

São Paulo, August 14, 2017 – 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 second quarter 2017. Except where otherwise stated, the following financial and operational information are presented on a consolidated basis and in thousands of Reais.



2Q17

NOI margin rises 4.7 p.p. compared to 1H16 and reaches 90.3% in 1H17

- General Shopping Brasil S/A reported Gross Revenue in the second quarter 2017 (2Q17) of R\$ 69.9 million, a decrease of 6.7% compared with total Gross Revenue of R\$ 74.9 million in the second quarter 2016 (2Q16). In 1H17, Gross Revenue fell 9.2% compared with 1H16, reaching R\$ 137.4 million.
- Consolidated Net Operating Revenue in 2Q17 amounted to R\$ 55.5 million, equivalent to a margin of 89.8% and a decrease of 1.1% in relation to the R\$ 56.1 million reached in 2Q16. In 1H17, Consolidated NOI amounted to R\$ 110.0 million, equivalent to a margin of 90.3% and a decrease of 3.5% compared with 1H16.
- Gross Profit in 2Q17 was R\$ 55.0 million, equivalent to a margin of 89.0% and a decrease of 0.8% compared with the R\$ 55.5 million in 2Q16. In 1H17, Gross Profit amounted to R\$ 108.9 million, corresponding to a margin of 89.4% and a year-on-year decrease of 3.4%.
- Adjusted EBITDA in 2Q17 reached R\$ 43.6 million, corresponding to a margin of 70.5% and a decrease of 5.3% in relation to the R\$ 46.0 million in 2Q16. In 1H17, Adjusted EBITDA was R\$ 87.2 million, equivalent to a margin of 71.5%, a decrease of 6.6% compared with 1H16.

Consolidated Financial Highlights

R\$ thousand	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Gross Revenue	74,906	69,856	-6.7%	151,346	137,390	-9.2%
Rent (Shopping Malls)	51,266	48,678	-5.0%	101,766	96,548	-5.1%
Services	23,640	21,178	-10.4%	49,580	40,842	-17.6%
NOI - Consolidated	56,113	55,506	-1.1%	114,000	110,021	-3.5%
Adjusted EBITDA	46,019	43,601	-5.3%	93,294	87,168	-6.6%
Adjusted Net Result	85,411	(67,509)	-179.0%	156,908	(63,129)	-
Adjusted FFO	86,929	(66,367)	-176.3%	159,954	(60,668)	-
NOI Margin	85.5%	89.8%	4,3 p.p.	85.6%	90.3%	4,7 p.p.
Adjusted EBITDA Margin	70.1%	70.5%	0,4 p.p.	70.1%	71.5%	1,4 p.p.
Adjusted Net Result Margin	130.2%	-109.2%	-	117.8%	-51.8%	-
Adjusted FFO Margin	132.5%	-107.4%	-	120.1%	-49.8%	-
Gross Revenue per m ²	300.44	285.66	-4.9%	593.24	561.83	-5.3%
NOI per m ²	225.06	226.98	0.9%	446.86	449.91	0.7%
Adjusted EBITDA per m ²	184.57	178.30	-3.4%	365.69	356.46	-2.5%
Adjusted Net Result per m ²	342.57	(276.07)	-	615.05	(258.15)	-
Adjusted FFO per m ²	348.65	(271.40)	-	626.99	(248.09)	-
Own GLA - Average in the Period (m ²)	249,327	244,540	-1.9%	255,116	244,540	-4.1%
Own GLA - End of the Period (m ²)	244,540	244,540	-	244,540	244,540	-

INVESTOR RELATIONS

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IR Officer

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Ações com Tag Along
Diferenciado **ITAG**

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

abrasca
companhia associada

MANAGEMENT COMMENTS

The Company's Management is pleased to report on the operating and financial performance for the second quarter 2017 (2Q17).

Firstly, we would like to point out the reduction of 1.9% in GLA (Gross Leasable Area) in the period when compared with 2Q16 due to the divestment of Parque Shopping Prudente and Poli Shopping Osasco.

Total Gross Revenue in 2Q17 fell by 6.7% to R\$ 69.8 million, adversely affected by reduced revenue flows in Rentals and Services which decreased by 10.4% and 5.0%, respectively.

Based on Same Areas Performance, General Shopping recorded growth in Same Area Rentals of 3.0% while Same Area Sales also reported an increase of 10.0%, reflecting improved economic activity and a better retail sector performance overall.

The Company's occupancy rate reported an improvement in 2Q17, increasing to 94.5% from the 94.1% in 2Q16 following improved demand for new rentals at our commercial developments.

In line with General Shopping's commitment to reducing costs, Rental and Services Costs decreased by 32.9%, a reflection of the reduction in personnel and third party services overheads. Consequently, NOI posted a result of R\$ 55.5 million in the period while the NOI margin in the quarter was 89.8%, 4.3 p.p higher in relation to 2Q16.

General and Administrative Expenses recorded an increase of 5.4% compared with the same period in 2016. In 2Q17, Adjusted EBITDA decreased 5.3% to R\$ 43.6 million compared with the same period of 2016, while the Adjusted EBITDA margin rose 0.4 p.p. in the quarter, ending the period at 70.5%.

General Shopping's Net Financial Result was largely affected by the variation in the US Dollar x Real exchange rate, reverting from a positive R\$ 50.3 million in 2Q16 to a negative R\$ 103.9 million in 2Q17.

Subsequent to the end of the quarter on August 4, 2017, approval was given for the cancellation of 6,564,301 common shares issued by the Company without any reduction in its capital stock. These shares were held as treasury stock and acquired in a share buyback operation approved at an Extraordinary General Meeting held on July 22, 2016. In the light of the share cancellation, the capital stock will now be represented by 69,435,699 common shares.

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

Marcio Snioka, Investor Relations Officer

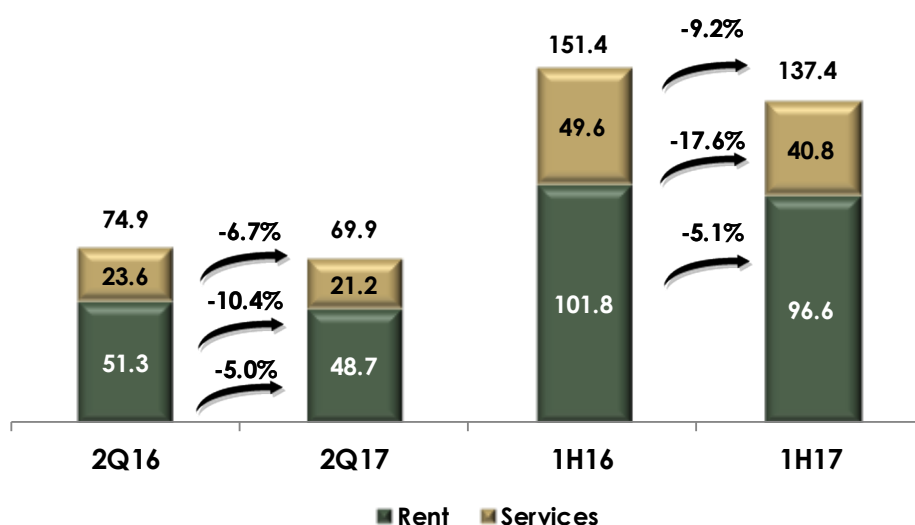
GROSS REVENUE

The Company's total gross revenue during the quarter was R\$ 69.9 million, representing a decrease of 6.7% relative to 2Q16. In 1H17, the Company posted gross revenue of R\$ 137.4 million, a decrease of 9.2% compared with 1H16.

Gross revenue from rents in 2Q17 was R\$ 48.7 million, representing 69.7% of total gross revenue and a decrease of 5.0% in relation to 2Q16. The principal factors contributing to this result were the decrease in key money revenue and the divestment of stakes in commercial developments during the period, partially compensated by real rates of growth and annual readjustments in rentals. In 1H17, the Company reported gross revenue from rents of R\$ 96.6 million, a decrease of 5.1% compared with 1H16.

Gross revenue from services in 2Q17 was R\$ 21.2 million, a decrease of 10.4% in relation to 2Q16 and R\$ 40.8 million in 1H17, a 17.6% decrease compared with 1H16.

TOTAL GROSS REVENUE (R\$ million)



RENTAL REVENUE

The Company's 2Q17 rental revenue amounted to R\$ 48.7 million, comprising minimum rent, percentage on sales, key money, advertising and straight-line revenue.

Rental Revenue Breakdown						
R\$ million	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Minimum Rent	36.9	35.6	-2.6%	73.9	71.5	-2.6%
Percentage on Sales	4.8	5.1	7.1%	9.6	9.2	-3.4%
Key Money	4.4	1.9	-56.8%	7.4	3.8	-48.7%
Advertising	3.3	3.9	17.1%	6.9	7.6	10.1%
Straight-lining Revenue	1.9	2.2	13.4%	4.0	4.5	10.4%
Total	51.3	48.7	-5.0%	101.8	96.6	-5.1%

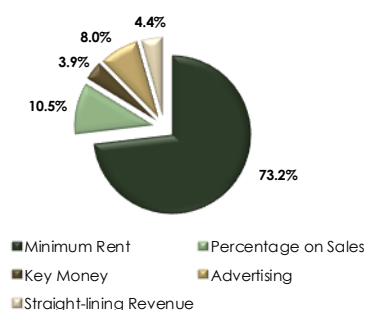
Revenue from minimum rent in 2Q17 posted a decrease of R\$ 1.3 million or 2.6% compared with 2Q16, due to the factors already mentioned. Comparing 1H17 with 1H16, there was a R\$ 2.4 million decrease or 2.6%.

Percentage on sales rose 7.1% in 2Q17 year-on-year. However, there was a decrease of 3.4% in 1H17 relative to the same period in 2016.

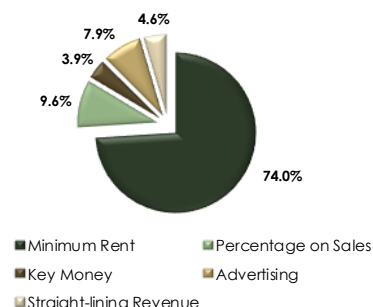
Temporary rentals (Advertising) in 2Q17 were R\$ 3.9 million, an increase of 17.1% in relation to 2Q16 and R\$ 7.6 million in 1H17, growth of 10.1% compared with 1H16.

Minimum rental revenue in 2Q17 accounted for 73.2% of total rental revenue while in 2Q16, this item represented 72.1% of the total. In 1H17, this item accounted for 74.0% of total revenue compared with 72.5% in 1H16.

Rental Revenue Breakdown - 2Q17



Rental Revenue Breakdown - 1H17



SERVICES REVENUE

In 2Q17, services revenue totaled R\$ 21.2 million, a 10.4% decline in relation to the same quarter in 2016. In 1H17, services revenue was R\$ 40.8 million, a decrease of 17.6% compared with 1H16.

Services Revenue Breakdown						
R\$ million	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Parking	15.6	12.2	-22.0%	31.7	23.8	-24.9%
Energy	3.4	3.8	12.6%	7.6	6.3	-17.3%
Water	1.8	1.9	3.4%	4.1	4.0	-1.4%
Management	2.8	3.3	16.4%	6.2	6.7	8.3%
Total	23.6	21.2	-10.4%	49.6	40.8	-17.6%

Parking lot revenue in 2Q17 was R\$ 12.2 million, a decrease of R\$ 3.4 million or 22.0% in relation to 2Q16. This result reflected not only divestments (according to explanatory notes and operational context) during the period but also reduced vehicle traffic at some of our operations. In 1H17, parking revenue was R\$ 23.8 million, a decrease of 24.9% compared with 1H16.

Revenues from the management of energy supply were R\$ 3.8 million in 2Q17, an increase of R\$ 0.4 million or 12.6%. This result reflected the improvement in spot purchase costs, which widened our margins, albeit partially attenuated by the divestments already described. In 1H17, revenues from this item were R\$ 6.3 million, a decline of 17.3% in relation to 1H16.

Revenues from water supply management amounted to R\$ 1.9 million in 2Q17 or R\$ 0.1 million higher than 2Q16. In 1H17, revenues from this item were R\$ 4.0 million, a decrease of 1.4% compared with 1H16.

DEDUCTIONS FROM REVENUE (TAXES, DISCOUNTS AND CANCELLATIONS)

Taxes, discounts and cancellations charged against gross revenue amounted to R\$ 8.0 million in 2Q17 and corresponding to 11.5% of total gross revenue as against 12.4% in 2Q16. In 1H17, we reported R\$ 15.5 million for this same item, 11.3% of total gross revenue while in 1H16, the percentage was 12.0%.

Sales taxes (PIS/COFINS/ISS) totaled R\$ 5.7 million in 2Q17, representing a decrease of R\$ 0.7 million in relation to 2Q16, a reflection of reduced rental billings, partially mitigated by the change in tax regime at some group companies. In 1H17, these same sales taxes amounted to R\$ 11.1 million, a growth of R\$ 2.0 million compared to 1H16.

In 2Q17, discounts and cancellations were R\$ 2.3 million, a decrease of R\$ 0.6 million relative to 2Q16. In 1H17, we reported R\$ 4.4 million, a growth of R\$ 0.7 million compared with 1H16.

RENTAL AND SERVICES NET REVENUE

Net Revenue reached R\$ 61.8 million in 2Q17, a 5.8% drop against the same period in 2016. In 1H17, we recorded R\$ 121.9 million for this same item, 8.5% less than in 1H16.

RENTAL AND SERVICES COST

In 2Q17, rental and services cost posted a decrease of 32.9% to R\$ 6.8 million. For the first six months of 2017, these costs amounted to R\$ 12.9 million, a 36.6% improvement in relation to 1H16.

Rental and Services Costs						
R\$ million	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Personnel*	0.7	0.6	-25.1%	1.5	1.0	-35.0%
Depreciation	0.6	0.4	-23.3%	1.2	1.1	-11.4%
Occupancy	4.4	4.4	-	8.3	8.2	-1.9%
Third parties	3.2	1.4	-56.8%	6.8	2.6	-60.6%
Other Costs*	1.2	-	-	2.6	-	-
Total	10.1	6.8	-32.9%	20.4	12.9	-36.6%

*Reclassified in fiscal year 2016

Personnel Costs

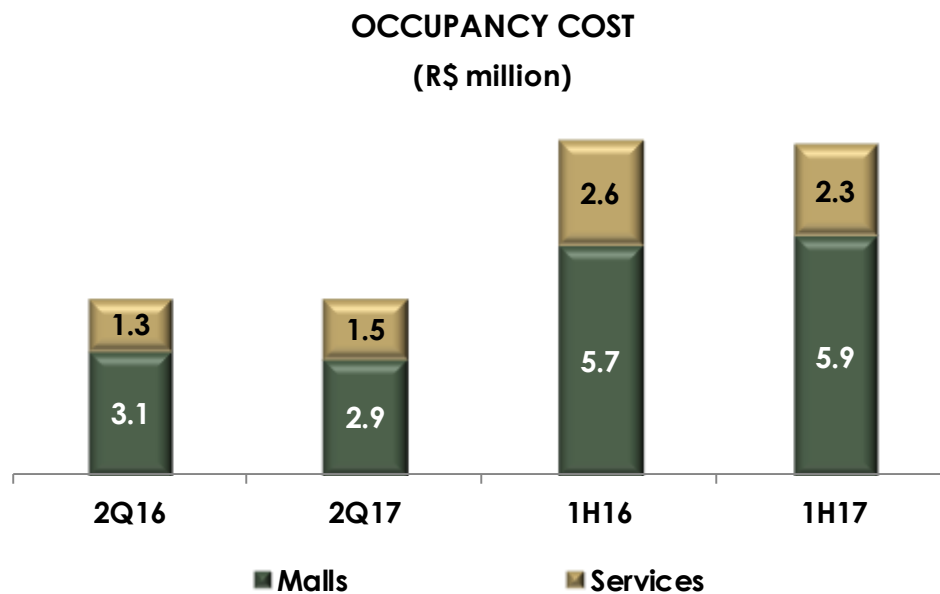
Personnel costs were R\$ 0.6 million in the quarter under review, a decrease of 25.1% in relation to 2Q16. In 1H17, the Company's personnel costs were R\$ 1.0 million, 35.0% lower year-on-year.

Depreciation Costs

In 2Q17, depreciation costs stood at R\$ 0.4 million, a R\$ 0.2 million decline relative to 2Q16. In 1H17, we recorded depreciation costs of R\$ 1.1 million, a decline of R\$ 0.1 million compared with 1H16.

Occupancy Costs

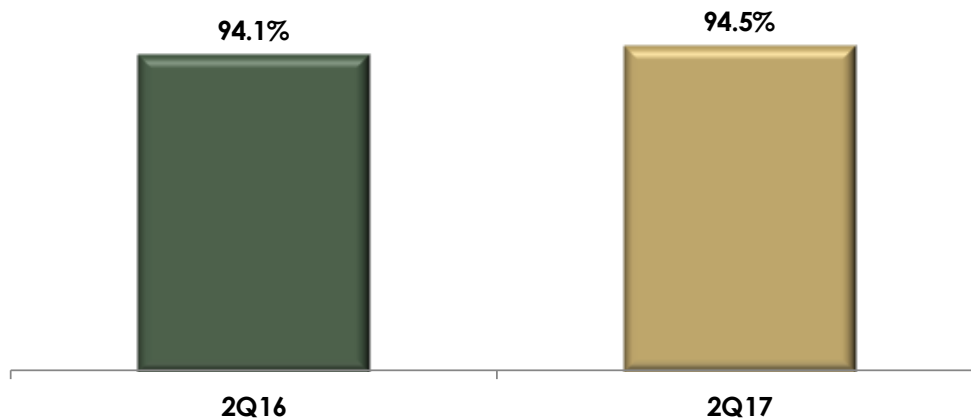
During the quarter under review, occupancy costs amounted to R\$ 4.4 million, the same level as in 2Q16. In 1H17, the Company posted occupancy costs of R\$ 8.2 million, a decrease of R\$ 0.1 million or 1.9%, compared with 1H16.



Shopping center occupancy costs were R\$ 2.9 million in 2Q17, a decrease of R\$ 0.2 million compared with 2Q16. In 1H17, occupancy costs amounted to R\$ 5.9 million, a rise of R\$ 0.2 million in relation to 1H16.

The occupancy costs of services amounted to R\$ 1.5 million in 2Q17, an increase of R\$ 0.2 million compared with 2Q16. In 1H17, this item amounted to R\$ 2.3 million, a decrease of R\$ 0.3 million in relation to 1H16.

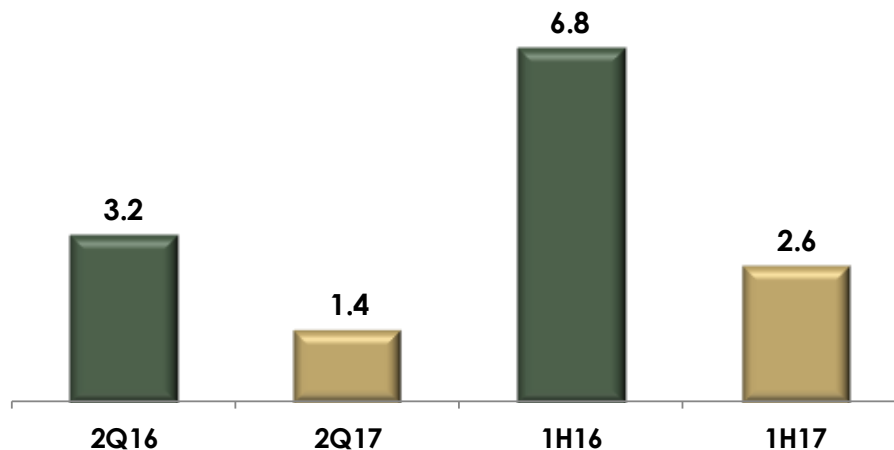
OCCUPANCY RATE PERFORMANCE



Third Party Service Costs

Costs of third party services in 2Q17, principally those involving parking lot operations, were R\$ 1.4 million, a decrease of R\$ 1.8 million compared with 2Q16. In 1H17, we registered R\$ 2.6 million for this item, a R\$ 4.2 million decline in relation to 1H16.

THIRD-PARTIES SERVICES COST (R\$ million)

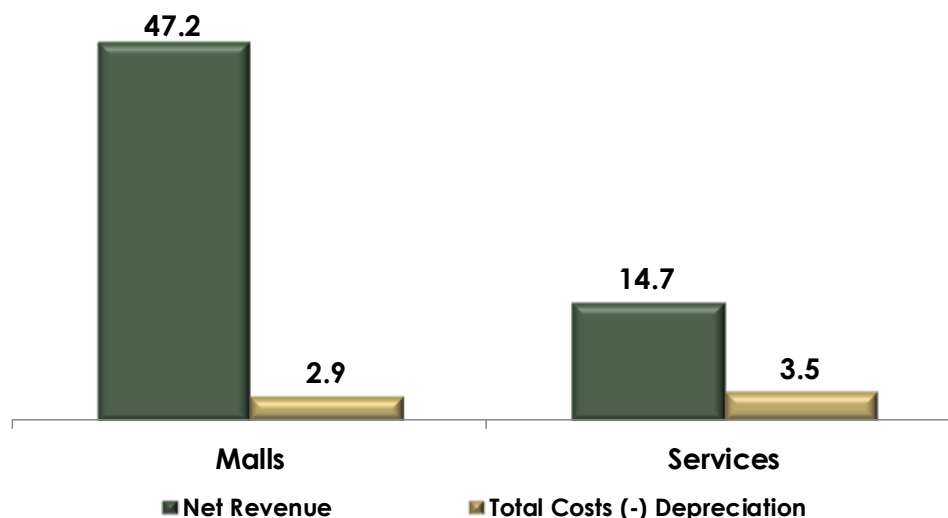


GROSS PROFIT

Gross profit in 2Q17 was R\$ 55.0 million, equivalent to a margin of 89.0%, and a decline of 0.8% relative to the R\$ 55.5 million in 2Q16. In 1H17, we posted R\$ 108.9 million for this same item and corresponding to 89.4% and a decrease of 3.4% compared with 1H16.

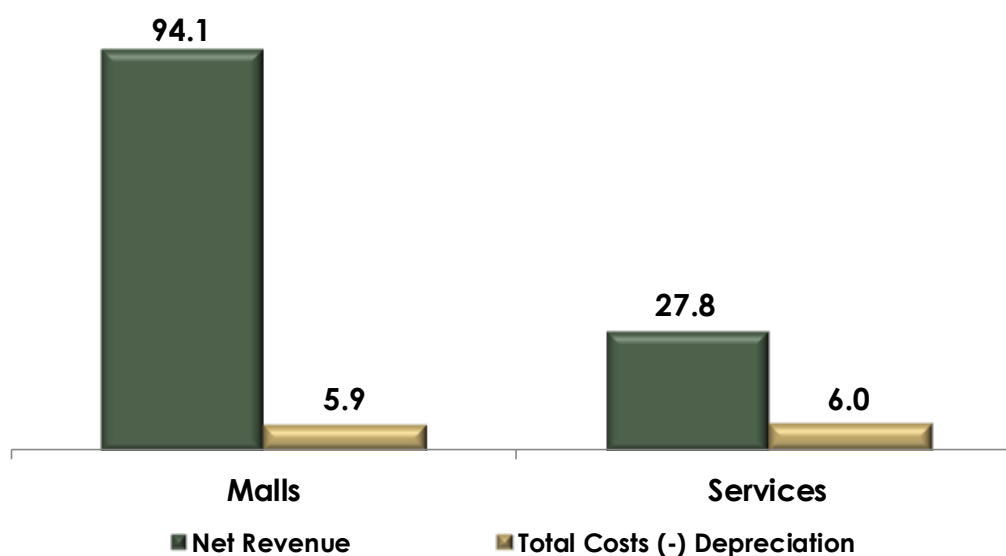
In 2Q17, the Company posted a Consolidated NOI of R\$ 55.5 million. The NOI from shopping center operations was R\$ 44.3 million and the remaining R\$ 11.2 million was generated from services.

NOI - 2Q17 (R\$ million)



In 1H17, the Company reported R\$ 110.0 million in NOI, of which R\$ 88.2 million was from Shopping Center operations and R\$ 21.8 million from Services.

NOI - 1H17 (R\$ million)



GENERAL AND ADMINISTRATIVE EXPENSES

General and administrative expenses in 2Q17 totaled R\$ 13.0 million, an increase of 5.4% compared with 2Q16. In 1H17, this amount was R\$ 25.2 million, 3.4% less than in 1H16.

General and Administrative Expenses

R\$ million	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Publicity and Advertising	(0.8)	(0.3)	-62.2%	(1.7)	(0.7)	-59.1%
Provision for Doubtful Accounts	(1.4)	(2.1)	50.2%	(2.2)	(4.0)	80.5%
Personnel	(3.7)	(3.6)	-3.4%	(7.3)	(7.0)	-4.7%
Third Parties	(2.6)	(3.1)	19.7%	(5.1)	(4.8)	-6.0%
Commercialization Expenses	(0.9)	(1.0)	13.2%	(2.7)	(2.0)	-24.5%
Non-recurring Expenses	(0.5)	-	-	(1.5)	(0.1)	-90.3%
Other Expenses	(2.5)	(2.9)	19.0%	(5.6)	(6.6)	18.3%
Total	(12.4)	(13.0)	5.4%	(26.1)	(25.2)	-3.4%

In the quarter under review, the Company reported an increase of R\$ 0.6 million in administrative expenses, in turn a reflection of a rise in (i) provisions for doubtful debts; (ii) third party services; (iii) commercialization and (iv) other expenses, partially attenuated by a decrease in (v) publicity and advertising and (vi) personnel expenses.

OTHER OPERATING REVENUES AND (EXPENSES)

Other operating revenues and expenses are reflected principally in 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 2Q17, other operating revenues and expenses were a negative R\$ 5.0 million, while in 2Q16, the Company reported a negative R\$ 18.2 million for this item. In 1H17, other operating revenues and expenses were a negative R\$ 4.5 million and in 1H16, we reported a negative R\$ 17.5 million.

Other Operating Revenues

R\$ million	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Recovery of Condominium Expenses	0.2	0.1	-50.3%	0.2	0.1	-30.4%
Gain/Loss on Investment Properties Sale	(19.1)	-	-	(19.5)	0.2	-
Recovery (other)	0.7	(5.1)	-	1.8	(4.8)	-
Total	(18.2)	(5.0)	-72.7%	(17.5)	(4.5)	-74.5%

NET FINANCIAL RESULT

In 2Q17, the net financial result was a negative R\$ 103.9 million while in 2Q16, the same item was a positive R\$ 50.3 million. It is worth recalling that there is no cash impact from the foreign exchange variation effect on the principal amount of our perpetual debt. In 1H17, we reported a negative net result of R\$ 136.1 million compared with a positive R\$ 83.4 million in 1H16.

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	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Revenues	175.8	5.5	-96.9%	346.0	61.2	-82.3%
Interest on financial investments	1.5	1.9	26.8%	3.2	3.2	-1.8%
Exchange Variation - Asset	170.1	0.1	-	335.8	51.7	-84.6%
Derivative Operational Gain	2.6	2.0	-20.1%	3.6	2.1	-42.5%
Other	1.6	1.5	-9.2%	3.4	4.2	25.1%
Expenses	(125.5)	(109.4)	-12.8%	(262.6)	(197.3)	-24.9%
Interest on loans, financing and CCLs	(28.6)	(23.9)	-16.4%	(60.3)	(48.7)	-19.3%
Perpetual Bonds Debt	(26.9)	(26.7)	-0.8%	(57.3)	(51.4)	-10.4%
Derivative Operational Loss	(10.2)	-	-	(20.4)	(4.2)	-79.4%
Exchange Variation - Liability	(51.4)	(45.7)	-11.1%	(102.9)	(68.2)	-33.7%
Fine on Overdue Taxes	(0.6)	(6.3)	-	(6.7)	(12.1)	82.2%
Other	(7.8)	(6.8)	-12.6%	(15.0)	(12.7)	-15.6%
Total	50.3	(103.9)	-	83.4	(136.1)	-

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 may 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 to the Company's Financial Department by a third party consultancy.

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 foreign exchange risk. To this end, hedging may be conducted through operations either in Brazil or abroad 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.

The Company's currency exposure position as at June 30, 2017 for the next 12 months is shown in the following chart:

Exchange Hedge Scenario

US\$ thousands	2017	2018	12 months
Exposure	9,929	9,929	19,858
Total hedge with derivative instruments	10,000	10,000	20,000
Coverage			101%

Types of Hedge Instruments

Derivative Instrument - Exchange NDF	2017	2018	12 months
Initial price - R\$/US\$*	3.2717	3.2717	3.2717
Notional value in US\$ thousands	10,000	10,000	20,000
Fair value in R\$ thousands	548	548	1,096

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

INCOME TAX AND SOCIAL CONTRIBUTION (CURRENT AND DEFERRED)

The Company reported income tax and social contribution in 2Q17 of R\$ 6.1 million compared with R\$ 11.2 million in 2Q16. In 1H17, income tax and social contribution was R\$ 11.7 million, a decrease of R\$ 6.9 million compared with 1H16.

NET ADJUSTED RESULT

In 2Q17, the Company reported negative net adjusted result of R\$ 67.5 million compared with a positive net adjusted result of R\$ 85.4 million in 2Q16. In 1H17, the net adjusted result was negative R\$ 63.2 million compared with a positive R\$ 156.9 million in 1H16 for the same item.

Adjusted Net Result Reconciliation

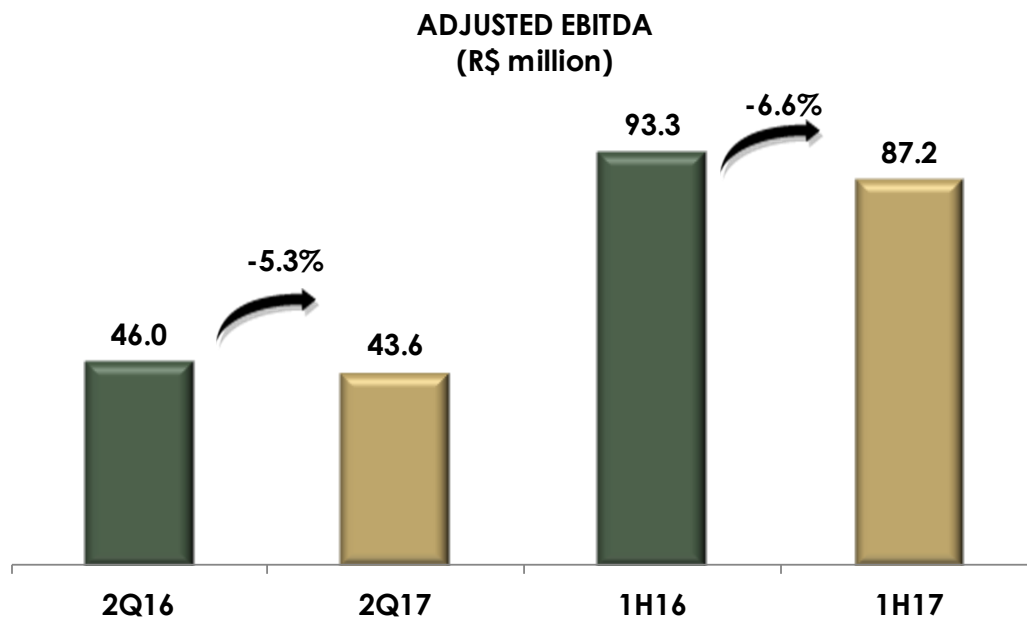
R\$ million	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Net Result	64.0	(73.0)	-	134.0	(68.6)	-
(+) Non-Recurring	19.6	5.5	-72.2%	21.1	5.4	-74.2%
(+) IRPJ/CSLL (Non-Recurring)	1.8	-	-	1.8	-	-
Adjusted Net Result	85.4	(67.5)	-	156.9	(63.2)	-
Adjusted Net Result Margin	130.2%	-109.2%	-	117.8%	-51.8%	-

ADJUSTED EBITDA

In 2Q17, Adjusted EBITDA was R\$ 43.6 million, equivalent to a margin of 70.5% and a decrease of 5.3% in relation to the Adjusted EBITDA of R\$ 46.0 million in the same quarter for 2016. In 1H17, Adjusted EBITDA was R\$ 87.2 million and corresponding to a margin of 71.5% and a decrease of 6.6% compared with 1H16.

Adjusted EBITDA Reconciliation

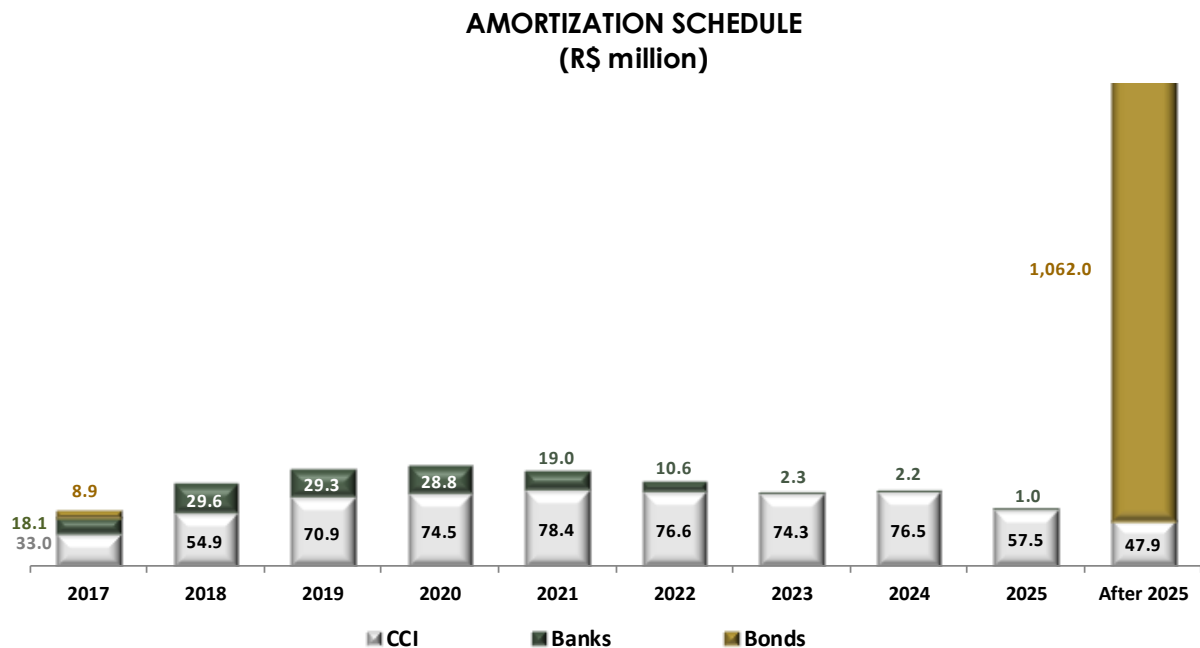
R\$ million	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Net Result	64.0	(73.0)	-	134.0	(68.6)	-
(+) Income Tax and Social Contribution	11.2	6.1	-45.9%	18.6	11.7	-36.8%
(+) Net Financial Result	(50.3)	103.9	-	(83.4)	136.1	-
(+) Depreciation and Amortization	1.5	1.1	-24.8%	3.0	2.6	-19.2%
EBITDA	26.4	38.1	44.3%	72.2	81.8	13.2%
(+) Non-Recurring	19.6	5.5	-72.2%	21.1	5.4	-74.2%
Adjusted EBITDA	46.0	43.6	-5.3%	93.3	87.2	-6.6%
Adjusted EBITDA Margin	70.1%	70.5%	0.4 p.p.	70.1%	71.5%	1.4 p.p.



CAPITAL STRUCTURE

The Company's gross debt as at June 30, 2017 amounted to R\$ 1,856.3 million. On March 31, 2017, gross debt stood at R\$ 1,844.4 million.

In the light of General Shopping's cash position (cash and cash equivalents and other financial investments) as at June 30, 2017 of R\$ 91.3 million, total net debt amounted to R\$ 1,765.0 million. In 1Q17, net debt amounted to R\$ 1,788.6 million.



R\$ million														
Financial Institution	Maturity	Index	Interest	06/30/2017	2017	2018	2019	2020	2021	2022	2023	2024	2025	After 2025
BNDES - PINE FINAME	Sep-19	-	8.7%	0.4	0.1	0.2	0.1	-	-	-	-	-	-	-
BNDES - HSBC FINEM	Aug-21	SELIC	6.8%	17.9	2.2	4.3	4.2	4.3	2.9	-	-	-	-	-
BNDES - HSBC FINEM	Aug-21	TJLP	6.8%	31.3	3.9	7.5	7.4	7.5	5.0	-	-	-	-	-
BNDES - ITAÚ CCB	Nov-20	TJLP	6.3%	16.5	2.5	4.8	4.8	4.4	-	-	-	-	-	-
BNDES - ITAÚ CCB	Nov-20	SELIC	4.6%	5.2	0.8	1.5	1.5	1.4	-	-	-	-	-	-
BNDES - ITAÚ CCB	Nov-20	-	3.5%	0.6	0.1	0.2	0.2	0.1	-	-	-	-	-	-
DEBENTURES - SB BONSUCESSO	Oct-22	CDI	2.8%	20.9	2.1	3.9	3.9	3.8	3.9	3.3	-	-	-	-
DEBENTURES - SB BONSUCESSO	Oct-22	IPCA	7.5%	30.0	5.3	4.9	4.9	5.0	4.9	5.0	-	-	-	-
BNB	Jun-25	-	3.5%	18.1	1.1	2.3	2.3	2.3	2.3	2.3	2.3	2.2	1.0	-
CCI - ITAÚ BBA	Jun-18	TR	11.0%	41.6	17.3	24.3	-	-	-	-	-	-	-	-
CCI - SANTANDER	Jun-22	TR	11.0%	41.0	3.2	6.9	7.7	8.5	9.5	5.2	-	-	-	-
CCI - HABITASEC	Nov-24	IPCA	7.0%	64.1	3.6	7.0	7.6	8.1	8.7	9.3	10.0	9.8	-	-
CCI - HABITASEC	Jun-25	IPCA	7.0%	35.8	1.8	3.6	3.8	4.1	4.4	4.7	5.1	5.4	2.9	-
CCI - HABITASEC	Dec-24	IPCA	7.0%	50.2	2.8	5.5	5.9	6.3	6.6	7.2	7.7	8.2	-	-
CCI - ITAÚ	Sep-26	TR	9.9%	277.8	0.3	-	36.2	36.2	36.2	36.1	36.2	36.2	36.2	24.2
CCI - ITAÚ BBA	Jan-27	TR	10.0%	69.0	1.6	3.1	4.3	5.5	6.8	7.5	8.3	9.3	10.3	12.3
CCI - HABITASEC	Mar-27	IPCA	6.5%	65.0	2.4	4.5	5.4	5.8	6.2	6.6	7.0	7.6	8.1	11.4
BONDS 2012*	-	USD	13.2%	489.4	-	-	-	-	-	-	-	-	-	489.4
BONDS 2016	Aug-26	USD	10%/12%	30.7	1.2	-	-	-	-	-	-	-	-	29.5
BONDS 2010/2011*	-	USD	10.0%	550.8	7.7	-	-	-	-	-	-	-	-	543.1
Total Debt				1,856.3	60.0	84.5	100.2	103.3	97.4	87.2	76.6	78.7	58.5	1,109.9

* 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.

SUBSEQUENT EVENT

According to the Minutes of the Board of Directors' Meeting held on August 4, 2017, the cancellation of 6,564,301 (six million, five hundred sixty-four thousand, three hundred and one) registered common shares with no par value issued by the Company Held in treasury, which were acquired as part of the share buyback approved at an Extraordinary General Meeting held on July 22, 2016, without reducing its capital stock. As a result of said cancellation, the subscribed and paid-in capital stock of R\$ 389,626, will now be represented by sixty-nine million, four hundred and thirty-five thousand, six hundred and ninety-nine (69,435,699) common, nominative shares without nominal value.

CONSOLIDATED INCOME STATEMENT

R\$ thousand	2Q16	2Q17	Chg.	1H16	1H17	Chg.
Gross Operating Revenue	74,906	69,856	-6.7%	151,346	137,390	-9.2%
Revenue from Rents	51,266	48,678	-5.0%	101,766	96,548	-5.1%
Revenue from Services	23,640	21,178	-10.4%	49,580	40,842	-17.6%
Revenue Deductions	(9,296)	(8,036)	-13.6%	(18,170)	(15,515)	-14.6%
Pis / Cofins	(5,443)	(5,043)	-7.3%	(11,017)	(9,622)	-12.7%
ISS	(955)	(653)	-31.6%	(2,063)	(1,469)	-28.8%
Discounts	(2,898)	(2,340)	-19.3%	(5,090)	(4,424)	-13.1%
Net Operating Revenue	65,610	61,820	-5.8%	133,176	121,875	-8.5%
Rents and Services Costs	(10,097)	(6,774)	-32.9%	(20,402)	(12,940)	-36.6%
Personnel	(742)	(556)	-25.1%	(1,506)	(979)	-35.0%
Depreciation	(600)	(460)	-23.3%	(1,226)	(1,086)	-11.4%
Occupancy	(4,366)	(4,368)	0.0%	(8,353)	(8,193)	-1.9%
Third Parties	(3,221)	(1,390)	-56.8%	(6,814)	(2,682)	-60.6%
Other Costs	(1,168)	-	-	(2,503)	-	-
Gross Profit	55,513	55,046	-0.8%	112,774	108,935	-3.4%
Operating Expenses	(30,597)	(18,033)	-41.1%	(43,606)	(29,661)	-32.0%
General and Administrative	(12,390)	(13,062)	5.4%	(26,090)	(25,193)	-3.4%
Other Operating Revenues and Expenses	(18,207)	(4,971)	-72.7%	(17,516)	(4,468)	-74.5%
Income Before Financial Result	24,916	37,013	48.6%	69,168	79,274	14.6%
Financial Results	50,284	(103,890)	-	83,385	(136,092)	-
Result Before Income Tax and Social Contribution	75,200	(66,877)	-188.9%	152,553	(56,818)	-
Income Tax and Social Contribution	(11,237)	(6,078)	-45.9%	(18,588)	(11,744)	-36.8%
Net Result in the period	63,963	(72,955)	-	133,965	(68,562)	-

CONSOLIDATED BALANCE SHEET

ASSETS R\$ thousand	06/30/2017	12/31/2016
CURRENT ASSETS		
Cash and Cash Equivalents	89,807	59,771
Financial Application	-	13,053
Accounts Receivable	60,968	66,323
Recoverable Taxes	11,459	11,275
Accounts receivable - Cessions	43,498	54,998
Other Receivables	15,115	19,214
Total Current Assets	220,847	224,634
NON-CURRENT ASSETS		
Financial Application	1,537	1,469
Accounts Receivable	5,333	7,273
Recoverable Taxes	4,081	4,307
Related Parties	55,903	53,953
Deposits and Guarantees	3,502	2,247
Other Accounts Receivable	430	1,689
Investment Property	2,962,808	2,969,390
Property, Plant and Equipment	8,026	15,258
Intangible	18,421	19,950
Total Non-Current Assets	3,060,041	3,075,536
Total Assets	3,280,888	3,300,170

LIABILITIES AND SHAREHOLDERS' EQUITY

CURRENT LIABILITIES		
Suppliers	13,275	16,569
Loans and Financing	39,046	73,473
Payroll and Related Charges	2,536	2,368
Taxes and Contributions	146,365	121,106
Taxes to be paid in Installments	16,611	15,434
Real Estate Credit Notes - CCI	70,570	59,822
Related Parties	24,602	24,748
Cession revenues to be recognized	25,976	25,695
Other Payables	2,035	2,700
TOTAL CURRENT LIABILITIES	341,016	341,915
NON-CURRENT LIABILITIES		
Loans and financing	1,172,799	1,142,621
Cession revenues to be recognized	158,354	170,736
Taxes to be paid in Installments	41,860	42,046
Deferred Taxes and Social Contribution	86,647	86,647
Provision for Labor and Civil Risks	1,621	1,504
Real Estate Credit Notes - CCI	573,928	541,476
Total Non-Current Liabilities	2,035,209	1,985,030
Shareholders Equity	904,663	973,225
Total Liabilities and Shareholders Equity	3,280,888	3,300,170

CONSOLIDATED CASH FLOW		
R\$ thousand	06/30/2017	06/30/2016
CASH FLOW FROM OPERATING ACTIVITIES		
Profit (Loss) in the period	(68.562)	133.965
Adjustments for reconciling net profit in the period with net cash generated (used) by operating activities:		
Depreciation and Amortization	2.461	3.046
Provision for doubtful accounts	3.964	2.196
Provision / (Recognition) for labor and civil risks	117	(24)
Income taxes and Social Contribution deferred	-	(2.242)
Income taxes and Social Contribution	11.744	20.801
Financial charges on loans, financing, CCI and perpetual bonds	99.248	120.957
Loss/(Gain) not realized with derivatives instruments	-	8.474
Financial charges on taxes paid in installments	1.384	1.871
Exchange Variation	16.054	(233.576)
Fair Value Adjustments	-	12.300
(Increase) Decrease in Operating Assets:		
Accounts Receivable	3.331	(476)
Recoverable Taxes	42	150
Accounts Receivable - Cessions	11.500	-
Accounts Receivable from sold properties	-	(25.333)
Other receivables	5.358	1.092
Deposits and Guarantees	(1.255)	(596)
Increase (Decrease) in Operating Liabilities:		
Suppliers	(3.294)	(3.485)
Taxes, Charges and Contributions	13.515	15.216
Salaries and Social Charges	168	346
Cession Revenue to be recognized	(12.101)	87.476
Other Payables	(665)	(7.231)
Cash (Applied in) / Generated from Operating Activities	83.009	134.927
Payment of Interest	(65.901)	(77.070)
Net Cash (Applied in) / Generated from Operating Activities	17.108	57.857
CASH FLOW FROM INVESTMENT ACTIVITIES		
Asset write off	34.158	-
Call of Financial Application and Restricted Cash	12.985	(261)
Acquisition of property and intangible assets	(21.276)	(50.176)
Proceeds from sale of investments properties	-	60.500
Net Cash (Applied in) / Generated from Investment Activities	25.867	10.063
CASH FLOW FROM FINANCING ACTIVITIES		
Issuance of Loans, Financing and CCI	71.045	-
Costs on issuance of Loans, Financing and CCI and Perpetual Bonds	(5.466)	(600)
Amortization of principal of loans, financing and CCI	(77.422)	(45.419)
New taxes installments	5.386	-
Payment of principal on installment of taxes	(4.386)	(5.781)
Related Parties	(2.096)	(2.681)
Net Cash (Applied in) / Generated from Financing Activities	(12.939)	(54.481)
NET (REDUCTION)/INCREASE OF CASH AND CASH EQUIVALENTS	30.036	13.439
Cash and Cash Equivalents		
Beginning period	59.771	111.240
Closing period	89.807	124.679

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

GLOSSARY

Adjusted EBITDA	Gross profit less operating expenses, plus depreciation and amortization together with non-recurring expenses.
Adjusted EBITDA per m²	Adjusted EBITDA divided by average own GLA in the period.
Adjusted FFO	Funds From Operations: Adjusted Net Profit + Depreciation + Amortization.
Adjusted net results	Net Results plus non-recurring expenses.
Adjusted net results per m²	Adjusted Net Results divided by average own GLA in the period.
Advertising	Rental of marketing space for the promotion of products and services.
Anchor Stores	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.
CPC 06	Statement issued by the Brazilian Committee on Accounting Pronouncements which refers to straight-lining revenue.
CPC 28	Statement issued by the Brazilian Committee on Accounting Pronouncements whose purpose is to prescribe the accounting treatment of investment properties and respective disclosure requirements.
CPC 38	Statement issued by the Brazilian Committee on Accounting Pronouncements which refers to recognition and measurement of financial instruments.
FFO per m²	FFO divided by average own GLA in the period.
Malls	Common areas of shopping centers (corridors) for the leasing of stands, kiosks and similar.
Minimum Rent	Base rent as defined under the rental contract.
NOI	Net Operating Income: Net Revenue less cost of rents and services, plus depreciation and amortization.
NOI per m²	NOI divided by average own GLA in the period.
Occupancy Rate	Rented GLA at the shopping center.
Own GLA	Gross leasable area weighted by the Company's interest in the shopping centers.
Percentage of Sales Rent	Difference between minimum rent and the rent from sales percentage.
Satellite Stores	Small and specialized stores intended for general commerce.
Total GLA	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.
Vacancy Rate	Unrented GLA at the shopping center.