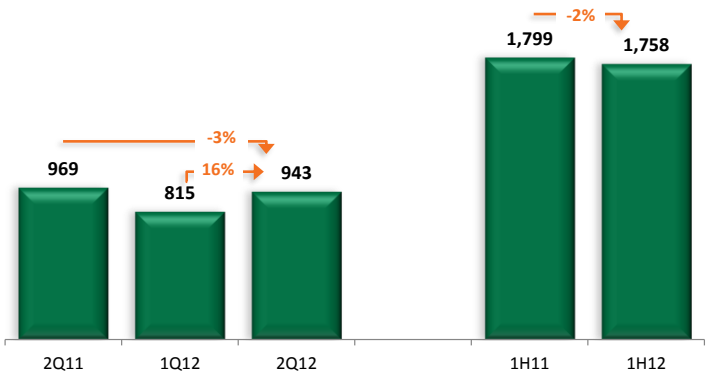


Launches 2Q12 by State
– %MRV (R$ million)

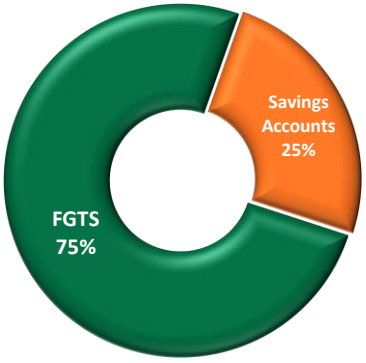
State	R$ million	%
São Paulo	607	56.9%
Minas Gerais	153	14.3%
Bahia	72	6.8%
Paraná	57	5.4%
Rio Grande do Sul	50	4.7%
Rio de Janeiro	42	4.0%
Goiás	35	3.3%
Paraíba	29	2.7%
Ceará	21	2.0%
Total	**1,067**	**100.0%**

Pre-Sales (%MRV), net of swaps

Pre-Sales (%MRV)
(R$ million)



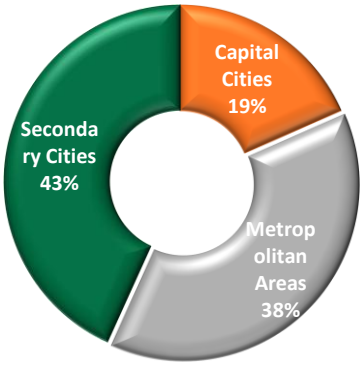
Pre-Sales by Financing Source 2Q12 - %MRV (units)



In 2Q12, the Pre-Sales (%MRV) totaled R$ 943 million (8,066 units).

75% of the Pre-Sales in the quarter were eligible to MCMV.

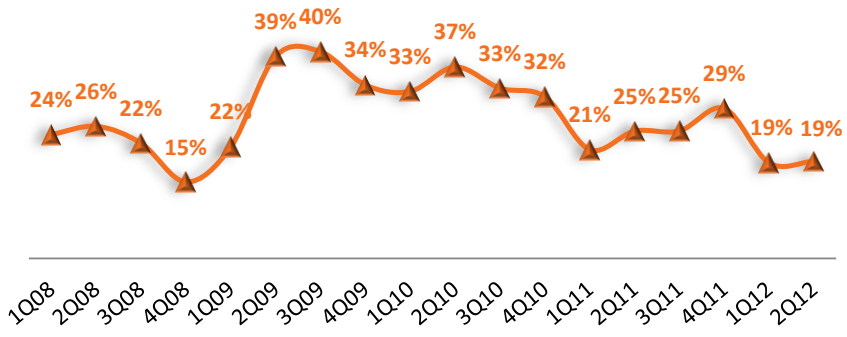
2Q12 Pre-Sales by Geographic Distribution
– %MRV (R$ million)



Pre-Sales per launching period – %MRV (R$)

Launching Period	Contracted Sales %MRV (in %) 2008	2009	1Q10	2Q10	3Q10	4Q10	1Q11	2Q11	3Q11	4Q11	1Q12	2Q12
2Q12												14%
1Q12											3%	12%
4Q11										11%	23%	18%
3Q11									16%	25%	20%	12%
2Q11								9%	14%	8%	10%	8%
1Q11							17%	16%	12%	9%	8%	8%
4Q10						31%	38%	34%	24%	16%	15%	10%
3Q10					21%	23%	11%	13%	7%	6%	6%	5%
2Q10				26%	35%	15%	9%	8%	5%	6%	5%	3%
1Q10			11%	27%	8%	4%	3%	3%	2%	2%	1%	1%
2009		48%	60%	32%	19%	12%	11%	9%	9%	8%	4%	4%
2008	57%	44%	22%	12%	13%	11%	9%	8%	7%	6%	2%	3%
Before 2008	43%	9%	7%	3%	4%	4%	3%	3%	3%	3%	1%	2%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Sales over Supply

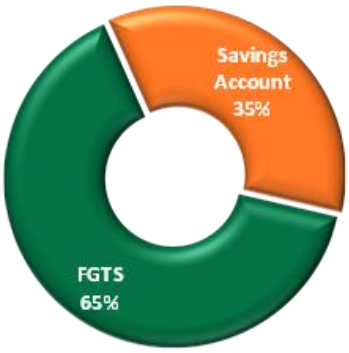


Sales over Supply = Sales / (Initial Inventory + Launches)

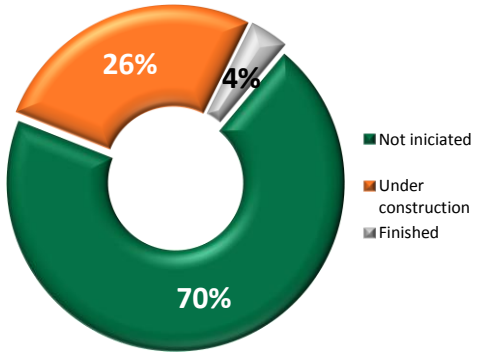
Inventory at Market Value (%MRV)

On June 30, 2012, the inventory at market value totaled R$ 4.40 billion (versus R$ 3.91 billion on March 31, 2012). 65% of the units were eligible to MCMV. Notice that there have been price updates of units in our inventory.

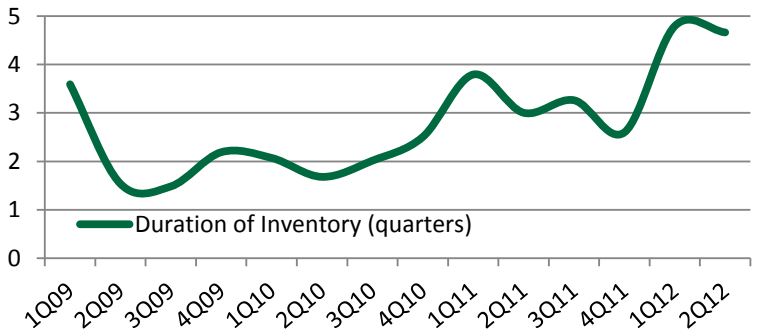
Inventory at market value as of June 30, 2012 by financing source
– %MRV (units)



Inventory at market value as of June 30, 2012 by construction phase
– %MRV (units)



By the end of 2Q12, we had the equivalent of 5 quarters of contract sales as inventory of units to be sold.



Inventory Duration = Final inventory / Sales

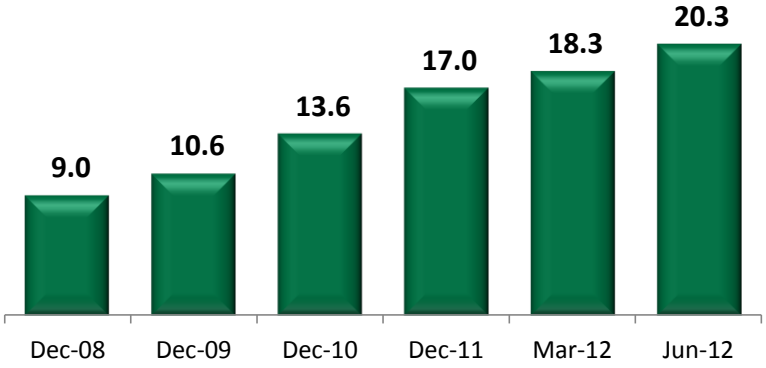
Land Bank (%MRV)

Notice that there have been price updates of our projects in our land bank.

Land bank

	2Q11	1Q12	2Q12
Land Bank (opening balance) (R$ million)	14,063	17,034	18,254
Acquisitions/Adjustments (R$ million)	2,951	1,864	3,119
Launches (R$ million)	(751)	(644)	(1,067)
Land Bank (closing balance) (R$ million)	16,264	18,254	20,307
Land Bank - Units (thousands)	159	167	170
# of units per project (average)	369	419	429
Average Price (R$ thousands)	102	109	119

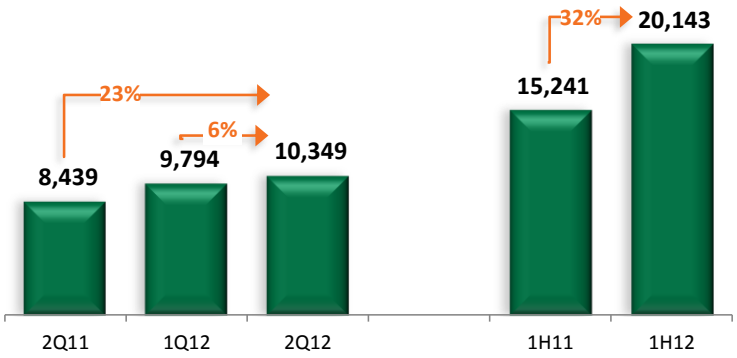
Land bank – %MRV (R$ billion)



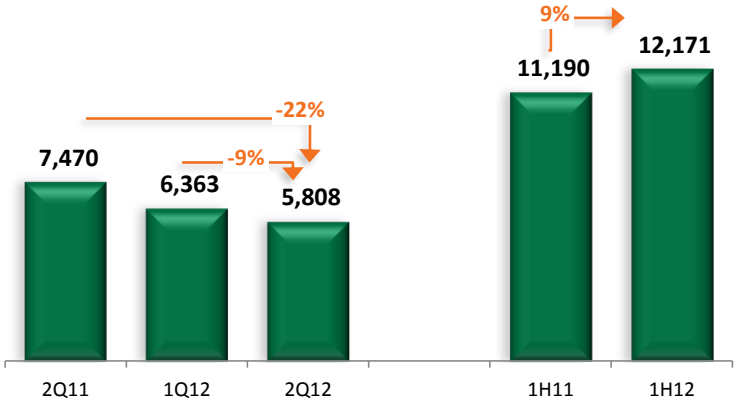
In 2Q12, 82% of the land purchased in the quarter was acquired through swap, which benefits the financial cycle and allows for a larger volume of acquisitions without cash burn.

Production – Built Units quarterly record

Built Units (units)



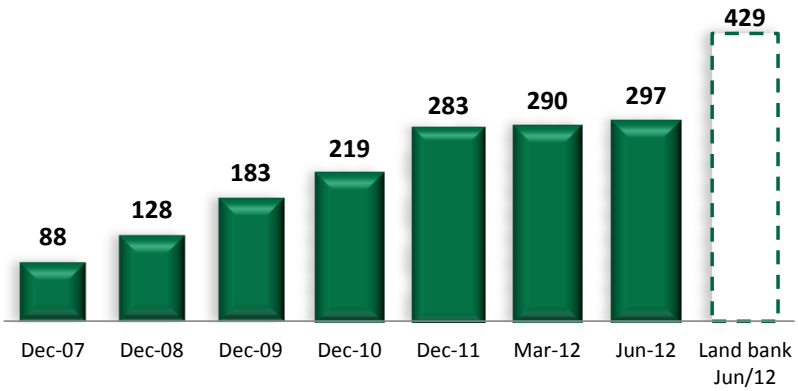
Finished Units (units)



We currently manage 329 construction sites simultaneously, with an average of 297 units per site, 3% more units than the average project size on March 31, 2012.

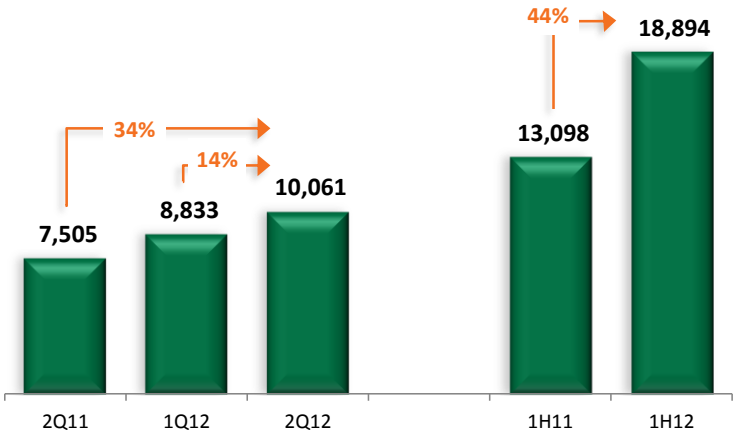


Nº of units per construction site

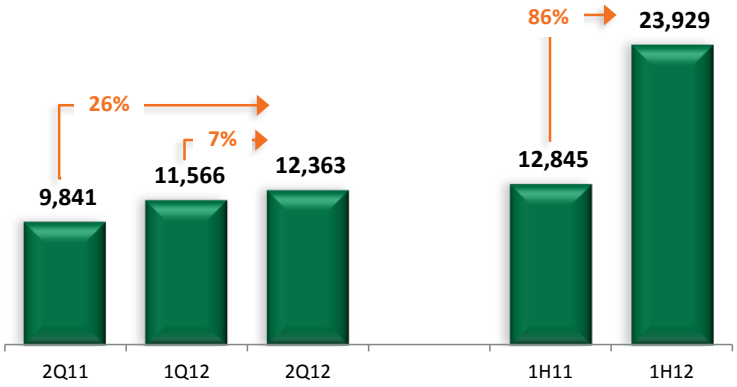


Real Estate Financing – Client Financing quarterly record

Client Financing (units)



Construction Financing (Contracted Units)

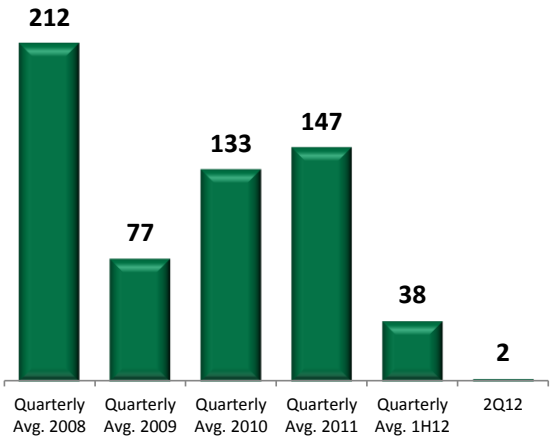


In 2Q12, 10,061 units were transferred to banks, an increase of 34% compared to the units transferred in 2Q11. In the semester, there was a 44% growth compared to the same period of last year.

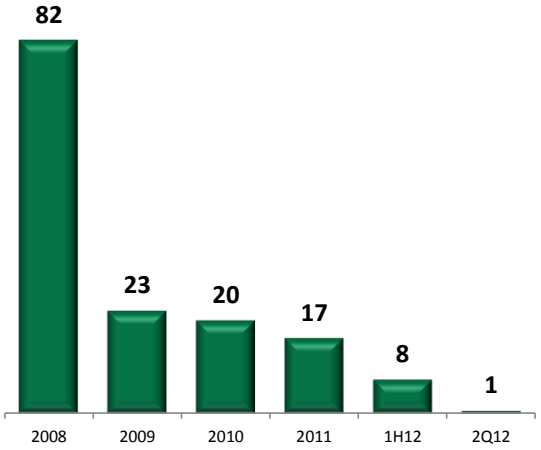
Cash Burn – neutral cash generation in the homebuilding segment

MRV Homebuilding Business' Cash Burn in the second quarter of 2012 was R$ 1.8 million. With the continuous efficiency gain in our processes, the cash burn maintained the downward trend, reaching neutral cash generation in 2Q12.

Operational Cash Burn MRV Homebuilding[3]
(R$ million)

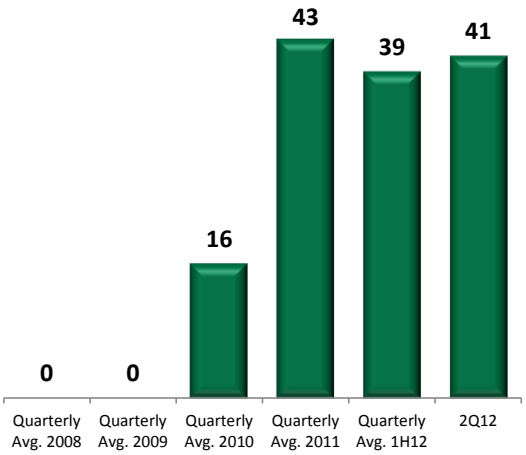


Operational Cash Burn MRV Homebuilding[3]
Per produced Unit (R$ thousand)



MRV considers the Securitization of Real Estate Receivables ("CRI – Certificado de Recebíveis Imobiliários") as debt until the client is transferred to the bank or the maturity of the liabilities.

Operational Cash Burn LOG (% MRV)
(R$ million)



LOG is a company of commercial and industrial properties which segment is capital intensive and cash burn is not a metric used in this segment. We disclose the cash burn of LOG CP merely to clarify the calculation of the existing amount in the Company's consolidated balance sheet.

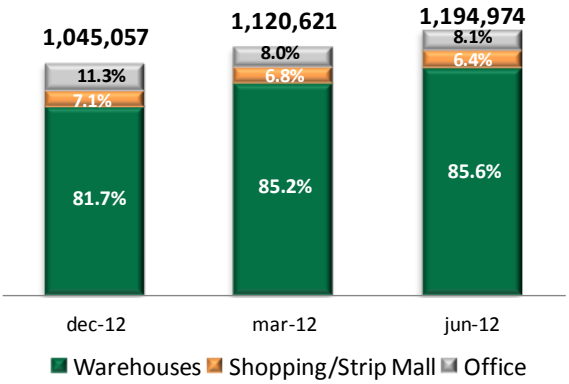
[3] Operational Cash Burn / Cash Generation MRV Homebuilding – measured by the change in net debt in homebuilding segment, excluding capital increases, purchased shares held in treasury and dividend payments, when available. Due to the inclusion of restricted savings deposits in short-term investment, the cash burn calculation of previous periods was updated – see Notes to the Financial Statements number 5.

LOG Commercial Properties

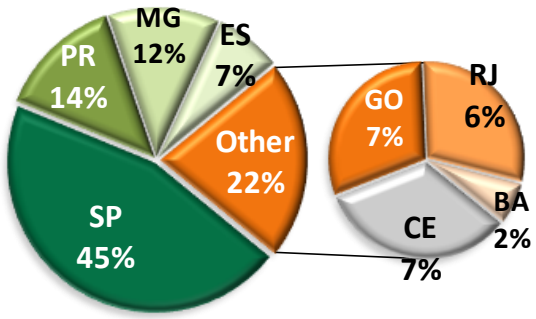
Operating Indicators

LOG continues to invest in its portfolio growth and construction of assets. On June 30, 2012 the portfolio raised 6.6% in relation to March 31, 2012 and 14.3% in comparison to December 31, 2011. The Company has a wide geographically diversified portfolio, located in 22 cities, confirming its strategy to become a nationwide industrial property player.

LOG Portfolio Evolution (in GLA sq.m.) - %LOG



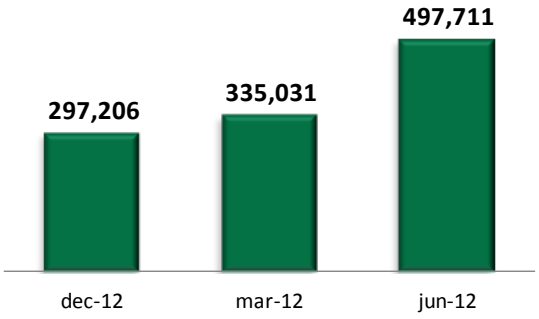
LOG Portfolio Geographical Distribution as of 30-jun-12 (in GLA sq.m.) - %LOG



The chart above does not include the industrial lot project located in Betim, Minas Gerais. This project has approximately 6 million sq.m., with approximately 2,8 million sq.m. of negotiable area and great potential of appreciation and return for LOG Commercial Properties. Currently, this is LOG Commercial Properties' only project in which the lots are intended to be sold, not leased.

On June 30, 2012 the portfolio above already had 41.7% approved GLA demonstrating LOG's team expertise in projects approval as well as proving the rapid construction and delivery growth capacity.

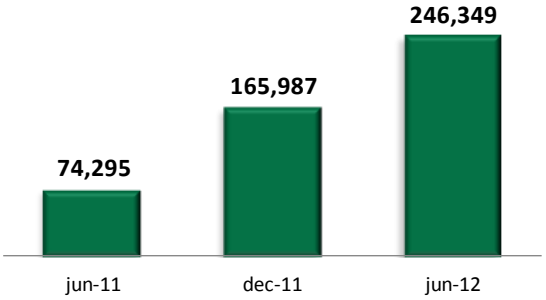
Approved GLA as of 30-jun-12 (in GLA sq.m.) - %LOG



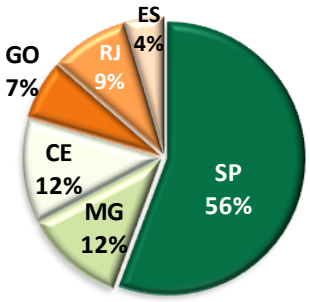
Additionally, LOG is investing in its portfolio construction. By the end of 2Q12, LOG had built 246,349 sq.m. of GLA, of which 172,054 sq.m. were built in the last twelve months, 231.6% growth in one year. The built GLA corresponds to 13 strategically located projects distributed in 10 cities and 6 states.



Accumulated Built GLA (in GLA sq.m.) - %LOG



GLA Under Construction Geographical Distribution as of 30-jun-12 (in GLA sq.m.) - %LOG



On June 30, 2012 LOG had 7 ongoing construction sites. When concluded, they will add 135,429 sq.m. of GLA to the 164,956 sq.m. of GLA already delivered. Only in the second half of 2012, LOG intends to start the construction of projects that, when finished, will add more than 230 thousand of sq.m. of delivered GLA.

LOG continues demonstrating its value generation capacity with a 17.6% yield on cost of the delivered projects by the end of 2Q12.

The Brazilian market of industrial warehouses continues to demonstrate high demand, great absorption of delivered areas and growth in leasing price. LOG continues to believe in the development of the commercial and industrial properties market and, therefore, will maintain strong investments aiming the portfolio increase as well as the construction and delivery of its projects.

Urbamais

On July 9, 2012 we announced to the market the foundation of the subsidiary Urbamais Properties e Participacoes S.A. (“Urbamais”), which purpose is to develop large urban areas for residential and/or mixed usage. The residential lots will be sold directly to consumers and/or developers. The commercial and industrial lots will be sold to developers or directly to end user companies.

MRV believes that there is a great opportunity to generate value to its shareholders by attending the latent demand for new urban areas with a high quality standard. Urbamais will be present in the main Brazilian States, where we already have operations, focused primarily on income classes “B”, “C” and “D”.

Within 12 months there will be a capital contribution amounting to R$ 50 million, of which the Company is responsible for 60%, contributing up to R$ 30 million. As Urbamais evolves, it will require more capital, which shall be met by raising money in the private and/or public capital market, in a process analogous to the LOG Commercial Properties, our subsidiary focused on commercial properties.

We have several projects in advanced phase. The areas to be acquired and developed will be mostly with sizes larger than 300,000 sqm. We expect to develop and bring to the market a total gross area of approximately 60 million sqm in the next three years.

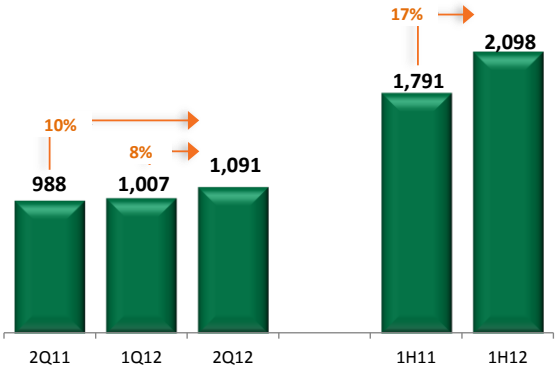
Urbamais has several synergies with MRV, notably the origination of the areas to be developed, the expertise on development and approvals’ requirements, and the knowledge of the market and demand for urban areas. The main executives and their teams have already been identified and hired. They will count on the synergy with MRV, but will execute the project autonomously and independently.

Finally, clear segregation lines between the businesses are being set, defining the business of Urbamais, Log, and MRV. The nature and focus of activities are different, removing potential conflicts of interest.

Financial Performance

Net Operating Revenue

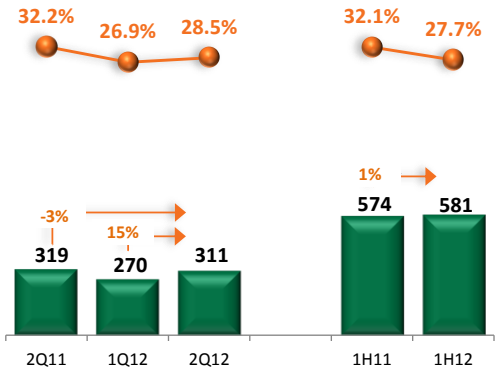
Net Operating Revenue
(R$ million)



(R$ million)	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
Net Operational Revenue	**1,028**	934	923	10.1% ↑	11.4% ↑	1,962	1,689	16.2% ↑
Financial results allocated to Net Revenue	**63**	73	66	14.1% ↓	3.9% ↓	136	102	33.6% ↑
Total Net Operational Revenue	**1,091**	1,007	988	8.3% ↑	10.4% ↑	2,098	1,791	17.2% ↑

Gross Profit

Gross Profit (R$ million) **and Gross Margin** (%)
MRV – Consolidated



Gross margin in 2Q12 was impacted by 3.1 p.p. related to the financial charges allocated to COGS (cost of goods sold). Excluding financial charges, gross margin of 2Q12 would have been 31.6% compared to 30.4% in 1Q12 and 35.4% in 2Q11.

The table below demonstrates the financial charges recorded under COGS:

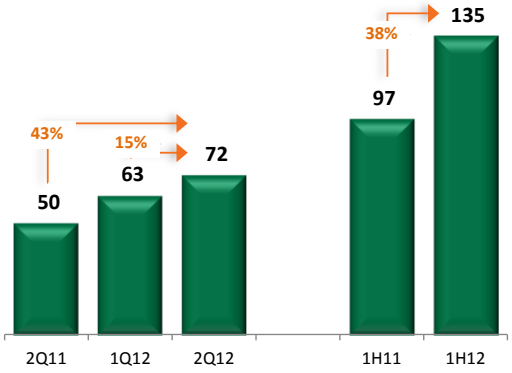
Financial Cost recorded under COGS

(R$ million)	2Q12	1Q12	2Q11	1H12	1H11
Financial Cost recorded under COGS	**34**	36	31	**70**	58
% of Net Operating Revenue	**3.1%**	3.6%	3.1%	**3.3%**	3.2%

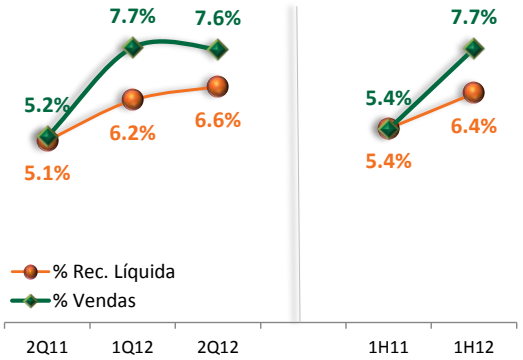
Selling Expenses

Selling expenses increased due to higher number of sales stands, number of own brokers and investments in advertisement. The increase in relation to 2011 is a consequence of lower sales volume due to adjustments in sales prices.

Selling Expenses
(R$ million)

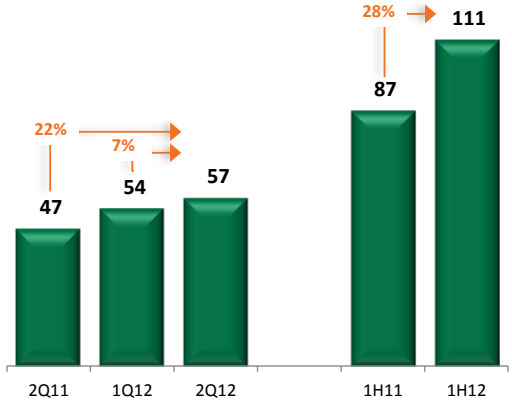


% Selling Expenses/ Pre-Sales (%MRV)
and **% Selling Expenses / Net Operating Revenue**

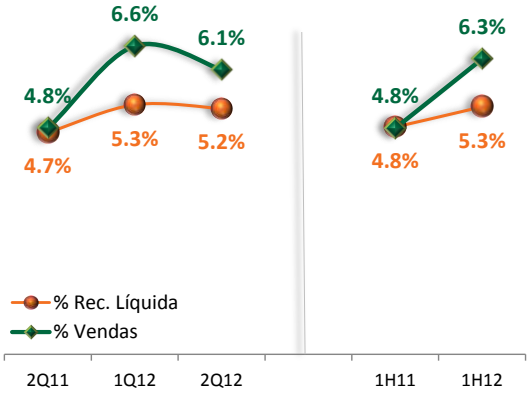


General and Administrative Expenses (G&A)

General and Administrative Expenses
(R$ million)

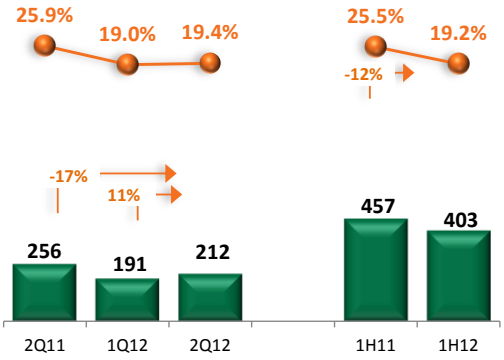


% G&A Expenses / Pre-Sales (%MRV)
and % **G&A Expenses / Net Operating Revenue**



EBITDA*

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



** See EBITDA definition at the Glossary*

Find the EBITDA calculation below.

R$ million	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
Income before taxes	166	146	226	13.4%	(26.7%)	312	410	(23.8%)
Depreciation and Amortization	5	5	5	10.1%	11.0%	10	7	33.6%
Financial Results	7	4	(6)	72.3%	-	11	(18)	-
Financial charges recorded under cost of sales	34	36	31	(6.1%)	10.3%	70	58	20.7%
EBITDA	**212**	**191**	**256**	**10.9%**	**(17.0%)**	**403**	**457**	**(11.7%)**
EBITDA Margin	*19.4%*	*19.0%*	*25.9%*	*0.5 p.p.*	*(6.4 p.p.)*	*19.2%*	*25.5%*	*(6.3 p.p.)*

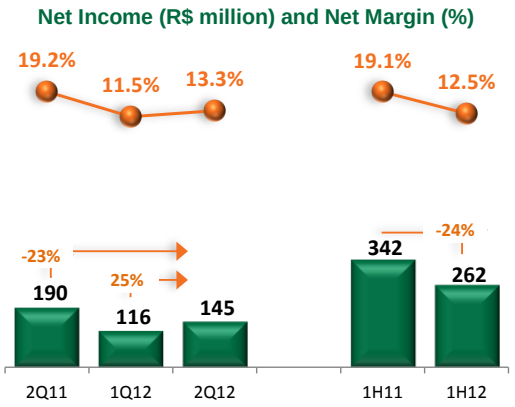
Financial Results

(R$ million)	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
Financial Expenses	**(35)**	(34)	(36)	1.5% ↑	3.7% ↓	**(69)**	(60)	14.4% ↑
Financial Income	**23**	26	33	10.9% ↓	30.0% ↓	**49**	65	25.2% ↓
Financial income from receivables from real estate development	**4**	4	9	8.0% ↑	51.5% ↓	**8**	13	35.0% ↓
Total	**(7)**	(4)	6	72.3% ↑	-	**(11)**	18	-

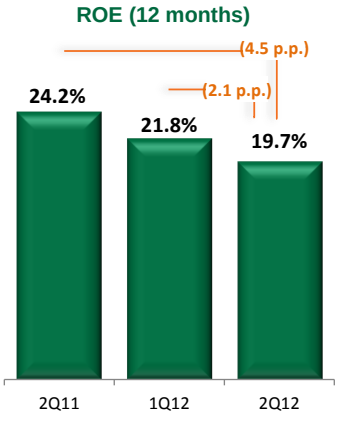
The total financial results are demonstrated below, adjusted for financial charges recorded to the cost of goods sold.

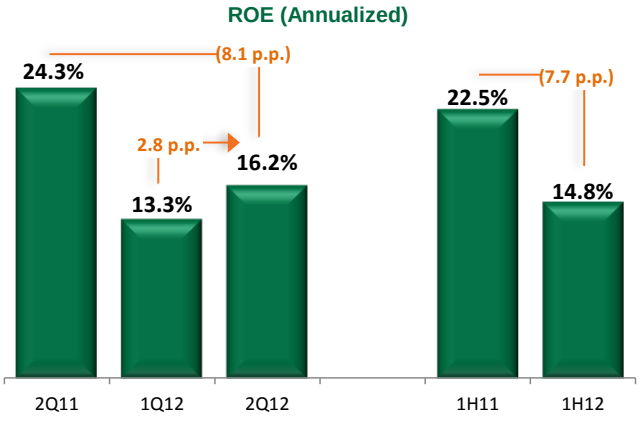
(R$ million)	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
Financial result	(7)	(4)	6	72.3% ↑	-	(11)	18	-
Financial Cost recorded under COGS	(34)	(36)	(31)	6.1% ↓	10.3% ↑	(70)	(58)	20.7% ↑
Adjusted Total	**(41)**	**(40)**	**(25)**	**2.0% ↑**	**65.5% ↑**	**(81)**	**(40)**	**104.4% ↑**

Net Income



ROE







The ROE calculation consists of the profit attributable to the Shareholders of the Company divided by the average of the Equity attributable to shareholders of the Company in the period.

Unearned Results

(R$ million)	Jun/12	Mar/12	Dec/11	Chg. Jun/12 x Mar/12	Chg. Jun/12 x Dec/11
Unearned Sales Revenues	**3,016**	3,365	3,439	10.4% ↓	12.3% ↓
(-) Unearned Costs of Units Sold	**(1,661)**	(1,878)	(1,909)	11.5% ↓	13.0% ↓
Unearned Results	**1,355**	1,487	1,530	8.9% ↓	11.4% ↓
Unearned Results Margin	**44.9%**	44.2%	44.5%	0.7 p.p. ↑	0.4 p.p. ↑

Balance Sheet

Cash and Cash Equivalents and Short-term Investments

On June 30, 2012 we had Cash and Cash Equivalent and Short-term Investments of R$1,564 million, an increase of 28.1% compared to R$ 1,222 million on March 31, 2012. We maintain a solid cash position and a low leveraged balance sheet, giving us comfort to keep up with our business plan in times of global economy uncertainties and its impacts on the Brazilian economy.

Receivables from Real Estate Development

(R$ million)	Jun/12	Mar/12	Dec/11	Chg. Jun/12 x Mar/12	Chg. Jun/12 x Dec/11
12 months	5,107	5,793	6,095	11.8% ↓	16.2% ↓
13 to 24 months	2,414	2,044	1,842	18.1% ↑	31.1% ↑
25 to 36 months	307	277	158	10.5% ↑	94.2% ↑
37 to 48 months	54	40	9	35.6% ↑	470.5% ↑
Over 49 months	6	4	1	35.6% ↑	417.4% ↑
Total	**7,887**	**8,157**	**8,105**	**3.3% ↓**	**2.7% ↓**
Receivables from real estate development	4,871	4,793	4,666	1.6% ↑	4.4% ↑
Unearned sales revenue	3,016	3,365	3,439	10.4% ↓	12.3% ↓
Total	**7,887**	**8,157**	**8,105**	**3.3% ↓**	**2.7% ↓**

Advances from Customers

(R$ million)	Jun/12	Mar/12	Dec/11	Chg. Jun/12 x Mar/12	Chg. Jun/12 x Dec/11
12 months	1,356	1,259	1,234	7.7% ↑	9.9% ↑
13 to 24 months	169	119	85	42.5% ↑	100.3% ↑
Over 24 months	42	8	31	426.9% ↑	36.4% ↑
Total	**1,567**	**1,386**	**1,349**	13.1% ↑	16.1% ↑
Advanced receivables	389	356	338	9.3% ↑	15.0% ↑
Advances for barters	1,179	1,030	1,012	14.4% ↑	16.5% ↑
Total	**1,567**	**1,386**	**1,349**	13.1% ↑	16.1% ↑

Real Estate for Sale and Development

(R$ million)	Jun/12	Mar/12	Dec/11	Chg. Jun/12 x Mar/12	Chg. Jun/12 x Dec/11
Properties under construction	1.146	1.058	1.016	8,3% ↑	12,8% ↑
Completed Units	59	47	46	26,4% ↑	29,4% ↑
Land bank	1.884	1.655	1.579	13,8% ↑	19,3% ↑
Advances to Suppliers	51	64	75	21,3% ↓	32,7% ↓
Inventories of supplies	10	15	9	30,8% ↓	12,2% ↑
Total	**3.150**	**2.840**	**2.725**	**10,9% ↑**	**15,6% ↑**
Current	2.094	1.923	1.856	8,9% ↑	12,9% ↑
Non-current	1.056	917	870	15,2% ↑	21,4% ↑

Total Debt

Total debt as of on June 30, 2012 was R$ 3,475 million, fully denominated in Brazilian Reais, and mainly indexed to the interbank deposit rate and referential rate. In May 2012, we issued the sixth debentures of the Company, valued at R$ 500 million. The proceeds will be allocated to extend the debt profile. The amortization will occur on the 4th and 5th year and interest will be payable semiannually.

With the advances in efficiency in contracting Construction Financing, the debt mix between corporate debt and Construction Financing will gradually change, with a growing share of the latter.

Below are the details of our debt:

Debt Maturity Schedule

(R$ million)	Loans and Financing*	Debentures	Total
12 months	464	420	884
13 to 24 months	434	425	858
25 to 36 months	494	122	617
37 to 48 months	7	313	320
Over 48 months	29	766	796
Total Debt	**1,428**	**2,047**	**3,475**

*Include leases

In June 30, 2012 the duration[4] of MRV's debt was of 28 months.

[4] Duration – see attachment 8 - glossary



Debt Breakdown

(R$ million)	Maturity	Charges	Balance Due Jun/12	Balance Due Mar/12
Working capital – CDI			**2,199**	**1,780**
Debentures - 1st Issuance - 1st series	06/15/2013	CDI + 1.5% p.a.	90	186
Debentures - 1st Issuance - 2nd series	06/15/2013	IPCA + 10.8% p.a.	12	25
Debentures - 3rd Issuance	02/01/2014	CDI + 1.6% p.a.	537	524
Debentures - 5th Issuance	07/01/2016	CDI + 1.5% p.a.	525	512
Debentures - 6th Issuance	05/03/2017	CDI + 1.5% p.a.	504	-
Working capital – CDI	02/07/2012 to 05/24/2017	CDI + 1.02% to 2.80% p.a.	292	294
CCB which backed the CRI transaction	03/15/2013 to 03/16/2015	CDI + 1.15% p.a.	239	239
Construction Finance - TR			**1,180**	**1,040**
Debentures - 4th Issuance	01/12/2015	TR + 8.25% to 10.25% p.a.	300	307
Construction Financing	07/06/2010 to 05/07/2013	TR + 8% to 11.5% p.a.	880	733
Others			**95**	**61**
Debentures - MRV LOG - 1st Issuance	02/01/2014	CDI + 2.20% p.a.	46	47
Debentures - MRV LOG - 2st Issuance	06/18/2019	CDI + 1.90% p.a.	33	-
Others	May/2014 to April/2020	CDI + Spread and Fixed rate 4.5%	17	14
Total			**3,475**	**2,881**

Weight Average Debt Cost

(R$ million)	Balance Due Mar/12	Balance Due /Total (%)	Average Cost
CDI	2,278	66%	CDI + 1.5%
TR	1,183	34%	TR + 8.1%
Others (IPCA + 10.8%, fixed rate 4.5%, other)	14	0%	-
Total	**3,475**	**100%**	**-**

Net Debt[5]

(R$ million)	Jun/12	Mar/12	Dec/11	Chg. Jun/12 x Mar/12	Chg. Jun/12 x Dec/11
Total debt	3,475	2,881	2,677	20.6% ↑	29.8% ↑
(-) Cash and cash equivalents and Short-term investments	(1,564)	(1,222)	(1,127)	28.1% ↑	38.8% ↑
Net Debt	1,911	1,659	1,550	15.1% ↑	23.3% ↑
Total Shareholders' Equity	3,917	3,790	3,670	3.3% ↑	6.7% ↑
Net Debt / Total Shareholders' Equity	48.8%	43.8%	42.2%	5.0 p.p. ↑	6.6 p.p. ↑
Annualized EBITDA	849	765	1,045	10.9% ↑	18.8% ↓
Net Debt / Annualized EBITDA	2.25	2.17	1.48	3.8% ↑	46.2% ↑

(R$ million)	Jun/12	Mar/12	Dec/11	Chg. Jun/12 x Mar/12	Chg. Jun/12 x Dec/11
MRV Homebuilding Total debt	3,333	2,752	2,574	21.1% ↑	29.5% ↑
(-) MRV Homebuilding cash and cash equivalents and Short-term investments	(1,519)	(1,148)	(1,043)	32.2% ↑	45.6% ↑
MRV Homebuilding Net Debt	1,814	1,603	1,531	13.1% ↑	18.5% ↑
MRV LOG (% MRV) Total debt	143	129	103	10.3% ↑	38.0% ↑
(-) MRV LOG (% MRV) cash and cash equivalents and Short-term investments	(46)	(73)	(84)	37.6% ↓	45.7% ↓
MRV LOG (% MRV) Net Debt	97	56	19	72.8% ↑	410.1% ↑
Total Net Debt	1,911	1,659	1,550	15.1% ↑	23.3% ↑

[5] Due to the inclusion of restricted savings deposits in short-term investment, the net debt calculation of previous periods was updated – see Notes to the Financial Statements number 5.

Share Buyback Plan

Share Buyback Plan	
Approval	RCA 08/10/2011
Duration of the plan	1 year
Status	Active
Approved Quantity	10.000.000
Acquired Quantity until Jun 30	6.077.500
% acquired	60,8%
Total cost (R$ thousand)	65.039
Average acquisition price (R$)	10,70

The Board of Directors authorized on July 9, 2012, a new Share Buyback Program ("Buyback 2"), starting from August 10, 2012 and expiring on August 9, 2013. The authorized quantity is 10 million common shares issued by the Company, deduced from the amount of shares bought back on the current Share Buyback Program (Buyback 1) between July 9, 2012 and its expiration on August 9, 2012. Thus, the combination of the two programs totals an authorized quantity of 16,077,500 shares, valid until August 9, 2013.

Guidance

2012	Guidance
Pre-Sales (%MRV) - R$ million	4,500 ~ 5,500
EBITDA Margin*	24% ~ 28%

* according to the current Brazilian accounting practices

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Attachment 01 – Consolidated Statement of Income (R$ million)

R$ million	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
NET OPERATING REVENUE	**1,091**	**1,007**	**988**	**8.3%**	**10.4%**	**2,098**	**1,791**	**17.2%**
COST OF PROPERTIES SOLD AND SERVICES	(781)	(737)	(670)	6.0%	16.6%	(1,517)	(1,217)	24.7%
GROSS PROFIT	**311**	**270**	**319**	**14.8%**	**(2.6%)**	**581**	**574**	**1.2%**
Gross Margin	*28.5%*	*26.9%*	*32.2%*	*1.6 p.p.*	*(3.8 p.p.)*	*27.7%*	*32.1%*	*(4.4 p.p.)*
OPERATING INCOME (EXPENSES)								
Selling expenses	(72)	(63)	(50)	14.8%	42.8%	(135)	(97)	38.4%
General & Administrative Expenses	(57)	(54)	(47)	6.6%	22.2%	(111)	(87)	27.7%
Other operating income, net	(8)	(4)	(1)	127.0%	679.8%	(12)	2	-
INCOME BEFORE FINANCIAL INCOME (EXPENSES)	**173**	**151**	**220**	**15.1%**	**(21.5%)**	**324**	**392**	**(17.3%)**
FINANCIAL RESULTS								
Financial expenses	(35)	(34)	(36)	1.5%	(3.7%)	(69)	(60)	14.4%
Financial income	23	26	33	(10.9%)	(30.0%)	49	65	(25.2%)
Financial income from receivables from real estate development	4	4	9	8.0%	(51.5%)	8	13	(35.0%)
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	**166**	**146**	**226**	**13.4%**	**(26.7%)**	**312**	**410**	**(23.8%)**
Income Tax and Social Contribution	(9)	(15)	(23)	(40.0%)	(60.5%)	(24)	(41)	(40.3%)
NET INCOME	**157**	**131**	**203**	**19.6%**	**(22.9%)**	**288**	**369**	**(21.9%)**
PROFIT ATTRIBUTABLE TO NON-CONTROLLING INTERESTS	11	15	14	(24.1%)	(16.0%)	27	27	(1.1%)
PROFIT ATTRIBUTABLE TO SHAREHOLDERS OF THE COMPANY	**145**	**116**	**190**	**25.3%**	**(23.4%)**	**262**	**342**	**(23.6%)**
Net Margin	*13.3%*	*11.5%*	*19.2%*	*1.8 p.p.*	*(5.9 p.p.)*	*12.5%*	*19.1%*	*(6.7 p.p.)*

EBITDA (R$ million)

R$ million	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
Income before taxes	166	146	226	13.4%	(26.7%)	312	410	(23.8%)
Depreciation and Amortization	5	5	5	10.1%	11.0%	10	7	33.6%
Financial Results	7	4	(6)	72.3%	-	11	(18)	-
Financial charges recorded under cost of sales	34	36	31	(6.1%)	10.3%	70	58	20.7%
EBITDA	**212**	**191**	**256**	**10.9%**	**(17.0%)**	**403**	**457**	**(11.7%)**
EBITDA Margin	*19.4%*	*19.0%*	*25.9%*	*0.5 p.p.*	*(6.4 p.p.)*	*19.2%*	*25.5%*	*(6.3 p.p.)*



Attachment 02 – Consolidated Balance Sheet (R$ million)

ASSETS	06/30/2012	03/31/2012	12/31/2011	Chg. Jun/12 x Mar/12	Chg. Jun/12 x Dec/11
CURRENT ASSETS					
Cash and cash equivalents	1,381	1,033	930	33.7%	48.4%
Short-term investments	183	188	197	(2.8%)	(6.8%)
Receivables from real estate development	2,871	2,879	2,856	(0.3%)	0.5%
Receivables from services provided	1	1	1	(6.0%)	(12.3%)
Receivables from rent	2	1	1	159.1%	186.5%
Real estate for sale and development	2,094	1,923	1,856	8.9%	12.9%
Recoverable current taxes	93	103	105	(9.5%)	(10.8%)
Other assets	52	62	53	(16.6%)	(2.2%)
Total Current Assets	**6,677**	**6,191**	**5,999**	**7.9%**	**11.3%**
NONCURRENT ASSETS					
Receivables from real estate development	2,000	1,914	1,809	4.5%	10.5%
Real estate for sale and development	1,056	917	870	15.2%	21.4%
Due from related parties	56	69	66	(17.8%)	(14.1%)
Deferred tax	1	1	1	5.6%	(5.6%)
Escrow deposits and other	99	90	81	10.5%	22.4%
Total Long Term Assets	**3,213**	**2,990**	**2,827**	**7.5%**	**13.6%**
Investment property	296	261	223	13.4%	32.8%
Property and equipment	97	86	78	12.4%	24.4%
Intangible Assets	41	38	34	8.0%	20.7%
Total Noncurrent Assets	**3,647**	**3,375**	**3,162**	**8.0%**	**15.3%**
TOTAL ASSETS	**10,324**	**9,566**	**9,161**	**7.9%**	**12.7%**



Attachment 02 – Consolidated Balance Sheet (R$ million) – continuation

LIABILITIES AND SHAREHOLDERS' EQUITY	03/31/2012	03/31/2012	12/31/2011	Chg. Jun/12 x Mar/12	Chg. Jun/12 x Dec/11
CURRENT LIABILITIES					
Trade accounts payable	241	257	250	(6.2%)	(3.5%)
Loans and financing	884	792	532	11.7%	66.0%
Payables for purchase of land	264	282	287	(6.4%)	(7.8%)
Advances from customers	1,356	1,259	1,234	7.7%	9.9%
Labor and social liabilities	102	111	94	(8.2%)	8.0%
Tax liabilities	53	50	48	4.8%	9.2%
Accrual for maintenance of real estate	11	17	15	(34.5%)	(23.5%)
Proposed dividends	-	181	181	-	-
Other payables	16	19	8	(18.7%)	109.5%
Total Current Liabilities	**2,927**	**2,968**	**2,649**	**-1.4%**	**10.5%**
NONCURRENT LIABILITIES					
Loans and financing	2,591	2,089	2,145	24.0%	20.8%
Payables for purchase of land	188	113	113	66.5%	67.3%
Advances from customers	211	127	115	66.5%	83.3%
Accrual for maintenance of real estate	165	146	130	13.2%	26.8%
Accrual for civil, labor, and tax risks	11	9	7	20.1%	58.1%
Deferred tax liabilities	313	323	333	(3.0%)	(5.8%)
Other payables	1	-	-	-	-
Total Noncurrent Liabilities	**3,481**	**2,807**	**2,842**	**24.0%**	**22.5%**
SHAREHOLDERS' EQUITY					
Equity attributable to the shareholders of the Company	3,660	3,542	3,423	3.3%	6.9%
Non-controlling Interests	256	248	247	3.1%	3.7%
Total Shareholders' Equity	**3,917**	**3,790**	**3,670**	**3.3%**	**6.7%**
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	**10,324**	**9,566**	**9,161**	**7.9%**	**12.7%**



Attachment 03 – Consolidated Statement of Cash Flow (R$ million)

Consolidated (R$ million)	2Q12	1Q12	2Q11	Chg. 2Q12 x 1Q12	Chg. 2Q12 x 2Q11	1H12	1H11	Chg. 1H12 x 1H11
CASH FLOWS FROM OPERATING ACTIVITIES								
Net income	157	131	203	19.6%	(22.9%)	288	369	(21.9%)
Adjustments to reconcile net income to cash used in operating activities:	53	45	68	18.4%	(22.6%)	97	113	(13.9%)
Decrease (increase) in operating assets:	(107)	(227)	(556)	(53.0%)	(80.8%)	(333)	(814)	(59.1%)
Increase (decrease) in operating liabilities:	(67)	(50)	183	34.7%	-	(117)	198	(159.1%)
Net cash used in operating activities	**36**	**(101)**	**(101)**	**(135.6%)**	**(135.7%)**	**(65)**	**(133)**	**(51.3%)**
CASH FLOWS FROM INVESTING ACTIVITIES								
(Increase) decrease in investment securities	(27)	47	13	-	-	20	4	427.4%
Advances to related parties	(19)	(15)	(26)	26.4%	(26.3%)	(34)	(110)	(68.9%)
Receipts from related parties	33	14	36	135.2%	(9.7%)	46	122	(61.8%)
Acquisition of investment propriety	(33)	(34)	(41)	(5.2%)	(19.8%)	(67)	(69)	(3.8%)
Purchase of property and equipment and intangible assets	(19)	(17)	(10)	10.3%	85.2%	(36)	(17)	107.2%
Net cash used in investing activities	**(65)**	**(5)**	**(28)**	**1,146.4%**	**133.6%**	**(70)**	**(71)**	**(1.1%)**
CASH FLOWS FROM FINANCING ACTIVITIES								
Treasury shares	(28)	2	-	-	-	(27)	-	-
Proceeds from loans and financing	416	346	187	20.1%	122.2%	762	600	27.1%
Proceeds from debentures	530	-	-	-	-	530	-	-
Payment of loans, financing and debenture	(357)	(125)	(249)	184.7%	43.3%	(482)	(422)	14.4%
Dividends paid	(181)	-	(87)	-	-	(181)	(87)	-
Interest on capital paid	-	-	(65)	-	-	-	(65)	(100.0%)
Net contributions from non-controlling shareholders	(4)	(14)	(3)	(73.7%)	7.3%	(18)	0	-
Net cash provided by financing activities	**377**	**209**	**(217)**	**80.7%**	**(273.7%)**	**586**	**26**	**2,117.0%**
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	**348**	**103**	**(345)**	**239.1%**	**(200.8%)**	**451**	**(178)**	**-**
CASH AND CASH EQUIVALENTS								
Cash and cash equivalents at beginning of year	1,033	930	1,032	11.0%	0.1%	930	865	7.6%
Cash and cash equivalents at end of year	1,381	1,033	687	33.7%	101.0%	1,381	687	101.0%



Attachment 04 – Financial Indicators LOG CP 100% (R$ million)

Financial Indicators (R$ million)	2Q12	1Q12	2Q11	Chg. % 2Q12 x 1Q12	Chg. % 2Q12 x 2Q11	1H12	1H11	Chg. % 1H12 x 1H11
Net Operating Revenues	7.1	3.6	1.4	98.1%	406.0%	10.7	1.9	457.1%
Gross Profit	5.4	2.8	1.1	91.5%	399.8%	8.2	1.5	457.4%
Gross Margin	76.2%	78.8%	77.1%	-2.6 p.p.	-0.9 p.p.	77.1%	77.0%	0.1 p.p.
Net Income	2.2	3.9	0.3	-43.5%	605.5%	6.0	0.3	1859.4%
Net Margin	30.7%	107.5%	22.0%	-76.8 p.p.	8.7 p.p.	56.5%	16.1%	40.4 p.p.
EBITDA	4.4	1.4	0.1	205.5%	6373.5%	5.8	(0.4)	-1586.8%
EBITDA Margin	62.0%	40.2%	4.8%	21.8 p.p.	57.1 p.p.	54.7%	-20.5%	75.1 p.p.
FFO	3.9	4.6	0.6	-16.1%	514.4%	8.5	0.7	1033.0%
FFO Margin	54.5%	128.7%	44.9%	-74.2 p.p.	9.6 p.p.	79.4%	39.0%	40.4 p.p.
Net Debt (Net Cash)	230.3	133.3	130.6	72.8%	76.3%	230.3	130.6	76.3%
Net Debt / Equity	0.5	0.3	1.6	71.9%	-67.7%	0.5	1.6	-67.7%

Attachment 05 – Consolidated Statement of Income LOG CP 100% (R$ million)

INCOME STATEMENT	2Q12	1Q12	2Q11	Chg. % 2Q12 x 1Q12	Chg. % 2Q12 x 2Q11	1H12	1H12	Chg. % 1H12 x 1H11
NET OPERATING REVENUES	**7**	**4**	**1**	**98.1%**	**406.0%**	**11**	**2**	**457.1%**
Depreciation of warehouses	(2)	(1)	(0)	122.5%	426.8%	(2)	(0)	455.8%
GROSS PROFIT	**5**	**3**	**1**	**91.5%**	**399.8%**	**8**	**1**	**457.4%**
OPERATING EXPENSES								
Selling expenses	(1)	(0)	(0)	59.5%	983.3%	(1)	(0)	1221.9%
General & Administrative expenses	(2)	(2)	(1)	12.6%	52.0%	(4)	(2)	65.0%
Other operatin expenses, net	(0)	0	(0)	-115.6%	75.0%	0	(0)	-258.3%
OPERATING INCOME BEFORE FINACIAL RESULTS	**3**	**1**	**(0)**	**298.1%**	**-1171.5%**	**3**	**(1)**	**-506.7%**
FINANCIAL RESULTS								
Financial expenses	(3)	(0)	(1)	725.2%	387.8%	(3)	(1)	238.4%
Financial income	2	5	1	-51.8%	141.4%	7	2	306.3%
INCOME BEFORE INCOME TAX AND SOCIAL CONTRIBUTION	**2**	**5**	**0**	**-51.6%**	**1300.0%**	**8**	**0**	**12350.8%**
INCOME TAX AND SOCIAL CONTRIBUTION								
Current	(0)	(1)	(0)	-75.6%	176.0%	(1)	(0)	793.2%
Deferred	(0)	(0)	0	-78.1%	-144.0%	(1)	0	-238.6%
NET INCOME	**2**	**4**	**0**	**-43.5%**	**605.5%**	**6**	**0**	**1859.4%**
PROFIT ATRIBUTABLE TO								
Shareholder´s of the company	2	4	0	-43.5%	607.8%	6	0	2078.7%
Non-controlling interests	-	-	0	-	-100.0%	-	0	-



Attachment 06 – Consolidated Balance Sheet LOG CP 100% (R$ million)

ASSETS	30-Jun-12	31-Mar-12	Chg. % Jun-12 x Mar-12
CURRENT ASSETS			
Cash and cash equivalents	109	174	-37.6%
Receivables from rent	5	2	156.8%
Taxes recoverable	4	2	71.2%
Deferred selling expenses	1	1	88.9%
Land inventory	1	2	-64.5%
Other assets	0	0	352.9%
Total current assets	**119**	**181**	**-34.0%**
NON-CURRENT ASSETS			
Deferred selling expenses	2	1	261.1%
Land inventory	9	8	16.0%
Due from related parties	-	-	-
Taxes recoverable	7	4	58.1%
Deferred taxes	2	2	6.5%
Other assets	0	0	-63.2%
Investment property	757	674	12.4%
Property and equipment	0	0	19.8%
Total non-current assets	**777**	**688**	**12.9%**
TOTAL ASSETS	**896**	**869**	**3.2%**

LIABILITIES & SHAREHOLDER'S EQUITY	30-Jun-12	31-Mar-12	Chg. % Jun-12 x Mar-12
CURRENT LIABILITIES			
Accounts Payable	12	9	27.0%
Loans and financing	58	124	-53.0%
Salaries, payroll taxes and benefits	1	2	-12.7%
Taxes and contributions	2	1	45.0%
Land payable	66	73	-9.3%
Advances from customers - Swap	16	16	-6.0%
Payable Dividends	1	1	0.0%
Credits on related parties	0	0	9.4%
Other liabilities	0	0	-37.6%
Total current liabilities	**156**	**227**	**-31.3%**
Non-current liabilities			
Loans and financing	281	183	53.2%
Land payable	-	1	-
Advances from Customers - Swap	24	25	-1.7%
Deferred taxes	2	1	16.9%
Others	1	1	0.2%
Total Non-current liabilities	307	211	45.5%
Total Liabilities	**463**	**438**	**5.7%**
SHAREHOLDER´S EQUITY			
Equity atribuable to the shareholder´s of the company	433	431	0.5%
Non-controlling interest	0	0	-22.2%
Total Shareholder´s Equity	**433**	**431**	**0.5%**
TOTAL LIABILITIES & SHAREHOLDER'S EQUITY	**896**	**869**	**3.2%**



Attachment 07 – Consolidated Statement of Cash Flow LOG CP 100% (R$ million)

CASH FLOW STATEMENT	1H12	1H11	Chg. % 1H12 x 1H11
CASH FLOWS FROM OPERATING ACTIVITIES			
Net income	6	0	1859.4%
Adjustments to reconcile profit to net cash used in operating activities:	6	1	539.6%
Decrease (increase) in operating assets:	(15)	(3)	454.8%
Increase (decrease) in operating liabilities:	0	1	-78.6%
Net cash used in operating activities	**(3)**	**(0)**	**849.7%**
CASH FLOWS FROM INVESTING ACTIVITIES			
Decrease (Increase) on related parties	-	(0)	-
Acquisition of investment property	(164)	(117)	40.2%
Net cash used in investing activities	**(164)**	**(117)**	**40.2%**
CASH FLOWS FROM FINANCING ACTIVITIES			
Payment of loans	(127)	(60)	111.7%
Proceeds from loans and debentures, net	216	168	28.6%
Interest paid	(13)	(9)	37.1%
Unpaid capital	-	0	-
Increase in obligations with related companies	-	48	-
Payment of obligations with related companies	-	(39)	-
Net contributions from non-controlling shareholders	(0)	(3)	-99.7%
Dividends paid	-	(0)	-
Net cash provided by financing activities	**76**	**105**	**-27.6%**
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS, NET	**(92)**	**(13)**	**611.8%**
CASH AND CASH EQUIVALENTS			
Cash and cash equivalents at beginning of year	201	33	505.5%
Cash and cash equivalents at end of year	109	20	437.7%



Attachment 08 – Glossary

Built Units – Recorded according to the construction's evolution, equivalent construction.

Cash Burn – cash burn as measured by the change in net debt, excluding capital increases, purchased shares held in treasury and dividend payments, when available.

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

Duration – Weighted average time of the debt maturity.

EBITDA - is equal to net income plus income tax and social contribution, net financial result, financial charges recorded under cost of goods sold, depreciation, amortization and minority interest. MRV believes that the reversion of the adjustment to present value of receivables from units sold and not yet delivered that is recorded as gross operating revenue is part of our operating activities and therefore we do not exclude these revenues from EBITDA's calculation. EBITDA is not a Brazilian GAAP measure and should not be considered in isolation and should not be considered an alternative to net income, as an indicator of our operating performance or cash flows or as a measure of our liquidity. EBITDA does not have a standard definition and other companies may measure their EBITDA in a different way. Because the calculation of EBITDA does not take into consideration income tax and social contribution, net financial result, financial charges recorded under cost of goods sold, depreciation, amortization, minority interest, and expenses related to financial and legal advisory fees in connection with the entry of the selling shareholder and MRV initial public offering, EBITDA is an indicator of our general economic performance which is not affected by changes in interest rates, income tax and social contribution rates and rates of depreciation and amortization. Because EBITDA does not take into account certain costs related to our business which could materially affect our profits, such as financial result, taxes, depreciation, amortization and capital expenditures, among others, EBITDA is subject to limitations that impair its use as a measure of our profitability.

EPS - Earnings per share **-** Basic earnings per share are calculated by dividing income for the period attributed to the holders of common shares of the parent entity by the weighted average number of common shares outstanding during the period, less treasury shares, if any.

FFO – Funds From Operations, Net Income minus depreciation.

FFO Margin – Margin calculated dividing the FFO by Net Operational Revenues.

Finished Units – Recorded according to the construction's conclusion, full project at once.

GLA – Gross leasable area, which corresponds to the areas available for lease.

INCC – *Índice Nacional de Custos da Construção* – inflation index associated with construction costs of residential units.

Land bank – land held in stock with the estimated PSV

LOG Commercial Properties – Subsidiary company, jointly controlled, in the business of industrial and commercial properties.

LOG-CP Portfolio – contemplates the GLA of the projects in operation, in construction and the potential GLA in development.



Minha Casa Minha Vida (My House My Life) – The Program Minha Casa Minha Vida, known as MCMV, is the national housing program of the Federal Government, which aims to reduce the housing deficit. The program envisages the construction of 3 million units for families earning up to 10 minimum wages. This program has two versions: Minha Casa Minha Vida, released in April 2009, with the goal of building one million houses to be contracted until 2010, and Minha Casa Minha Vida 2, released in 2010 with the goal of building two million additional homes, to be contracted between 2011 and 2014.

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

OCPC 04 and 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 OCPC 04. 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.

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.

ROE – Return on Equity – ROE is defined as the ratio between net income (after interest and taxes) and the average shareholder's equity.

SBPE – *Sistema Brasileiro de Poupança e Empréstimo* – Real Estate mortgage using funds from the savings accounts' deposits.

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

Starwood – Starwood is a private equity firm with headquarters in Greenwich, USA. Founded in 1991, Starwood has invested over US$ 8 billion of equity capital, representing over US$ 26 billion in assets. Starwood has approximately US$ 16 billion of assets under management, having invested in nearly every class of real estate on a global basis, including offices, retail, residential, golf, hotels, resorts and industrial assets.

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

Unearned Results – the balance of real estate sale transactions already contracted, referring to uncompleted properties, non-incurred budgeted costs (according to budgets), and unearned revenue from sale of properties, not reflected in the financial statements.

Yield on cost – Defined as the Rent Revenues divided by Total investment.



Disclaimer

Unless otherwise stated, the operating data refer to MRV's share in projects.

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 are highly dependent upon required approvals and licenses for projects, market conditions, performance of the Brazilian economy, the sector and international markets and, therefore, 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 such as values and units of Launches, Pre-Sales, amounts related to the housing program "Minha Casa Minha Vida", Inventory at Market Value, Land bank, Unearned Results, EBITDA, cash disbursement and Guidance were not subject to review by the Company's independent auditors.

The EBITDA, in this report, represents the net income before income tax and social contribution, net financial result, financial costs recorded under cost of goods sold, depreciation, amortization and minority interest. MRV believes that the reversion of the adjustment to present value of receivables from units sold and not yet delivered that is recorded as gross operating revenue is part of our operating activities and therefore we do not exclude these revenues from EBITDA's calculation. EBITDA is not a Brazilian GAAP and IFRS measure and should not be considered in isolation and should not be considered an alternative to net income, as an indicator of our operating performance or cash flows or as a measure of our liquidity. EBITDA does not have a standard definition and other companies may measure their EBITDA in a different way. Because the calculation of EBITDA does not take into consideration income tax and social contribution, net financial result, financial charges recorded under cost of goods sold, depreciation, amortization and minority interest, EBITDA is an indicator of MRV general economic performance which is not affected by changes in interest rates, income tax and social contribution rates and rates of depreciation and amortization. Because EBITDA does not take into account certain costs related to our business which could materially affect our profits, such as financial result, taxes, depreciation, amortization and capital expenditures, among others, EBITDA is subject to limitations that impair its use as a measure of our profitability.

Relationship 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 during the year of 2010 and 2011 other than those relating to external audit. The Company's policy for hiring independent auditors ensures that there is no conflict of interest, loss of autonomy or objectiveness.

According to Article 31 of the CVM Instruction nr. 308/1999, informs its the change of the Company's independent auditor, substituting Deloitte Touche Tohmatsu Auditores Independentes ("Deloitte") for Ernst & Young Terco Auditores Independentes S/S ("Ernst & Young"), whose activities will initiate as of the Quarterly Information reviewing regarding the second quarter of 2012.

The independent auditor substitution was implemented in accordance to the CVM Instruction cited above, which determines the rotation of independent auditors after each period of five years. Finally, we also disclose that we have obtained the necessary consent of Deloitte, current independent auditor of the Company.



About MRV

MRV Engenharia e Participações S.A. is the largest Brazilian real estate developer and homebuilder in the lower-income segment, with more than 32 years of experience, active in 113 cities, in 18 Brazilian states and in the Federal District. MRV is listed on the BM&FBovespa's *Novo Mercado* under the ticker MRVE3. The ADRs are traded on OTCQX International Premier of the Over-The-Counter (OTC) Market, with ticker MRVNY.

1. GENERAL INFORMATION

MRV Engenharia e Participações S.A. and its subsidiaries ("Company" or "Group") are engaged in the management of own assets, development, construction and sale of Company owned or third-party properties, the provision of technical engineering services related to the functions of the technicians in charge, and holding equity interests in other companies as a shareholder. Real estate development and the construction of properties are performed directly by the Company, its subsidiaries, or other partners. The direct and indirect subsidiaries are summarized in note 8. Partners have a direct participation in the project, through interest in silent partnerships ("SCP"), consortiums, and special purpose entities ("SPE") to develop the project. The Company, incorporated on May 31, 2006, is a publicly-held corporation listed in the São Paulo Stock Exchange (BOVESPA), under the symbol MRVE3, located at Avenida Raja Gabaglia, 2720 (except the first floor right side and room 21), Belo Horizonte city, Minas Gerais, CNPJ number 08.343.492/0001-20.

Additionally, subsidiary jointly-owned entity LOG Commercial Properties e Participações S.A. ("LOG"), former MRV Logística e Participações S.A. ("MRV Logística"), a private company, in engaged in the construction and lease (under operating leases rules) of industrial warehouses, stores/offices, shopping malls, strip malls and development and sale of industrial lots.

2. BASIS OF PREPARATION, PRESENTATION OF INTERIM FINANCIAL INFORMATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Company's interim financial information comprises:

- The Company's individual interim financial information prepared and presented in accordance with the Accounting Pronouncement CPC 21 Interim Financial Reporting and with the standards issued by the Brazilian Securities and Exchange Commission, applicable to the preparation of the interim financial information (ITR), identified as "Company".

- The consolidated interim financial information prepared and presented in accordance with the Accounting Pronouncement CPC 21 and IAS 34 *Interim Financial Reporting*, which consider Guidance OCPC 04 related to the application of Interpretation ICPC 02 to the entities engaged in the construction of real state in Brazil, issued by the Accounting Pronouncements Committee (CPC) and approved by the Brazilian Securities and Exchange Commission (CVM) and the Federal Accounting Council (CFC), in accordance with the standards issued by the Brazilian Securities and Exchange Commission, applicable to the preparation of the interim financial information (ITR), identified as "Consolidated".

The accounting practices adopted in Brazil comprise the policies set out in the Brazilian Corporate Law and the pronouncements, guidelines, and interpretations issued by the Accounting Pronouncements Committee (CPC) and approved by the CVM).

These consolidated interim financial information prepared in accordance with IAS 34 *Interim Financial Reporting* include Guidance OCPC 04 Application of Interpretation ICPC 02 to the Entities Engaged in the Construction of Real State in Brazil, which addresses the recognition of revenue and the related costs and expenses arising from real estate development operations during the progress of construction-percentage of completion method (POC). Certain matters related to the meaning and application of the concept of continuous transfer of risks, benefits, and control of the sale of real estate units will be analyzed by the International Financial Reporting Interpretation Committee (IFRIC). However, as there is a project for a revised revenue recognition standard, which is in draft form for discussion, the IFRIC decided not to continue with this topic on the agenda, once it believes that the concept for revenue recognition must be contained in the standard under discussion. Thus, it is expected that the matter conclusion only after the revised standard for revenue recognition issuance. The revised standard edition, the Company may has to revise its revenue recognition accounting practices related.

The other information on the basis of preparation, presentation of the interim financial information and summary of significant accounting policies did not change in relation to the information disclosed in note 2 to the annual financial statements for the year ended December 31, 2010, published on March 30, 2011 in the newspapers Diário Oficial da União, Hoje em Dia and Jornal da Tarde, and made available in the following websites: www.cvm.gov.br, www.bmfbovespa.com.br and www.mrv.com/ri (hereinafter referred to as "financial statements for the year ended December 31, 2011").

3. RECENTLY ISSUED ACCOUNTING STANDARDS AND INTERPRETATIONS NOT YET APPLIED BY THE COMPANY

The information on current recently issued accounting standards and interpretations not yet applied by the Company did not change significantly in relation to the information disclosed in note 3 to the financial statements for the year ended December 31, 2011.

4. CASH AND CASH EQUIVALENTS

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Cash	524	622	846	996
Bank accounts	404,122	235,708	636,932	365,402
	404,646	236,330	637,778	366,398
Short-term investments:				
Savings deposits	8,413	13,938	21,282	22,005
Investment fund units	1,554	1,495	1,704	2,527
Bank certificates of deposit (CDBs)	490,576	352,048	611,429	459,498
Highly-liquid debenture-backed repos	77,081	37,757	109,063	80,068
	577,624	405,238	743,478	564,098
Total	982,270	641,568	1,381,256	930,496

The other information on 'Cash and cash equivalents' (Individual and consolidated) did not change significantly in relation to the information disclosed in note 4 to the financial statements for the year ended December 31, 2011.

5. INVESTMENT SECURITIES

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Mutual funds	107,480	183,483	107,626	184,852
Investment tied to savings deposits	73,068	9,271	73,068	9,668
Real estate consortium	2,487	2,095	2,487	2,095
Total current	183,035	194,849	183,181	196,615

As at June 30, 2012, the balance of restricted investments in savings is classified as 'Investment securities'. For comparative purposes, these investments at December 31, 2011, which were classified as 'Other assets', were reclassified to 'Investment securities', both in 'Other current assets'. This reclassification should also be taken into consideration at March 31, 2012, although the related balances are not being comparatively presented in this interim financial information.

The statement of balances before and after the reclassifications at March 31, 2012 and December 31, 2011 is as follows:

	3/31/2012			12/31/2011		
Individual	Disclosed amount	Reclassification	Reclassified amount	Disclosed amount	Reclassification	Reclassified amount
Other current assets:						
Other assets	101,878	(44,487)	57,391	60,436	(9,271)	51,165
Investment securities	143,689	44,487	188,176	185,578	9,271	194,849
Total	245,567	-	245,567	246,014	-	246,014
Consolidated						
Other current assets:						
Other assets	106,892	(44,638)	62,254	62,713	(9,668)	53,045
Investment securities	143,833	44,638	188,471	186,947	9,668	196,615
Total	250,725	-	250,725	249,660	-	249,660

The other information on 'Investment securities' (Individual and consolidated) did not change significantly in relation to the information disclosed in note 5 to the financial statements for the year ended December 31, 2011.

6. TRADE RECEIVABLES

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Receivables from real estate development				
Receivables from real estate development	2,659,863	2,626,845	4,900,728	4,693,731
Adjustments to present value	(14,324)	(16,441)	(30,102)	(27,895)
	2,645,539	2,610,404	4,870,626	4,665,836
Current	1,489,186	1,589,420	2,870,620	2,856,493
Noncurrent	1,156,353	1,020,984	2,000,006	1,809,343
Receivables from services provided				
Related parties (note 20 (b))	1,270	1,363	1,115	1,217
Other trade receivables	-	-	79	145
Total - current	1,270	1,363	1,194	1,362
Lease receivables	-	-	1,951	681
Total - current	-	-	1,951	681

The amounts related to receivables from real estate development include: (i) fixed-rate contracts with fixed installments or floating-rate contracts with interest lower than market for similar transactions or floating-rate contracts with adjustments only for inflation and interest free, which are discounted to present value using the greater between the rate of the weighted market fundraising rate of the Company, discounted by inflation indexes and the yield rates of government securities with similar risks and terms; and (ii) floating-rate contracts plus interest of 6 to 12 percent per year. The rates used to calculate the discount to present value at June 30, 2012 ranged from 0.998% per month to 1.188% per month (0.997% per month to 1.185% at December 31, 2011). The assumptions made by the Company's management for the calculation of the adjustment to present value, are consistent among the years, and thus there were no changes in assumptions during the reporting periods.

Floating-rate contracts are adjusted based on various financial indices, mainly the National Civil Construction Index (INCC) or the Basic Unit Cost (CUB) for the period before the delivery of the units, and the General Market Price Index (IGPM) for the period after the delivery of the units.

As described in note 2.7.1 to the financial statements for the year ended December 31, 2011, we have adopted the procedures and guidance set out in OCPC 04 of the Accounting Pronouncements Committee, which addresses the application of Interpretation ICPC 02 to Brazilian real estate entities, approved by CVM Deliberation 653/10, for the recognition of income earned on real estate transactions. Thus:

- receivables were recognized up to the amount of real estate operations conducted in the period, including the related financial income, under the conditions described above, as applicable;
- the adjustment to present value represents the portion of interest to be earned in future years, on the accrual basis and is realized to calculate revenue at its fair value;
- receipts in excess of the recognized balances of receivables were recognized as advances from customers, in liabilities and are disclosed in note 15; and
- sales revenues and land and construction costs inherent to the related developments are allocated to profit or loss as construction progresses, as the incidental risks and rewards are transferred on a continuously basis. Accordingly, the Company adopts the percentage of completion method (POC) for each project, i.e., revenue and expenses are recognized as construction progresses. Under the POC method, contract revenue is matched with cost incurred as compared to total budgeted costs of the related projects on contracted sales.

The balances of unrecognized gross revenue and costs from real estate sale transactions already contracted referring to uncompleted properties, including the related financial income, as applicable, are as follows:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Unearned gross sales revenue	1,640,364	1,881,776	3,016,402	3,439,190
Unrecognized costs of units sold	(849,483)	(1,005,986)	(1,661,434)	(1,909,205)

The aging list of the amounts above referring to receivables from real estate development and unearned sales revenue is as follows, at the contractual amount of the units sold:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
After the reporting period				
12 months	2,799,208	3,373,067	5,106,929	6,094,928
13 to 24 months	1,268,677	1,009,201	2,413,746	1,841,639
25 to 36 months	185,094	103,453	306,651	157,885
37 to 48 months	27,597	5,584	53,602	9,395
After 48 months	5,327	875	6,100	1,179
	4,285,903	4,492,180	7,887,028	8,105,026
Unearned sales revenue	1,640,364	1,881,776	3,016,402	3,439,190
Receivables from real estate development	2,645,539	2,610,404	4,870,626	4,665,836

Before accepting new customers, the Company uses a rating system and conducts credit analysis of each individual customer, based on personal documentation, indebtedness, cadastral restrictions, and statements of earnings received. After confirmation, the credit limit is set for each individual customer.

No allowance for doubtful accounts was recognized considering that the amounts receivable from customers are collateralized by the negotiated properties and that there is no history of actual losses on said receivables.

Discounts, abatements and returns are deducted directly from revenue from real estate development and refer substantially to cancellation of purchase and sale agreements of properties not yet delivered. The amounts related to terminated agreements comprise all the revenue earned, net of the contractual fine to reimburse expenses incurred by the Company and its subsidiaries. Terminated agreements are recognized as they occur.

As at June 30, 2012, the Company had receivables pledged as collateral of the fourth issuance debentures totaling R$130,231 (R$128,679 at December 31, 2011).

The other information on 'Trade receivables' (Individual and consolidated) did not change significantly in relation to the information disclosed in note 6 to the financial statements for the year ended December 31, 2011.

7. INVENTORIES (Properties for sale)

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Real estate under construction	677,081	609,928	1,146,201	1,015,794
Completed units	44,284	36,206	59,494	45,982
Land bank	1,430,319	1,187,973	1,883,795	1,579,446
Advances to suppliers	27,448	48,712	50,593	75,231
Inventories of supplies	5,565	5,453	10,131	9,031
Total	2,184,697	1,888,272	3,150,214	2,725,484
Current	1,313,775	1,162,691	2,094,044	1,855,548
Noncurrent	870,922	725,581	1,056,170	869,936

As at June 30, 2012, this line item also includes the capitalization of financial charges, as detailed in note 12 (d), totaling R$68,453 (R$55,265 at December 31, 2011), Individual, and R$99,830 (R$77,757 at December 31, 2011), consolidated.

As at June 30, 2012, the Company had real estate under construction used as collateral of loans and finance agreements, total R$139,652 and R$222,216 (R$103,836 and R$133,867 at December 31, 2011), individual and consolidated, respectively.

The Company has real estate under construction recognized as Company assets used as collateral of the fourth issuance debentures, totaling R$22,042 at June 30, 2012 (R$15,231 at December 31, 2011).

The information on (i) the revenue amount generated by units under construction, (ii) the costs incurred and the profits recognized to date, and (iii) the advances received under these agreements, and the related criteria adopted for their recognition, are described in note 24.

8. INVESTMENTS IN SUBSIDIARIES

a) The main information on equity interests is summarized as follows:

	Equity interest		Equity		Net income (loss) 2012		Net income (loss) 2011		Investment		Equity Participation 2012		Equity Participation 2011	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011	2º Trimestre	YTD	2º Trimestre	YTD	6/30/2012	12/31/2011	2nd Quarter	YTD	2nd Quarter	YTD
Jointly controlled entities														
LOG Commercial Properties E Participacoes S.A	42,03%	42,03%	433.219	427.023	2.180	6.035	308	277	182.095	179.492	917	2.537	194	175
MRL Engenharia e Empreendimentos S.A.	37,73%	37,73%	6.685	5.194	2.915	1.491	493	(3.272)	2.522	1.959	1.100	563	186	(1.234)
PRIME Incorporações e Construções S.A.	60,00%	60,00%	64.516	53.606	2.239	10.863	2.066	6.386	38.710	32.189	1.342	6.518	1.240	3.831
Goodwill on acquisition of subsidiary	-	-	-	-	-	-	-	-	3.237	3.237	-	-	-	-
Total jointly controlled entities			504.420	485.823	7.334	18.389	2.867	3.391	226.564	216.877	3.359	9.617	1.620	2.772
Subsidiaries														
MDI Desenvolvimento Imobiliário LTDA.	100,00%	100,00%	19.238	29.401	1.702	2.755	663	1.053	-	10.066	1.552	2.401	663	1.052
Total subsidiaries			19.238	29.401	1.702	2.755	663	1.053	-	10.066	1.552	2.401	663	1.052
Company controlled silent partnerships														
SCP Ary Tarraggo	70,00%	70,00%	7.338	7.303	(7)	897	402	1.866	5.137	5.112	(5)	628	282	1.306
SCP Barreto 4A	70,00%	70,00%	20.867	6.852	6.018	11.473	(302)	(11)	14.607	4.796	4.213	8.031	(212)	(8)
SCP Barreto 4B	70,00%	70,00%	12.428	1.063	8.925	9.927	(568)	(754)	8.700	744	6.248	6.949	(398)	(528)
SCP Bella Florata	65,00%	65,00%	2.345	1.076	517	706	-	-	1.525	699	336	459	-	-
SCP Belle Luna	65,00%	65,00%	18.817	27.841	(1.501)	1.561	3.125	5.883	12.231	18.096	(975)	1.015	2.031	3.824
SCP Belle Stanza	65,00%	65,00%	4.956	1.656	849	1.168	-	-	3.222	1.076	552	759	-	-
SCP Belle Stella	65,00%	65,00%	18.173	18.154	5.900	8.506	1.264	2.070	11.813	11.800	3.835	5.529	821	1.345
SCP Bello Mare	65,00%	65,00%	22.915	15.595	8.460	12.155	478	(148)	14.894	10.137	5.500	7.901	310	(96)
SCP Bello Solare	65,00%	65,00%	7.843	5.281	1.107	1.987	(105)	(20)	5.098	3.433	720	1.292	(68)	(13)
SCP Bello Valle	65,00%	65,00%	21.450	29.521	(2.294)	127	5.629	8.495	13.942	19.189	(1.491)	83	3.659	5.521
SCP Campos Do Conde / Parque Porto Real	68,00%	68,00%	3.734	9.037	(617)	(1.547)	(1.039)	(672)	2.539	6.145	(420)	(1.052)	(707)	(457)
SCP Carrapicho	60,00%	60,00%	12.068	13.264	551	267	(253)	958	7.241	7.959	330	160	(152)	575
SCP Esporte Campo Cruzeiro	70,00%	70,00%	4.122	2.677	-	-	-	-	2.885	1.874	-	-	-	-
SCP Fasano	99,00%	99,00%	2.081	2.079	(13)	(22)	(18)	(73)	2.060	2.058	(13)	(22)	(18)	(72)
SCP Festeggiare	79,20%	79,20%	7.499	7.016	186	84	9.209	9.939	5.939	5.556	148	67	7.294	7.872
SCP Green Towers	70,00%	70,00%	30.320	35.326	(2.490)	(3.268)	(471)	(5.359)	21.224	24.728	(1.743)	(2.288)	(330)	(3.752)
SCP Laguna Beach	75,00%	75,00%	13.265	13.494	(1.728)	(2.600)	(1.102)	(4.893)	9.949	10.121	(1.296)	(1.950)	(826)	(3.670)
SCP Londrina	99,00%	99,00%	10.770	11.663	382	70	438	663	10.662	11.546	378	69	434	656
SCP Macaé/Buena Vista	70,00%	70,00%	8.057	13.148	(2.603)	(4.928)	4.399	6.562	5.640	9.204	(1.822)	(3.450)	3.079	4.594
SCP Manchete	35,00%	35,00%	13.457	12.635	(1)	(2)	(28)	(53)	4.710	4.422	(1)	(1)	(10)	(18)
SCP Mirafiori E Marseille	99,00%	99,00%	1.893	2.611	37	(5)	(83)	(90)	1.874	2.585	37	(5)	(82)	(89)
SCP Park Sun Coast	75,00%	75,00%	2.408	2.801	(85)	721	1.106	1.752	1.806	2.101	(64)	541	829	1.314
SCP Parque Clair De Lune	99,00%	99,00%	53.872	52.100	499	508	6.076	7.959	53.334	51.579	494	503	6.016	7.880
SCP Parque Filipinas	75,00%	0,00%	2.389	-	-	(27)	-	-	1.792	-	(20)	(20)	-	-
SCP Parque Fontana Verona	99,50%	99,50%	2.596	1.249	799	796	(36)	(36)	2.583	1.243	795	792	(36)	(36)
SCP Parque Puerto Madero/Humaitá	99,50%	99,50%	8.790	8.741	-	(2)	-	(1)	8.746	8.698	0	(2)	-	(1)
SCP Parque Recanto Dos Passaros	34,00%	34,00%	23.566	29.667	1.509	4.660	901	1.248	8.012	10.087	513	1.584	306	424
SCP Parque Riacho Do Ouro	99,00%	99,00%	1.526	1.677	(375)	(539)	66	30	1.510	1.660	(372)	(534)	66	30
SCP Parque Riversul	35,00%	35,00%	7.553	4.566	995	1.377	(111)	(158)	2.644	1.598	348	482	(39)	(55)
SCP Parque Rivoli	33,50%	33,50%	7.967	4.470	2.581	3.961	758	761	2.669	1.497	865	1.327	253	255
SCP Parque São Petesburgo	99,00%	99,00%	2.771	3.652	(64)	(17)	(63)	39	2.743	3.615	(64)	(17)	(63)	39
SCP Parque Vila Da Costa	75,30%	75,30%	2.223	2.832	160	(60)	-	-	1.674	2.133	121	(45)	-	-
SCP Plv Top Life Natal	75,00%	75,00%	6.015	5.722	(114)	(79)	(10)	(35)	4.512	4.291	(26)	(59)	(7)	(26)
SCP Pontes Do Rialto	88,00%	88,00%	4.571	7.311	(442)	(1.076)	125	(281)	4.023	6.434	(389)	(947)	110	(247)
SCP Porto Cristal	72,00%	72,00%	3.791	2.412	796	1.052	124	138	2.729	1.737	573	757	89	100
SCP Porto Elizabeth	69,00%	69,00%	7.120	15.762	1.823	2.470	1.591	2.575	4.912	10.875	1.258	1.704	1.098	1.777
SCP Punta Del Leste	75,00%	75,00%	22.850	25.458	(52)	1.471	(90)	(46)	17.137	19.093	(39)	1.103	(67)	(34)
SCP Residencial Beija Flor	34,00%	34,00%	11.587	6.263	534	676	(82)	(83)	3.940	2.129	182	230	(28)	(28)
SCP Residencial Jangadas	75,00%	75,00%	32.373	26.139	9.525	6.932	474	1.763	24.280	19.604	1.945	5.199	355	1.322
SCP Residencial Rimini	70,00%	70,00%	10.600	12.843	800	1.496	(779)	(2.179)	7.420	8.990	560	1.047	(545)	(1.526)
SCP Residendial Barcas	75,00%	75,00%	12.637	11.018	1.381	1.137	903	1.973	9.477	8.264	183	853	677	1.480
SCP Residendial Veleiro	75,00%	75,00%	3.099	2.822	92	(268)	(2.255)	(525)	2.324	2.117	270	(201)	(1.691)	(394)
SCP Rio Das Ostras	70,00%	70,00%	6.577	10.707	(1.135)	(1.610)	3.343	5.079	4.604	7.496	(795)	(1.127)	2.340	3.555
SCP S.Figueiredo Franca - Frankfurt	80,00%	80,00%	2.073	3.584	124	-	(154)	111	1.658	2.867	99	-	(123)	88
SCP Saint Etiene / San Teodoro	99,15%	99,15%	6.885	8.421	(89)	(27)	1.158	1.800	6.826	8.349	(88)	(27)	1.148	1.785
SCP Saint Tropez	75,00%	75,00%	21.547	25.645	425	1.652	587	1.007	16.160	19.233	319	1.239	440	755
SCP San Telmo	80,00%	80,00%	4.018	6.495	(118)	(35)	338	557	3.214	5.196	(95)	(28)	271	446
SCP São José Do Rio Preto - Rio D'Ouro	97,00%	97,00%	27.657	27.233	607	883	896	1.443	26.826	26.415	589	857	869	1.400
SCP São Pedro	50,00%	50,00%	4.669	3.244	1.398	2.882	-	-	2.334	1.622	699	1.441	-	-
SCP Scp - Parque Rubis	99,00%	99,00%	1.648	1.578	-	-	-	-	1.632	1.562	-	-	-	-
SCP Scp - Puerto Colón	99,50%	99,50%	4.488	4.488	-	-	-	-	4.465	4.466	-	-	-	-
SCP Spazio Acrópolis	99,00%	99,00%	2.460	3.451	(348)	(517)	(288)	(980)	2.436	3.417	(345)	(512)	(285)	(970)
SCP Spazio Amaretto	99,00%	99,00%	5.346	6.295	(52)	(57)	168	617	5.293	6.233	(51)	(56)	166	611
SCP Spazio Belo Campo/Belford Roxo	33,50%	33,50%	7.171	6.570	(1.020)	(1.583)	1.657	2.977	2.402	2.201	(341)	(530)	555	997
SCP Spazio Cádiz	97,00%	97,00%	15.540	18.686	37	411	1.339	1.668	15.074	18.126	36	399	1.299	1.618
SCP Spazio Campelles	99,00%	99,00%	2.242	2.264	(32)	(51)	(73)	162	2.219	2.242	(31)	(50)	(73)	161
SCP Spazio Campo Alvorada	98,00%	98,00%	43.294	45.633	(5.979)	(6.277)	(1.439)	(3.171)	42.428	44.721	(5.859)	(6.151)	(1.410)	(3.108)
SCP Spazio Campo Das Nascentes	98,00%	98,00%	3.550	3.605	(36)	(106)	(125)	(381)	3.479	3.533	(35)	(104)	(123)	(373)
SCP Spazio Chateaubriand	99,00%	99,00%	3.581	3.853	(78)	(116)	15	59	3.545	3.815	(77)	(115)	15	58
SCP Spazio Illuminare	88,00%	88,00%	12.387	16.497	(8)	(2.038)	(706)	(3.795)	10.900	14.517	(7)	(1.793)	(621)	(3.339)
SCP Spazio Jardim De Trento	98,00%	98,00%	6.515	10.138	(103)	(425)	(56)	438	6.385	9.935	(101)	(417)	(55)	429
SCP Spazio Matisse	99,00%	99,00%	8.429	11.400	(249)	(115)	17	602	8.344	11.285	(247)	(114)	17	596
SCP Spazio Monreal	99,50%	99,50%	2.551	2.811	127	147	1	36	2.538	2.797	126	146	1	36
SCP Spazio Monterrey	99,00%	99,00%	3.352	4.138	(33)	5	108	286	3.319	4.096	(33)	5	107	283
SCP Spazio Monteverdi	99,00%	99,00%	4.019	4.019	(16)	90	(18)	(48)	3.979	3.979	(16)	89	(18)	(48)
SCP Spazio Orient - Parque La Terre	98,00%	98,00%	14.418	12.042	1.844	1.787	25	39	14.130	11.801	1.807	1.751	25	38
SCP Spazio Porto Teresópolis	65,00%	65,00%	2.995	2.553	(1.473)	(331)	1.023	1.468	1.947	1.660	(957)	(215)	665	954
SCP Spazio Rennes	70,00%	70,00%	6.311	5.058	221	141	(526)	(1.251)	4.418	3.541	155	99	(368)	(875)
SCP Spazio Resplendor	99,00%	99,00%	4.228	4.422	(5)	(43)	(143)	(205)	4.186	4.378	(5)	(43)	(142)	(203)
SCP Spazio Saragozza	99,00%	99,00%	2.529	3.414	106	266	(66)	(66)	2.503	3.379	105	263	(65)	(65)
SCP Spazio Tintoreto	75,50%	75,50%	11.343	13.550	(1.969)	(3.377)	440	(1.058)	8.564	10.230	(1.487)	(2.550)	332	(799)
SCP Spazio Total Life	74,00%	74,00%	5.921	7.081	(581)	(507)	(253)	109	4.381	5.240	(430)	(375)	(187)	81
SCP Spazio Treville	76,00%	76,00%	2.504	7.193	(1.392)	(2.153)	1.667	3.301	1.903	5.467	(1.058)	(1.636)	1.267	2.509
SCP Spazio Vintage	75,00%	75,00%	14.617	15.608	(7.026)	(6.159)	276	1.537	10.963	11.706	(645)	(4.619)	207	1.153
SCP Spz Nimbus Res.Club	75,00%	75,00%	15.957	18.422	(13.032)	(5.829)	(2.723)	384	11.968	13.818	(5.402)	(4.372)	(2.042)	288
SCP Top Life Palm Beach	75,00%	75,00%	20.891	25.837	366	1.299	1.892	2.609	15.668	19.378	274	974	1.419	1.957
SCP Uberlândia - The Palm Houses & Club	99,50%	99,50%	9.446	13.625	(6)	377	950	887	9.399	13.557	(6)	375	946	882
SCP Villlage Anchieta	99,10%	99,10%	1.756	2.100	26	49	153	167	1.741	2.081	26	49	152	166
SCP Villlage Chateaux Lafite/Lorane	98,50%	98,50%	1.610	1.623	(8)	(59)	23	266	1.586	1.598	(8)	(58)	22	262
SCP Villlage Chateaux Victoria	99,00%	96,00%	1.874	1.939	2	50	15	44	1.856	1.862	4	50	14	42
SCP Villlage Córsega	99,00%	99,00%	3.413	3.665	271	297	263	254	3.379	3.628	269	294	261	252
SCP Villlage Salermo	99,00%	99,00%	3.465	5.310	95	182	814	814	3.430	5.257	94	180	805	805
SCP Villlage Supreme	99,00%	99,00%	1.627	1.618	9	9	(51)	(52)	1.610	1.602	9	9	(51)	(51)
SCP Villlage Tempus	76,00%	76,00%	2.480	5.371	(930)	(1.245)	(6)	51	1.885	4.082	(707)	(946)	(5)	39
SCP Villlage Tendence	99,50%	99,50%	2.601	5.583	(1.326)	(1.641)	809	2.066	2.588	5.555	(1.320)	(1.633)	805	2.056
Other 110 Company controlled silent partnerships			77.091	116.408	5.843	1.038	6.661	14.429	59.598	71.166	609	355	4.994	11.197
Total Company controlled silent partnerships			881.778	967.974	16.497	39.009	47.684	73.517	681.922	738.114	6.738	19.575	36.004	54.932

	Equity interest		Equity		Net income (loss) 2012		Net income (loss) 2011		Investment		Equity Participation 2012		Equity Participation 2011	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011	2º Trimestre	YTD	2º Trimestre	YTD	6/30/2012	12/31/2011	2nd Quarter	YTD	2nd Quarter	YTD
Jointly controlled silent partnerships														
SCP 14 De Julho - Spazio Classique	65,00%	65,00%	14.245	17.834	(3.350)	(2.573)	3.282	5.243	9.259	11.592	(2.177)	(1.672)	2.133	3.408
SCP Boulevard Taguatinga	66,00%	66,00%	6.253	5.892	(226)	(815)	700	778	4.127	3.889	(149)	(538)	462	513
SCP Brisas Águas Claras	50,00%	50,00%	5.597	5.939	(306)	(270)	86	599	2.798	2.970	(153)	(135)	43	299
SCP Ecoville	70,00%	70,00%	53.258	46.210	4.505	8.553	830	2.712	37.281	32.347	3.154	5.987	581	1.898
SCP Flamboyant - Jardim Góias	69,00%	69,00%	8.088	8.564	(431)	(25)	(161)	(555)	5.581	5.909	(297)	(17)	(111)	(383)
SCP Goiabeiras	58,00%	58,00%	4.671	10.068	(3.253)	(3.440)	(1.388)	1.048	2.709	5.839	(1.886)	(1.995)	(805)	608
SCP Ipadu	71,00%	71,00%	4.637	4.584	(102)	(163)	(51)	(43)	3.292	3.255	(73)	(116)	(36)	(30)
SCP Park Reality	32,00%	32,00%	30.284	19.114	2.352	3.952	1.096	1.117	9.691	6.117	753	1.265	351	357
SCP Park Riverfall - Rivera Do Sol/Costa	34,50%	34,50%	11.727	7.019	299	397	239	(212)	4.046	2.422	103	137	82	(73)
SCP Parque Bello Cielo	57,00%	57,00%	9.315	12.001	185	1.146	188	(909)	5.310	6.840	105	653	107	(518)
SCP Parque Bella Acqua	57,00%	57,00%	4.898	6.087	(551)	(1.130)	140	1.047	2.792	3.470	(314)	(644)	80	597
SCP Redentore	70,00%	70,00%	49.087	53.714	(1.239)	(4.150)	-	-	34.361	37.600	(867)	(2.905)	-	-
SCP Residencial Niteroi - New Home Club	70,00%	70,00%	14.020	14.745	(1.533)	(3.173)	2.880	(6.684)	9.814	10.322	(1.073)	(2.221)	2.016	(4.679)
SCP Residencial Setor Dos Afonsos	66,00%	66,00%	23.418	25.544	(2.043)	(2.094)	(398)	804	15.456	16.859	(1.349)	(1.382)	(263)	531
SCP Richmond Cond. Resort Cinedia 2	70,00%	70,00%	7.283	5.605	(1.963)	(559)	976	1.851	5.097	3.923	(1.374)	(391)	683	1.295
SCP Senador Camara	71,00%	71,00%	20.027	7.530	8.129	10.925	188	212	14.219	5.346	5.772	7.757	134	150
Other 34 jointly controlled silent partnerships			11.667	21.263	84	(4.579)	4.185	8.250	2.299	7.539	(406)	(3.061)	3.454	6.179
Total jointly controlled silent partnerships			278.475	271.713	557	2.002	12.792	15.258	168.132	166.237	(232)	720	8.911	10.152
Company controlled SPEs														
Ancona II SPE LTDA	75,00%	75,00%	3.583	2.523	(491)	(339)	(19)	(19)	2.687	1.892	(114)	(254)	(14)	(14)
Camp Life SPE LTDA	99,00%	99,00%	17.392	17.035	2	1	(1)	(9)	17.218	16.865	2	1	(1)	(9)
Campo Colorato Inc SPE LTDA	98,00%	98,00%	5.252	6.026	(849)	(382)	(1.454)	(294)	5.147	5.905	(832)	(374)	(1.425)	(289)
Campo Del Rey SPE LTDA	98,00%	98,00%	8.790	6.855	617	613	465	465	8.614	6.718	605	601	455	455
Campo Di Bourbon SPE LTDA	98,75%	98,75%	17.948	16.967	(1.317)	(1.827)	1.348	1.985	17.724	16.755	(1.301)	(1.804)	1.332	1.960
Campo Di Bragança Inc. SPE LTDA	99,50%	99,50%	13.675	10.182	997	1.432	(50)	(105)	13.607	10.131	992	1.425	(50)	(105)
Campo Di Italia, Campo Di Orleans SPE LTDA	99,50%	99,50%	5.134	5.011	(16)	(38)	(20)	(40)	5.108	4.986	(16)	(38)	(20)	(40)
Campo Di Orleans SPE LTDA	99,00%	99,00%	3.017	2.892	15	-	(9)	(19)	2.987	2.863	15	-	(9)	(19)
Campo Dos Bandeirantes Incorporações SPE LTDA	98,50%	98,50%	16.958	16.650	(188)	(543)	1.470	2.686	16.703	16.400	(185)	(535)	1.448	2.646
Campo Giallo SPE LTDA	99,25%	99,25%	8.330	7.431	224	312	383	541	8.268	7.375	223	310	381	537
Campo Lazio SPE LTDA	99,75%	99,75%	14.439	14.488	(322)	(559)	(244)	399	14.403	14.451	(322)	(558)	(244)	398
Evidence SPE LTDA	99,00%	99,00%	55.532	23.538	21.852	33.521	2.805	3.893	54.977	23.303	21.634	33.186	2.777	3.854
Forte Diogo - Fourseasons SPE LTDA	50,00%	50,00%	3.453	3.552	63	122	(812)	(1.585)	1.727	1.777	32	61	(406)	(792)
Forte General Albano_Lagune Maraponga SPE LTDA	60,00%	60,00%	7.256	11.669	(1.277)	(1.933)	(2.333)	31	4.354	7.002	(766)	(1.160)	(1.400)	19
Forte Iracema/Oitenta Mil Magis SPE LTDA	60,00%	60,00%	38.266	27.267	(2.569)	(473)	4.158	8.474	22.960	16.360	(1.541)	(284)	2.495	5.084
Forte Parangaba Incorporações SPE LTDA	50,00%	50,00%	4.916	4.787	729	1.309	924	2.015	2.459	2.394	365	655	462	1.008
Fortune II SPE LTDA	60,00%	60,00%	15.492	5.170	7.375	9.378	305	759	9.296	3.102	4.425	5.627	183	456
Inspiratto SPE LTDA	50,00%	50,00%	5.000	1.752	1.782	4.053	851	820	2.501	877	891	2.027	426	411
Julliard Incorp. LTDA SPE LTDA	99,00%	99,00%	2.309	7.137	(179)	58	922	1.872	2.286	7.065	(178)	57	913	1.853
Magis Four Seasons II SPE LTDA	50,00%	50,00%	12.482	16.434	2.614	4.026	2.196	3.347	6.241	8.217	1.307	2.013	1.098	1.674
Magis Four Seasons III SPE LTDA	50,00%	50,00%	3.213	735	1.428	1.835	97	331	1.605	367	714	918	48	166
Magis II Incorporacoes SPE LTDA	60,00%	60,00%	2.664	2.847	(8)	(8)	-	-	1.599	1.708	(5)	(5)	-	-
Magis VII Incorporacoes LTDA SPE LTDA	50,00%	50,00%	3.825	1.055	402	222	(77)	(171)	1.912	528	90	111	(38)	(86)
Md Pe Praia De Piedade SPE LTDA	42,00%	42,00%	17.654	32.405	(2.635)	393	1.784	4.848	7.415	13.610	(1.107)	165	749	2.036
Md Rn 01 Zona Norte Construções LTDA SPE LTDA	50,00%	50,00%	11.200	3.565	2.327	3.481	379	379	5.600	1.782	1.164	1.741	190	190
MDI Pe I SPE LTDA	60,00%	60,00%	7.651	6.526	(1)	(1)	-	(4)	4.591	3.916	(1)	(1)	-	(3)
Monte Santo Inc Spe SPE LTDA	65,00%	65,00%	2.341	1	-	-	-	-	1.522	1	-	-	-	-
MRL VIII Incorp SPE LTDA	50,00%	50,00%	3.570	3.740	2.875	1.823	(128)	(208)	1.785	1.870	526	912	(90)	(145)
MRL XLI Incorporacoes SPE LTDA	99,00%	99,00%	2.723	271	(4)	(4)	-	-	2.696	269	(4)	(4)	-	-
MRL XXV Incor Spe Ltd SPE LTDA	99,00%	95,00%	1.689	1.651	(188)	(358)	(19)	(19)	1.672	1.568	(193)	(354)	(18)	(18)
MRL XXXII Incorporacoes SPE LTDA	97,00%	97,00%	6.275	2.852	589	1.144	-	-	6.087	2.766	571	1.110	-	-
MRL XXXIII Incorporações SPE LTDA	70,00%	0,00%	2.323	-	197	42	-	-	1.626	-	138	29	-	-
MRV Magis IV Incorporações SPE LTDA	100,00%	0,00%	16.135	-	(1)	(1)	-	-	16.135	-	(1)	(1)	-	-
MRV MRL IX Incorporacoes SPE LTDA	99,00%	95,00%	4.800	8.471	758	1.812	463	463	4.752	8.048	792	1.794	440	440
MRV MRL XI Incorporacoes SPE LTDA	99,00%	95,00%	4.660	3.746	(580)	(249)	(23)	(33)	4.614	3.559	(561)	(247)	(22)	(32)
MRV MRL XII Incorporacoes SPE LTDA	99,00%	99,00%	2.236	2.091	3	(3)	(22)	(22)	2.214	2.070	3	(3)	(21)	(21)
MRV MRL XIII Incorporacoes SPE LTDA	97,00%	97,00%	17.023	3.280	6.199	6.780	50	41	16.512	3.182	6.013	6.577	48	39
MRV PRIME VIII Incorporacoes SPE LTDA	99,00%	95,00%	5.505	3.395	(45)	(30)	(7)	(9)	5.450	3.225	(44)	(30)	(7)	(8)
MRV PRIME XI Incorporacoes SPE LTDA	97,00%	97,00%	16.301	12.254	5.829	7.485	500	457	15.812	11.886	5.654	7.260	485	444
MRV PRIME XII Incorporacoes SPE LTDA	99,00%	99,00%	7.199	2.590	1.310	1.493	26	26	7.127	2.564	1.297	1.478	26	26
Nautilus SPE LTDA	75,00%	75,00%	13.156	16.049	1.440	2.366	824	1.383	9.867	12.037	1.080	1.775	618	1.037
Paladium Incorporações Spe SPE LTDA	99,50%	99,50%	2.963	7.290	(1.174)	(3.019)	(317)	1.962	2.948	7.253	(1.168)	(3.004)	(316)	1.952
Palazzo Spagna SPE LTDA	99,50%	99,50%	8.703	14.055	(3.145)	(6.019)	656	2.497	8.660	13.985	(3.129)	(5.989)	653	2.485
Panoramic Incorp. SPE LTDA	99,00%	99,00%	2.476	2.299	(146)	(698)	(808)	1.248	2.452	2.276	(145)	(691)	(799)	1.236
Parque Alabama Incorporacoes SPE LTDA	99,70%	99,70%	3.323	2.986	(548)	(10)	215	208	3.313	2.977	(546)	(10)	214	207
Parque Arkansas Incorporacoes SPE LTDA	99,50%	99,50%	2.989	2.162	(869)	(106)	966	318	2.974	2.151	(864)	(105)	961	317
Parque Asteca SPE LTDA	99,50%	99,50%	61.699	35.425	10.428	14.084	2.226	3.466	61.391	35.248	10.376	14.014	2.215	3.448
Parque Dos Goytacazes Inc SPE LTDA	70,00%	0,00%	9.260	-	67	1.863	-	-	6.482	-	47	1.304	-	-
Parque Jamile Incorporacoes SPE LTDA	99,75%	99,75%	5.324	2.993	507	790	175	1.285	5.310	2.985	506	788	174	1.283
Parque Patagonia SPE LTDA	99,00%	96,00%	1.978	1.343	(25)	(45)	-	-	1.958	1.289	(26)	(45)	-	-
Parque Piazza Navona Incorporacoes SPE LTDA	99,40%	99,40%	9.275	4.085	(717)	(156)	734	1.553	9.220	4.060	(713)	(155)	729	1.544
Parque Piazza Reppublica Incorporacoes SPE LTDA	99,60%	99,60%	7.208	7.753	673	1.560	1.215	1.744	7.179	7.722	671	1.554	1.210	1.737
Parque Premiatto SPE LTDA	99,00%	99,00%	2.550	4.965	(1.238)	(2.590)	3.642	4.529	2.524	4.915	(1.226)	(2.564)	3.605	4.484
Patrimar – Galleria Incorporações SPE LTDA	50,00%	50,00%	26.324	26.181	(423)	(1.606)	(385)	(239)	13.161	13.090	(212)	(803)	(192)	(119)
Piazza San Pietro Incorporacoes SPE LTDA	99,40%	99,40%	1.842	874	300	286	-	(1)	1.831	868	298	284	-	(1)
PRIME II SPE LTDA	99,00%	99,00%	6.117	5.687	(26)	(55)	(7)	(7)	6.056	5.630	(25)	(54)	(7)	(7)
PRIME III Incorp SPE LTDA	99,00%	99,00%	1.658	1.384	(1)	(11)	-	-	1.642	1.371	(1)	(11)	-	-
PRIME IV Incorporacoes SPE LTDA	99,00%	95,00%	17.850	4.991	5.571	7.998	(416)	(416)	17.671	4.741	5.612	7.918	(395)	(395)
PRIME IX Incorporacoes SPE LTDA	99,00%	96,00%	1.770	1	69	85	-	-	1.752	1	69	84	-	-
PRIME X Incorporações SPE LTDA	98,00%	98,00%	3.217	2.408	2.700	3.328	70	70	3.153	2.360	2.646	3.261	68	68
PRIME XVIII Incorporacoes SPE LTDA	98,00%	98,00%	8.390	2.715	503	676	43	43	8.222	2.661	492	662	42	42
PRIME Xx Incorporações SPE LTDA	97,00%	97,00%	4.443	2.880	(159)	(159)	(2)	(2)	4.310	2.794	(154)	(154)	(2)	(2)
PRIME XXI Incorporacoes SPE LTDA	65,00%	65,00%	2.912	992	304	337	(1)	(1)	1.893	645	198	219	-	-
PRIME XXII Incorporacoes SPE LTDA	99,00%	96,00%	1.589	518	704	678	-	-	1.573	498	696	671	-	-
PRIME XXIX Incorporações SPE LTDA	99,00%	96,00%	5.111	1.823	1.248	1.237	-	-	5.060	1.750	1.235	1.225	-	-
PRIME XXX Incorporações SPE LTDA	99,00%	96,00%	3.795	3.052	(16)	(18)	-	-	3.757	2.930	(16)	(18)	-	-
PRIME XXXI Incorporações SPE LTDA	99,00%	96,00%	4.081	3.206	(46)	(57)	-	-	4.040	3.078	(45)	(56)	-	-
Reserva Jardim Incorporacoes SPE LTDA	49,00%	49,00%	5.451	5.003	(475)	(53)	(1)	(6)	2.671	2.451	(233)	(26)	-	(3)
RJ I Incorporações LTDA SPE LTDA	70,00%	70,00%	17.067	9.730	11.525	6.221	(290)	(408)	11.947	6.811	3.713	4.355	(203)	(286)
Saint Moritz SPE LTDA	98,90%	98,90%	4.566	6.660	85	68	804	973	4.515	6.587	84	67	795	962
Santo Amaro SPE LTDA	100,00%	100,00%	2.721	3.622	14	(61)	841	1.615	2.721	3.622	14	(61)	841	1.615
Santos Dumont SPE LTDA	98,50%	98,50%	4.225	2.847	347	634	211	316	4.161	2.804	341	624	208	311
Spazio Joanesburgo Incorporacoes SPE LTDA	99,50%	99,50%	2.608	2.630	(21)	363	342	505	2.595	2.616	(21)	361	340	502
Spe Campo Bianco SPE LTDA	98,25%	98,25%	6.717	5.597	299	460	(208)	(254)	6.600	5.499	294	452	(204)	(249)
Summer Ville Incorporacoes LTDA SPE LTDA	62,76%	62,76%	29.979	18.811	7.484	10.007	1.869	2.819	18.815	11.806	4.697	6.280	1.173	1.769
Torres Do Mirante Tendence Tifany SPE LTDA	98,00%	98,00%	2.684	1.578	426	1.950	-	(1)	2.630	1.547	418	1.911	-	-
Amazonas Park Incorp. SPE Ltda	60,00%	99,50%	4.988	626	(1)	(12)	2	1	2.993	622	4	(7)	2	1
Violetas SPE LTDA	99,00%	99,00%	18.398	16.681	(2.392)	(1.792)	962	1.462	18.215	16.514	(2.368)	(1.774)	952	1.448
Vltalice Incorporações SPE LTDA	50,00%	50,00%	4.269	6.645	(497)	(870)	(1.783)	(66)	2.135	3.322	(249)	(435)	(892)	(33)
Other 124 Company controlled SPEs			55.574	13.572	(2.177)	394	500	2.499	36.193	27.134	(1.294)	(154)	(2.889)	(10.492)
Total Company SPEs			777.461	550.960	78.115	112.635	25.987	60.390	644.583	468.008	61.338	94.097	19.092	36.976
Jointly controlled SPEs														
Alto Taguatina SPE LTDA	41,67%	41,67%	24.049	21.730	45	2.736	1.909	4.866	10.021	9.055	19	1.140	795	2.028
Aparecida De Goiânia SPE LTDA	65,00%	65,00%	8.666	13.871	(317)	(922)	(3.413)	(4.178)	5.633	9.016	(206)	(599)	(2.218)	(2.716)
Belvedere Towers - Gi SPE LTDA	41,67%	41,67%	4.286	4.083	(24)	(41)	(16)	(51)	1.786	1.701	(10)	(17)	(7)	(21)
Chapada Diamantina SPE LTDA	67,00%	67,00%	3.231	1.856	73	(226)	(35)	(37)	2.165	1.244	49	(151)	(24)	(25)
City life Incorp Lt SPE LTDA	65,50%	65,50%	30.629	32.432	(3.409)	(1.490)	6.149	9.208	20.062	21.243	(2.233)	(976)	4.028	6.031
MRV MRL XIV Incorporações SPE LTDA	70,00%	0,00%	8.593	-	982	1.578	-	-	6.015	-	687	1.105	-	-
MRV MRL XV Incorporações SPE LTDA	65,00%	70,00%	2.380	2.176	(174)	(114)	(26)	(24)	1.547	1.523	(39)	(74)	(19)	(17)
MRV Prim Gran Olympus SPE LTDA	65,00%	65,00%	34.754	15.068	11.498	12.881	(62)	(302)	22.590	9.794	7.474	8.373	(40)	(196)
MRV Prim Pq Chp Imperial SPE LTDA	58,00%	58,00%	9.697	11.516	(1.454)	(857)	1.261	2.675	5.625	6.680	(843)	(497)	731	1.552
MRV PRIME Top Taguatinga SPE LTDA	70,00%	70,00%	39.592	21.837	(8.681)	3.963	4.498	2.572	27.714	15.286	(6.077)	2.774	3.149	1.801
Papa 1 Inc SPE LTDA	65,00%	65,00%	10.506	4.383	802	901	-	(5)	6.829	2.849	521	586	-	(3)
Parque Castelo De San Marino SPE LTDA	65,00%	65,00%	4.065	1.782	(391)	(233)	(3)	(5)	2.642	1.158	(254)	(151)	(2)	(3)
Parque Castelo Luxemburgo SPE LTDA	65,00%	65,00%	29.384	15.953	7.232	10.056	698	819	19.099	10.370	4.701	6.536	454	532
Parque Chapada Guimarães SPE LTDA	58,00%	58,00%	17.995	19.757	185	999	1.328	4.011	10.436	11.458	107	579	770	2.326
Parque Sevilha SPE LTDA	65,00%	65,00%	6.401	2.302	(845)	(813)	(1)	(1)	4.161	1.496	(549)	(528)	-	(1)
Silco Taguatinga QI 03 Inc. SPE LTDA	41,67%	41,67%	15.023	20.288	(2.712)	(912)	442	1.387	6.259	8.453	(1.130)	(380)	184	578
Spazio Cristalli SPE LTDA	58,00%	58,00%	8.419	9.884	(670)	557	896	1.554	4.883	5.733	(389)	323	519	902
Top Taguatinga II SPE LTDA	70,00%	70,00%	72.785	42.182	24.772	28.856	7.087	11.658	50.947	29.529	17.342	20.201	4.961	8.161
Other 13 jointly controlled SPEs			10.524	5.621	88	39	(59)	(98)	6.615	4.592	63	33	3.356	11.955
Total jointly controlled SPEs			340.979	246.721	27.000	56.958	20.653	34.049	215.029	151.180	19.232	38.276	16.637	32.884
			2.802.351	2.552.592	131.205	231.748	110.646	187.658	1.936.230	1.750.482	91.988	164.686	82.927	138.768

b) Changes in investments are as follows:

	Balance at 12/31/2011	Capital subscription (reduction)	Equity participation 2nd Quarter	Equity participation 1st Quarter	Balance at 6/30/2012
Jointly controlled entities					
LOG Commercial Properties E Participacoes S.A	179.492	66	917	1.620	182.095
MRL Engenharia E Empreendimentos S.A.	1.959	0	1.100	(537)	2.522
PRIME Incorporações E Construções S.A.	32.189	3	1.342	5.176	38.710
Goodwill on acquisition of subsidiary	3.237	-	-	-	3.237
	216.877	69	3.359	6.258	226.564
Total subsidiaries	10.066	(12.467)	1.552	849	-
Total Company controlled silent partnerships	738.114	(75.768)	6.738	12.838	681.922
Total Jointly controlled silent partnerships	166.237	1.175	(232)	952	168.132
Total Company controlled SPEs	468.008	82.473	61.338	32.762	644.583
Total Jointly controlled SPEs	151.180	25.578	19.232	19.039	215.029
Grand total – 1st half of 2012	1.750.482	21.062	91.988	72.698	1.936.230
Grand total – 1st half of 2011	1.398.503	(94.434)	82.927	55.841	1.442.837

c) The main information on the Company's indirect investments is summarized as follows:

	Total equity interest		Equity		Net income (loss)			
	6/30/2012	12/31/2011	6/30/2012	12/31/2011	2nd Quarter 2012	YTD	2nd Quarter 2011	YTD
LOG Commercial Properties e Participacoes S.A								
Cabral	21,02%	21,02%	70.078	68.942	528	1.136	25	614
LOG Campos	41,99%	41,99%	9.374	5.041	(4)	(4)	-	-
LOG Fortaleza	42,03%	0,00%	4.630	-	-	-	-	-
LOG Goiânia	41,99%	41,99%	26.995	33.116	(346)	(360)	(0)	(0)
LOG Hortolândia	42,03%	41,61%	35.112	13.856	(14)	(17)	(1)	(1)
LOG I	42,03%	38,21%	66.410	60.856	1.898	3.372	509	858
LOG II	42,03%	38,21%	20.194	20.425	476	876	244	241
LOG Juiz de Fora	42,03%	0,00%	12.277	-	-	-	-	-
LOG Jundiaí	42,03%	38,21%	35.793	42.935	717	1.130	77	63
LOG Macae	42,03%	0,00%	11.720	-	-	-	-	-
LOG S.J.P.	41,61%	0,00%	9.704	-	-	-	-	-
LOG SJC Sony	42,03%	42,03%	53.858	53.844	(1)	(1)	2	3
LOG SJRP	42,03%	0,00%	9.055	-	-	-	-	-
Loteamento Betim	7,61%	21,02%	51.378	51.100	-	-	(0)	(0)
Office Park Pirituba	42,03%	42,03%	92.315	90.067	(5)	(5)	-	-
Other 4 projects			2.898	-	1	1	(52)	1.053
Total			511.791	440.182	3.250	6.128	805	2.832
Prime Incorporações e Construções Ltda.								-
Alto Taguatina SPE LTDA	15,00%	15,00%	24.049	21.730	45	2.736	1.909	4.866
Aparecida De Goiânia SPE LTDA	21,00%	21,00%	8.666	13.871	(317)	(922)	(3.413)	(4.178)
Belvedere Towers - Gi SPE LTDA	15,00%	15,00%	4.286	4.083	(24)	(41)	(16)	(51)
Chapada Diamantina SPE LTDA	19,80%	19,80%	3.231	-	73	(226)	(35)	(37)
Citylife Incorp Lt SPE LTDA	20,70%	20,70%	30.629	32.432	(3.409)	(1.490)	6.149	9.208
MRV Prim Gran Olympus SPE LTDA	21,00%	21,00%	34.754	15.068	11.498	12.881	(62)	(302)
MRV Prim Pq Chp Imperial SPE LTDA	18,60%	18,60%	9.697	11.516	(1.454)	(857)	1.261	2.675
MRV PRIME Top Taguatinga SPE LTDA	18,00%	18,00%	39.592	21.837	(8.681)	3.963	4.498	2.572
Papa 1 Inc SPE LTDA	21,00%	21,00%	10.506	4.383	802	901	-	(5)
Parque Castelo Luxemburgo SPE LTDA	21,00%	21,00%	29.384	15.953	7.232	10.056	698	819
Parque Chapada Guimarães SPE LTDA	18,00%	18,00%	17.995	19.757	185	999	1.328	4.011
SCP 14 De Julho - Spazio Classique	21,00%	21,00%	14.245	17.834	(3.350)	(2.573)	3.282	5.243
SCP Boulevard Taguatinga	20,40%	20,40%	6.253	5.892	(226)	(815)	700	778
SCP Brisas Águas Claras	30,00%	30,00%	5.597	5.939	(306)	(270)	86	599
SCP Ecoville	18,00%	18,00%	53.258	46.210	4.505	8.553	830	2.712
SCP Flamboyant - Jardim Góias	18,60%	18,60%	8.088	8.564	(431)	(25)	(161)	(555)
SCP Goiabeiras	18,90%	18,90%	4.671	10.068	(3.253)	(3.440)	(1.388)	1.048
SCP Parque Bello Cielo	16,80%	16,80%	9.315	12.001	185	1.146	188	(909)
SCP Residencial Setor Dos Afonsos	20,40%	20,40%	23.418	25.544	(2.043)	(2.094)	(398)	804
Silco Taguatinga QI 03 Inc. SPE LTDA	15,00%	15,00%	15.023	20.288	(2.712)	(912)	442	1.387
Spazio Cristalli SPE LTDA	18,60%	18,60%	8.419	9.884	(670)	557	896	1.554
Top Taguatinga II SPE LTDA	18,00%	18,00%	72.785	42.182	24.772	28.856	7.087	11.658
Other 25 projects			26.794	22.146	(2.269)	(2.832)	5.031	3.428
Total			460.655	387.182	20.152	54.151	28.912	47.325
MRL Engenharia e Empreendimentos S.A.								
MRV MRL XIV Incorporações SPE LTDA	11,32%	11,32%	8.593	4.148	982	1.578	-	-
MRV MRL XV Incorporações SPE LTDA	13,21%	11,32%	2.380	2.176	(60)	(114)	(25)	(25)
SCP Ipadu	10,94%	10,94%	4.637	4.584	(102)	(163)	(51)	(43)
SCP Park Reality	6,41%	17,00%	30.284	19.114	2.352	3.952	1.096	1.117
SCP Park Riverfall - Rivera Do Sol/Costa	6,60%	17,50%	11.727	7.019	299	397	239	(212)
SCP Redentore	11,32%	11,32%	49.087	53.714	(1.239)	(4.150)	-	-
SCP Residencial Niteroi - New Home Club	11,32%	11,32%	14.020	14.745	(1.533)	(3.173)	2.880	(6.684)
SCP Residencial Rimini	11,32%	11,32%	10.600	12.843	800	1.496	(779)	(2.179)
SCP Richmond Cond. Resort Cinedia 2	11,32%	11,32%	7.283	5.605	(1.963)	(559)	976	1.851
SCP Senador Camara	10,94%	10,94%	20.027	7.530	8.129	10.925	188	212
SCP Spazio Rennes	11,32%	11,32%	6.311	5.058	221	141	(526)	(1.251)
Other 29 projects			10.379	18.355	468	(4.246)	8.305	15.859
Total			175.328	154.892	8.354	6.084	12.303	8.645

d) Total carrying amounts of balance sheet accounts and income statement accounts of direct or indirect jointly controlled entities included in the consolidated financial statements are summarized as follows:

	Assets					
	Current assets		Noncurrent assets		Total assets	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Jointly controlled entities						
LOG Commercial Properties E Participacoes S.A	119.069	208.777	776.980	589.041	896.049	797.818
MRL Engenharia e Empreendimentos S.A.	80.447	58.114	75.852	61.080	156.299	119.194
PRIME Incorporações e Construções S.A.	201.852	162.415	160.035	145.962	361.887	308.377
Total companies - jointly controlled entities	401.368	429.306	1.012.867	796.083	1.414.235	1.225.389
Subsidiaries						
MDI Desenvolvimento Imobiliário LTDA.	14.430	21.890	6.201	9.713	20.631	31.603
Total subsidiary	14.430	21.890	6.201	9.713	20.631	31.603
Jointly controlled silent partnerships						
SCP 14 De Julho - Spazio Classique	11.127	20.294	8.704	2.686	19.831	22.980
SCP Boulevard Taguatinga	5.445	8.863	1.631	482	7.076	9.345
SCP Brisas Águas Claras	6.168	9.109	125	12	6.293	9.121
SCP Ecoville	42.988	41.072	30.482	18.028	73.470	59.100
SCP Flamboyant - Jardim Góias	4.270	9.882	8.619	6.317	12.889	16.199
SCP Goiabeiras	4.201	11.625	2.784	1.135	6.985	12.760
SCP Ipadu	4.500	4.439	161	162	4.661	4.601
SCP Park Reality	33.730	21.272	103	194	33.833	21.466
SCP Park Riverfall - Rivera Do Sol/Costa	13.492	7.649	74	118	13.566	7.767
SCP Parque Bello Cielo	7.893	12.866	2.886	993	10.779	13.859
SCP Parque Bella Acqua	4.800	6.894	1.421	869	6.221	7.763
SCP Redentore	52.074	40.663	2.882	18.304	54.956	58.967
SCP Residencial Niteroi - New Home Club	21.641	25.963	5.008	2.625	26.649	28.588
SCP Residencial Setor Dos Afonsos	17.038	21.258	14.671	9.935	31.709	31.193
SCP Richmond Cond. Resort Cinedia 2	9.368	9.577	4.079	1.415	13.447	10.992
SCP Senador Camara	34.635	27.978	6.354	2.608	40.989	30.586
Other 34 jointly controlled silent partnerships	24.675	23.111	19.657	25.183	44.332	48.294
	298.045	302.515	109.641	91.067	407.686	393.581
Jointly controlled SPEs						
Alto Taguatina SPE LTDA	25.545	28.240	5.381	6.146	30.926	34.386
Aparecida De Goiânia SPE LTDA	8.975	13.929	1.870	3.134	10.845	17.063
Belvedere Towers - Gi SPE LTDA	4.197	4.121	184	74	4.381	4.195
Chapada Diamantina SPE LTDA	8.791	7.113	1.993	1.698	10.784	8.811
Citylife Incorp Lt SPE LTDA	21.964	33.827	13.764	4.467	35.728	38.294
MRV MRL XIV Incorporações SPE LTDA	18.105	4.641	4.725	4.306	22.830	8.947
MRV MRL XV Incorporações SPE LTDA	8.490	8.276	77	86	8.567	8.362
MRV Prim Gran Olympus SPE LTDA	42.008	8.151	19.830	14.607	61.838	22.758
MRV Prim Pq Chp Imperial SPE LTDA	9.185	14.282	3.683	2.458	12.868	16.740
MRV PRIME Top Taguatinga SPE LTDA	64.781	37.893	22.370	17.242	87.151	55.135
Papa 1 Inc SPE LTDA	11.836	3.178	7.705	6.610	19.541	9.788
Parque Castelo De San Marino SPE LTDA	8.688	7.902	2.289	574	10.977	8.476
Parque Castelo Luxemburgo SPE LTDA	36.526	28.279	16.974	14.325	53.500	42.604
Parque Chapada Guimarães SPE LTDA	22.928	30.504	7.579	4.901	30.507	35.405
Parque Sevilha SPE LTDA	8.559	-	2.890	-	11.449	-
Silco Taguatinga QI 03 Inc. SPE LTDA	6.706	5.861	16.765	16.894	23.471	22.755
Spazio Cristalli SPE LTDA	10.604	19.421	4.953	1.527	15.557	20.948
Top Taguatinga II SPE LTDA	68.414	7.564	68.164	73.381	136.578	80.945
Other 13 jointly controlled SPEs	61.638	41.317	269	8.213	61.907	49.529
Total jointly controlled SPEs	447.940	304.499	201.465	180.643	649.405	485.141

	Liabilities							
	Current liabilities		Noncurrent liabilities		Shareholders' equity		Liabilities and shareholders' equity	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Jointly controlled entities								
LOG Commercial Properties E Participacoes S.A	155.612	208.434	307.176	162.310	433.261	427.074	896.049	797.818
MRL Engenharia e Empreendimentos S.A.	49.667	39.858	99.947	74.142	6.685	5.194	156.299	119.194
PRIME Incorporações e Construções S.A.	141.698	112.483	155.673	142.288	64.516	53.606	361.887	308.377
Total companies - jointly controlled entities	346.977	360.775	562.796	378.740	504.462	485.874	1.414.235	1.225.389
Subsidiaries								
MDI Desenvolvimento Imobiliário LTDA.	445	449	948	1.753	19.238	29.401	20.631	31.603
Total subsidiary	445	449	948	1.753	19.238	29.401	20.631	31.603
Jointly controlled silent partnerships								
SCP 14 De Julho - Spazio Classique	3.173	1.456	2.413	3.690	14.245	17.834	19.831	22.980
SCP Boulevard Taguatinga	636	519	187	2.934	6.253	5.892	7.076	9.345
SCP Brisas Águas Claras	607	1.960	89	1.222	5.597	5.939	6.293	9.121
SCP Ecoville	9.088	5.088	11.124	7.802	53.258	46.210	73.470	59.100
SCP Flamboyant - Jardim Góias	4.683	4.107	118	3.528	8.088	8.564	12.889	16.199
SCP Goiabeiras	1.626	1.545	688	1.147	4.671	10.068	6.985	12.760
SCP Ipadu	22	15	2	2	4.637	4.584	4.661	4.601
SCP Park Reality	1.380	1.070	2.169	1.282	30.284	19.114	33.833	21.466
SCP Park Riverfall - Rivera Do Sol/Costa	960	278	879	470	11.727	7.019	13.566	7.767
SCP Parque Bello Cielo	821	407	643	1.451	9.315	12.001	10.779	13.859
SCP Parque Bella Acqua	779	786	544	890	4.898	6.087	6.221	7.763
SCP Redentore	2.553	1.499	3.316	3.754	49.087	53.714	54.956	58.967
SCP Residencial Niteroi - New Home Club	9.938	8.858	2.691	4.985	14.020	14.745	26.649	28.588
SCP Residencial Setor Dos Afonsos	3.502	(271)	4.789	5.920	23.418	25.544	31.709	31.193
SCP Richmond Cond. Resort Cinedia 2	3.028	2.258	3.136	3.129	7.283	5.605	13.447	10.992
SCP Senador Camara	16.109	19.311	4.853	3.745	20.027	7.530	40.989	30.586
Other 34 jointly controlled silent partnerships	20.049	20.542	12.616	6.488	11.667	21.264	44.332	48.294
	78.954	69.428	50.257	52.439	278.475	271.712	407.686	393.581
Jointly controlled SPEs								
Alto Taguatina SPE LTDA	4.040	7.947	2.837	4.709	24.049	21.730	30.926	34.386
Aparecida De Goiânia SPE LTDA	1.165	1.502	1.014	1.690	8.666	13.871	10.845	17.063
Belvedere Towers - Gi SPE LTDA	86	103	9	9	4.286	4.083	4.381	4.195
Chapada Diamantina SPE LTDA	7.064	6.640	489	315	3.231	1.856	10.784	8.811
Citylife Incorp Lt SPE LTDA	2.173	1.929	2.926	3.933	30.629	32.432	35.728	38.294
MRV MRL XIV Incorporações SPE LTDA	10.912	4.375	3.325	424	8.593	4.148	22.830	8.947
MRV MRL XV Incorporações SPE LTDA	6.188	6.187	(1)	-	2.380	2.175	8.567	8.362
MRV Prim Gran Olympus SPE LTDA	12.223	6.536	14.861	1.154	34.754	15.068	61.838	22.758
MRV Prim Pq Chp Imperial SPE LTDA	2.057	2.967	1.114	2.257	9.697	11.516	12.868	16.740
MRV PRIME Top Taguatinga SPE LTDA	35.678	31.444	11.881	1.854	39.592	21.837	87.151	55.135
Papa 1 Inc SPE LTDA	7.902	4.824	1.133	581	10.506	4.383	19.541	9.788
Parque Castelo De San Marino SPE LTDA	6.438	6.485	474	209	4.065	1.782	10.977	8.476
Parque Castelo Luxemburgo SPE LTDA	16.479	20.361	7.637	6.290	29.384	15.953	53.500	42.604
Parque Chapada Guimarães SPE LTDA	10.386	12.830	2.126	2.818	17.995	19.757	30.507	35.405
Parque Sevilha SPE LTDA	4.499	-	549	-	6.401	-	11.449	-
Silco Taguatinga QI 03 Inc. SPE LTDA	2.639	548	5.809	1.919	15.023	20.288	23.471	22.755
Spazio Cristalli SPE LTDA	6.189	10.141	949	923	8.419	9.884	15.557	20.948
Top Taguatinga II SPE LTDA	42.285	31.763	21.508	7.000	72.785	42.182	136.578	80.945
Other 13 jointly controlled SPEs	50.937	44.428	446	119	10.524	4.983	61.907	49.529
Total jointly controlled SPEs	229.340	201.010	79.086	36.204	340.979	247.928	649.405	485.141

	Operating revenue		Cost of properties sold		Operating income (expenses)		Financial income (expenses)		Income tax and social contribution		Net income (loss) for the year	
	1st Half		1st Half		1st Half		1st Half		1st Half		1st Half	
	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011	2012	2011
Jointly controlled entities												
MRL Engenharia e Empreendimentos S.A.	18.359	16.412	(15.619)	(14.944)	4.713	822	(5.296)	(5.024)	(666)	(538)	1.491	(3.272)
LOG Commercial Properties E Participacoes S.A	10.690	1.919	(2.451)	(441)	(4.847)	(37)	4.203	(1.411)	(1.560)	247	6.035	277
PRIME Incorporações e Construções S.A.	74.934	61.112	(52.481)	(41.594)	(1.659)	(1.500)	(8.567)	(9.984)	(1.364)	(1.648)	10.863	6.386
Total empresas - controle compartilhado	103.983	79.443	(70.551)	(56.979)	(1.793)	(715)	(9.660)	(16.419)	(3.590)	(1.939)	18.389	3.391
Subsidiary												
MDI Desenvolvimento Imobiliário LTDA.	-	131	-	(410)	1.568	83	1.446	2.850	(259)	(168)	2.755	2.486
Total subsidiary	-	131	-	(410)	1.568	83	1.446	2.850	(259)	(168)	2.755	2.486
Jointly controlled silent partnerships												
SCP 14 De Julho - Spazio Classique	4.297	12.995	(6.225)	(6.975)	(614)	(432)	10	1	(40)	(345)	(2.572)	5.244
SCP Boulevard Taguatinga	682	2.734	(1.654)	(1.851)	(46)	(58)	(2)	(6)	205	(41)	(815)	778
SCP Brisas Águas Claras	705	382	(1.453)	(63)	(13)	(50)	41	492	449	(163)	(271)	598
SCP Ecoville	24.678	11.678	(14.742)	(7.912)	(887)	(628)	(5)	6	(492)	(433)	8.552	2.711
SCP Flamboyant - Jardim Góias	1.651	683	(1.681)	(1.092)	(98)	(99)	9	2	93	(48)	(26)	(554)
SCP Goiabeiras	667	5.198	(4.017)	(3.847)	(196)	(126)	5	(16)	101	(160)	(3.440)	1.049
SCP Ipadu	-	-	-	-	(159)	(41)	(2)	(1)	-	-	(161)	(42)
SCP Park Reality	11.370	4.285	(6.867)	(3.002)	(273)	(10)	(9)	(7)	(269)	(149)	3.952	1.117
SCP Park Riverfall - Rivera Do Sol/Costa	4.465	1.834	(3.834)	(1.970)	(123)	(10)	(5)	(8)	(106)	(58)	397	(212)
SCP Parque Bello Cielo	1.293	956	(469)	(1.753)	(160)	(34)	264	(6)	217	(72)	1.145	(909)
SCP Parque Bella Acqua	255	3.764	(1.382)	(2.422)	(123)	(93)	10	(10)	110	(192)	(1.130)	1.047
SCP Redentore	1.033	-	(5.054)	-	(190)	-	88	-	(28)	-	(4.151)	-
SCP Residencial Niteroi - New Home Club	766	9.670	(4.250)	(15.548)	(104)	(567)	532	182	(116)	(420)	(3.172)	(6.683)
SCP Residencial Setor Dos Afonsos	3.433	6.703	(5.478)	(5.503)	(225)	(134)	37	(8)	139	(253)	(2.094)	805
SCP Richmond Cond. Resort Cinedia 2	6.480	5.671	(6.648)	(3.600)	(176)	(55)	15	2	(230)	(167)	(559)	1.851
SCP Senador Camara	21.868	2.405	(9.329)	(1.636)	(860)	(509)	20	8	(774)	(56)	10.925	212
Other 34 jointly controlled silent partnerships	17.582	35.180	(19.684)	(25.426)	(1.972)	(1.060)	122	754	(626)	(1.168)	(4.578)	8.246
	101.225	104.138	(92.767)	(82.600)	(6.219)	(3.906)	1.130	1.385	(1.367)	(3.725)	2.002	15.258
Jointly controlled SPEs												
Alto Taguatina SPE LTDA	10.353	11.325	(7.488)	(6.124)	(132)	(116)	3	25	-	(258)	2.736	4.852
Aparecida De Goiânia SPE LTDA	590	5.388	(1.230)	(5.040)	(268)	(4.579)	5	17	(18)	29	(921)	(4.185)
Belvedere Towers - Gi SPE LTDA	-	1	-	-	(41)	(55)	-	3	-	-	(41)	(51)
Chapada Diamantina SPE LTDA	2.151	-	(1.534)	-	(796)	(36)	16	-	(64)	-	(227)	(36)
Citylife Incorp Lt SPE LTDA	8.457	20.952	(8.586)	(10.263)	(1.274)	(999)	-	(2)	(87)	(479)	(1.490)	9.209
MRV MRL XIV Incorporações SPE LTDA	4.734	-	(2.750)	-	(339)	-	34	-	(101)	-	1.578	-
MRV MRL XV Incorporações SPE LTDA	-	-	-	-	(113)	(25)	(1)	-	-	-	(114)	(25)
MRV Prim Gran Olympus SPE LTDA	27.379	1.189	(12.637)	(944)	(1.155)	(509)	155	-	(862)	(38)	12.880	(302)
MRV Prim Pq Chp Imperial SPE LTDA	4.398	7.454	(4.991)	(4.511)	(246)	(94)	(8)	8	(11)	(181)	(858)	2.676
MRV PRIME Top Taguatinga SPE LTDA	27.390	17.121	(22.107)	(12.383)	(771)	(2.034)	17	3	(567)	(134)	3.962	2.573
Papa 1 Inc SPE LTDA	6.920	-	(5.053)	-	(777)	(3)	(1)	(2)	(188)	-	901	(5)
Parque Castelo De San Marino SPE LTDA	2.875	-	(2.229)	-	(772)	(5)	-	-	(107)	-	(233)	(5)
Parque Castelo Luxemburgo SPE LTDA	24.856	7.908	(12.123)	(5.500)	(2.038)	(1.447)	5	(10)	(645)	(131)	10.055	820
Parque Chapada Guimarães SPE LTDA	8.795	10.144	(7.197)	(5.737)	(449)	(158)	15	(20)	(164)	(218)	1.000	4.011
Parque Sevilha SPE LTDA	3.868	-	(3.680)	-	(898)	(1)	10	-	(113)	-	(813)	(1)
Silco Taguatinga QI 03 Inc. SPE LTDA	3.467	4.624	(4.395)	(2.954)	(50)	(156)	71	3	(5)	(131)	(912)	1.386
Spazio Cristalli SPE LTDA	6.323	4.688	(5.277)	(2.824)	(347)	(169)	(11)	5	(127)	(145)	561	1.555
Top Taguatinga II SPE LTDA	61.848	59.100	(29.756)	(44.478)	(2.100)	(1.924)	13	-	(1.149)	(1.040)	28.856	11.658
Other 13 jointly controlled SPEs	1.967	91.281	(1.320)	(63.840)	(568)	(2.911)	-	(14)	(40)	(2.875)	39	21.678
	206.371	241.175	(132.353)	(164.598)	(13.134)	(15.221)	323	16	(4.248)	(5.601)	56.959	55.808

Note: some percentages and other amounts of items (a) to (d) in all tables above have been rounded to facilitate their presentation. Thus, some totals presented in the tables may not represent the exact arithmetical sum of the amounts above.
Items (a) to (d) transfers refers to changes over: (i) the type and form of company (SPC and SPE), and (ii) contractual control changes.

Due to the sale of land and the assignment of MDI Desenvolvimento Imobiliário Ltda. receivables to LOG Commercial Properties e Participações S.A., unrealized earnings were eliminated on the recognition of the equity in subsidiary MDI Desenvolvimento Imobiliário Ltda. As at June 30, 2012, unrealized earnings arising from these transactions were adjusted by updating the adjustment to present value by R$150 and R$354 in the second quarter and the first six-month period, respectively and (R$1,692 in the first six-month period and R$720 in the second quarter of 2011). The effects at June 30, 2012 and December 31, 2011 were as follows:

	Unrealized earnings	
	6/30/2012	12/31/2011
Land sale and receivables assignment amount	27,551	27,551
Adjustment to present value	(805)	(1,159)
Cost of land purchase	(5,346)	(5,346)
Taxes levied on the transaction	(1,654)	(1,665)
Total unrealized earnings eliminated	19,746	19,381

9. INVESTMENT PROPERTY (CONSOLIDATED)

Investment property consists of assets held by jointly controlled entity LOG Commercial Properties e Participações S.A. to earn rental income or for capital appreciation, which are carried as follows:

		6/30/2012			12/31/2011
	Useful life (in years)	Cost	Accumulated depreciation	Net	Net
Buildings	25	75,519	(1,992)	73,527	29,290
Land	-	164,713	-	164,713	135,842
Works in progress	-	57,800	-	57,800	57,771
Total		298,032	(1,992)	296,040	222,903

Changes in investment property for the six-month period ended June 30, 2012 and the year ended December 31, 2011 are as follows:

	Consolidated	
	6/30/2012	12/31/2011
Opening balance	222,903	155,705
Additions	74,108	167,317
Transfer to inventories of land intended to for subdivision and sale	-	(1,151)
Adjustment due to change in equity interest percentage (*)	-	(98,179)
Depreciation	(971)	(789)
Closing balance	296,040	222,903

(*)According to note 8 to the financial statements for the year ended December 31, 2011.

As at June 30, 2012, investment proprieties in the estimated amount of R$100,870 (R$52,900 at December 31, 2011), consolidated, were pledged as collateral of loans.

The table below is a comparative of cost and fair value of investment property.

	Consolidated	
Project description	Residual value	Fair value
Industrial warehouses	255,762	330,001
Stores/office space	25,863	32,035
Shopping mall	10,101	11,552
Convenience centers (strip mall)	4,314	5,311
Total	296,040	378,899

The other information on ‘Investment property (Consolidated) did not change significantly in relation to the information disclosed in note 9 to the financial statements for the year ended December 31, 2011.

10. PROPERTY AND EQUIPMENT

The changes in property and equipment, separately stating cost and depreciation, for the six-month period ended June 30, 2012 and the year ended December 31, 2011 were as follows:

	12/31/2010	Addition	Write-off	Transfer (*)	12/31/2011	Addition	Write-off	Transfer (*)	6/30/2012
Individual:									
Cost:									
Buildings	1,741	-	-	1,370	3,111	-	-	25	3,136
Aircraft and vehicles in use	10,940	-	(1,758)	-	9,182	86	(909)	-	8,359
Machinery and equipment	9,490	5,251	(46)	7,015	21,710	7,582	(183)	973	30,082
Furniture and fixtures	4,067	1,164	(49)	(44)	5,138	304	(2)	-	5,440
IT equipment and installation	5,169	191	(13)	(1)	5,346	27	(87)	42	5,328
Sales booths and model apartments	16,406	8,786	-	(687)	24,505	5,679	-	78	30,262
Works in progress	5,494	10,334	(28)	(8,183)	7,617	6,236	-	(856)	12,997
Total cost	53,307	25,726	(1,894)	(530)	76,609	19,914	(1,181)	262	95,604
Accumulated depreciation:									
Buildings	195	111	-	-	306	86	-	-	392
Aircraft and vehicles in use	1,410	466	(1,168)	-	708	120	(395)	-	433
Machinery and equipment	900	883	(12)	22	1,793	850	(64)	53	2,632
Furniture and fixtures	972	448	(15)	-	1,405	262	-	-	1,667
IT equipment and installation	2,815	728	(10)	(1)	3,532	307	(84)	24	3,779
Sales booths and model apartments	6,531	6,216	-	43	12,790	1,390	-	-	14,180
Total accumulated depreciation	12,823	8,852	(1,205)	64	20,534	3,015	(543)	77	23,083
Property and equipment, net	40,484	16,874	(689)	(594)	56,075	16,899	(638)	185	72,521
Consolidated:									
Cost:									
Buildings	1,808	223	-	1,687	3,718	5	-	105	3,828
Aircraft and vehicles in use	11,259	175	(1,928)	(59)	9,447	86	(949)	-	8,584
Machinery and equipment	11,955	9,543	(167)	6,918	28,249	9,475	(262)	815	38,277
Furniture and fixtures	5,007	1,665	(117)	(183)	6,372	600	(18)	-	6,954
IT equipment and installation	5,883	434	(25)	2	6,294	178	(87)	10	6,395
Sales booths and model apartments	29,417	15,775	(980)	-	44,212	7,894	(180)	-	51,926
Works in progress	5,711	11,606	(28)	(8,365)	8,924	6,546	-	(930)	14,540
Total cost	71,040	39,421	(3,245)	-	107,216	24,784	(1,496)	-	130,504
Accumulated depreciation:									
Buildings	200	129	-	-	329	199	-	-	528
Aircraft and vehicles in use	1,522	533	(1,246)	-	809	158	(423)	-	544
Machinery and equipment	1,222	1,159	(26)	-	2,355	1,200	(87)	(1)	3,467
Furniture and fixtures	1,075	528	(32)	-	1,571	341	(5)	-	1,907
IT equipment and installation	3,063	862	(20)	-	3,905	405	(84)	1	4,227
Sales booths and model apartments	12,778	8,587	(927)	-	20,438	2,569	-	-	23,007
Total accumulated depreciation	19,860	11,798	(2,251)	-	29,407	4,872	(599)	-	33,680
Total property and equipment, net	51,180	27,623	(994)	-	77,809	19,912	(897)	-	96,824

(*) Include transfers to investments

The other information on 'Property and equipment' (Individual and consolidated) did not change significantly in relation to the information disclosed in note 10 to the financial statements for the year ended December 31, 2011.

At the end of the second quarter and first half of 2012, the Company's management concluded that there were no indications of impairment of its tangible assets with finite lives, as none of the loss indicators set out in CPC 01 (R1), paragraphs 10 and 12, was evidenced.

11. INTANGIBLE ASSETS

Changes in intangible assets for the year ended December 31, 2011 and the six-month period ended June 31, 2012 are as follows:

	12/31/2010	Additions	Write-off	Transfer	12/31/2011	Additions	Write-off	Transfer	6/30/2012
Individual:									
Cost:									
Software development	7,482	1,250	-	879	9,611	317	-	3,556	13,484
Software license	21,417	2,028	-	759	24,204	1,400	-	976	26,580
Intangibles under development	5,853	7,554	-	(1,638)	11,769	9,106	-	(4,532)	16,343
Total cost	34,752	10,832	-	-	45,584	10,823	-	-	56,407
Accumulated amortization:									
Software development	2,233	1,730	-	-	3,963	1,263	-	-	5,226
Software license	6,401	4,485	-	-	10,886	2,583	-	-	13,469
Total accumulated amortization	8,634	6,215	-	-	14,849	3,846	-	-	18,695
Total intangible assets	26,118	4,617	-	-	30,735	6,977	-	-	37,712
Consolidated:									
Cost:									
Software development	7,482	1,251	-	879	9,612	317	-	3,556	13,485
Software license	21,536	2,203	-	759	24,498	1,525	-	976	26,999
Intangibles under development	5,855	7,555	-	(1,638)	11,772	9,106	-	(4,532)	16,346
Total cost	34,873	11,009	-	-	45,882	10,948	-	-	56,830
Accumulated amortization:									
Software development	2,233	1,730	-	-	3,963	1,263	-	-	5,226
Software license	6,429	4,528	-	-	10,957	2,614	-	-	13,571
Total accumulated amortization	8,662	6,258	-	-	14,920	3,877	-	-	18,797
Total net	26,211	4,751	-	-	30,962	7,071	-	-	38,033
Goodwill on acquisition of subsidiary	3,237	-	-	-	3,237	-	-	-	3,237
Total intangible assets	29,448	4,751	-	-	34,199	7,071	-	-	41,270

The other information on 'Intangible assets' (Individual and consolidated) did not change significantly in relation to the information disclosed in note 11 to the financial statements for the year ended December 31, 2011.

At the end of the second quarter and first half of 2012, the Company's management concluded that there were no indications of impairment of its intangible assets with finite lives, as none of the loss indicators set out in CPC 01 (R1), paragraphs 10 and 12, was evidenced.

12. LOANS, FINANCING AND DEBENTURES

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Leases	11,927	7,266	11,927	7,266
Debentures (a)	1,967,943	1,578,168	2,046,723	1,623,858
Loans and financing (b)	807,648	626,827	1,416,395	1,045,882
Grand total (c)	2,787,518	2,212,261	3,475,045	2,677,006
Current	673,419	331,914	884,038	532,489
Noncurrent	2,114,099	1,880,347	2,591,007	2,144,517

Summary of main features:

(a) Debentures:

Debentures by maturity at June 30, 2012 are broken down as follows:

	Individual						
	6/30/2012						12/31/2011
	1st issue	3rd issue	4th issue	5th issue	6th issue	Total	Total
Amortization:							
12 months	102,709	280,449	1,803	26,634	7,747	419,342	166,887
13 to 24 months	-	258,200	120,000	-	-	378,200	420,187
25 to 36 months	-	-	120,000	-	-	120,000	378,200
37 to 48 months	-	-	60,000	250,000	-	310,000	370,000
After 48 months	-	-	-	250,000	500,000	750,000	250,000
Total	102,709	538,649	301,803	526,634	507,747	1,977,542	1,585,274
Costs:							
12 months	(512)	(952)	(520)	(504)	(764)	(3,252)	(2,507)
13 to 24 months	-	(635)	(521)	(504)	(765)	(2,425)	(2,183)
25 to 36 months	-	-	(521)	(504)	(766)	(1,791)	(1,180)
37 to 48 months	-	-	(217)	(505)	(767)	(1,489)	(983)
After 48 months	-	-	-	-	(642)	(642)	(253)
Total	(512)	(1,587)	(1,779)	(2,017)	(3,704)	(9,599)	(7,106)
Total net	102,197	537,062	300,024	524,617	504,043	1,967,943	1,578,168

	Consolidated							
	6/30/2012							12/31/2011
	1st issue (*)	2a issue (**)	3rd issue	4th issue	5th issue	6th issue	Total	Total
Amortization:								
12 months	103,289	3,314	280,449	1,803	26,634	7,747	423,236	167,622
13 to 24 months	45,392	3,866	258,200	120,000	-	-	427,458	420,187
25 to 36 months	-	4,371	-	120,000	-	-	124,371	423,592
37 to 48 months	-	5,044	-	60,000	250,000	-	315,044	370,000
After 48 months	-	17,148	-	-	250,000	500,000	767,148	250,000
Total	148,681	33,743	538,649	301,803	526,634	507,747	2,057,257	1,631,401
Costs:								
12 months	(714)	(91)	(952)	(520)	(504)	(764)	(3,545)	(2,709)
13 to 24 months	(133)	(91)	(635)	(521)	(504)	(765)	(2,649)	(2,385)
25 to 36 months	-	(92)	-	(521)	(504)	(766)	(1,883)	(1,213)
37 to 48 months	-	(92)	-	(217)	(505)	(767)	(1,581)	(983)
After 48 months	-	(234)	-	-	-	(642)	(876)	(253)
Total	(847)	(600)	(1,587)	(1,779)	(2,017)	(3,704)	(10,534)	(7,543)
Total net	147,834	33,143	537,062	300,024	524,617	504,043	2,046,723	1,623,858

(*) These balances include the 1st issue of debentures of subsidiary LOG Commercial Properties e Participações S.A., of which R$45,972 refer to principal and amortizable interest, and R$335 refer to unrecognized issuance costs.
(*) These balances include the 2nd issue of debentures of subsidiary LOG Commercial Properties e Participações S.A., of which R$33,743 refer to principal and amortizable interest, and R$600 refer to unrecognized issuance costs.

6th issue of debentures

On May 3, 2012, the Company completed the sixth public issue of simple, nonconvertible debentures, with unsecured guarantees, in a single series, amounting to R$500,000, represented by 500,000 debentures with nominal face value of one thousand reais (R$1,000), maturing on May 3, 2017. The nominal face value of these debentures will be repaid in two equal installments maturing on May 3, 2016 and May 3, 2017. These debentures pay interest, charged on the unit face value or its outstanding balance, if applicable, equivalent to the CDI rate plus spread of 1.5% per annum, payable semiannually.

Costs incurred on debenture issuances totaled R$4,125 in the 1st issue, R$1,434 in the 2nd issue, R$3,802 in the 3rd issue, R$2,601 in the 4th issue, R$2,520 in the 5th issue, and R$3,831 in the 6th issue, including fees, commissions, and other costs and expenses. These amounts were accounted for to rectify liabilities, are amortized in profit or loss over the debt amortization period, and the effective interest rates on issuance costs of 1.70% per annum for the first series and 11.09% per annum for the second series of the 1st issue of debentures, 2.20% per annum for the single series of the 1st issue of debentures, 2.17% per annum for the single series of the 2nd issue of debentures, 1.80% per annum for the single series of the 3rd issue of debentures, 8.50% per annum for the single series of the 4th issue of debentures, and 1.61% per annum for the single series of the 5th issue of debentures, and 1.67% per annum for the single series of the 6th issue of debentures.

Contractual obligations

The Company has to comply with certain restrictive covenants, as described in Section 5 - Accelerated Maturity, of the 1st to 6th Public Issues of Nonconvertible Debentures Indentures. These restrictive covenants require compliance with financial ratios, calculated and reviewed on a quarterly basis by the Fiduciary Agent, consisting of, but not limited to, the "net debt plus properties payables to equity" ratio and the "receivables plus unearned income plus inventories to net debts plus properties payable plus unincurred costs" ratio. Failure to comply with the covenants set out in said Section may cause the automatic accelerated maturity of the debentures.

As at June 30, 2012, all restrictive covenants for the 1st to 6th issues are being complied.

(b) Loans and financing:

As at June 30, 2012 and December 31, 2011, the main terms and conditions of loans and financing are as follows:

Type	Maturities	Index	Average annual spread	Individual		Consolidated	
				6/30/2012	12/31/2011	6/30/2012	12/31/2011
Bank Credit Notes							
Principal and interest	3/15/13 to 3/16/15	CDI	1.15%	241,778	242,109	241,778	242,109
Issuance costs				(2,744)	(3,239)	(2,744)	(3,239)
Total Bank Credit Notes				239,034	238,870	239,034	238,870
Working capital loan							
Principal and interest	2/7/12 to 5/24/17	CDI	1.02% to 2.80%	103,799	109,027	293,110	291,518
Issuance costs				-	-	(673)	(704)
Total working capital loan				103,799	109,027	292,437	290,814
Construction financing							
Principal and interest	7/6/10 to 5/7/16	TR (*)	8% to 11.5%	460,176	273,995	880,838	511,263
Issuance costs				-	-	(553)	-
Total construction financing				460,176	273,995	880,285	511,263
FINAME financing	1/17/11 to 4/15/20	Fixed rate	4.50%	4,639	4,935	4,639	4,935
Grand total				807,648	626,827	1,416,395	1,045,882

(*) TR - a managed prime rate

The Company is subject to certain contractual requirements to the Bank Credit Notes (CCB) related to the maintenance of financial ratios, calculated on a quarterly basis, consisting of the "net debt (less construction financing) plus properties payable (less bartered properties payable) to equity" and "receivables plus unearned income plus inventory to net debt (less construction financing) plus properties payable (less construction financing) plus unrecognized costs", and other obligations listed in the Final Prospectus for Public Distribution of the 2010 series - 188th Issuance of Real Estate Receivables Certificates (CRI) by Brazilian Securities Companhia de Securitização. Failure to comply with these covenants may cause the automatic accelerated maturity of the Bank Credit Notes. As at June 30, 2012, all restrictive covenants mentioned are being complied.

Working capital and construction financing agreements are collateralized by receivables, disposal of land (see note 7), or promissory notes, some of which guaranteed by the controlling shareholders.

The Company is subject to certain contractual requirements under the working capital, construction financing, and FINAME agreements that must be complied throughout the debt period, such as: there cannot be any significant changes in the ownership structure; compliance with the payments provided for in the agreements; maintenance of the ability to honor the guarantees provided in the agreements; guaranteed completeness of the data provided to the financial agents; there should be no discontinuation of activities, bankruptcy or insolence; avoid any of the cases provided for in Articles 333 and 1425 of the Civil Code and comply with Articles 39 and 40 of the "Provisions Applicable to BNDES Agreements"; the Company should not exceed the ceiling of protested bills or default events that could undermine its creditworthiness; the Company should not be awarded any sentence of child labor, slave labor, moral or sexual harassment, or environmental crime; the Company must provide information within the contractual deadlines. In the case of construction financing, the requirements are as follows: the funds shall be used exclusively in construction; there should be no significant changes in designs without the prior consent of the financial agent; the Company shall obtain the mandatory insurance for the projects; the Company should not assign rights under the agreements without the prior consent of the financial agent. Failure to comply with said covenants could cause the acceleration of agreement maturity by the financial agents.

(c) Breakdown of loans, financing and debentures by maturity:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
After the reporting period				
12 months	673,419	331,914	884,038	532,489
13 to 24 months	517,831	670,944	858,382	794,067
25 to 36 months	535,159	494,385	616,849	631,299
37 to 48 months	309,485	462,709	320,071	465,463
After 48 months	751,624	252,309	795,705	253,688
Total	2,787,518	2,212,261	3,475,045	2,677,006

(d) Allocation of financial charges

Finance costs on loans, financing and debentures are capitalized and charged to the cost of each project or capitalized in property and equipment.

	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Individual				
Gross financial charges	63,807	123,401	51,640	96,506
Capitalized financial charges	(38,022)	(71,214)	(30,339)	(55,864)
Amounts recognized in profit or loss (note 26)	25,785	52,187	21,301	40,642
Opening balance	58,335	55,265	50,323	45,986
Capitalized financial charges related to:				
- Borrowings and financing	11,336	19,871	6,590	12,436
- Debentures	26,686	51,343	23,749	43,428
Capitalized financial charges	38,022	71,214	30,339	55,864
Charges allocated to profit or loss in cost of properties sold and service (note 25)	(27,904)	(58,026)	(25,563)	(46,751)
Closing balance	68,453	68,453	55,099	55,099
Consolidated				
Gross financial charges	79,161	153,461	63,610	119,959
Capitalized financial charges	(48,691)	(92,303)	(39,873)	(73,667)
Amounts recognized in profit or loss (note 26)	30,470	61,158	23,737	46,292

	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Opening balance	85,256	77,757	52,564	46,045
Capitalized financial charges related to:				
- Borrowings and financing	22,005	40,960	14,131	28,246
- Debentures	26,686	51,343	24,926	44,605
- Other	-	-	816	816
Capitalized financial charges	48,691	92,303	39,873	73,667
Charges allocated to profit or loss in cost of properties sold and service (note 25)	(34,117)	(70,230)	(30,746)	(58,021)
Charges allocated (charged) to finance costs	-	-	(6)	(6)
Closing balance	99,830	99,830	61,685	61,685

In the six-month period ended June 30, 2012, total capitalized loans represented an average rate of 10.71% per annum (12.52% per annum at June 30, 2011) and has a direct contractual link to properties under construction.

In the six-month period ended June 30, 2012, total capitalized represented an average charge rate of 10.79% per annum (12.74% per annum in the six-month period ended June 30, 2011).

The other information on 'Loans, financing and debentures' (Individual and consolidated) did not change significantly in relation to the information disclosed in note 12 to the financial statements for the year ended December 31, 2011.

13. LEASES

The information on 'Leases' (Individual and consolidated) did not change significantly in relation to the information disclosed in note 13 to the financial statements for the year ended December 31, 2011.

14. LAND PAYABLES

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Credit purchases	336,741	291,615	460,440	407,606
Adjustment to present value	(5,264)	(6,390)	(7,779)	(8,417)
Total	331,477	285,225	452,661	399,189
Current	197,499	209,827	264,367	286,660
Noncurrent	133,978	75,398	188,294	112,529

Classification into current and noncurrent liabilities, as shown above, was made according to the maturity dates of the agreements' payments. The adjustment to present value rate applied at June 30, 2012 ranged from 0.44% per month to 0.89% per month (from 0.65% per month to 1.03% per month at December 31, 2011).

These acquisitions are basically adjusted using the index IGP-M and mature as follows:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
After the reporting period				
12 months	197,499	209,827	264,367	286,660
13 to 24 months	11,909	8,133	18,097	8,704
25 to 36 months	10,546	109	13,218	109
37 to 48 months	269	-	269	-
After 48 months	111,254	67,156	156,710	103,716
	331,477	285,225	452,661	399,189

15. ADVANCES FROM CUSTOMERS

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Advanced receivables	216,300	175,428	388,590	337,824
Advances for barters	746,885	591,556	1,178,563	1,011,540
	963,185	766,984	1,567,153	1,349,364
Current	825,719	681,934	1,335,959	1,234,160
Noncurrent	137,466	85,050	211,194	115,204

Advances from customers are broken down as follows:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
After the reporting period				
12 months	825,719	681,934	1,355,959	1,234,160
13 to 24 months	114,009	61,285	169,434	84,592
After 24 months	23,457	23,765	41,760	30,612
Total	963,185	766,984	1,567,153	1,349,364

Bank guarantees provided for barter arrangements are summarized as follows:

	Individual and consolidated	
	6/30/2012	12/31/2011
After the reporting period		
12 months	117,905	113,866
13 to 24 months	72,823	34,277
25 to 36 months	22,428	27,130
37 to 48 months	8,025	1,631
	221,181	176,904

The other information on 'Advances from customers' did not change significantly in relation to the information disclosed in note 15 to the financial statements for the year ended December 31, 2011.

16. PAYROLL AND RELATED TAXES

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Salaries and wages	5,829	9,263	11,924	15,505
Payroll taxes	17,273	15,529	29,742	26,384
Accrued vacation, 13th salary and related taxes	36,429	22,346	56,350	32,755
Accrued employee and management profit sharing	150	16,526	896	17,130
Other	1,658	1,242	2,940	2,532
Total	61,339	64,906	101,852	94,306

Employee and management profit sharing, as provided for by prevailing legislation, can be either under voluntary programs maintained by the companies and subsidiaries or agreements with employees or labor unions.

17. TAXES PAYABLE

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Income tax and social contribution	2,307	1,638	13,444	12,064
Taxes on revenue (PIS and COFINS)	16,153	11,473	21,476	15,885
Withheld third-party taxes	5,646	7,498	13,492	15,324
Taxes withheld on interest on capital	2,499	3,365	3,270	4,153
Other	1,102	1,108	1,170	987
Total	27,707	25,082	52,852	48,413

As at June 30, 2012, the amounts of recoverable taxes arising from tax credits on the inventory of costs incurred on units sold (PIS and COFINS), short-term investments and intercompany loans (withholding income tax) are R$85,867 (R$98,307 at December 31, 2011), Individual, and R$93,284 (R$104,600 at December 31, 2011), consolidated, are classified in line item 'Recoverable taxes', in current assets.

18. ACCRUAL FOR MAINTENANCE OF REAL ESTATE

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Current	6,893	9,070	11,398	14,895
Noncurrent	93,207	76,002	165,019	130,127
Total	100,100	85,072	176,417	145,022

Changes in the accrual for maintenance of real estate are as follows:

	Opening balance	Additions	Write-offs	Transfer	Closing balance
Individual					
Current	9,070	35,388	(20,360)	(17,205)	6,893
Noncurrent	76,002	-	-	17,205	93,207
Total - 1st half of 2012	85,072	35,388	(20,360)	-	100,100
Total – year ended 12/31/2011	42,313	57,649	(14,890)	-	85,072
Consolidated					
Current	14,895	61,715	(30,320)	(34,892)	11,398
Noncurrent	130,127	-	-	34,892	165,019
Total - 1st half of 2012	145,022	61,715	(30,320)	-	176,417
Total – year ended 12/31/2011	72,387	102,314	(29,679)	-	145,022

In the six-month period ended June 30, 2012, we accrued, on an estimated basis, amounts equivalent to 3.00% of total construction costs (3.00% at December 31, 2011).

The other information on 'Accrual for maintenance of real estate' did not change significantly in relation to the information disclosed in note 18 to the financial statements for the year ended December 31, 2011.

19. PROVISIONS FOR CIVIL, LABOR AND TAX RISKS

The Company and its subsidiaries are parties to lawsuits and administrative proceedings before courts and governmental bodies, arising in the normal course of their operations, involving tax, labor, civil and other matters. Therefore, recognize provisions in sufficient amount to cover contingent liabilities related to proceedings for which a probable cash disbursement is expected.

Based on information from its legal counsel and the analysis of the ongoing proceedings and previous court and administrative decisions, the Company's management believes that the provision recognized for probable unfavorable outcomes is sufficient to cover estimated losses and to ensure that the final decision on each proceeding will not have a significant impact on its financial position.

Changes in provisions are as follows:

	Opening balance	Additions	Reversals	Payments	Inflation adjustment	Closing balance
Individual:						
Civil	2,514	2,174	(166)	(142)	19	4,399
Labor	3,927	2,885	(593)	(533)	447	6,133
Tax	157	40	(123)	-	4	78
Administrative proceedings	19	-	(19)	-	-	-
Total – 1st half of 2012	6,617	5,099	(901)	(675)	470	10,610
Total – year ended 12/31/2011	5,720	5,391	(794)	(4,230)	530	6,617
Consolidated:						
Civil	2,809	2,305	(213)	(183)	19	4,737
Labor	3,893	2,969	(619)	(558)	447	6,132
Tax	277	41	(124)	-	4	198
Administrative proceedings	30	-	(19)	-	-	11
Total – 1st half of 2012	7,009	5,315	(975)	(741)	470	11,078
Total – year ended 12/31/2011	7,440	5,594	(1,975)	(4,580)	530	7,009

Summary of ongoing proceedings:

Civil lawsuits

As at June 30, 2012, the Company was a party to a total of 7,125 civil lawsuits (4,965 at December 31, 2011), and classified approximately 244 of these lawsuits (116 at December 31, 2011) as probable losses. These civil lawsuits refer mainly to actions seeking injunctions and compensation litigation involving purchase and sale agreements of units sold. Based on its legal counsel's opinion, the Company's management recognized a provision for estimated losses.

Labor lawsuits

At the same date, the Company was a party to a total of 5,192 labor lawsuits (3,980 at December 31, 2011), and classified around 1,250 of these lawsuits (950 at December 31, 2011) as probable losses. Most of these lawsuits refer to labor lawsuits involving former employees of contractors that claim joint liability of the Company. Also based on the legal counsel's opinion, the Company's management recognized a provision for estimated losses.

Tax lawsuits

As at June 30, 2012, the Company was a party to a total of 224 tax lawsuits involving the service tax (ISSQN) (194 at December 31, 2011), most of which referred to municipal taxes due by the committed buyers of real estate units. Fifteen of these lawsuits (14 at December 31, 2012) were classified as probable losses.

Administrative proceedings

As at June 30, 2012, the Company was a party to a total of 50 administrative proceedings (54 at December 31, 2011), and none of these proceedings (only 1 at December 31, 2011) classified as probable losses.

Civil, labor, tax and administrative proceedings assessed by the legal counsel as possible losses, which have the same nature as those described above, total R$29,576 at June 30, 2012 (R$17,788 at December 31, 2011). In accordance with accounting practices adopted in Brazil and applicable legislation, no provision was recognized for these contingent liabilities.

20. RELATED PARTIES

(a) Short-term investments

The Company and the subsidiaries designated below held investments in fixed-income securities in Intermedium Crédito Financiamento e Investimento S.A., a company controlled by shareholders Rubens Menin Teixeira de Souza (Company controlling shareholder) and Marcos Alberto Cabaleiro Fernandez.

Additionally, as at June 30, 2012, the Company and the subsidiaries referred to below had fixed-income securities from Banco BMG S.A., an entity that shares the control of Cabral Investimentos-SPE Ltda. with LOG Commercial Properties e Participações S.A. through its subsidiary Empresa Agrícola São Gabriel Ltda.

These investments amounts are as follows:

Balances:	Index	6/30/2012	12/31/2011
Intermedium Crédito Financiamento e Investimento S.A.:			
MRV Engenharia e Participações S.A.	111.60% CDI	63,580	60,528
MRL Engenharia e Empreendimentos S.A.	108.00% CDI	6,254	115
LOG Commercial Properties e Participações S.A.	112.00% CDI	27,317	36,259
Prime Incorporação e Construções S.A.	108.00% CDI	16,066	10,737
Cabral Investimentos-SPE Ltda.	106.00% CDI	18,329	17,639
Banco BMG S.A.:			
MRV Engenharia e Participações S.A.	108.00% CDI	10	17
Cabral Investimentos-SPE Ltda.	106.00% CDI	18,211	17,606
Total		149,767	142,901

Total financial income for the quarters and six-month periods ended June 30, 2012 and 2011 is as follows:

	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Financial income:				
Intermedium Crédito Financiamento e Investimento S.A.	2,818	6,206	2,363	3,989
Banco BMG S.A.	398	858	2,225	3,447
Total	3,216	7,064	4,588	7,436

(b) Receivables from services provided

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Subsidiaries:				
Prime Incorporações e Construções S.A.	-	60	-	24
MRL Engenharia e Empreendimentos S.A.	191	174	119	108
LOG Commercial Properties e Participações S.A.	198	105	115	61
Intermedium Crédito Financiamento e Investimento S.A.	82	53	82	53
Other related parties:				
Construtora Verde Grande S.A.	25	28	25	28
MRV Serviços de Engenharia Ltda.	183	312	183	312
Partners in real estate development projects	591	631	591	631
Total	1,270	1,363	1,115	1,217

The companies Construtora Verde Grande Ltda. (CVG) and MRV Serviços de Engenharia Ltda. (Serviços) are controlled by Company shareholders Marcos Alberto Cabaleiro Fernandez, Lucas Cabaleiro Fernandez, Rubens Menin Teixeira de Souza, and Mário Lúcio Pinheiro Menin, but are not part of the Company's corporate group. The Company provides building services to these related parties. In addition, the Company provides administrative services to subsidiary LOG Commercial

Properties e Participações S.A. The receivables from services provided stated in the table above include the agreements between the Company and said companies.

Revenue collected by the Company is calculated at the rate of 15% on construction cost in the case of the construction contract, and at the rates of 7.6% (CVG) and 8.5% (Serviços) on actual sales in the case of the unit sale and administrative support agreement. The agreements are effective until the end of construction and the end of unit sales.

Revenue from administrative services charged by the Company to LOG Commercial Properties e Participações S.A. is calculated at the rate of 7.5% on the projected revenue of this subsidiary. The agreement is effective for an indefinite period.

In the six-month period ended June 30, 2012, revenue from services provided to these companies (net of taxes) total R$1,091, Individual and consolidated (R$643 at June 30, 2011, Individual and consolidated) and was recognized in line item 'Other operating income net'.

(c) Intercompany loan balances

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Credits:				
Subsidiaries:				
Prime Incorporação e Construções S.A.	3,226	2,942	1,290	1,177
MRL Engenharia e Empreendimentos S.A.	668	199	416	124
Other related parties:				
Partners in real estate development projects	55,020	64,391	54,753	64,393
Total	58,914	67,532	56,459	65,694
Obligations:				
Subsidiaries:				
Silent partnerships	-	-	278	278
Total	-	-	278	278

Payables to related companies do not have a fixed maturity and are interest free, and are recorded as 'Other payables', in current liabilities.

The balances of intercompany loans do not have fixed maturities and are subject to interest pegged to the interbank deposit rate (CDI) plus an average fixed rate of 2.53% per annum for the second quarter of 2012 (2.79% per annum for the second quarter of 2011).

Intercompany loans and receivables from subsidiaries and partners refer mainly to transactions conducted to fund the initial stage of the projects in view of the business relationships that are maintained with related parties for the development of real estate development and construction operations.

Financial income from related parties for the three- and six-month periods ended June 30, 2012 and 2011 is broken down as follows:

	Individual			
	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Subsidiaries:				
Prime Incorporação e Construções S.A.	92	246	229	561
MRL Engenharia e Empreendimentos S.A.	200	285	194	367
LOG Commercial Properties e Participações S.A.	-	-	321	505
Other related parties:				
Partners in real estate development projects	569	2,568	2,279	4,137
Total	861	3,099	3,023	5,570

	Consolidated			
	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Subsidiaries:				
Prime Incorporação e Construções S.A.	37	99	91	224
MRL Engenharia e Empreendimentos S.A.	124	177	120	228
LOG Commercial Properties e Participações S.A.	-	-	123	187
Other related parties:				
Partners in real estate development projects	569	2,568	2,280	4,137
Total	730	2,844	2,614	4,776

In addition to the amounts above, the Company has receivables from subsidiaries and partners in real estate development projects related to capital contributions and advances to be made, recognized in line item 'Other noncurrent assets', as shown below:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Subsidiaries:				
Prime Incorporação e Construções S.A.	450	358	3,348	901
MRL Engenharia e Empreendimentos S.A.	881	1,895	2,866	2,261
MDI Desenvolvimento Imobiliário	35	40	35	40
Silent partnerships	12,533	7,003	18,727	9,256
Other related parties:				
Partners in real estate development projects	6,179	3,890	9,369	15,602
Total	20,078	13,186	34,345	28,060

The balances receivable from subsidiaries and partners for capital contributions are interest free and are receivable immediately after being collected by the Company.

As at June 30, 2012, the balances receivable from land sales and receivables assignment transactions with LOG Commercial Properties e Participações S.A., conducted in 2010, as described in note 8, totaled R$8,666 in consolidated (R$15,552 at December 31, 2011).

As at June 30, 2012 and December 31, 2011 no allowance for doubtful accounts was recognized for due from related parties as no losses on these transactions are expected.

Related-party transactions are conducted with subsidiaries and partners in real estate projects under terms and conditions negotiated by the parties. As the Company does not conduct similar transactions with unrelated parties, there is no evidence that these transactions would produce the same results had they been conducted with unrelated parties.

(d) Lease agreements

The Company leases some floors in the building MA Cabaleiro owned by Company shareholder Marcos Alberto Cabaleiro Fernandez. The related lease expenses for the quarter ended June 30, 2012, recognized in profit or loss, totaled R$240 (nil at June 30, 2010).

(e) Noncompetition agreement

Company shareholders Marcos Alberto Cabaleiro Fernandez, Lucas Cabaleiro Fernandez and Rubens Menin Teixeira de Souza entered into a noncompetition agreement with the Company, under which they agree not to engage in any activity in the construction industry outside the Company during two years after a possible withdrawal as shareholders. Their activities in the industry are, therefore, restricted to the Company.

(f) Brand license

On January 5, 2007, the Company entered into with MRV Serviços de Engenharia Ltda. a Brand License Agreement under with MRV Serviços de Engenharia Ltda. granted a free and exclusive license to the Company for the use of the mixed brand "MRV Engenharia", in the Brazilian territory, which is duly registered in the Brazilian Industrial Property Office (INPI). The license is effective for ten years from the date of the underlying agreement, a period that can be renewed, and cannot be assigned to any other party unless otherwise previously consented.

(g) Guarantees

The Company guaranteed Bank Credit Notes obtained by some of its subsidiaries from financial institutions, as described below:

Guarantees

	Start	Maturity	Amount
MRL Engenharia e Empreendimentos S.A.	(*) 2/28/2012	28/10/2013	22,000
	11/18/2010	11/19/2012	904
	6/10/2011	6/10/2014	20,000
	9/2/2011	9/2/2014	14,000
	9/6/2011	9/2/2014	28,000
	4/20/2012	4/22/2014	7,000
	6/11/2012	3/24/2014	25,000
Prime Incorporações e Construções S.A.	(*) 2/28/2012	28/10/2013	25,000
	2/7/2011	2/7/2014	8,000
	27/05/2011	27/05/2014	35,000
	9/2/2011	9/2/2014	17,000
	9/6/2011	9/2/2014	49,000
	11/28/2011	11/12/2014	20,000
	4/20/2012	4/22/2014	8,000
	6/11/2012	3/23/2014	25,000
LOG Commercial Properties e Participações S.A.	10/14/2010	10/3/2012	40,765
	5/16/2011	2/16/2014	108,000
			452,669

(*) Renegotiation of agreement entered into on 9/6/2010.

(h) Compensation of key personnel

Pursuant to CPC 05 (R1), which addresses related party disclosures, and according to the understanding of the Company, management's key personnel consists of members of the Board of Directors and officers elected by the Board of Directors in conformity with the Company's bylaws, and their responsibilities comprise decision-making powers and control of the Company's activities.

	2nd quarter of 2012	1st half 2012	2nd quarter of 2011	1st half 2011
Individual				
Short-term benefits granted to management:				
Management compensation	1,556	3,164	1,522	3,043
Profit sharing	-	-	2,205	2,623
Share-based compensation:				
Stock option plan	345	630	167	334
	1,901	3,794	3,894	6,000
Consolidated				
Short-term benefits granted to management:				
Management compensation	1,770	3,644	1,812	3,602
Profit sharing	60	120	2,205	2,623
Share-based compensation:				
Stock option plan	378	698	167	334
	2,208	4,462	4,184	6,559

On April 30, 2011, the Extraordinary Shareholders' Meeting approved the overall management compensation at R$14,000.

In addition to the benefits above, the Company does not grant any other benefits such as postemployment benefits, other long-term benefits or severance compensation.

(i) Largest shareholder

As at June 30, 2012, the Company's largest shareholder is Mr. Rubens Menin Teixeira de Souza, who holds 33.1% of the Company shares (32.1% at December 31, 2011).

21. SHAREHOLDERS' EQUITY

(a) Issued capital

	Individual and consolidated	
	6/30/2012	12/31/2011
Subscribed capital	2,650,615	2,650,224
Unrealized capital	(4)	(4)
Issued capital	2,650,611	2,650,220
Number of common shares, without par value (thousands)	482,744	482,710

In the six-month period ended June 30, 2012, the Company's Board of Directors approved, within the authorized capital ceiling, the following capital increases, all through registered, book-entry, common shares, without par value:

Date of Board approval	Description	Number of shares	Unit price	Total capital increase	Capital after capital increase	Total outstanding shares after issuance
		(thousand)	R$	R$'000	R$'000	(thousand)
1/27/2012	Programs 1 and 2 of the stock option plan	7	0.335	2	2,650,226	482,717
1/27/2012	Programs 1 and 2 of the stock option plan	27	3.333	90	2,650,316	482,744
6/18/2012	Programs 1 and 2 of the stock option plan	884	0.337	299	2,650,615	483,601

(b) Stock option plan

Up to June 30, 2012, 93.57% of the total stock options approved had been granted. The table below shows the changes in stock options granted in the three-month period ended June 30, 2012 and the year ended December 31, 2011:

Options' vesting periods	Number of participants	At beginning of period	Issued	Cancelled/ adjustments	Exercised	At end of period	Weighted average contract life (in years)
		(thousand)	(thousand)	(thousand)	(thousand)	(thousand)	
Six-month period ended June 30, 2012:							
Program 1 (R$1.004) (a)							
Participants with 5-year vesting period	7	772	-	-	(661)	111	2.0
Participants with 7-year vesting period	13	3,664	-	-	(230)	3,434	3.8
Total		4,436	-	-	(891)	3,545	3.9
Program 2 (R$10.00) (b)							
Participants with 5-year vesting period	1	71	-	-	(4)	67	3.8
Participants with 7-year vesting period	38	1,190	-	(29)	(23)	1,138	3.8
Total		1,261	-	(29)	(27)	1,205	3.8
Program 3 (R$11.80) (c)							
Participants with 5-year vesting period	150	1,490	-	(31)	-	1,459	4.7
Total		1,490	-	(31)	-	1,483	4.7
Program 4 (R$11.56) (d)							
Participants with 5-year vesting period	230	-	1,945	-	-	1,945	5.7
Total		-	1,945	-	-	1,945	5.7
Weighted average price of shares		4.821	11.560	10.930	1.269	6.783	
Year ended December 31, 2011:							
Program 1 (R$1.004) (a)							
Participants with 5-year vesting period	8	876	-	(63)	(41)	772	2.0
Participants with 7-year vesting period	13	3,889	-	-	(225)	3,664	3.8
Total		4,765	-	(63)	(266)	4,436	3.5
Program 2 (R$10.00) (b)							
Participants with 5-year vesting period	1	71	-	-	-	71	3.7
Participants with 7-year vesting period	45	1,218	-	(28)	-	1,190	3.8
Total		1,289	-	(28)	-	1,261	3.8
Program 3 (R$11.80) (c)							
Participants with 5-year vesting period	169	1,701	-	(202)	(9)	1,490	4.7
Total		1,701	-	(202)	(9)	1,490	4.7
Weighted average price of shares		4, 867	-	9.292	1.359	4.820	

(a) Each stock option is equivalent to three (3) shares at the price of R$1.004.
(b) Each stock option is equivalent to three (3) shares at the price of R$10.00.
(c) Each stock option is equivalent to one (1) shares at the price of R$11.80.
(d) Each stock option is equivalent to one (1) shares at the price of R$11.58.

On June 11, 2012, a new "Program 4" grant was approved at the strike price of R$11.56, corresponding to 1,945,000 stock options, with a five-year vesting period, and a three-year exercise period after the vesting date.

The weighted average of the market price of the shares exercised in the quarter and the six-month period ended June 31, 2012 were R$10.17 and R$11.81, respectively (R$13.50 and R$13.44 in 2011).

The balances of options at June 30, 2012 are unvested, except by 71,109 Program 3 options.

The compensation costs derived from programs 1 to 4, Individual and consolidated, totaled R$2,275 for the six-month period ended June 30, 2012 (R$2,383 for the six-month period ended June 30, 2011).

As at June 30, 2012, programs 1 to 4 compensation costs per strike price to be recognized over the weighted average remaining period of 2.9, 2.8, 7.0, and 8.0 years total approximately to R$2,259, R$3,502, R$4,420 and R$6,717, respectively (R$2,568, R$3,854, R$4,798, and nil at December 31, 2011, respectively).

As at June 30, 2012, based on the strike prices (R$1.004, R$10.00, R$11.80 and R$11.54), if all options currently granted had been exercised, the Company would have issued 8,178,000 shares, which would represent a 1.69% dilution in relation to total Company shares of 482,744,000.

On June 28, 2012, LOG approved the second stock option plan, equivalent to 89,774 common shares, at the strike price of R$5.59. No amount is paid by the beneficiary when the option is granted. The stock options granted correspond to 2.52% of total approved for the plan. The options' vesting period is up to four years and options can be exercised within three years after the vesting date. From a total of 89,774 granted stock options, 4,489 are already vested when granted.

The compensation costs arising from the stock options granted by subsidiary LOG Commercial Properties e Participações S.A. totaled R$68 for the six-month period ended June 30, 2012 (R$53 for the six-month period ended June 30, 2011).

(c) Treasury shares

During the six-month period ended June 30, 2012, the Company acquired 2,985,000 shares at the average price of R$28,952, sold 150,000 shares at the cost of R$1,749 for R$2,011, at the average price of R$13.41, and cancelled 884,000 shares. The sale amount was recorded in shareholders' equity.

The changes are as follows:

	Number (thousand)					Cost in reais (per share)			Fair value at end of reporting period
Type	Initial	Acquired	Resold	Cancelled	Final	Weighted average	Maximum	Minimum	
1st half of 2012									
Common shares	3,092	2,985	(150)	(884)	5,043	10.68	13.08	8.77	46,901

(d) Mandatory minimum dividend payable to shareholders

The 2011 dividends, amounting to R$180,524, were approved at the Annual Shareholders' Meeting held on April 30, 2012 and paid in June 2012, equivalent to R$0.376287394 per share, without inflation adjustment, according to the share position on May 17, 2012.

(e) Non-controlling interests

	Consolidated	
	1st half 2012	1st half 2011
Opening balance	247,183	177,897
Net contributions from noncontrolling shareholders	(17,519)	47
Profit sharing for the period	26,568	26,855
Balance at end of period	256,232	204,799

There were no changes in equity interests in the six-month periods ended June 30, 2012 and 2011.

The other information on 'Shareholders' equity' did not change significantly in relation to the information disclosed in note 21 to the financial statements for the year ended December 31, 2011.

22. EARNINGS PER SHARE

There were no changes in the calculation methods of basic and diluted earnings per share in relation to those disclosed in note 22 to the financial statements for the year ended December 31, 2011.

The table below shows net income data and the number of shares used to calculate basic and diluted earnings per share:

	Individual and consolidated			
	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Basic earnings per share:				
Net income	145,468	261,610	189,798	342,358
Weighted average number of outstanding common shares (thousand)	478,432	479,092	482,496	482,456
Basic earnings per share - in R$	0.30405	0.54605	0.39337	0.70962
Diluted earnings per share:				
Net income	145,468	261,610	189,798	342,358
Weighted average number of outstanding common shares (thousand)	478,432	479,092	482,496	482,456
Dilutive effect of stock options (thousand)	3,739	4,290	4,927	5,016
Total shares after dilutive effect (thousand)	482,171	483,382	487,423	487,472
Diluted earnings per share - in R$	0.30169	0.54121	0.38939	0.70231

23. SEGMENT INFORMATION

The Company's management defined the operating segments based on the reports used by the Board of Directors in its strategic decision-making. Two operating segments were identified, which are separately managed, as follows:

i. Real estate development: division engaged in the development, construction, and sale of own and third-party properties. Project development and construction are carried out directly by the Company or through its silent partnerships and the special purpose entities established together with its partners; and

ii. Investment property LOG Commercial Properties e Participações S.A.(LOG): division engaged in the construction and lease, under operating leases, of industrial warehouses, stores, office space, shopping malls, strip malls, and subdivision of industrial land.

As prescribed by CPC 22, an entity shall report separately information about an operating segment that meets any of the following quantitative thresholds:

i. its reported revenue, including both sales to external customers and intersegment sales or transfers, is 10 percent or more of the combined revenue;

ii. the absolute amount of its reported profit or loss is 10% or more of the greater, in absolute amount:

   a. the combined reported profit of all operating segments that did not report a loss; and

   b. the combined reported loss of all operating segments that reported a loss;

iii. its assets are 10% or more of the combined assets of all operating segments.

Even though the investment property segment does not meet all the materiality criteria described in CPC 22, management decided to disclose the information below in view of this segment's growth potential.

	Residential		LOG		Eliminations		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Cash and cash equivalents	1,335,528	846,215	45,728	84,281	-	-	1,381,256	930,496
Other current assets	5,298,186	5,064,918	4,316	3,470	(6,337)	(44)	5,296,165	5,068,344
Other noncurrent assets	3,204,351	2,835,359	8,275	2,812	-	(11,276)	3,212,626	2,826,895
Property and equipment	96,763	77,786	61	23	-	-	96,824	77,809
Intangible assets	41,270	34,199	-	-	-	-	41,270	34,199
Investment property	(22,189)	-	318,229	244,737	-	(21,834)	296,040	222,903
Total assets	9,953,909	8,858,477	376,609	335,323	(6,337)	(33,154)	10,324,181	9,160,646
Loans, financing and debentures	3,332,515	2,573,747	142,530	103,259	-	-	3,475,045	2,677,006
Land payables	431,139	382,120	27,776	28,345	(6,254)	(11,276)	452,661	399,189
Other liabilities	2,455,813	2,390,211	24,204	24,220	(83)	(69)	2,479,934	2,414,362
Equity	3,734,441	3,512,399	182,100	179,499		(21,809)	3,916,541	3,670,089
Total liabilities and equity	9,953,908	8,858,477	376,610	335,323	(6,337)	(33,154)	10,324,181	9,160,646

	Residential		LOG		Eliminations		Consolidated	
	2nd quarter		2nd quarter		2nd quarter		2nd quarter	
	2012	2011	2012	2011	2012	2011	2012	2011
Net operating revenue	1,088,232	987,500	2,986	885	-	-	1,091,218	988,385
Cost of properties sold and services	(779,965)	(669,491)	(711)	(202)	-	-	(780,676)	(669,693)
Gross profit	308,267	318,009	2,275	683	-	-	310,542	318,692
Operating expenses	(136,227)	(97,378)	(1,136)	(842)	-	-	(137,363)	(98,220)
Income before financial income (expenses)	172,040	220,631	1,139	(159)	-	-	173,179	220,472
Financial income (expenses)	(7,078)	5,651	(97)	271	-	-	(7,175)	5,922
Income before income tax and social contribution	164,962	226,282	1,042	112	-	-	166,004	226,394
Income tax and social contribution	(8,949)	(23,033)	(125)	83	-	-	(9,074)	(22,950)
Net income	156,013	203,249	917	195	-	-	156,930	203,444

	Residential		LOG		Eliminations		Consolidated	
	1st half		1st half		1st half		1st half	
	2012	2011	2012	2011	2012	2011	2012	2011
Net operating revenue	2,093,908	1,789,506	4,493	1,210	-	-	2,098,401	1,790,716
Cost of properties sold and services	(1,516,368)	(1,216,493)	(1,030)	(278)	-	-	(1,517,398)	(1,216,771)
Gross profit	577,540	573,013	3,463	932	-	-	581,003	573,945
Operating expenses	(255,263)	(180,950)	(2,037)	(1,458)	-	-	(257,300)	(182,408)
Income before financial income (expenses)	322,277	392,063	1,426	(526)	-	-	323,703	391,537
Financial income (expenses)	(13,107)	17,653	1,767	564	-	-	(11,340)	18,217
Income before income tax and social contribution	309,170	409,716	3,193	38	-	-	312,363	409,754
Income tax and social contribution	(23,529)	(40,697)	(656)	156	-	-	(24,185)	(40,541)
Net income	285,641	369,019	2,537	194	-	-	288,178	369,213

The other information on 'Segment information' did not change significantly in relation to the information disclosed in note 23 to the financial statements for the year ended December 31, 2011.

24. NET OPERATING REVENUE

The table below shows the reconciliation between gross revenue and net revenue stated in the income statement for the quarters and six-month periods ended June 30, 2012 and 2011:

	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Individual				
Gross operating revenue				
Real estate development	648,775	1,264,100	619,797	1,122,117
Taxes on sales	(40,675)	(71,501)	(38,309)	(69,678)
Net operating revenue	608,100	1,192,599	581,488	1,052,439
Consolidated				
Gross operating revenue				
Real estate development	1,142,314	2,189,525	1,037,963	1,882,257
Services and leases	3,312	4,925	916	1,254
	1,145,626	2,194,450	1,038,879	1,883,511
Taxes on sales	(54,408)	(96,049)	(50,494)	(92,795)
Net operating revenue	1,091,218	2,098,401	988,385	1,790,716

The amounts related to units under construction at June 30, 2012 recognized for the second quarter and the first half then ended on a consolidated basis, are as follows:

	Consolidado	
	2º trimestre 2012	1º semestre 2012
Net operating revenue	1,069,225	2,047,832
Cost of properties sold	(763,794)	(1,475,764)
Gross profit	305,431	572,068
Advanced receivables and advances for barters	134,572	220,467

The accounting revenue recognition criteria and policies are described in note 2.7.1 to the financial statements for the year ended December 31, 2011.

Additionally, in order to determine when the risks and rewards from the ownership of the real estate units sold are transferred to the buyers, the Company follows the guidance set out in Technical Guideline OCPC 04. This determination requires significant judgment and, in the context of this judgment, management has assessed all the discussions on this subject conducted by a Work Group coordinated by the Brazilian Securities and Exchange Commission (CVM), where the Company was represented by the ABRASCA (Brazilian Association of Publicly-traded Companies), and which resulted in the presentation to the CPC of the draft OCPC 04, which the CPC approved and which has guided the application of Technical Interpretation ICPC 02 by Brazilian real estate developers.

The accounting treatment of terminated sell and purchase commitment agreements are described in note 6.

The other information on 'Net operating revenue' did not change significantly in relation to the information disclosed in note 24 to the financial statements for the year ended December 31, 2011.

25. COSTS AND EXPENSES IN INCOME STATEMENT

	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Individual				
Cost of properties sold and services:				
Financial charges (note 12 (d))	27,904	58,026	25,563	46,751
Other costs	414,655	823,972	365,712	655,647
Total cost of properties sold and services	442,559	881,998	391,275	702,398
Selling, general and administrative expenses:				
Salaries and employee benefits	40,177	77,572	33,339	62,510
Management compensation	1,556	3,164	1,522	3,043
Profit sharing	-	-	3,100	4,100
Stock option plan expenses	1,225	2,275	1,193	2,383
Outside services	7,750	15,711	5,623	12,015
Marketing expenses	21,609	37,254	8,784	19,245
Utilities	3,487	6,585	2,356	4,363
Depreciation and amortization	2,883	5,981	3,873	5,979
Other expenses	20,490	37,511	15,101	29,437
Total selling, general and administrative expenses	99,177	186,053	74,891	143,075
Classified as:				
Selling expenses	47,447	85,039	31,763	62,798
General and administrative expenses	51,730	101,014	43,128	80,277
	99,177	186,053	74,891	143,075
Consolidated				
Cost of properties sold and services:				
Financial charges (note 12 (d))	34,117	70,230	30,746	58,021
Other costs	746,559	1,447,168	638,947	1,158,750
Total cost of properties sold and services	780,676	1,517,398	669,693	1,216,771
Selling, general and administrative expenses:				
Salaries and employee benefits	46,699	91,389	36,916	68,841
Management compensation	1,770	3,644	1,812	3,602
Profit sharing	282	552	3,311	4,496
Stock option plan expenses	1,258	2,343	1,245	2,436
Outside services	9,091	17,913	6,872	14,294
Marketing expenses	33,755	62,039	17,753	36,913
Utilities	4,068	7,828	3,210	5,646
Depreciation and amortization	3,608	7,413	4,512	6,874
Other expenses	28,589	52,305	21,532	40,942
Total selling, general and administrative expenses	129,120	245,426	97,163	184,044
Classified as:				
Selling expenses	71,942	134,616	50,376	97,257
General and administrative expenses	57,178	110,810	46,787	86,787
	129,120	245,426	97,163	184,044

26. FINANCIAL EXPENSES AND INCOME

	2012		2011	
	2nd quarter	1st half	2nd quarter	1st half
Individual				
Financial expenses:				
Interest expense on loans, financing and debentures (note 12(d))	(25,785)	(52,187)	(21,301)	(40,642)
Expenses on debenture issue commissions and fees	(642)	(884)	(1,504)	(1,561)
Expenses on fees and taxes	(1,414)	(2,547)	(1,590)	(1,627)
Other financial expenses	(347)	(1,487)	(6,284)	(6,778)
	(28,188)	(57,105)	(30,679)	(50,608)
Finance income:				
Income from short-term investments:	16,612	32,534	24,933	50,167
Interest income on intercompany loans	890	3,128	3,023	5,570
Other finance income	857	1,991	771	1,627
	18,359	37,653	28,727	57,364
Income from real estate development receivables	2,346	4,442	3,328	5,510
	20,705	42,095	32,055	62,874
Financial income (expenses)	(7,483)	(15,010)	1,376	12,266
Consolidated				
Financial expenses:				
Interest expense on loans, financing and debentures (note 12(d))	(30,470)	(61,158)	(23,737)	(46,292)
Expenses on debenture issue commissions and fees	(651)	(894)	(1,301)	(1,594)
Expenses on fees and taxes	(2,466)	(4,207)	(2,442)	(2,798)
Other financial expenses	(932)	(2,285)	(8,371)	(9,214)
	(34,519)	(68,544)	(35,851)	(59,898)
Finance income:				
Income from short-term investments:	20,104	41,903	26,779	55,146
Interest income on intercompany loans	860	3,098	2,614	4,776
Other finance income	2,093	3,948	3,541	5,500
	23,057	48,949	32,934	65,422
Income from real estate development receivables	4,287	8,255	8,839	12,693
	27,344	57,204	41,773	78,115
Financial income (expenses)	(7,175)	(11,340)	5,922	18,217

27. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

(a) Capital risk management

As at June 30, 2012, the debt-to-equity ratio is as follows:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Loans, financing and debentures	2,787,518	2,212,261	3,475,045	2,677,006
Cash, cash equivalents and investment securities	(1,165,305)	(836,417)	(1,564,437)	(1,127,111)
Net debt (cash) (o)	1,622,213	1,375,844	1,910,608	1,549,895
Shareholders' equity	3,660,309	3,422,906	3,916,541	3,670,089
Net debt (cash) (o) to shareholders' equity	44.3%	40.2%	48.8%	42.2%

(b) Categories of financial instruments

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Financial assets:				
Fair value of financial assets through profit or loss held for trading (*)	577,624	405,238	743,478	564,098
Held-to-maturity investments	2,487	2,095	2,487	2,095
Available-for-sale financial assets (*)	180,548	183,483	180,694	184,852
Loans and receivables	2,705,723	2,688,570	4,930,230	4,743,241
Financial liabilities:				
Amortized cost	3,265,929	2,660,233	4,184,946	3,333,323

(*) Financial assets recognized in the financial statements at fair value with level 2 measurement

It is not the Company policy to enter into derivative transactions or any other assets for speculative purposes. As at June 30, 2012 and December 31, 2011, the Company does not have financial instruments not recorded in its financial statements or derivatives.

(c) Risk management

Market risk

The Company conducted a sensitivity analysis for the financial instruments exposed to changes in interest rates and financial indicators. The sensitivity analysis was developed considering the exposure to changes in the indexes of financial assets and financial liabilities, taking into account the net exposure of these financial instruments at June 30, 2012, as if such balances were outstanding during the first half of 2012, as detailed below:

- Exposed net financial asset and exposed net financial liability: the change between the estimated rate for 2012 ("probable scenario") and the effective rate for the twelve-month period ended June 30, 2012, multiplied by the exposed net balance at June 30, 2012 was used to calculate the financial effect, had the probable scenario materialize in 2012. For the estimates of the effects, we considered a decrease for the financial assets and an increase for the financial liabilities in the rate estimated for 2011 of 25% for scenario I and 50% for scenario II.

Indicators	ASSETS	Liabilities	Exposed asset (liability)	Effective rate for the 12-month period ended 6/30/2012	Estimated annual rate for 2012 (*)		Change in effective rate for each scenario	Total estimated financial effect	Estimated effect on net income and equity
Probable scenario									
CDI	866,281	(2,340,983)	(1,474,702)	10.66%	7.63%	i	-3.03%	44,683	18,512
IGPM	-	(49,805)	(49,805)	5.14%	5.58%	ii	0.44%	(219)	(92)
INCC	3,705,085	(24,854)	3,680,231	7.04%	7.46%	ii	0.42%	15,457	15,457
TR	94,350	(1,211,166)	(1,116,816)	0.92%	0.00%	iii	-0.92%	10,275	4,316
IPCA	-	(16,369)	(16,369)	4.92%	5.57%	iii	0.65%	(106)	(45)
								70,090	38,148
Scenario I									
CDI	866,281	(2,340,983)	(1,474,702)	10.66%	9.54%		-1.12%	16,517	6,843
IGPM	-	(49,805)	(49,805)	5.14%	6.98%		1.84%	(916)	(385)
INCC	3,705,085	(24,854)	3,680,231	7.04%	5.60%		-1.44%	(52,995)	(52,995)
TR	94,350	(1,211,166)	(1,116,816)	0.92%	0.00%		-0.92%	10,275	4,316
IPCA	-	(16,369)	(16,369)	4.92%	6.96%		2.04%	(334)	(140)
								(27,453)	(42,361)
Scenario II									
CDI	866,281	(2,340,983)	(1,474,702)	10.66%	11.45%		0.79%	(11,650)	(4,827)
IGPM	-	(49,805)	(49,805)	5.14%	8.37%		3.23%	(1,609)	(676)
INCC	3,705,085	(24,854)	3,680,231	7.04%	3.73%		-3.31%	(121,816)	(121,816)
TR	94,350	(1,211,166)	(1,116,816)	0.92%	0.00%		-0.92%	10,275	4,316
IPCA	-	(16,369)	(16,369)	4.92%	8.36%		3.44%	(563)	(236)
								(125,363)	(123,239)

(*) Effective change for the first three months of 2012 plus a projection for the next six months, at June 30, 2012.
(i) Data obtained on the Central Bank of Brazil website.
(ii) Data obtained on the Central Bank of Brazil website, Focus Bulletin. As there was no market projection for the INCC available for 2012, IGPM's fluctuation was considered.
(iii) Data obtained on the BM&F website.

The total financial effect estimated, except on the INCC, would be recognized in real estate for sale and development and allocated to profit or loss as the real estate units were sold. Thus, the estimated effect on net income and shareholders' equity is net of the remaining portion of real estate for sale and development.

As required by IFRS 7, management understands that the estimated annual rates presented in the probable scenarios above reflect the reasonable possible scenario for 2012.

Liquidity and interest rate risk table

The table below details the remaining contractual maturity of the Group's non-derivative financial liabilities and the contractual amortization periods, basically represented by loans, financing, debentures, trade payables, and payables for purchase of land. This table was prepared using the undiscounted cash flows of financial liabilities, based on the closest date when the Group should settle the related obligations. The tables include interest and principal cash flows. As interest flows are based on floating rates, the undiscounted amount was based on the interest curves at year-end. Contractual maturity is based on the most recent date when the Group should settle the related obligations.

	Up to 1 year	1 to 2 years	2 to 3 years	Over 3 years	Total
Individual:					
Floating rates	1,006,979	700,250	670,694	1,190,836	3,568,759
Fixed rates	7,721	4,291	733	3,172	15,917
Non-interest bearing securities	82,805	-	-	-	82,805
Total	1,097,505	704,541	671,427	1,194,008	3,667,481
Consolidated:					
Floating rates	1,270,795	1,000,861	683,288	1,446,894	4,401,838
Fixed rates	22,096	4,291	733	3,172	30,292
Non-interest bearing securities	128,297	-	-	-	128,297
Total	1,421,188	1,005,152	684,021	1,450,066	4,560,427

The Company has financial assets (basically represented by cash and cash equivalents, securities, and receivables from real estate) that it considers sufficient to honor its commitments arising on its operating activities.

(f) Fair value of financial instruments

The table below shows in detail the comparisons between the carrying amounts and fair values of loans, financing and debentures:

	6/30/2012			12/31/2011		
Financial instruments	Carrying amount	Fair value	Difference	Carrying amount	Fair value	Difference
Individual:						
LEASES						
CDI + spread	(11,927)	(11,927)	-	(7,266)	(7,257)	(9)
Total	(11,927)	(11,927)	-	(7,266)	(7,257)	(9)
Debentures						
IPCA + 10.80% p.a.	(11,882)	(11,882)	-	(24,361)	(24,361)	-
CDI + 1.50% p.a.	(1,125,208)	(1,125,208)	-	(714,391)	(714,391)	-
CDI + 1.60 % p.a.	(538,649)	(538,649)	-	(544,262)	(544,262)	-
TR + 8.25% p.a.	(301,803)	(301,803)	-	(302,260)	(302,260)	-
Total	(1,977,542)	(1,977,542)	-	(1,585,274)	(1,585,274)	-
Bank Credit Notes						
CDI + 1.15% p.a.	(241,778)	(241,778)	-	(242,109)	(240,781)	(1,328)
Total	(241,778)	(241,778)	-	(242,109)	(240,781)	(1,328)
Working capital loans						
CDI + 1.02% p.a.	(103,799)	(103,799)	-	(104,827)	(104,635)	(192)
CDI + 1.81% p.a.	-	-	-	(4,200)	(4,200)	-
Total	(103,799)	(103,799)	-	(109,027)	(108,835)	(192)
Financing						
Construction financing 8% to 11.5% p.a.	(460,176)	(460,176)	-	(273,995)	(273,995)	-
FINAME fixed rate of 4.50% p.a.	(4,639)	(4,486)	(153)	(4,935)	(4,277)	(658)
Total	(464,815)	(464,662)	(153)	(278,930)	(278,272)	(658)
Total (w/o issuance costs)	(2,799,861)	(2,799,861)	(153)	(2,222,606)	(2,220,419)	(2,187)
Consolidated:						
LEASES						
CDI + spread	(11,927)	(11,927)	-	(7,266)	(7,257)	(9)
Total	(11,927)	(11,927)	-	(7,266)	(7,257)	(9)
Debentures						
IPCA + 10.80% p.a.	(11,882)	(11,882)	-	(24,361)	(24,361)	-
CDI + 1.50% p.a.	(1,125,208)	(1,125,208)	-	(714,391)	(714,391)	-
CDI + 1.60% p.a.	(538,649)	(538,649)	-	(544,262)	(544,262)	-
CDI + 1.90 % p.a.	(33,743)	(33,743)	-	-	-	-
CDI + 2.20 % p.a.	(45,973)	(45,563)	(410)	(46,127)	(46,127)	-
TR + 8.25% p.a.	(301,803)	(301,803)	-	(302,260)	(302,260)	-
Total	(2,057,258)	(2,056,848)	(410)	(1,631,401)	(1,631,401)	-
Bank Credit Notes						
CDI + 1.15% p.a.	(241,778)	(241,778)	-	(242,109)	(240,781)	(1,328)
Total	(241,778)	(241,778)	-	(242,109)	(240,781)	(1,328)
Working capital loans						
CDI + 1.02% p.a.	(103,799)	(103,799)	-	(104,827)	(104,635)	(192)
CDI + 1.15% p.a.	(60,586)	(57,857)	(2,729)	(57,582)	(57,582)	-
CDI + 1.50% p.a.	(24,561)	(24,561)	-	-	-	-
CDI + 1.70% p.a.	(7,587)	(6,925)	(662)	(7,596)	(7,596)	-
CDI + 1.7004% p.a.	(7,584)	(7,500)	(84)	-	-	-
CDI + 1.80% p.a.	(46,284)	(46,205)	(79)	(80,585)	(80,585)	-
CDI + 1.81% p.a.	-	-	-	(4,200)	(4,200)	-
CDI + 1.90% p.a.	(3,820)	(3,819)	(1)	-	-	-
CDI + 1.95% p.a.	(5,303)	(5,320)	(17)	-	-	-
CDI + 1.99% p.a.	(20,131)	(19,735)	(396)	(22,706)	(22,651)	(55)
CDI + 2.00% p.a.	(9,453)	(9,496)	43	(8,947)	(8,954)	7
CDI + 2.80% p.a.	(4,002)	(4,004)	2	(5,075)	(5,075)	-
Total	(293,110)	(289,221)	(3,889)	(291,518)	(291,278)	(240)
Financing						
To construction 8% to 11.5% p.a.	(880,838)	(880,838)	-	(511,263)	(511,263)	-
FINAME fixed rate of 4.50% p.a.	(4,639)	(4,486)	(153)	(4,935)	(4,277)	(658)
Total	(885,477)	(885,324)	(153)	(516,198)	(515,540)	(658)
Total (w/o issuance costs)	(3,489,550)	(3,485,098)	(4,452)	(2,688,492)	(2,686,257)	(2,235)

The fair values of loans and financing - working capital subject to CDI and TR, a managed prime rate, and leases – CDI plus spread and fixed rate, were estimated by the Company's management based on the future value of the borrowings on maturity at the contracted rate, discounted to present value at the market rate at June 30, 2012 and December 31, 2011.

The fair value of debentures subject to interest based on the Extended Consumer Price Index (IPCA) plus spread was not calculated because these instruments are not liquid or quoted in the market at the end of the reporting period; therefore, it was considered equal to their carrying amounts. The Company's management estimated the debentures subject to CDI plus spread based on the future amount of loans on maturity at the contracted rate, discounted to present value at the market rate at June 30, 2012 and December 31, 2011.

The table below shows a comparative of the contracted and market rates, individual and consolidated, at June 30, 2012:

Contractual rates	Current market spread	Maturity dates
LEASES		
CDI + 1.21% p.a.	1.21% p.a.	December 2015
CDI + 1.69% p.a.	1.69% p.a.	January 2015
CDI + 2.10% p.a.	2.70% p.a.	September 2014
CDI + 2.10% p.a.	2.38% p.a.	May 2014
CDI + 2.38% p.a.	2.89938% p.a.	July 2014
CDI + 2.40% p.a.	2.40% p.a.	January 2015
CDI + 2.60% p.a.	2.60% p.a.	September 2014
CDI + 2.88% p.a.	2.88% p.a.	April 2015
Debentures		
IPCA + 10.80% p.a.	10.80% p.a.	June 2013
CDI + 1.50% p.a.	1.50% p.a.	May 2013
CDI + 1.60% p.a.	1.60% p.a.	February 2014
CDI + 1.50% p.a.	1.30% p.a.	July 2016
CDI + 2.20% p.a.	2.80% p.a.	February 2014
CDI + 1.90% p.a.	1.90% p.a.	June 2019
TR + 8.2732% p.a.	8.2732% p.a.	December 2015
Real Estate Credit Note		
CDI + 1.15% p.a.	1.15% p.a.	March 2015
Loans and financing - working capital		
CDI + 1.02% p.a.	1.20% p.a.	August 2013
CDI + 1.15% p.a.	3.31% p.a.	September 2014
CDI + 1.50% p.a.	1.50% p.a.	April 2014
CDI + 1.70% p.a.	11.90% p.a.	June 2014
CDI + 1.7004% p.a.	2.53% p.a.	April 2014
CDI + 1.80% p.a.	1.61% p.a.	October 2012
CDI + 1.80% p.a.	1.80% p.a.	November 2014
CDI + 1.81% p.a.	1.81% p.a.	May 2012
CDI + 1.90% p.a.	1.90% p.a.	May 2017
CDI + 1.95% p.a.	1.79% p.a.	March 2017
CDI + 1.99% p.a.	4.24% p.a.	May 2014
CDI + 2.00% p.a.	1.69% p.a.	June 2016
CDI + 2.80% p.a.	3.18% p.a.	February 2014
Financing:		
To construction - TR + 8% to 11.50% p.a.	8% to 11.50 p.a.	November 2023
FINAME - Fixed rate of 4.50% p.a.	5.50% p.a.	April 2020

Management believes that the other financial instruments, such as trade receivables, trade payables, cash and cash equivalents, which are recognized in the consolidated financial statements at their carrying amounts, do not present significant changes in relation to their fair values.

The other information on 'Financial instruments' did not change significantly in relation to the information disclosed in note 27 to the financial statements for the year ended December 31, 2011.

28. DEFERRED TAXES

Deferred tax assets and liabilities arising on the temporary differences between the cash basis adopted for tax purposes and the accrual basis of accounting, and tax loss carryforwards are as follows:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Assets:				
Income tax (IRPJ)	-	-	545	582
Social contribution (CSLL)	-	-	219	232
Tax on revenue (PIS)	-	-	11	11
Tax on revenue (COFINS)	-	-	52	51
	-	-	827	876
Liabilities:				
Income tax (IRPJ)	50,449	59,823	88,663	98,314
Social contribution (CSLL)	20,557	23,747	41,046	44,534
TAX ON REVENUE (PIS)	23,336	24,029	32,745	33,814
TAX ON REVENUE (COFINS)	107,494	110,695	150,888	155,934
	201,836	218,294	313,342	332,596

The effects of corporate income tax (IRPJ) and social contribution on profit (CSLL) on temporary differences are as follows:

	Individual		Consolidated	
	6/30/2012	12/31/2011	6/30/2012	12/31/2011
Effects of IRPJ and CSLL on:				
Portion not received for real estate development	(111,158)	(123,773)	(174,016)	(200,174)
(-) Advances from customers	15,623	14,555	20,542	32,492
Net	(95,535)	(109,218)	(153,474)	(167,682)
(-) Accrual for maintenance of real estate	18,977	17,751	18,977	17,751
(-) Provision for civil, labor and tax risks	3,603	2,250	3,603	2,250
(-) Accrued profit sharing	1,949	4,977	1,949	4,977
(-) Goodwill on merger of subsidiaries	-	670	-	670
(-) Other	-	-	-	-
Net credits	(71,006)	(83,570)	(128,945)	(142,034)
Net amounts recorded in:				
Assets	-	-	764	814
Liabilities	(71,006)	(83,570)	(129,709)	(142,848)
	(71,006)	(83,570)	(128,945)	(142,034)

The reconciliation of income tax and social contribution expenses at the statutory and effective rates for the six-month periods ended June 30, 2012 and 2011 is as follows:

	Individual					
	2nd quarter of 2012			1st quarter of 2011		
IRPJ and CSLL in income statement:	IRPJ	CSLL	Total	IRPJ	CSLL	Total
Income before income tax and social contribution	(142,793)	(142,793)		(201,605)	(201,605)	
Tax rate	25%	9%		25%	9%	
Nominal expense	(35,698)	(12,851)		(50,401)	(18,144)	
Effects of IRPJ and CSLL on:						
Results from equity participation	22,997	8,279		20,732	7,463	
Earmarked assets	16,723	3,949		16,185	4,923	
Options recognized	(306)	(110)		(311)	(112)	
Other permanent deductions	(1,110)	802		5,648	2,211	
Actual expense	2,606	69		(8,148)	(3,659)	
IRPJ and CSLL in income statement:						
Current	(4,490)	(2,507)	(6,997)	(1,591)	(1,154)	(2,745)
Deferred	7,096	2,576	9,672	(6,557)	(2,505)	(9,062)
Actual amount in income	2,606	69	2,675	(8,148)	(3,659)	(11,807)

	Individual					
	1st half 2012			1st half 2011		
IRPJ and CSLL in income statement:	IRPJ	CSLL	Total	IRPJ	CSLL	Total
Income before income tax and social contribution	(262,213)	(262,213)		(361,777)	(361,777)	
Tax rate	25%	9%		25%	9%	
Nominal expense	(65,554)	(23,599)		(90,444)	(32,560)	
Effects of IRPJ and CSLL on:						
Results from equity participation	41,172	14,822		34,692	12,489	
Earmarked assets	21,800	5,982		28,774	8,641	
Options recognized	(568)	(205)		(609)	(219)	
Other permanent deductions	4,080	1,467		14,579	5,238	
Actual expense	930	(1,533)		(13,008)	(6,411)	
IRPJ and CSLL in income statement:						
Current	(8,444)	(4,723)	(13,167)	(6,223)	(3,115)	(9,338)
Deferred	9,374	3,190	12,564	(6,785)	(3,296)	(10,081)
Actual amount in income	930	(1,533)	(603)	(13,008)	(6,411)	(19,419)

	Consolidated					
	2nd quarter of 2012			1st quarter of 2011		
	IRPJ	CSLL	Total	IRPJ	CSLL	Total
Revenue from real estate development - subsidiaries	493,539	493,539		418,166	418,166	
Financial income on real estate development receivables - subsidiaries	1,941	1,941		5,511	5,511	
Revenue from services - subsidiaries	3,312	3,312		916	916	
Deemed income:	498,792	498,792		424,593	424,593	
Percentage – real estate development	8%	12%		8%	12%	
Percentage – services provided	32%	32%		32%	32%	
Amount – real estate development	39,638	59,458		33,894	50,841	
Amount – revenue from services	1,060	1,060		293	293	
Financial income - subsidiaries	4,698	4,698		4,207	4,207	
Other financial income - subsidiaries	687	687		913	913	
Taxable base	46,083	65,902		39,307	56,254	
Statutory rate	25%	9%		25%	9%	
IRPJ and CSLL in subsidiaries	(11,521)	(5,931)		(9,827)	(5,063)	
IRPJ and CSLL in Individual	2,606	69		(8,419)	(3,761)	
Earmarked asset effects in Consolidated	(533)	514		725	252	
Other	4,511	1,212		2,018	752	
Expenses in income	(4,937)	(4,137)		(15,232)	(7,718)	
Breakdown of expense in profit or loss:						
Current	(12,704)	(7,142)	(19,846)	(7,769)	(4,719)	(12,488)
Deferred	7,767	3,005	10,772	(7,463)	(2,999)	(10,462)
Total	(4,937)	(4,137)	(9,074)	(15,232)	(7,718)	(22,950)

	Consolidated					
	1st half 2012			1st half 2011		
	IRPJ	CSLL	Total	IRPJ	CSLL	Total
Revenue from real estate development - subsidiaries	925,425	925,425		760,140	760,140	
Financial income on real estate development receivables - subsidiaries	3,813	3,813		7,183	7,183	
Revenue from services - subsidiaries	4,925	4,925		1,254	1,254	
Deemed income:	934,163	934,163		768,577	768,577	
Percentage – real estate development	8%	12%		8%	12%	
Percentage – services provided	32%	32%		32%	32%	
Amount – real estate development	74,339	111,509		61,386	92,079	
Amount – revenue from services	1,576	1,576		401	401	
Financial income - subsidiaries	11,296	11,296		8,058	8,058	
Other financial income - subsidiaries	1,174	1,174		2,073	2,073	
Taxable base	88,385	125,555		71,918	102,611	
Statutory rate	25%	9%		25%	9%	
IRPJ and CSLL in subsidiaries	(22,096)	(11,300)		(17,980)	(9,235)	
IRPJ and CSLL in Individual	930	(1,533)		(13,008)	(6,411)	
Earmarked asset effects in Consolidated	3,229	1,819		967	336	
Other	3,809	957		3,622	1,169	
Expenses in income	(14,128)	(10,057)		(26,399)	(14,142)	
Breakdown of expense in profit or loss:						
Current	(23,791)	(13,533)	(37,324)	(17,700)	(9,849)	(27,549)
Deferred	9,663	3,476	13,139	(8,699)	(4,293)	(12,992)
Total	(14,128)	(10,057)	(24,185)	(26,399)	(14,142)	(40,541)

29. NONCASH TRANSACTIONS

During the three- and six-month periods ended June 30, 2012 and 2011, the Company and its subsidiaries conducted the following investment and financing transactions that did not involve not affecting cash, which, therefore, are not reflected in the statement of cash flows:

	2012		2011	
Individual	2nd quarter of 2012	1st half 2012	2nd quarter of 2011	1st half 2011
Advances for barters (note 15)	(119,436)	(155,329)	(103,401)	(152,269)
Capitalized financial charges (note 12)	(38,022)	(71,214)	(30,339)	(55,864)
Consolidated				
Advances for barters (note 15)	(148,465)	(167,023)	(148,976)	(283,944)
Capitalized financial charges (note 12)	(48,691)	(92,303)	(39,873)	(73,667)

30. INSURANCE

The Company has an insurance policy that considers primarily risk concentration and their materiality, taking into consideration the nature of its business, and advice of the insurance brokers. As at June 30, 2012, insurance coverage is as follows:

Items	Type of coverage	Insured amount
- Construction insurance (engineering risk)	- Coverage during construction for involuntary damages caused during construction, installation and assembling work on the insured sites.	700,705
-Civil liability	- Directors and officers liability insurance (D&O).	80,000
- Civil liability	- Builder civil liability (construction works).	47,840
- Real property delivery insurance	- Guarantees delivery of the works to committed buyers/barterers.	600,852
- Builder guarantee insurance	- Insures the lender the completion and legal documentation of construction.	481,755
- Car insurance (auto/optional civil liability/passenger injuries)	- Damages to insured vehicles, civil liability and passenger bodily injury.	9,526
- Lenders insurance	- Insures the Company the receipt of actual property price in the event of death of borrower.	5,992
- Company group life and collective injuries insurance	- Bodily injury involuntarily caused to employees, contractors, interns and engineers.	777,769
- Residential	- Property damage caused by electrical damages, fire, lightening, windstorm, aircraft crash and insures against loss of rental.	653
- Corporate	- - Property damage caused by electrical damages, fire, windstorm, riot and insures against loss of rental.	838,464
- Aviation	- Hull, hijack, LUC/AV53.	20,148
- Engineering risks	- Close-end insurance purchased directly from Caixa Seguros, mandatory for all projects related to *Crédito Associativo* (subsidized mortgage loans)	4,525,369
- Sundry risks insurance	- Losses and/or property damage caused to equipment by any accidents due to external cause (including fire, lightening and explosion of any nature, robbery and theft)	13,348

31. SUBSEQUENT EVENT

Creation of subsidiary URBAMAIS

The Board of Directors approved on July 9, 2012 the transformation of the company Amazonas Park Incorporações SPE LTDA. into URBAMAIS PROPERTIES E PARTICIPAÇÕES S.A., to be engaged in the development of large urban areas for residential and/or residential/office use. The Board of Directors also approved the initial contribution of R$2,990 of the estimated R$50,000 capital, of which the Company holds 60%.

Share buyback program

On July 9, 2012, the Board of Directors approved the Company's buyback program ("Buyback") of shares into treasury and possible cancelation. The deadline for the completion of said Buyback is 365 days, starting August 10, 2012 and ending August 9, 2013. The number of shares under these transactions will be 10,000,000 Company common shares, less the number of shares bought back under the buyback program effective between the current date and August 9, 2012, totaling 312,735,570 shares. The program would use available funds from the earnings or capital reserve and the program's objective is to maximize the generation of shareholder value.

Inclusion of Branches and Subsidiary of the Company in the Register of Employers of the Ministry of Labor and Employment

The Company took note on July 31, 2012 of its inclusion in the Register of Employers, disciplined by the Interministerial legislation n. 2, of May 12, 2011, of the Ministry of Labor and Employment. Two branches and Prime Incorporações e Construções S.A., controlled by the Company, were included in the Register, at its semiannual update. The inclusions, informed to the market by Notice to the Market by the Company on August 1, 2012, result from inspections conducted by the Ministry of Labor and Employment in 2010 and 2011. MRV is taking all reasonable measures and actions to promote the exclusion of its name from the Register referred to.

32. APPROVAL OF THE INTERIM FINANCIAL INFORMATION

These financial statements were approved for issuance by the executive committee and authorized for issue on August 10, 2012.

POSITION OF HOLDERS OF MORE THAN 5 PERCENT OF EACH TYPE AND CLASS OF SHARE OF THE COMPANY, TO THE LEVEL OF INDIVIDUAL				
Company: MRV ENGENHARIA E PARTICIPAÇÕES S.A.			Position in 06/30/2012 (In Units)	
	Common Shares		Total	
Shareholder	Number	%	Number	%
Rubens Menin Teixeira de Souza [1]	159.882.719	33,1	159.882.719	33,1
BlackRock Inc. [2]	24.541.847	5.1	24.541.847	5.1
Janus Capital Management LLC [3]	24.469.700	5,1	24.469.700	5,1
Ações em Tesouraria	5.043.011	1,0	5.043.011	1,0
Outros Acionistas [4]	268.806.450	55,7	268.806.450	55,7
Total	482.743.727	100,0	482.743.727	100,0

[1] Shareholders position, independent of renting

[2] BlackRock Inc. is an investment fund based in United States, the fund board of directors of the declares that the Company's shares are held on behalf of several clients with investment purposes only and such acquisition does not intend to control the Company.

[3] Janus Capital Management LLC is an investment fund based in United States, the fund board of directors of the declares that the Company's shares are held on behalf of several clients with investment purposes only and such acquisition does not intend to control the Company.

[4] On 06/30/2012, 268,806,450 shares were held by 6,333 shareholders, none of which had, individually, more than 5% of the shares of MRV Engenharia e Participações S.A.

CONTROLLING SHAREHOLDERS AND MANAGERS CONSOLIDATED POSITION AND OUTSTANDINGS SHARES Position in 06/30/2012						
Shareholder	Number of Common Shares (In Units)	%	Number of Preferred Shares (In Units)	%	Total Shares (In Units)	%
Controlling Shareholder	151.644.785	31,4	-	-	151.644.785	31,4
Manager	13.320.361	2,8	-	-	13.320.361	2,8
Board of Director	7.205.187	1,5	-	-	7.205.187	1,5
Officers	6.115.174	1,3	-	-	6.115.174	1,3
Supervisory Board*	0	0,0	-	-	0	0,0
Treasury Shares	5.043.011	1,0	-	-	5.043.011	1,0
Other Shareholders	312.735.570	64,8	-	-	312.735.570	64,8
Total	482.743.727	100,0	-	-	482.743.727	100,0
Outstanding Shares	312.735.570	64,8	-	-	312.735.570	64,8

***The Supervisory Board is not active**

CONTROLLING SHAREHOLDERS AND MANAGERS CONSOLIDATED POSITION AND OUTSTANDINGS SHARES Position at 06/30/2011						
Shareholder	Number of Common Shares (In Units)	%	Number of Preferred Shares (In Units)	%	Total Shares (In Units)	%
Controlling Shareholder	147.090.380	30,5	-	-	147.090.380	30,5
Manager	22.732.412	4,7	-	-	22.732.412	4,7
Board of Director	12.979.933	2,7	-	-	12.979.933	2,7
Officers	9.752.479	2,0	-	-	9.752.479	2,0
Supervisory Board*	0	0,0	-	-	0	0,0
Treasury Shares	0	0,0	-	-	0	0,0
Other Shareholders	312.878.186	64,8	-	-	312.878.186	64,8
Total	482.700.978	100,0	-	-	482.700.978	100,0
Outstanding Shares	312.878.186	64,8	-	-	312.878.186	64,8

* The Supervisory Board is not active

COMMITMENT CLAUSE

According to art. 50 of Chapter VIII - Arbitration, of the Company's Bylaws:
The Company, its shareholders, Senior Managers and members of the Fiscal Council undertake to refer to arbitration any and all disputes or controversies between them, related to or arising from, in particular, the application, validity, efficiency, interpretation, violation and its results, of the provisions stated in the Law of Business Corporation, these By-Laws, the rules edited by the National Monetary Council, by the Central Bank of Brazil and by CVM, as well as in all other regulations applicable to the operation of capital markets in general, additionally to those stated in the New Market Regulation, de Arbitration Rules of the Arbitration Panel of the Market and the New Market Participation Agreement..

Independent Auditors' Review Report on Interim Information

The Board of Directors, Shareholders and Officers
MRV Engenharia e Participações S.A.
Belo Horizonte – MG

Introduction

We have reviewed the individual and consolidated interim financial information of MRV Engenharia e Participações S.A., included in Quarterly Information Form – ITR for the quarter ended June 30, 2012, comprising the balance sheet as at June 30, 2012 and related income statement for the six-months and the quarter ended on that date and the statement of changes in equity and cash flow statement for the six-months ended on that date including the explanatory notes.

Management is responsible for the preparation and fair presentation of the individual and consolidated interim information in accordance with CPC 21 – Interim Financial Reporting and the consolidated interim financial information in accordance with CPC 21 and IAS 34 including Guidance OCPC 04 Application of Technical Interpretation ICPC 02 to Brazilian real estate development entities, issued by the Brazilian Accounting Practices Committee (CPC) and approved by the Brazilian Securities and Exchange Commission (CVM) and Brazilian Professional Accounting Body (CFC), as well as for the fair presentation of this information consistently with standards issued by the CVM applicable to the preparation of Quarterly Information - ITR. Our responsibility is to express a conclusion on this interim information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and International Standards on Review Engagements (NBC TR 2410 – Review of Interim Financial information performed by the Independent Auditor of the Entity and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial statements consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with auditing standards and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Opinion on the individual and consolidated interim information prepared in accordance with CPC 21

Based on our review, nothing has come to our attention that causes us to believe that the individual and consolidated interim financial information included in the quarterly information referred to above is not fairly presented, in all material respects, in accordance with CPC 21 applicable to the preparation of Quarterly Information and presented, consistently with the standards issued by the Brazilian Securities and Exchange Commission (CVM).

Opinion on the consolidated interim information prepared in accordance with IAS 34, including OCPC 04 Guidance for application of Technical Interpretation ICPC 02 Brazilian Real Estate Development Entities, issued by the Brazilian Accounting Practices Committee (CPC) and approved by the CVM and CFC.

Based on our review, nothing has come to our attention that causes us to believe that the consolidated interim financial information included in the quarterly information referred to above is not fairly presented, in all material respects, in accordance with IAS 34, including OCPC 04 Guidance for Application of Technical Interpretation ICPC 02 Brazilian Real Estate Development Entities, issued

by the CPC and approved by CVM and CFC, applicable to the preparation of Quarterly information and presented, consistently with the standards issued by the CVM.

Emphasis of a matter

As mentioned in Note 2, the individual and consolidated financial information were prepared in accordance with the accounting practices adopted in Brazil. The consolidated interim financial information prepared in accordance with IAS 34, additionally considers Guidance OCPC 04 issued by the CPC, which addresses revenue recognition for this industry and involves matters related to the meaning and application of the concept of continuous transfer of risks, rewards and control on sale of real estate units as described in Note 2. Our review report on interim information is not qualified in respect of this matter.

Other matters

Statements of value added

We also reviewed the individual and consolidated statement of value added (SVA) for the six-month period ended June 30, 2012, prepared under Company management responsibility, whose presentation is required by Brazilian Corporation law for publicly-traded companies and as supplementary information under IFRS, which do not require SVA presentation. These statements were submitted to the same review procedures previously described and based on our review, we are not aware of any facts that would make us believe that they were not prepared, in all material respects, in accordance with the overall individual and consolidated interim information.

Audit and review of the amounts of the previous year and period

The individual and consolidated financial statements, contained in interim information, related to balance sheet as at 31 December 2011 and the statements of income, cash flows statement, the statement of changes in equity and value added of the quarter and six months ended 30 June 2011, including explanatory notes, presented for comparison purposes, were audited and reviewed, respectively, by other auditors who issued an audit report dated March 14, 2012 and the review report dated August 8, 2011 containing the same emphasis, related to application of the Guidance OCPC 04.

Belo Horizonte (MG), August 13, 2012

ERNST & YOUNG TERCO
Auditores Independentes S.S.
CRC-2SP015199/O-6 – F – MG

Flávio de Aquino Machado
Accountant CRC-1MG065899/O-2