

São Paulo, February 21, 2018 – General Shopping Brasil S/A [B3: GSHP3], a Company with a significant share of the shopping center industry in Brazil, today announces its results for the fourth quarter 2017. Except where otherwise stated, the following financial and operational information are presented on a consolidated basis and in thousands of Reais.

## 4Q17

### General Shopping's Adjusted EBITDA grows 5.5% in 4Q17 to reach R\$ 49.3 million

- General Shopping Brasil S/A reported Gross Revenue in the fourth quarter 2017 - 4Q17 of R\$ 78.2 million, an increase of 2.5% compared with revenue of R\$ 76.3 million in the fourth quarter of 2016 - 4Q16. In 2017, the same item declined by 3.4% compared with 2016 to reach R\$ 286.7 million.
- Consolidated Net Operating Income (NOI) in 4Q17 amounted to R\$ 61.3 million, equivalent to a margin of 90.2% and growth of 4.1% in relation to the R\$ 58.9 million recorded in 4Q16. In 2017, the Consolidated NOI was R\$ 226.4 million, corresponding to a margin of 89.7% and a year-on-year increase of 0.8%.
- Gross Profit in 4Q17 was R\$ 60.8 million, equivalent to a margin of 89.5% and an increase of 4.4% compared with R\$ 58.3 million in 4Q16. In 2017, Gross Profit was R\$ 224.4 million, representing a margin of 88.9%, a rise of 1.0% compared with 2016.
- Adjusted EBITDA in 4Q17 reached R\$ 49.3 million, corresponding to a margin of 72.5% and an increase of 5.5% in relation to the R\$ 46.7 million in 4Q16. In 2017, the Company's Adjusted EBITDA was R\$ 181.5 million, a margin of 71.9% and an increase of 0.7% when compared to fiscal year 2016.

#### Consolidated Financial Highlights

R\$ thousand	4Q16	4Q17	Chg.	2016	2017	Chg.
<b>Gross Revenue</b>	<b>76,345</b>	<b>78,232</b>	<b>2.5%</b>	<b>296,822</b>	<b>286,692</b>	<b>-3.4%</b>
Rent (Shopping Malls)	55,303	54,088	-2.2%	206,745	198,616	-3.9%
Services	21,042	24,144	14.7%	90,077	88,076	-2.2%
<b>NOI - Consolidated</b>	<b>58,899</b>	<b>61,301</b>	<b>4.1%</b>	<b>224,629</b>	<b>226,369</b>	<b>0.8%</b>
<b>Adjusted EBITDA</b>	<b>46,740</b>	<b>49,300</b>	<b>5.5%</b>	<b>180,249</b>	<b>181,490</b>	<b>0.7%</b>
<b>Adjusted Net Result</b>	<b>(35,859)</b>	<b>44,998</b>	<b>-</b>	<b>163,958</b>	<b>9,520</b>	<b>-94.2%</b>
<b>Adjusted FFO</b>	<b>(34,335)</b>	<b>46,080</b>	<b>-</b>	<b>170,067</b>	<b>14,199</b>	<b>-91.7%</b>
NOI Margin	88.7%	90.2%	1.5 p.p.	86.7%	89.7%	3.0 p.p.
Adjusted EBITDA Margin	70.4%	72.5%	2.1 p.p.	69.5%	71.9%	2.4 p.p.
Adjusted Net Result Margin	-54.0%	66.2%	-	63.2%	3.8%	-59.5 p.p.
Adjusted FFO Margin	-51.7%	67.8%	-	65.6%	5.6%	-60.0 p.p.
Gross Revenue per m <sup>2</sup>	312.20	319.91	2.5%	1,188.11	1,172.37	-1.3%
NOI per m <sup>2</sup>	240.86	250.68	4.1%	899.14	925.69	3.0%
Adjusted EBITDA per m <sup>2</sup>	191.13	201.60	5.5%	721.49	742.17	2.9%
Adjusted Net Result per m <sup>2</sup>	(146.64)	184.01	-	656.28	38.93	-94.1%
Adjusted FFO per m <sup>2</sup>	(140.41)	188.44	-	680.74	58.06	-91.5%
Own GLA - Average in the Period (m <sup>2</sup> )	244,540	244,540	-	249,828	244,540	-2.1%
Own GLA - End of the Period (m <sup>2</sup> )	244,540	244,540	-	244,540	244,540	-

#### INVESTOR RELATIONS

Marcio Snioka  
IR Officer

Rodrigo Lepski Lopes  
IR Manager

dri@generalshopping.com.br

www.generalshopping.com.br



Índice de  
Ações com Top Along  
Diferenciado **ITAG**

Índice de  
Ações com Governança  
Corporativa Diferenciada **IGC**

**abrasca**  
companhia associada

## **MANAGEMENT'S COMMENTS**

---

The Management of General Shopping is pleased to report its operating and financial performance for the fiscal year 2017 and the fourth quarter 2017 (4Q17), detailed in the respective reports and statements.

Gross Revenue in 4Q17 increased 2.5% to R\$ 78.2 million, impacted by the reduction in Rental Revenue of 2.2% and the increase in Services Revenue of 14.7%. In 2017, Gross Revenue reached R\$ 286.7 million, a reduction of 3.4% compared to 2016.

Based on Same Areas performance, the Company reported year-on-year growth of 3.0% for Same Area Rentals - SAR in 4Q17, while Same Area Sales - SAS rose 5.2% in the same period.

Occupancy rate showed an improvement in the quarter, reaching 95.1% in 4Q17 compared with 94.7% in 4Q16. In 2017, we posted an increase to 94.8% against 94.4% in 2016.

General Shopping's Rental and Services Costs fell 12.1% in relation to 4Q16 to R\$ 7.1 million. For the fiscal year, we were able to report a reduction of 24.5% in relation to 2016, reaching R\$ 27.9 million. These reductions were largely influenced by a decline in personnel costs, and lower depreciation overheads and third parties services charges. NOI was R\$ 226.4 million in 2017, an increase of 0.8% in relation to the preceding year with a margin of 89.7%, an indication of the Company's operating improvement.

In 2017, we were also able to report a reduction in General and Administrative Expenses of 12.5% relative to the preceding year. In 4Q17, there was a 13.7% year-on-year decline. Adjusted EBITDA in 2017 was R\$ 181.5 million, with an Adjusted EBITDA margin of 71.9%.

In 2017, the Company's Net Financial Result was impacted largely by the variation in the US Dollar- Real exchange rate, reverting from a positive R\$ 18.2 million in 2016 to a negative R\$ 255.4 million.

On December 28, 2017 we signed a Sale and Purchase Agreement and Other Covenants with the purpose for the sale of an interest equivalent to 70.0% of Internacional Shopping Guarulhos.

We would like to take this opportunity to thank our employees, tenants, customers and visitors for their contributions to the Company's results.

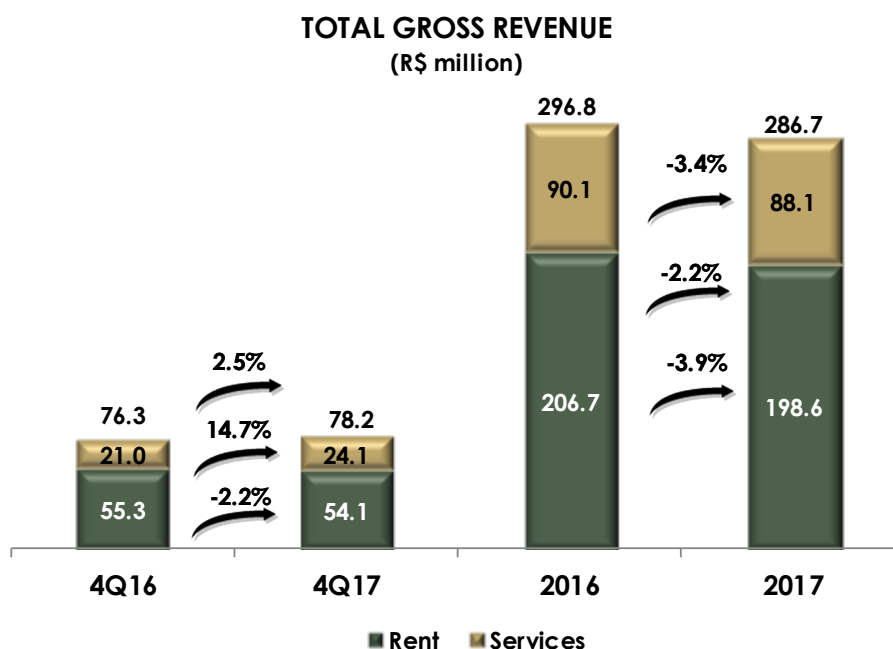
**Marcio Snioka,**  
**Investor Relations Officer**

## GROSS REVENUE

The Company's total gross revenue during the quarter was R\$ 78.2 million, representing growth of 2.5% relative to 4Q16. In 2017, the Company posted gross revenue of R\$ 286.7 million, a decrease of 3.4% compared with 2016.

Gross revenue from rents in 4Q17 amounted to R\$ 54.1 million, representing 69.1% of total gross revenue and a decrease of 2.2% in relation to 4Q16. In 2017, gross revenue amounted to R\$ 198.6 million, a decline of 3.9% compared with 2016. The leading factors contributing to this result were divestments made during the period and the decrease in key money rent, partially offset by real rates of growth and annual rental adjustments.

Gross revenue from services in 4Q17 was R\$ 24.1 million, an increase of 14.7% compared with 4Q16, and R\$ 88.1 million in 2017, a 2.2% decrease compared with 2016.



## RENTAL REVENUE

General Shopping's rental revenue amounted to R\$ 54.1 million in 4Q17. This total incorporates minimum rent, percentage on sales, key money and advertising revenue.

Rental Revenue Breakdown						
R\$ million	4Q16	4Q17	Chg.	2016	2017	Chg.
Minimum Rent	38.5	37.5	-2.5%	154.4	150.7	-2.4%
Percentage on Sales	7.7	8.1	4.7%	21.9	22.0	0.4%
Key Money	4.0	2.4	-39.6%	14.9	8.0	-46.2%
Advertising	5.1	6.1	19.6%	15.5	17.9	15.6%
<b>Total</b>	<b>55.3</b>	<b>54.1</b>	<b>-2.2%</b>	<b>206.7</b>	<b>198.6</b>	<b>-3.9%</b>

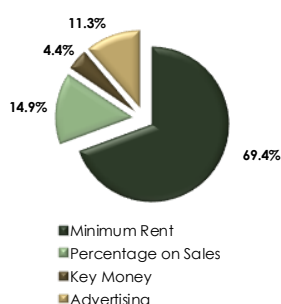
Revenue from minimum rent in 4Q17 decreased R\$ 1.0 million or 2.5% compared with 4Q16. On a full year-on-year basis, there was a R\$ 3.7 million decrease or 2.4% due to the factors mentioned above.

Percentage on sales rose 4.7% in 4Q17 in relation to the same period in 2016. In relation to 2017 as a whole, there was a year-on-year increase of 0.4%.

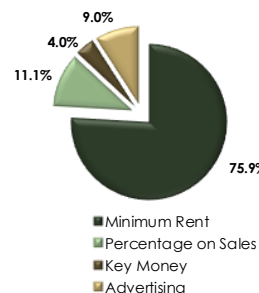
Temporary rentals (Advertising) in 4Q17 were R\$ 6.1 million, a 19.6% increase, and R\$ 17.9 million in 2017, growth of 15.6% compared with the annual result for 2016.

Minimum rental revenue in 4Q17 accounted for 69.4% of total rental revenue while in 4Q16, this item represented 69.7% of the total. In 2017, minimum rental accounted for 75.9% of total revenue compared with 74.7% in 2016.

**Rental Revenue Breakdown - 4Q17**



**Rental Revenue Breakdown - 2017**



## SERVICES REVENUE

In 4Q17, services revenue totaled R\$ 24.1 million, an increase of 14.7% in relation to the same period in 2016. In 2017, this same item accounted for revenue of R\$ 88.1 million, a decrease of 2.2% in relation to 2016.

### Services Revenue Breakdown

R\$ million	4Q16	4Q17	Chg.	2016	2017	Chg.
Parking	13.6	13.7	0.8%	57.9	51.8	-10.5%
Energy	2.3	5.2	123.2%	11.9	15.0	26.2%
Water	2.1	1.8	-11.7%	7.9	7.7	-2.1%
Management	3.0	3.4	11.5%	12.4	13.6	9.0%
<b>Total</b>	<b>21.0</b>	<b>24.1</b>	<b>14.7%</b>	<b>90.1</b>	<b>88.1</b>	<b>-2.2%</b>

Parking lot revenue in 4Q17 was R\$ 13.7 million, a growth of R\$ 0.1 million or 0.8% compared with 4Q16. In 2017, this same item accounted for R\$ 51.8 million, a 10.5% decrease compared with 2016. This result reflects divestments (as per notes and operational context) in the period as well as a reduction in vehicle flow at some of our operations.

Revenues from the management of energy supplies were R\$ 5.2 million in 4Q17, an increase of R\$ 2.9 million, or 123.2%. In 2017, the Company generated revenues of R\$ 15.0 million, a growth of 26.2% compared with 2016. This result reflected the improvement in spot purchase costs feeding through to improved margins, albeit partially offset by the divestments described above.

Revenues from water supply management totaled R\$ 1.8 million in 4Q17, R\$ 0.3 million less than 4Q16. In 2017, this item recorded revenues of R\$ 7.7 million, a decrease of 2.1% compared with 2016.

## DEDUCTIONS FROM REVENUE (TAXES, DISCOUNTS AND CANCELLATIONS)

Taxes, discounts and cancellations on gross revenue amounted to R\$ 10.3 million in 4Q17, corresponding to 13.1% of gross revenue compared with 13.0% in 4Q16. In 2017, we reported R\$ 34.4 million, representing 12.0% of gross revenue while for fiscal year 2016, this same item accounted for 12.7%.

Sales taxes (PIS/COFINS/ISS) amounted to R\$ 6.8 million in 4Q17 and virtually flat in relation to 4Q16. In 2017, the amount was R\$ 23.8 million, a decline of R\$ 2.1 million compared with 2016.

In this quarter, discounts and cancellations were R\$ 3.5 million, representing a growth of R\$ 0.5 million when compared with 4Q16. In 2017, the Company registered R\$ 10.6 million for this item, a decline of R\$ 1.0 million compared with 2016.

## NET REVENUE FROM RENTALS AND SERVICES

The net revenues from rentals and services was R\$ 68.0 million in 4Q17, an increase of 2.3% compared with the same period in 2016. In 2017, we reported R\$ 252.3 million, 2.7% less than for fiscal year 2016.

## COST OF RENTAL AND SERVICES

In 4Q17, the cost of rental and services posted a decrease of 12.1% to R\$ 7.1 million. For fiscal year 2017, these costs were R\$ 27.9 million, 24.5% less than 2016.

Rental and Services Costs						
R\$ million	4Q16	4Q17	Chg.	2016	2017	Chg.
Personnel*	0.8	0.6	-25.3%	3.0	2.3	-22.8%
Depreciation	0.6	0.4	-22.8%	2.4	2.0	-16.4%
Occupancy	3.4	4.3	24.9%	15.8	16.9	6.9%
Third parties	2.9	1.8	-37.8%	12.4	6.7	-45.6%
Other Costs*	0.4	-	-	3.4	-	-
<b>Total</b>	<b>8.1</b>	<b>7.1</b>	<b>-12.1%</b>	<b>37.0</b>	<b>27.9</b>	<b>-24.5%</b>

\*Reclassification between lines in 2016

### Personnel Costs

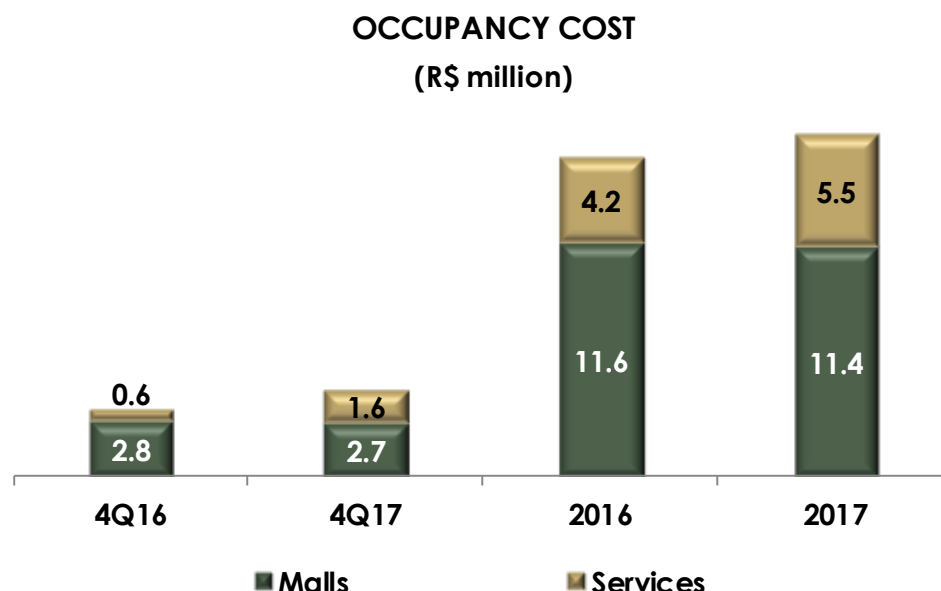
Personnel costs were R\$ 0.6 million in the quarter under review and a decrease of R\$ 0.2 million in relation to 4Q16. In 2017, the cost of personnel was R\$ 2.3 million, 22.8% less than in 2016.

### Depreciation Costs

Depreciation costs in 4Q17 were R\$ 0.4 million, R\$ 0.2 million down in relation to 4Q16. In 2017, we recorded costs of R\$ 2.0 million for this same item, a decrease of R\$ 0.4 million compared with 2016.

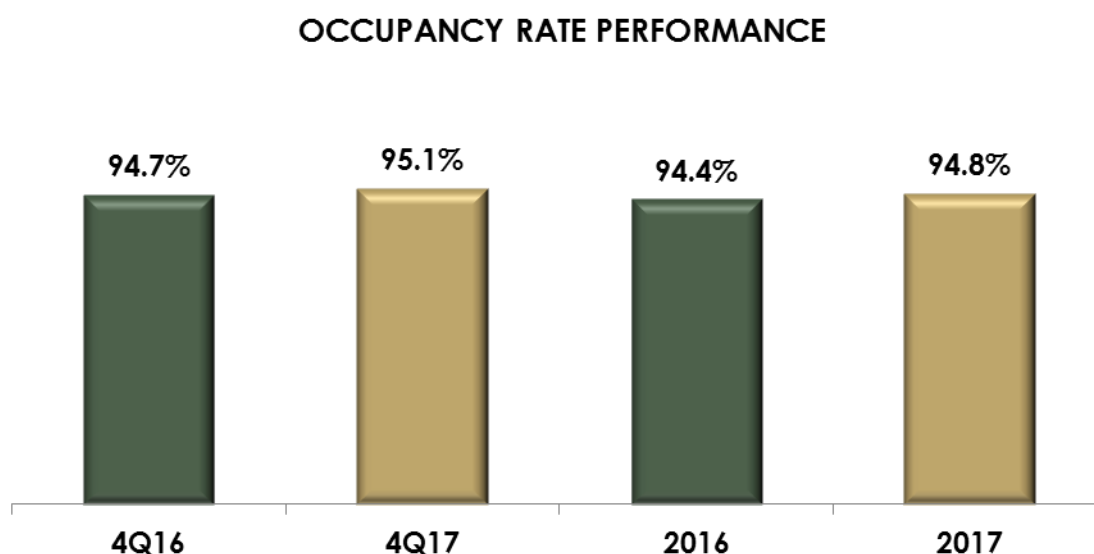
## Occupancy Costs

Occupancy costs during the quarter under review totaled R\$ 4.3 million, R\$ 0.9 million up in relation to 4Q16. For 2017, occupancy costs amounted to R\$ 16.9 million, an increase of R\$ 1.1 million or 6.9% relative to 2016.



Shopping center occupancy costs were R\$ 2.7 million in 4Q17, a decline of R\$ 0.1 million in relation to 4Q16. In 2017, this item totaled R\$ 11.4 million, a decline of R\$ 0.2 million in relation to 2016.

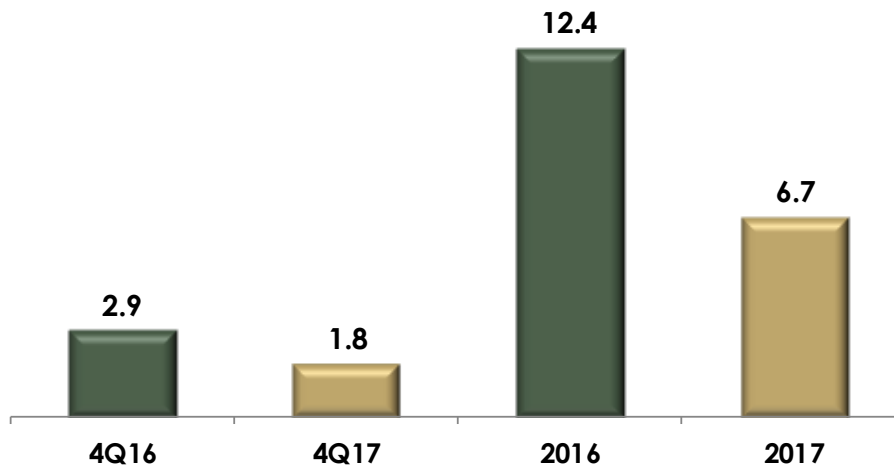
Services occupancy costs amounted to R\$ 1.6 million in 4Q17, an increase of R\$ 1.0 million compared with 4Q16. In 2017, we reported R\$ 5.5 million for this account, an increase of R\$ 1.3 million in relation to 2016.



### Third Party Services Costs

Third party services costs in 4Q17, principally those in relation to parking lot operations, were R\$ 1.8 million, a decrease of R\$ 1.1 million compared with 4Q16. In 2017, we recorded a total of R\$ 6.7 million, R\$ 5.7 million less than in fiscal year 2016.

#### THIRD-PARTIES SERVICES COST (R\$ million)

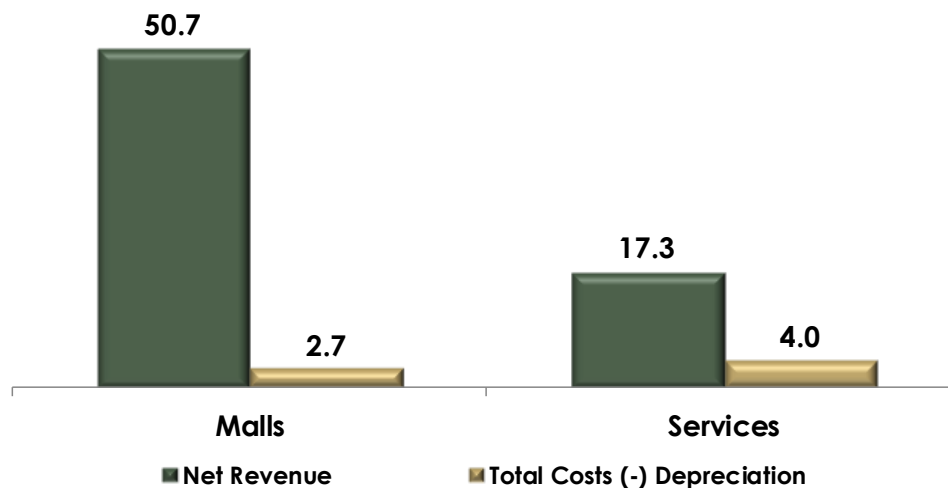


### GROSS PROFIT

Gross profit in 4Q17 was R\$ 60.8 million, a margin of 89.5% and a growth of 4.4% compared to R\$ 58.3 million in 4Q16. In 2017, General Shopping reported a gross profit of R\$ 224.4 million, equivalent to a margin of 88.9% and an increase of 1.0% compared with 2016.

The Company recorded a consolidated NOI of R\$ 61.3 million. NOI from shopping center operations was R\$ 48.0 million and from services, R\$ 13.3 million.

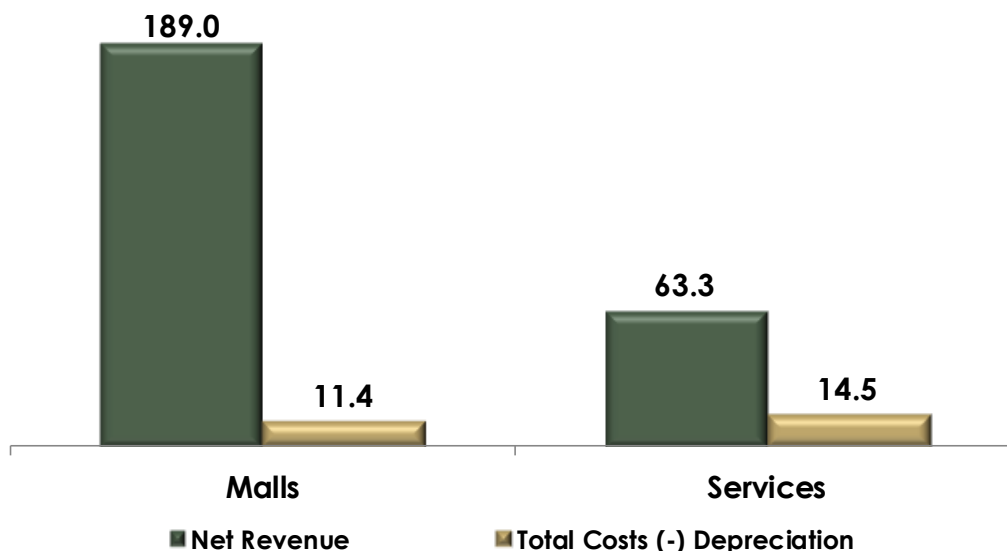
#### NOI - 4Q17 (R\$ million)





For fiscal year 2017, we recorded R\$ 226.4 million, NOI from shopping center business accounting for R\$ 177.6 million and from services, a further R\$ 48.8 million.

### NOI - 2017 (R\$ million)



### GENERAL AND ADMINISTRATIVE EXPENSES

General and administrative expenses in 4Q17 amounted to R\$ 14.5 million, a decrease of 13.7% when compared with 4Q16. In 2017, the amount was R\$ 51.5 million, 12.5% less than in 2016.

General and Administrative Expenses						
R\$ million	4Q16	4Q17	Chg.	2016	2017	Chg.
Publicity and Advertising	(0.3)	(0.2)	-42.8%	(2.3)	(1.2)	-48.5%
Provision for Doubtful Accounts	(2.2)	(1.7)	-24.5%	(6.7)	(7.0)	4.0%
Personnel	(4.2)	(3.7)	-13.9%	(15.8)	(14.1)	-10.5%
Third Parties	(2.7)	(3.1)	17.5%	(11.0)	(10.8)	-2.5%
Commercialization Expenses	(1.0)	(2.5)	151.9%	(5.1)	(5.8)	14.9%
Non-recurring Expenses	(1.8)	(0.9)	-50.5%	(5.4)	(7.2)	35.1%
Other Expenses	(4.6)	(2.4)	-46.9%	(12.6)	(5.4)	-57.0%
<b>Total</b>	<b>(16.8)</b>	<b>(14.5)</b>	<b>-13.7%</b>	<b>(58.9)</b>	<b>(51.5)</b>	<b>-12.5%</b>

In 4Q17, the Company reported a decrease of R\$ 2.3 million in administrative expenses, in turn a reflection of the decline in (i) provisions for doubtful debt, (ii) personnel expenses (iii), publicity and advertising expenses, (iv) non-recurring events, and (v) other expenses, partially offset by the increase in (vi) third party services overheads and (vii) commercialization expenses.



## OTHER OPERATING REVENUES AND (EXPENSES)

Other operating revenues and expenses reflect principally the recovery of costs and expenses paid out by the Company for account of shopping center tenants as well as other recoveries in general. In 4Q17, other operating revenues and expenses amounted to a positive R\$ 259.2 million, while in 4Q16, these were a positive R\$ 50.7 million. In 2017, this same item posted a positive R\$ 255.6 million compared with a positive R\$ 34.4 million in 2016. Some fair value adjustments were made to investment property in accordance with Brazilian Accounting Pronouncement (CPC) 28. This item was also influenced by the sale of commercial operations (both the latter two events of a non-recurring nature).

Other Operating Revenues						
R\$ million	4Q16	4Q17	Chg.	2016	2017	Chg.
Recovery of Condominium Expenses	0.2	-	-	0.5	0.2	-62.2%
Gain/Loss on Investment Properties Sale	(10.4)	(0.1)	-98.6%	(30.3)	0.2	-
Fair value adjustments of investment properties - CPC 28	59.2	258.4	336.2%	59.2	258.4	336.2%
Recovery (other)	1.7	0.9	-44.1%	5.0	(3.2)	-
<b>Total</b>	<b>50.7</b>	<b>259.2</b>	<b>411.8%</b>	<b>34.4</b>	<b>255.6</b>	<b>644.4%</b>

## NET FINANCIAL RESULT

The net financial result in 4Q17 was R\$ 108.4 million negative while in 4Q16, the result was R\$ 70.9 million, also negative. We would point out that there is no cash impact arising from the exchange variation effect on the principal amount of our perpetual debt. In 2017, we reported a negative amount for this item of R\$ 255.4 million, compared with a positive R\$ 18.2 million in 2016.

Interest charges on agreements for financing greenfield projects are capitalized during the course of the work and then amortized once the commercial developments become operational.

Net Financial Result						
R\$ million	4Q16	4Q17	Chg.	2016	2017	Chg.
<b>Revenues</b>	<b>70.6</b>	<b>11.6</b>	<b>-83.6%</b>	<b>506.0</b>	<b>135.1</b>	<b>-73.3%</b>
Interest on financial investments	1.6	1.3	-17.9%	8.2	6.1	-26.1%
Exchange Variation - Asset	64.4	5.1	-92.1%	404.4	115.5	-71.4%
Derivative Operational Gain	3.5	2.3	-35.8%	7.1	4.6	-36.1%
Other	1.1	2.9	163.5%	86.3	8.9	-89.7%
<b>Expenses</b>	<b>(141.5)</b>	<b>(120.0)</b>	<b>-15.2%</b>	<b>(487.8)</b>	<b>(390.5)</b>	<b>-20.0%</b>
Interest on loans, financing and CCLs	(26.6)	(25.4)	-4.7%	(115.4)	(95.1)	-17.6%
Perpetual Bonds Debt	(25.6)	(25.3)	-1.3%	(110.2)	(102.0)	-7.4%
Derivative Operational Loss	(5.0)	(0.3)	-93.2%	(26.6)	(8.9)	-66.7%
Exchange Variation - Liability	(68.3)	(52.0)	-23.8%	(184.6)	(132.6)	-28.2%
Fine on Overdue Taxes	(6.3)	(11.1)	75.0%	(17.0)	(27.3)	60.7%
Other	(9.7)	(5.9)	-39.1%	(34.0)	(24.6)	-27.7%
<b>Total</b>	<b>(70.9)</b>	<b>(108.4)</b>	<b>53.0%</b>	<b>18.2</b>	<b>(255.4)</b>	<b>-</b>

## FINANCIAL INSTRUMENTS

The Risk Management Policy involves the use of financial derivatives or financial investments in US dollars to protect the Company against variations that can

influence liquidity. The Board of Directors is responsible for monitoring and deciding on eventual policy changes.

Speculative transactions are not permitted under the Policy and any instrument used must be for risk mitigation only. All operations are controlled through daily marking-to-market monitoring and risk limits, information for which is supplied by a third-party consultancy independent of the Company's Financial Department.

No derivative is classified as a hedge instrument under the Brazilian Accounting Standards Committee's CPC 38 definition and therefore is not booked according to Hedge Accounting practices.

## EXCHANGE RISK

General Shopping adopts a strategy of holding at least one year's interest payments hedged against currency risk. To this end, hedging may be conducted through operations either in Brazil or overseas and include derivative instruments. The Company adheres strictly to set criteria for costs and profitability.

The Company manages and monitors its derivatives position daily, adjusting it in accordance with the best hedging strategy at below market costs.

General Shopping uses non-deliverable forward contracts (NDF) from first class financial institutions to protect interest payments on its currency-denominated liabilities.

As of December 31, 2017, the Company's currency exposure for the next 12 months is as shown in the following chart:

Exchange Hedge Scenario			
US\$ thousands	1S18	2S18	12 months
Exposure	9,929	9,929	19,858
Total hedge with derivative instruments	10,000	10,000	20,000
<b>Coverage</b>			<b>101%</b>

Types of Hedge Instruments			
Derivative Instrument - Exchange NDF	1S18	2S18	12 months
Initial price - R\$/US\$*	3.3185	3.3185	3.3185
Notional value in US\$ thousands	10,000	10,000	20,000
Fair value in R\$ thousands	(30)	(30)	(60)

(\*) For the currency NDF, the price reflects the operation's entry price

## INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

The Company reported payment of income tax and social contribution in 4Q17 at a positive R\$ 95.5 million and in 4Q16, R\$ 12.5 million negative. In 2017, income tax and social contribution amounted to a positive R\$ 78.4 million, and in 2016, R\$ 32.5 million negative.

## NET ADJUSTED RESULT

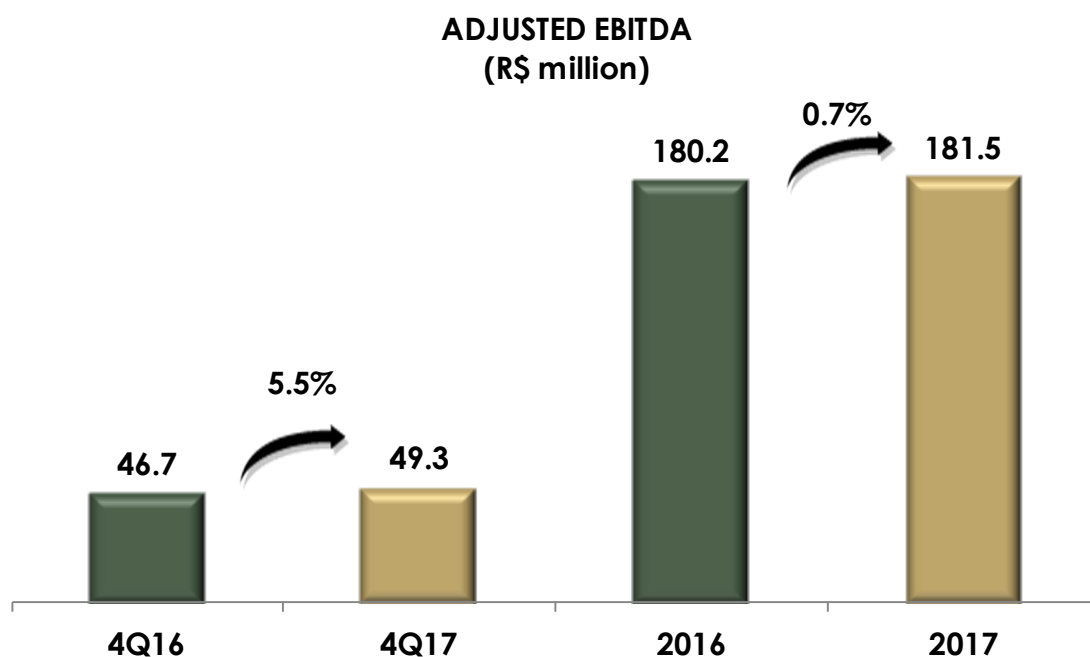
In 4Q17, the Company reported a positive net adjusted result of R\$ 45.0 million compared to a negative net adjusted result of R\$ 35.9 million in 4Q16. In 2017, the Company posted a positive net adjusted result of R\$ 9.5 million compared with a positive net adjusted result of R\$ 164.0 million in 2016.

Adjusted Net Result Reconciliation						
R\$ million	4Q16	4Q17	Chg.	2016	2017	Chg.
<b>Net Result</b>	<b>8.8</b>	<b>292.6</b>	<b>-</b>	<b>183.4</b>	<b>251.5</b>	<b>37.1%</b>
(+) Non-Recurring	12.2	1.1	-91.0%	35.7	6.7	-81.1%
(+) Investment Properties	(59.2)	(258.4)	336.5%	(59.2)	(258.4)	336.5%
(+) IRPJ/CSLL (Non-Recurring)	2.3	9.7	329.2%	4.1	9.7	135.3%
<b>Adjusted Net Result</b>	<b>(35.9)</b>	<b>45.0</b>	<b>-</b>	<b>164.0</b>	<b>9.5</b>	<b>-94.2%</b>
<b>Adjusted Net Result Margin</b>	<b>-54.0%</b>	<b>66.2%</b>	<b>-</b>	<b>63.2%</b>	<b>3.8%</b>	<b>-59.4 p.p.</b>

## ADJUSTED EBITDA

Adjusted EBITDA in 4Q17 was R\$ 49.3 million, equivalent to a margin of 72.5%, and an increase of 5.5% in relation to the same period in 2016, when this amount was R\$ 46.7 million. In 2017, this amount was R\$ 181.5 million, representing a margin of 71.9% and an increase of 0.7% compared with 2016.

Adjusted EBITDA Reconciliation						
R\$ million	4Q16	4Q17	Chg.	2016	2017	Chg.
<b>Net Result</b>	<b>8.8</b>	<b>292.6</b>	<b>-</b>	<b>183.4</b>	<b>251.5</b>	<b>37.1%</b>
(+) Income Tax and Social Contribution	12.5	(95.5)	-	32.5	(78.4)	-
(+) Net Financial Result	70.9	108.4	53.0%	(18.2)	255.4	-
(+) Depreciation and Amortization	1.5	1.1	-29.0%	6.0	4.7	-23.4%
<b>EBITDA</b>	<b>93.7</b>	<b>306.6</b>	<b>227.2%</b>	<b>203.7</b>	<b>433.2</b>	<b>112.5%</b>
(+) Non-Recurring	12.2	1.1	-91.1%	35.7	6.7	-81.1%
(+) Investment Properties	(59.2)	(258.4)	336.5%	(59.2)	(258.4)	336.5%
<b>Adjusted EBITDA</b>	<b>46.7</b>	<b>49.3</b>	<b>5.5%</b>	<b>180.2</b>	<b>181.5</b>	<b>0.7%</b>
<b>Adjusted EBITDA Margin</b>	<b>70.4%</b>	<b>72.5%</b>	<b>2.1 p.p.</b>	<b>69.5%</b>	<b>71.9%</b>	<b>2.4 p.p.</b>

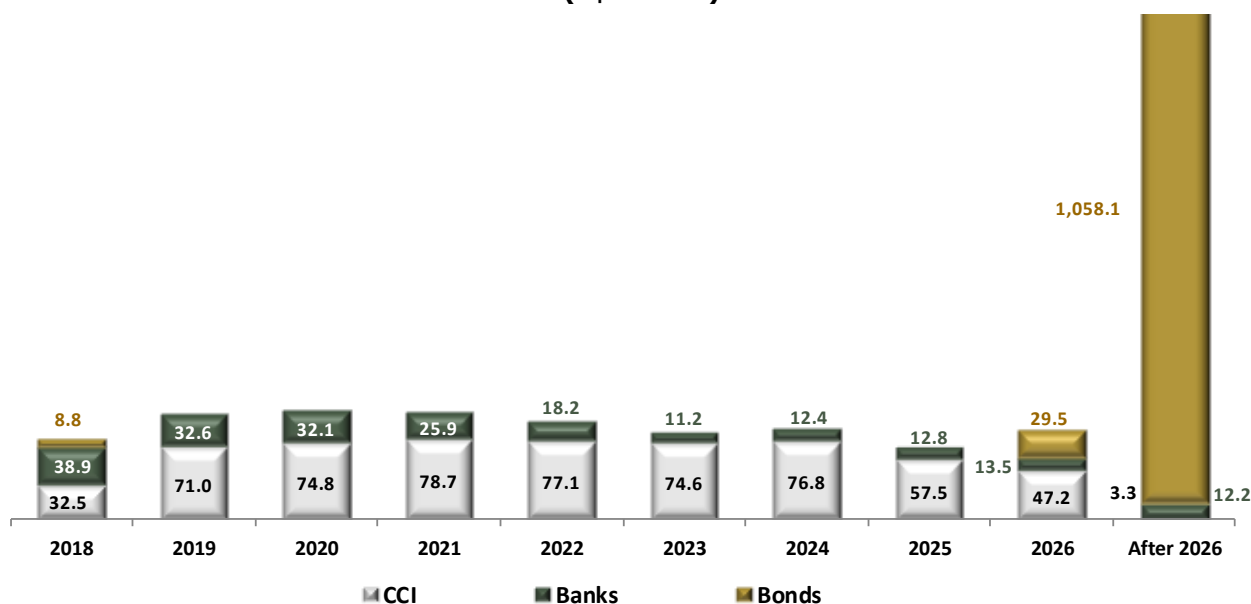


## CAPITAL STRUCTURE

The Company's gross debt as at December 31, 2017 amounted to R\$ 1,899.7 million. On September 30, 2017, gross debt stood at R\$ 1,804.7 million.

In the light of General Shopping's cash position (cash and cash equivalents and other financial investments) as at December 31, 2017 of R\$ 110.2 million, total net debt amounted to R\$ 1,715.2 million.

### AMORTIZATION SCHEDULE (R\$ million)



R\$ million	Financial Institution	Maturity	Index	Interest	12/31/2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	After 2026
	BNDES - PINE FINAME	Sep-19	-	8.7%	0.3	0.2	0.1	-	-	-	-	-	-	-	-
	BNDES - HSBC FINEM	Aug-21	SELIC	6.8%	16.4	4.5	4.5	4.4	3.0	-	-	-	-	-	-
	BNDES - HSBC FINEM	Aug-21	TJLP	6.8%	27.7	7.7	7.5	7.5	5.0	-	-	-	-	-	-
	BNDES - ITAÚ CCB	Nov-20	TJLP	6.3%	14.2	4.9	4.8	4.5	-	-	-	-	-	-	-
	BNDES - ITAÚ CCB	Nov-20	SELIC	4.6%	4.6	1.6	1.5	1.5	-	-	-	-	-	-	-
	BNDES - ITAÚ CCB	Nov-20	-	3.5%	0.5	0.1	0.2	0.2	-	-	-	-	-	-	-
	DEBENTURES - SB BONSUCESSO	Oct-22	CDI	2.8%	18.9	4.0	3.9	3.8	3.9	3.3	-	-	-	-	-
	DEBENTURES - SB BONSUCESSO	Oct-22	IPCA	7.5%	25.2	5.2	5.0	5.0	5.0	5.0	-	-	-	-	-
	DEBENTURES - FAT EMPREED.	Oct-27	CDI	3.5%	85.0	8.4	2.8	2.9	6.7	7.7	8.9	10.2	11.7	13.5	12.2
	BNB	Jun-25	-	3.5%	17.0	2.3	2.3	2.3	2.3	2.2	2.3	2.2	1.1	-	-
	CCI - SANTANDER	Jun-22	TR	11.0%	37.9	6.9	7.7	8.6	9.5	5.2	-	-	-	-	-
	CCI - HABITASEC	Nov-24	IPCA	7.0%	61.4	7.4	7.6	8.2	8.8	9.4	10.1	9.9	-	-	-
	CCI - HABITASEC	Jun-25	IPCA	7.0%	34.4	3.7	3.9	4.2	4.4	4.8	5.0	5.5	2.9	-	-
	CCI - HABITASEC	Dec-24	IPCA	7.0%	48.1	5.7	5.9	6.3	6.8	7.3	7.8	8.3	-	-	-
	CCI - ITAÚ	Sep-26	TR	9.9%	280.8	0.4	36.2	36.2	36.2	36.2	36.1	36.2	36.2	27.1	-
	CCI - ITAÚ BBA	Jan-27	TR	10.0%	67.5	3.3	4.3	5.5	6.8	7.5	8.4	9.2	10.2	11.3	1.0
	CCI - HABITASEC	Mar-27	IPCA	6.5%	63.4	5.1	5.4	5.8	6.2	6.7	7.2	7.7	8.2	8.8	2.3
	BONDS 2012*	-	USD	13.2%	515.1	-	-	-	-	-	-	-	-	-	515.1
	BONDS 2016	Aug-26	USD	10%/12%	30.6	1.1	-	-	-	-	-	-	-	29.5	-
	BONDS 2010/2011*	-	USD	10.0%	550.7	7.7	-	-	-	-	-	-	-	-	543.0
	<b>Total Debt</b>				<b>1,899.7</b>	<b>80.2</b>	<b>103.6</b>	<b>106.9</b>	<b>104.6</b>	<b>95.3</b>	<b>85.8</b>	<b>89.2</b>	<b>70.3</b>	<b>90.2</b>	<b>1,073.6</b>

\*Perpetual note with a call option

According to the criterion of the rating agencies, which monitor the Company (Fitch and Moody's), 50% of the Perpetual Subordinated Debt note issue is considered as Capital.

**CONSOLIDATED INCOME STATEMENT**

R\$ thousand	4Q16	4Q17	Chg.	2016	2017	Chg.
<b>Gross Operating Revenue</b>	<b>76,345</b>	<b>78,232</b>	<b>2.5%</b>	<b>296,822</b>	<b>286,692</b>	<b>-3.4%</b>
Revenue from Rents	55,303	54,088	-2.2%	206,745	198,616	-3.9%
Revenue from Services	21,042	24,144	14.7%	90,077	88,076	-2.2%
<b>Revenue Deductions</b>	<b>(9,926)</b>	<b>(10,257)</b>	<b>3.3%</b>	<b>(37,595)</b>	<b>(34,402)</b>	<b>-8.5%</b>
Pis / Cofins	(6,143)	(5,961)	-3.0%	(22,346)	(20,771)	-7.0%
ISS	(783)	(813)	3.8%	(3,602)	(3,060)	-15.0%
Discounts	(3,000)	(3,483)	16.1%	(11,647)	(10,571)	-9.2%
<b>Net Operating Revenue</b>	<b>66,419</b>	<b>67,975</b>	<b>2.3%</b>	<b>259,227</b>	<b>252,290</b>	<b>-2.7%</b>
<b>Rents and Services Costs</b>	<b>(8,112)</b>	<b>(7,131)</b>	<b>-12.1%</b>	<b>(37,012)</b>	<b>(27,938)</b>	<b>-24.5%</b>
Personnel	(771)	(576)	-25.3%	(2,981)	(2,300)	-22.8%
Depreciation	(592)	(457)	-22.8%	(2,414)	(2,017)	-16.4%
Occupancy	(3,441)	(4,299)	24.9%	(15,804)	(16,894)	6.9%
Third Parties	(2,890)	(1,799)	-37.8%	(12,357)	(6,727)	-45.6%
Other Costs	(418)	-	-	(3,456)	-	-
<b>Gross Profit</b>	<b>58,307</b>	<b>60,844</b>	<b>4.4%</b>	<b>222,215</b>	<b>224,352</b>	<b>1.0%</b>
<b>Operating Expenses</b>	<b>33,875</b>	<b>244,689</b>	<b>622.3%</b>	<b>(24,528)</b>	<b>204,108</b>	<b>-</b>
General and Administrative	(16,756)	(14,459)	-13.7%	(58,868)	(51,515)	-12.5%
Other Operating Revenues and Expenses	50,631	259,148	411.8%	34,340	255,623	644.4%
<b>Income Before Financial Result</b>	<b>92,182</b>	<b>305,533</b>	<b>231.4%</b>	<b>197,687</b>	<b>428,460</b>	<b>116.7%</b>
Financial Results	(70,876)	(108,431)	53.0%	18,188	(255,398)	-
<b>Result Before Income Tax and Social Contribution</b>	<b>21,306</b>	<b>197,102</b>	<b>825.1%</b>	<b>215,875</b>	<b>173,062</b>	<b>-19.8%</b>
Income Tax and Social Contribution	(12,461)	95,503	-	(32,496)	78,399	-
<b>Net Result in the period</b>	<b>8,845</b>	<b>292,605</b>	<b>-</b>	<b>183,379</b>	<b>251,461</b>	<b>37.1%</b>

<b>CONSOLIDATED BALANCE SHEET</b>		
<b>ASSETS R\$ thousand</b>	<b>12/31/2017</b>	<b>12/31/2016</b>
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	108,647	59,771
Financial Application	-	13,053
Accounts Receivable	66,192	66,323
Recoverable Taxes	10,876	11,275
Investment Properties destined to sale	996,069	-
Accounts receivable - Cessions	-	54,998
Other Receivables	15,182	19,214
<b>Total Current Assets</b>	<b>1,196,966</b>	<b>224,634</b>
<b>NON-CURRENT ASSETS</b>		
Financial Application	1,588	1,469
Accounts Receivable	5,983	7,273
Recoverable Taxes	3,658	4,307
Related Parties	55,537	53,953
Deposits and Guarantees	6,158	2,247
Other Accounts Receivable	215	1,689
Investment Property	2,268,849	2,969,390
Property, Plant and Equipment	4,411	15,258
Intangible	16,942	19,950
<b>Total Non-Current Assets</b>	<b>2,363,341</b>	<b>3,075,536</b>
<b>Total Assets</b>	<b>3,560,307</b>	<b>3,300,170</b>

<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>		
<b>CURRENT LIABILITIES</b>		
Suppliers	13,320	16,569
Loans and Financing	47,714	73,473
Payroll and Related Charges	2,093	2,368
Taxes and Contributions	107,579	121,106
Taxes to be paid in Installments	2,344	15,434
Real Estate Credit Notes - CCI	32,487	59,822
Related Parties	20,036	24,748
Cession revenues to be recognized	24,793	25,695
Other Payables	2,698	2,700
<b>TOTAL CURRENT LIABILITIES</b>	<b>253,064</b>	<b>341,915</b>
<b>NON-CURRENT LIABILITIES</b>		
Loans and financing	1,258,469	1,142,621
Cession revenues to be recognized	149,201	170,736
Taxes to be paid in Installments	16,042	42,046
Deferred Taxes and Social Contribution	96,355	86,647
Provision for Labor and Civil Risks	1,485	1,504
Real Estate Credit Notes - CCI	561,005	541,476
<b>Total Non-Current Liabilities</b>	<b>2,082,557</b>	<b>1,985,030</b>
<b>Shareholders Equity</b>	<b>1,224,686</b>	<b>973,225</b>
<b>Total Liabilities and Shareholders Equity</b>	<b>3,560,307</b>	<b>3,300,170</b>

<b>CONSOLIDATED CASH FLOW</b>		
<b>R\$ thousand</b>	<b>12/31/2017</b>	<b>12/31/2016</b>
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>		
<b>Profit in the year</b>	<b>251,461</b>	<b>183,379</b>
<b>Adjustments for reconciling net profit in the period with net cash generated (used) by operating activities:</b>		
Depreciation and Amortization	4,679	6,109
Provision for doubtful accounts	4,621	6,713
Provision / (Recognition) for labor and civil risks	(19)	131
Gain on Perpetual Bonds Buyback	-	(98,464)
Income taxes and Social Contribution deferred	(90,793)	5,364
Income taxes and Social Contribution	22,102	27,132
Financial charges on loans, financing, CCI and perpetual bonds	194,004	255,979
Loss/(Gain) not realized with derivatives instruments	-	(4,008)
(Gain) or loss on disposal of investments properties	-	12,300
Financial charges on taxes paid in installments	374	(1,116)
Exchange Variation	16,447	(220,793)
Fair Value Adjustments	(258,211)	(59,223)
<b>(Increase) Decrease in Operating Assets:</b>		
Accounts Receivable	(3,200)	(7,322)
Recoverable Taxes	1,048	9,785
Accounts Receivable - Cessions	54,998	(54,998)
Other receivables	5,506	3,312
Deposits and Guarantees	(3,911)	366
<b>Increase (Decrease) in Operating Liabilities:</b>		
Suppliers	(3,249)	(5,376)
Taxes, Charges and Contributions	64,872	32,776
Salaries and Social Charges	(275)	(213)
Cession Revenue to be recognized	(22,437)	161,897
Other Payables	(2)	(3,117)
<b>Cash (Applied in) / Generated from Operating Activities</b>	<b>238,015</b>	<b>250,613</b>
Payment of Interest	(140,242)	(134,630)
<b>Net Cash (Applied in) / Generated from Operating Activities</b>	<b>97,773</b>	<b>115,983</b>
<b>CASH FLOW FROM INVESTMENT ACTIVITIES</b>		
Asset write off	36,976	14,965
Financial Application and Restricted Cash	12,934	(13,389)
Acquisition of property and intangible assets	(65,117)	(104,248)
Proceeds from sale of investments properties	-	60,500
<b>Net Cash (Applied in) / Generated from Investment Activities</b>	<b>(15,207)</b>	<b>(42,172)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Issuance of Loans, Financing and CCI	161,046	1,910
Costs on issuance of Loans, Financing and CCI and Perpetual Bonds	(10,411)	(600)
Increase of Capital Stock	-	9,546
Amortization of principal of loans, financing and CCI	(139,919)	(131,714)
New taxes installments	(33,819)	2,989
Payment of principal on installment of taxes	(4,291)	(10,846)
Related Parties	(6,296)	3,435
<b>Net Cash (Applied in) / Generated from Financing Activities</b>	<b>(33,690)</b>	<b>(125,280)</b>
<b>NET (REDUCTION)/INCREASE OF CASH AND CASH EQUIVALENTS</b>	<b>48,876</b>	<b>(51,469)</b>
<b>Cash and Cash Equivalents</b>		
Beginning period	59,771	111,240
Closing period	108,647	59,771

**Note:** The operating and financial indicators have not been audited by our external auditors.



## GLOSSARY

---

<b>Adjusted EBITDA</b>	Gross profit less operating expenses, plus depreciation and amortization together with non-recurring expenses.
<b>Adjusted EBITDA per m<sup>2</sup></b>	Adjusted EBITDA divided by average own GLA in the period.
<b>Adjusted FFO</b>	Funds From Operations: Adjusted Net Profit + Depreciation + Amortization.
<b>Adjusted net results</b>	Net Results plus non-recurring expenses.
<b>Adjusted net results per m<sup>2</sup></b>	Adjusted Net Results divided by average own GLA in the period.
<b>Advertising</b>	Rental of marketing space for the promotion of products and services.
<b>Anchor Stores</b>	Large and well known stores that carry special marketing and structural features, representing an attraction to consumers, ensuring a permanent flow and uniform consumer traffic in all areas of shopping centers.
<b>CPC 06</b>	Statement issued by the Brazilian Committee on Accounting Pronouncements which refers to straight-lining revenue.
<b>CPC 28</b>	Statement issued by the Brazilian Committee on Accounting Pronouncements whose purpose is to prescribe the accounting treatment of investment properties and respective disclosure requirements.
<b>CPC 38</b>	Statement issued by the Brazilian Committee on Accounting Pronouncements which refers to recognition and measurement of financial instruments.
<b>FFO per m<sup>2</sup></b>	FFO divided by average own GLA in the period.
<b>Malls</b>	Common areas of shopping centers (corridors) for the leasing of stands, kiosks and similar.
<b>Minimum Rent</b>	Base rent as defined under the rental contract.
<b>NOI</b>	Net Operating Income: Net Revenue less cost of rents and services, plus depreciation and amortization.
<b>NOI per m<sup>2</sup></b>	NOI divided by average own GLA in the period.
<b>Occupancy Rate</b>	Rented GLA at the shopping center.
<b>Own GLA</b>	Gross leasable area weighted by the Company's interest in the shopping centers.
<b>Percentage of Sales Rent</b>	Difference between minimum rent and the rent from sales percentage.
<b>Satellite Stores</b>	Small and specialized stores intended for general commerce.
<b>Total GLA</b>	Gross leasable area is the sum total of all the areas available for leasing in the shopping centers except for kiosks and third party areas.
<b>Vacancy Rate</b>	Unrented GLA at the shopping center.