

# Cyrela Commercial Properties S.A. Empreendimentos e Participações e Controladas

## **Interim financial information September 30, 2019**

*(A free translation of the original  
Report in Portuguese containing  
Quarterly Information  
prepared in Accordance with  
accounting practices adopted in Brazil)*

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## Identification/Composition of Capital Stock

Number of shares (Thousand)		Current Quarter 09/30/2019
Common shares – Paid in Capital		119,664
Preferred – Paid in Capital		0
<b>Total – Paid in Capital</b>		<b>119,664</b>
Common shares – In Treasury		0
Preferred – In Treasury		0
<b>Total – In Treasury</b>		<b>0</b>

## Individual financial statements / Balance sheet – Assets

(In thousand of reais)

Code of account	Account description	Current quarter 09/30/2019	Prior year 12/31/2018
1	Total assets	2,402,623	2,418,126
1.01	Current assets	224,544	299,738
1.01.01	Cash and cash equivalents	110,036	138,626
1.01.02	Interest earning bank deposits	92,776	123,301
1.01.02.03	Financial investments amortized cost valuations	92,776	123,301
1.01.03	Accounts receivable	177	419
1.01.03.01	Trade accounts receivable	177	419
1.01.06	Recoverable taxes	10,790	6,783
1.01.06.01	Current taxes recoverable	10,790	6,783
1.01.06.01.01	Taxes recoverable	10,790	6,783
1.01.08	Other current assets	10,765	30,609
1.01.08.03	Other	10,765	30,609
1.01.08.03.01	Dividends receivable	4,603	5,353
1.01.08.03.02	Other accounts receivable	6,162	25,256
1.02	Noncurrent assets	2,178,079	2,118,388
1.02.01	Long term assets	31,568	32,733
1.02.01.09	Other noncurrent assets	113	46
1.02.01.09.04	Advance for future capital increase	113	46
1.02.01.10	Other noncurrent assets	31,455	32,687
1.02.01.10.04	Taxes recoverable	31,455	29,825
1.02.01.10.06	Other accounts receivable	0	2,862
1.02.02	Investments	2,138,330	2,085,434
1.02.02.01	Equity interest	2,138,330	2,085,434
1.02.02.01.02	Interest in subsidiaries	2,138,330	2,085,434
1.02.03	Property, plant and equipment	8,116	143
1.02.03.01	Fixed assets in operation	119	143
1.02.03.02	Right of Use in Lease	7,997	0
1.02.04	Intangible assets	65	78
1.02.04.01	Intangible assets	65	78

## Individual financial statements Balance sheet Liabilities

(In thousand of reais)

Code of account	Account description	Current quarter 09/30/2019	Prior year 12/31/2018
2			
	Total liabilities	2,402,623	2,418,126
2.01	Current liabilities	166,725	316,248
2.01.02	Suppliers	1,133	2,008
2.01.02.01	Domestic suppliers	1,133	2,008
2.01.03	Tax liabilities	389	338
2.01.03.01	Federal tax liabilities	369	324
2.01.03.01.02	Taxes withheld at source	128	71
2.01.03.01.04	Taxes on revenues	241	253
2.01.03.03	Municipal tax liabilities	20	14
2.01.04	Loans and financing	139,530	273,746
2.01.04.01	Loans and financing	19,523	12,687
2.01.04.01.01	In domestic currency	19,523	12,687
2.01.04.02	Debentures	120,007	261,059
2.01.05	Other liabilities	25,673	40,156
2.01.05.01	Related Party Liabilities	6	0
2.01.05.01.04	Debts with other related parties	6	0
2.01.05.02	Other	25,667	40,156
2.01.05.02.02	Minimum compulsory dividend payable	15	17
2.01.05.02.04	Other accounts payable	25,652	40,139
2.02	Noncurrent liabilities	1,195,147	1,056,455
2.02.01	Loans and financing	1,186,234	1,055,763
2.02.01.01	Loans and financing	257,227	263,263
2.02.01.01.01	In domestic currency	257,227	263,263
2.02.01.02	Debentures	929,007	792,500
2.02.02	Others	7,997	0
2.02.02.02	Others	7,997	0
2.02.02.02.06	Other accounts payable	7,997	0
2.02.04	Provisions	916	692
2.02.04.01	Tax, social security, labor and civil provisions	916	692
2.02.04.01.02	Social security and labor provisions	0	692
2.02.04.01.05	Provisions for labor, tax, civil risks	916	0
2.03	Shareholders' equity	1,040,751	1,045,423
2.03.01	Realized capital	799,763	799,763
2.03.04	Profit reserves	246,214	246,547
2.03.04.01	Legal reserve	46,227	46,227
2.03.04.05	Profit retention reserve	199,987	200,320
2.03.05	Retained Earnings/Losses	-5,226	-887

**Individual financial statements / Statement of income****(In thousand of reais)**

Code of account	Account description	Current quarter	Accumulated of the	Same quarter of the	Accumulated of the
		04/01/2019–09/30/2019	current year 01/01/2019–09/30/2019	prior year 04/01/2018–09/30/2018	prior year 01/01/2018–09/30/2018
3.01	Revenue from sales of goods and/or services	529	1,037	496	1,379
3.03	Gross income	529	1,037	496	1,379
3.04	Operating expenses/revenue	35,691	75,343	3,668	91,743
3.04.01	Sales expenses	-207	-542	-925	-1,528
3.04.02	General and administrative expenses	-7,071	-13,866	-9,435	-19,293
3.04.02.01	General and administrative	-5,067	-7,045	-4,949	-11,731
3.04.02.02	Management remuneration	-982	-2,907	-910	-2,753
3.04.02.03	Employee profit sharing and Directors' fees	-1,022	-3,914	-3,576	-4,809
3.04.04	Other operating revenue	8,842	-12,482	-19,647	-51
3.04.04.01	Other operating revenues (expenses), net	8,842	-12,482	-19,647	-51
3.04.06	Equity income (loss)	34,127	102,233	33,675	112,615
3.05	Income (loss) before financial income and taxes	36,220	76,380	4,164	93,122
3.06	Financial income (loss)	-27,459	-81,606	-23,295	-80,260
3.06.01	Financial revenues	3,780	11,023	6,794	17,075
3.06.02	Financial expenses	-31,239	-92,629	-30,089	-97,335
3.07	Income (loss) before income tax	8,761	-5,226	-19,131	12,862
3.08	Income Tax and Social Contribution	0	0	30	30
3.08.01	Current	0	0	30	30
3.09	Net income (loss) from continued operations	8,761	-5,226	-19,101	12,892
3.11	Income/loss for the period	8,761	-5,226	-19,101	12,892
3.99	Earnings per share (Reais / Share)				
3.99.01	Basic earnings per share				
3.99.01.01	Common shares	0.07321	-0.04367	-0.1600	0.11000
3.99.02	Diluted earning per share				
3.99.02.01	Common shares	0.07321	-0.04367	-0.1600	0.11000

**Individual financial statements / Statement of comprehensive income****(In thousand of reais)**

Code of account	Account description	Current quarter	Accumulated of the current year	Same quarter of the prior year	Accumulated of the prior year
		07/01/2019–09/30/2019	01/01/2019–09/30/2019	07/01/2018–09/30/2018	01/01/2018–09/30/2018
4.01	Net income for the period	8,761	-5,226	-19,101	12,892
4.02	Other comprehensive income	636	554	397	3,520
4.02.02	Adjustments for translation of investments and valuation of financial assets	636	554	397	3,520
4.03	Comprehensive income for the period	9,397	-4,672	-18,704	16,412

**Individual financial statements / Statement of cash flows - Indirect method****(In thousand of reais)**

Code of account	Account description	Accumulated of the current year	Accumulated for the year Previous
		01/01/2019–09/30/2019	01/01/2018–09/30/2018
6.01	Net cash from operational activities	23,017	68,927
6.01.01	Cash generated in operations	-13,535	1,458
6.01.01.01	Net income (loss) before income tax and social contribution	- 5,226	12,862
6.01.01.02	Depreciation of fixed asset items	38	39
6.01.01.04	Equity in net income of subsidiaries	-102,232	-112,615
6.01.01.05	Interest, inflation adjustments on loans and debentures	87,066	84,822
6.01.01.06	Amortization of commission on loans and debentures	3,840	1,719
6.01.01.09	Amortization	-482	1,754
6.01.01.10	Provisions for labor, tax and civil risks	224	117
6.01.01.11	Capitalized interest	3,237	9,434
6.01.01.13	Actions in Treasury	0	3,326
6.01.02	Changes in assets and liabilities	9,935	-19,475
6.01.02.01	Accounts receivable	242	-175
6.01.02.02	Taxes recoverable	-5,637	-5,948
6.01.02.03	Dividends receivable	750	1,930
6.01.02.06	Other assets	21,955	-66,223
6.01.02.07	Suppliers	-875	951
6.01.02.08	Taxes and contributions payable	51	39
6.01.02.09	Other accounts payable	-6,490	49,965
6.01.02.10	Advance for future capital increase	-67	-14
6.01.02.11	Payables to related parties	6	0
6.01.03	Other	26,617	86,944
6.01.03.01	Interest paid	-92,564	-46,234
6.01.03.02	Dividends received	119,181	133,178
6.02	Net cash used in investment activities	-50,073	-52,283
6.02.01	(Increase) in securities	30,525	-44,163
6.02.02	(Increase) in property, plant and equipment	-7,998	-81
6.02.04	(Increase) decrease in investments	-72,600	-8,039
6.03	Net cash from financing activities	-1,534	62,612
6.03.01	Funding of loans and debentures	300,000	450,000
6.03.02	Commission for acquisition of loans and debentures	-4,094	-717
6.03.03	Payment of loans and debentures (principal)	-297,994	-390,191
6.03.05	Effect of changes in exchange rate on cash and cash equivalents	554	3,520
6.05	Increase (decrease) in cash and cash equivalents	-28,590	79,256
6.05.01	Opening balance of cash and cash equivalents	138,626	56,993
6.05.02	Closing balance of cash and cash equivalents	110,036	136,249



**Individual financial statements / Statement of changes in shareholders' equity / DMPL 01/01/2019–09/30/2019****(In thousand of reais)**

Code of account	Account description	Paid-up capital	Capital reserves, options granted and treasury shares	Profit reserves	Retained earnings (loss)	Other comprehensive income	Shareholders' equity
5.01	Opening balances	799,763	0	46,227	190,217	9,216	1,045,423
5.03	Adjusted opening balances	799,763	0	46,277	190,217	9,216	1,045,423
5.05	Total comprehensive income	0	0	0	-5,226	-82	-5,308
5.05.01	Net income for the period	0	0	0	-5,226	0	-5,226
5.05.02	Other comprehensive income	0	0	0	0	-82	-82
5.05.02.04	Translation adjustments in the period	0	0	0	0	-82	-82
5.07	Closing balances	799,763	0	46,277	184,991	9,134	1,040,115

**Individual financial statements / Statement of changes in shareholders' equity / DMPL 01/01/2018–09/30/2018****(In thousand of reais)**

<b>Code of account</b>	<b>Account description</b>	<b>Paid-up capital</b>	<b>Capital reserves, options granted and treasury shares</b>	<b>Profit reserves</b>	<b>Retained earnings (loss)</b>	<b>Other comprehensive income</b>	<b>Shareholders' equity</b>
5.01	Opening balances	799,763	-3,326	46,227	312,648	5,696	1,161,008
5.02	Prior-year adjustments	0	0	0	-1,544	0	-1,544
5.03	Adjusted opening balances	799,763	-3,326	46,227	311,104	5,696	1,159,464
5.04	Capital Transactions with Partners	0	3,326	0	0	0	3,326
5.04.05	Treasury Shares Sold	0	3,326	0	0	0	3,326
5.05	Total comprehensive income	0	0	0	12,892	3,520	16,412
5.05.01	Net income for the period	0	0	0	12,892	0	12,892
5.05.02	Other comprehensive income	0	0	0	0	3,520	3,520
5.05.02.04	Translation adjustments in the period	0	0	0	0	3,520	3,520
5.07	Closing balances	799,763	0	46,227	323,996	9,216	1,179,202

**Individual financial statements/ Statement of added value****(In thousand of reais)**

Code of account	Account description	Accumulated of the current year	Accumulated for the year Previous
		01/01/2019–09/30/2019	01/01/2018–09/30/2018
7.01	Revenues	1,123	21,881
7.01.01	Sale of merchandise, products and services	1,123	1,507
7.01.02	Other revenues	0	20,374
7.02	Inputs acquired from third parties	-2,013	-7,269
7.02.02	Materials, Energy, Third-party services and other	-1,011	-4,118
7.02.04	Other	-1,002	-3,151
7.03	Gross added value	-890	14,612
7.04	Retentions	-520	-1,792
7.04.01	Depreciation, amortization and depletion	-520	-1,792
7.05	Net added value produced	-1,410	12,820
7.06	Added value received as transfer	101,031	110,900
7.06.01	Equity income (loss)	102,233	112,615
7.06.02	Financial revenues	11,023	17,075
7.06.03	Other	-12,225	-18,790
7.07	Total added value payable	99,621	123,720
7.08	Distribution of added value	99,621	123,720
7.08.01	Personnel	12,061	13,321
7.08.01.01	Direct remuneration	7,265	7,330
7.08.01.02	Benefits	4,707	5,254
7.08.01.04	Other	89	737
7.08.02	Taxes, duties and contributions	502	161
7.08.02.01	Federal	365	-2
7.08.02.03	Municipal	137	163
7.08.03	Third-party capital remuneration	92,284	97,346
7.08.03.01	Interest	90,134	94,898
7.08.03.03	Other	2,150	2,448
7.08.04	Remuneration of own capital	-5,226	12,892
7.08.04.03	Retained earnings / Loss for the period	-5,226	12,892

**Consolidated financial statements or Balance sheet – Assets****(In thousand of reais)**

<b>Code of account</b>	<b>Account description</b>	<b>Current quarter 09/30/2019</b>	<b>Prior year 12/31/2018</b>
1	Total assets	3,614,640	3,588,425
1.01	Current assets	410,184	508,238
1.01.01	Cash and cash equivalents	198,880	215,896
1.01.01.01	Cash and banks	12,862	12,047
1.01.01.02	Interest earning bank deposits	186,018	203,849
1.01.02	Interest earning bank deposits	130,996	166,687
1.01.02.03	Interest earning bank deposits measured at fair value	130,996	166,687
1.01.03	Accounts receivable	50,073	80,794
1.01.03.01	Trade accounts receivable	50,073	80,794
1.01.04	Inventories	944	944
1.01.06	Recoverable taxes	11,358	6,783
1.01.06.01	Current taxes recoverable	11,358	6,783
1.01.06.01.01	Taxes recoverable	11,358	6,783
1.01.08	Other current assets	17,933	37,134
1.01.08.03	Other	17,933	37,134
1.01.08.03.01	Dividends receivable	1	251
1.01.08.03.02	Other accounts receivable	15,944	34,895
1.01.08.03.03	Advances to suppliers	1,988	1,988
1.02	Noncurrent assets	3,204,456	3,080,187
1.02.01	Long term assets	166,876	125,930
1.02.01.04	Accounts receivable	36,706	3,226
1.02.01.04.01	Customers	36,706	3,226
1.02.01.05	Stocks	42,618	42,200
1.02.01.09	Other noncurrent assets	849	46
1.02.01.09.04	Advance for future capital increase	849	46
1.02.01.10	Other noncurrent assets	86,703	80,458
1.02.01.10.03	Credited with the business partners	309	0
1.02.01.10.04	Taxes recoverable	47,302	36,959
1.02.01.10.05	Judicial deposits	176	191
1.02.01.10.06	Other accounts receivable	38,916	43,308
1.02.02	Investments	3,034,633	2,949,556
1.02.02.01	Equity interest	180,829	159,673
1.02.02.01.01	Interest in associated companies	180,829	159,673
1.02.02.02	Investment property	2,853,804	2,789,883
1.02.03	Property, plant and equipment	2,468	702
1.02.03.01	Fixed assets in operation	2,468	702
1.02.04	Intangible assets	479	3,999
1.02.04.01	Intangible assets	479	3,999
1.02.04.01.02	Software	479	3,999

**Consolidated financial statements / Balance sheet Liabilities****(In thousand of reais)**

<b>Code of account</b>	<b>Account description</b>	<b>Current quarter 09/30/2019</b>	<b>Prior year 12/31/2018</b>
2	Total liabilities	3,614,640	3,588,425
2.01	Current liabilities	291,954	366,168
2.01.02	Suppliers	8,578	10,021
2.01.02.01	Domestic suppliers	8,578	10,021
2.01.03	Tax liabilities	24,232	14,017
2.01.03.01	Federal tax liabilities	24,001	13,687
2.01.03.01.01	Income tax and social contribution payable	20,029	9,933
2.01.03.01.02	Other taxes payable	251	384
2.01.03.01.03	Other income taxes	1,924	1,517
2.01.03.01.04	Taxes withheld at source	1,410	1,293
2.01.03.01.05	Deferred taxes and contributions	387	560
2.01.03.03	Municipal tax liabilities	231	330
2.01.04	Loans and financing	176,754	307,785
2.01.04.01	Loans and financing	56,747	46,725
2.01.04.01.01	In domestic currency	56,747	46,725
2.01.04.02	Debentures	120,007	261,060
2.01.05	Other liabilities	82,390	34,345
2.01.05.01	Liabilities from Related parties	30	0
2.01.05.01.04	Debts with other related parties	30	0
2.01.05.02	Other	82,360	34,345
2.01.05.02.02	Minimum compulsory dividend payable	15	17
2.01.05.02.06	Advances from clients	185	74
2.01.05.02.08	Other accounts payable	73,435	30,106
2.01.05.02.09	Unearned resservata (key money)	8,725	4,148
2.02	Noncurrent liabilities	1,542,127	1,447,739
2.02.01	Loans and financing	1,531,414	1,425,996
2.02.01.01	Loans and financing	602,407	633,496
2.02.01.01.01	In domestic currency	602,407	633,496
2.02.01.02	Debentures	929,007	792,500
2.02.02	Other liabilities	6,582	16,590
2.02.02.02	Other	6,582	16,590
2.02.02.02.07	Unearned resservata (key money)	6,582	16,590
2.02.03	Deferred taxes	2,418	3,525
2.02.03.01	Deferred income tax and social contribution	2,418	3,525
2.02.03.01.01	Deferred taxes and contributions	2,418	0
2.02.04	Provisions	1,713	1,628
2.02.04.01	Tax, social security, labor and civil provisions	1,713	1,628
2.02.04.01.02	Social security and labor provisions	0	1,628
2.02.04.01.05	Provisions for labor, tax, civil risks	1,713	0
2.03	Consolidated shareholders' equity	1,780,559	1,774,518
2.03.01	Realized capital	799,763	799,763
2.03.04	Profit reserves	197,615	195,958
2.03.04.01	Legal reserve	46,227	46,227
2.03.04.05	Profit retention reserve	151,388	149,731
2.03.05	Retained Earnings/Losses	43,373	49,702
2.03.09	Interest of noncontrolling shareholders	739,808	729,095

**Consolidated financial statements / Statement of income****(In thousand of reais)**

Code of account	Account description	Current quarter	Accumulated of the current year	Same quarter of the prior year	Accumulated of the prior year
		04/01/2019–09/30/2019	01/01/2019–09/30/2019	04/01/2018–09/30/2018	01/01/2018–09/30/2018
3.01	Revenue from sales of goods and/or services	115,683	342,352	107,746	378,212
3.02	Cost of goods and/or services sold	-40,612	-120,140	-45,974	-164,532
3.03	Gross income	75,071	222,212	61,772	213,680
3.04	Operating expenses/revenue	-5,418	-44,625	-37,314	-40,574
3.04.01	Sales expenses	-5,973	-13,130	-3,597	-10,900
3.04.02	General and administrative expenses	-10,730	-24,508	-14,386	-31,742
3.04.02.01	General and administrative	-8,018	-15,208	-8,883	-20,647
3.04.02.02	Management remuneration	-1,165	-4,444	-1,331	-3,971
3.04.02.03	Employee profit sharing and Directors' fees	-1,547	-4,856	-4,172	-7,124
3.04.04	Other operating revenue	9,281	-10,840	-19,548	2,294
3.04.04.01	Other operating revenues (expenses), net	9,281	-10,840	-19,548	2,294
3.04.06	Equity income (loss)	2,004	3,853	217	-226
3.05	Income (loss) before financial income and taxes	69,653	177,587	24,458	173,106
3.06	Financial income (loss)	-33,818	-98,946	-22,714	-95,392
3.06.01	Financial revenues	6,011	19,135	8,046	24,108
3.06.02	Financial expenses	-39,829	-118,081	-30,760	-119,500
3.07	Income (loss) before income tax	35,835	78,641	1,744	77,714
3.08	Income tax and social contribution	-10,530	-35,268	-8,981	-27,443
3.08.01	Current	-10,537	-35,347	-8,807	-27,165
3.08.02	Deferred	7	79	-174	-278
3.09	Net income (loss) from continued operations	25,305	43,373	-7,237	50,271
3.11	Income/loss for the period	25,305	43,373	-7,237	50,271
3.11.01	Attributed to the Parent company's partners	8,761	-5,226	-19,101	12,892
3.11.02	Attributed to noncontrolling partners	16,544	48,599	11,864	37,379
3.99.01.01	Common shares	0.07337	0.04367	-0.16000	0.11000
3.99.02.01	Common shares	0.07337	0.11700	-0.16000	0.11000

**Consolidated financial statements / Statement of comprehensive income****(In thousand of reais)**

Code of account	Account description	Current quarter	Accumulated of the current year	Same quarter of the prior year	Accumulated of the prior year
		07/01/2019–09/30/2019	01/01/2019–09/30/2019	07/01/2018–09/30/2018	01/01/2018–09/30/2018
4.01	Consolidated net income for the period	25,305	43,373	-7,237	50,271
4.02	Other comprehensive income	636	554	397	3,520
4.02.02	Adjustments for translation of investments and valuation of financial assets	636	554	397	3,520
4.03	Consolidated comprehensive income for the period	25,941	43,927	-6,840	53,791
4.03.01	Attributed to the Parent company's partners	9,397	-4,672	-18,704	16,412
4.03.02	Attributed to noncontrolling partners	16,544	48,599	11,864	37,379

**Consolidated financial statements / Statement of cash flows Indirect method****(In thousand of reais)**

<b>Code of account</b>	<b>Account description</b>	<b>Accumulated of the current year 01/01/2019–09/30/2019</b>	<b>Accumulated in the previous year 01/01/2018–09/30/2018</b>
6.01	Net cash from operational activities	135,580	88,773
6.01.01	Cash generated in operations	240,616	236,521
6.01.01.01	Net income (loss) before income tax and social contribution	78,641	77,714
6.01.01.02	Depreciation of fixed asset items	318	173
6.01.01.03	Depreciation of investment properties	31,986	28,444
6.01.01.04	Amortization of commission on loans and debentures	4,017	2,118
6.01.01.05	Interest and inflation adjustments on loans and debentures	118,941	114,459
6.01.01.07	Provision for loss on accounts receivable	7,244	-708
6.01.01.09	Amortizations	0	691
6.01.01.10	Provisions for labor, tax and civil risks	85	644
6.01.01.11	Equity in net income of subsidiaries	-3,853	226
6.01.01.13	Actions in Treasury	0	3,326
6.01.01.16	Actions in Treasury	3,237	9,434
6.01.02	Changes in assets and liabilities	18,672	-52,103
6.01.02.01	Accounts receivable	-10,003	-9,612
6.01.02.02	Taxes and contributions recoverable	-14,918	-1,650
6.01.02.03	Inventories	-418	41,010
6.01.02.04	Dividends receivable	250	98
6.01.02.05	Judicial deposits	15	0
6.01.02.06	Advances to suppliers	0	57
6.01.02.07	Other assets	23,341	-72,214
6.01.02.08	Suppliers	-1,443	-4,721
6.01.02.10	Debits with partners in joint ventures	30	0
6.01.02.11	Taxes and contributions payable	-15,079	-2,687
6.01.02.12	Advances from clients	111	0
6.01.02.13	Unearned resservata (key money)	-5,431	-14,258
6.01.02.14	Other accounts payable	43,329	13,405
6.01.02.15	Advance for future capital increase	-803	-1,531
6.01.02.19	Related party credits in the projects	-309	0
6.01.03	Other	-123,708	-95,645
6.01.03.01	Interest paid	-117,950	-70,359
6.01.03.02	Income tax & social contribution Paid	-11,081	-26,071
6.01.03.03	Dividends received	5,323	785
6.02	Net cash used in investment activities	-84,644	-48,325
6.02.01	(Increase) in securities	35,691	-67,478
6.02.02	(Increase) in fixed assets	1,436	237
6.02.03	(Increase) in investment properties	-99,065	33,038
6.02.04	(Increase) decrease in investments	-22,706	-14,122
6.03	Net cash from financing activities	-67,952	44,778
6.03.01	Funding of loans and debentures	300,000	450,000
6.03.02	Commission for acquisition of loans and debentures	-4,094	-717
6.03.03	Payment of loans and debentures	-326,527	-408,025
6.03.06	Effect of changes in exchange rate on cash and cash equivalents	554	3,520



Code of account	Account description	Accumulated of the current year	Accumulated in the previous year
		01/01/2019–09/30/2019	01/01/2018–09/30/2018
6.03.07	Capital increase (decrease) by noncontrolling shareholder	-37,885	0
6.05	Increase (decrease) in cash and cash equivalents	-17,016	85,226
6.05.01	Opening balance of cash and cash equivalents	215,896	170,324
6.05.02	Closing balance of cash and cash equivalents	198,880	255,550

**Consolidated financial statements / Statement of changes in shareholders' equity / DMPL 01/01/2019–09/30/2019****(In thousand of reais)**

<b>Code of account</b>	<b>Account description</b>	<b>Paid-up capital</b>	<b>Capital reserves, options granted and treasury shares</b>	<b>Profit reserves</b>	<b>Retained earnings (loss)</b>	<b>Other comprehensive income</b>	<b>Shareholders' equity</b>	<b>Noncontrolling interest</b>	<b>Consolidated shareholders' equity</b>
5.01	Opening balances	799,763	0	46,227	190,217	9,216	1,045,423	729,095	1,774,518
5.03	Adjusted opening balances	799,763	0	46,227	190,217	9,216	1,045,423	729,095	1,774,518
5.04	Capital transactions with partners	0	0	0	0	0	0	-25,517	-25,517
5.04.08	Effects of contributions made by noncontrolling shareholders in subsidiaries	0	0	0	0	0	0	-25,517	-25,517
5.05	Total comprehensive income	0	0	0	-13,987	-82	-14,069	32,055	17,986
5.05.01	Net income for the period	0	0	0	-13,987	0	-13,987	32,055	18,068
5.05.02	Other comprehensive income	0	0	0	0	-82	-82	0	-82
5.05.02.04	Translation adjustments in the period	0	0	0	0	-82	-82	0	-82
5.07	Closing balances	799,763	0	46,227	176,230	9,134	1,031,354	735,633	1,766,987

**Consolidated financial statements / Statement of changes in shareholders' equity / DMPL 01/01/2018–09/30/2018****(In thousand of reais)**

<b>Code of account</b>	<b>Account description</b>	<b>Paid-up capital</b>	<b>Capital reserves, options granted and treasury shares</b>	<b>Profit reserves</b>	<b>Retained earnings (loss)</b>	<b>Other comprehensive income</b>	<b>Shareholders' equity</b>	<b>Noncontrolling interest</b>	<b>Consolidated shareholders' equity</b>
5.01	Opening balances	799,763	-3,326	46,227	312,648	5,696	1,161,008	717,455	1,878,463
5.02	Prior-year adjustments	0	0	0	-1,544	0	-1,544	0	-1,544
5.03	Adjusted opening balances	799,763	-3,326	46,227	311,104	5,696	1,159,464	717,455	1,876,919
5.04	Capital transactions with partners	0	3,326	0	0	0	3,326	-22,525	-19,199
5.04.05	Treasury Shares Sold	0	3,326	0	0	0	3,326	0	3,326
5.04.08	Effects of contributions made by noncontrolling shareholders in subsidiaries	0	0	0	0	0	0	-22,525	-22,525
5.05	Total comprehensive income	0	0	0	12,892	3,520	16,412	37,379	53,791
5.05.01	Net income for the period	0	0	0	12,892	0	12,892	37,379	50,271
5.05.02	Other comprehensive income	0	0	0	0	3,520	3,520	0	3,520
5.05.02.04	Translation adjustments in the period	0	0	0	0	3,520	3,520	0	3,510
5.07	Closing balances	799,763	0	46,227	323,996	9,216	1,179,202	732,309	1,911,511

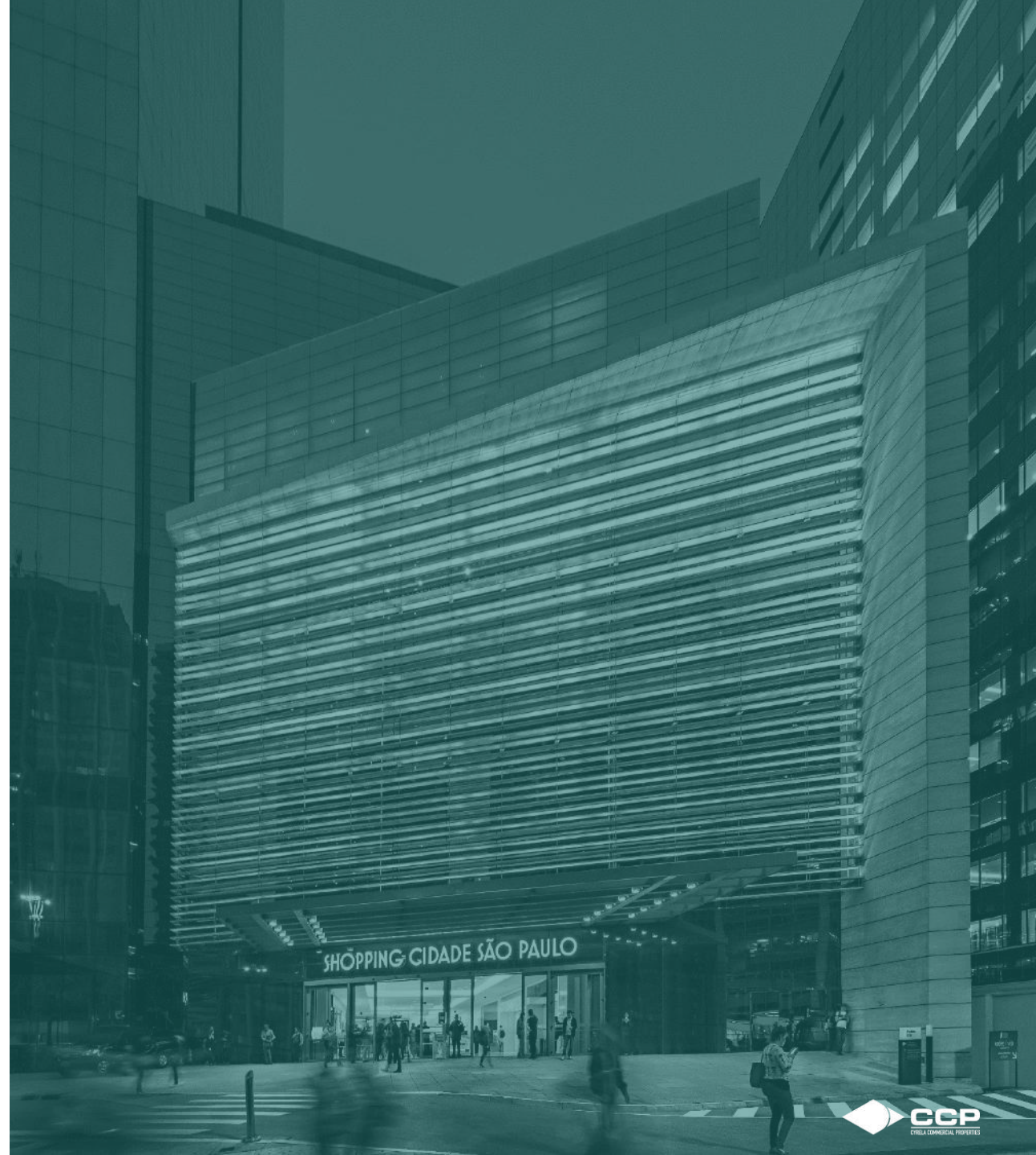
**Consolidated financial statements/ Statement of added value****(In thousand of reais)**

Code of account	Account description	Accumulated of the current year	Accumulated of the prior year
		01/01/2019–09/30/2019	01/01/2018–09/30/2018
7.01	Revenues	357,769	415,811
7.01.01	Sale of merchandise, products and services	357,769	395,437
7.01.02	Other revenues	0	20,374
7.02	Inputs acquired from third parties	-101,281	-143,496
7.02.01	Cost of products, merchandise and services sold	-83,458	-124,669
7.02.02	Materials, Energy, Third-party services and other	-7,371	- 8,175
7.02.04	Other	-10,452	-10,652
7.03	Gross added value	256,488	272,315
7.04	Retentions	-32,325	-36,270
7.04.01	Depreciation, amortization and depletion	-32,325	-36,270
7.05	Net added value produced	224,163	236,045
7.06	Added value received as transfer	12,087	4,637
7.06.01	Equity income (loss)	3,853	-226
7.06.02	Financial revenues	19,135	24,108
7.06.03	Other	-10,901	-19,245
7.07	Total added value payable	236,250	240,682
7.08	Distribution of added value	236,250	240,682
7.08.01	Personnel	24,018	26,117
7.08.01.01	Direct remuneration	13,832	14,022
7.08.01.02	Benefits	6,052	7,870
7.08.01.04	Other	4,134	4,225
7.08.02	Taxes, duties and contributions	51,247	44,911
7.08.02.01	Federal	47,545	41,715
7.08.02.03	Municipal	3,702	3,196
7.08.03	Third-party capital remuneration	117,612	119,383
7.08.03.01	Interest	114,207	116,235
7.08.03.03	Other	3,405	3,148
7.08.04	Remuneration of own capital	43,373	50,271
7.08.04.03	Retained earnings / Loss for the period	-5,226	12,892
7.08.04.04	Interest of noncontrolling shareholders in retained earnings	48,599	37,379

CCP is one of Brazil's leading companies in the leasing, acquisition, sale and management of commercial real estate. It focuses on triple-A office buildings and shopping malls, with investments in the states of São Paulo, Rio de Janeiro, Minas Gerais, Goiás and Bahia. Currently, it has 239,307 thousand sq.m. of leasable area in operation.

With over 17 years of experience in the sector, the Company is the result of the spin-off of Cyrela Brazil Realty's commercial property activities in 2007 and has consistently presented solid results, both in terms of growth and profitability. Its experience ensures low vacancy rate and high profitability. The Company is listed in the Novo Mercado Special Corporate Governance Segment of B3 (Brasil, Bolsa, Balcão), trading under the ticker CCPR3, and is committed to its stakeholders in following the best Corporate Governance practices.

# about ccp

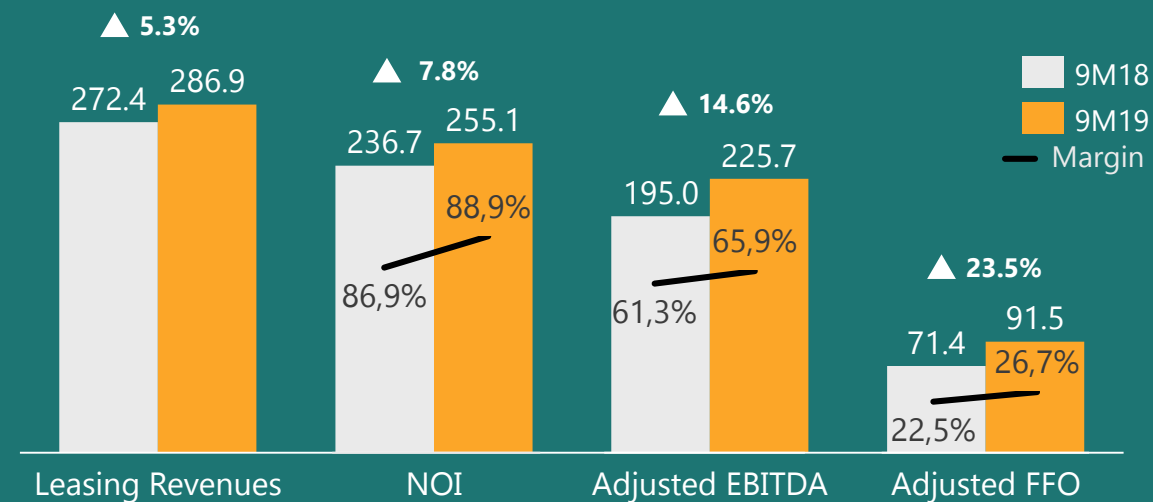
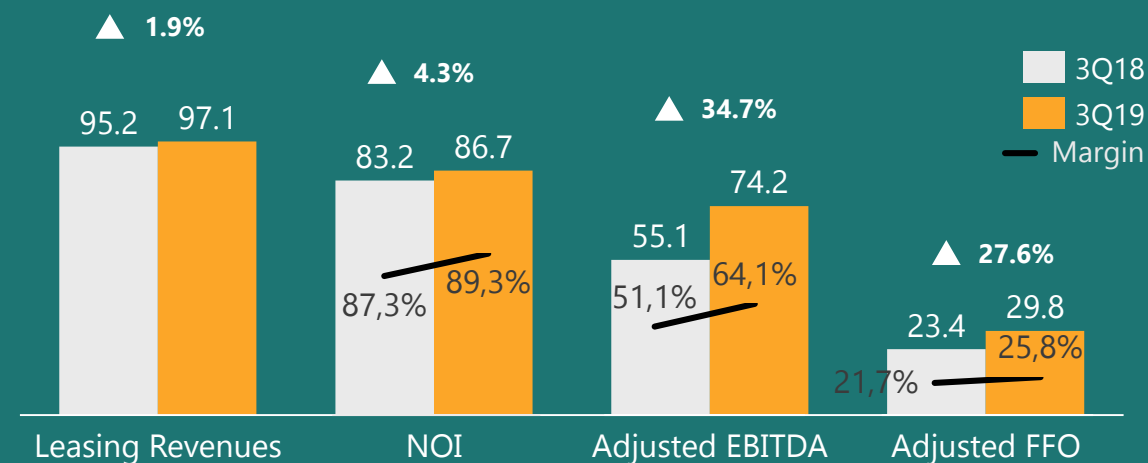


Adjusted EBITDA **grows 34.7%** to R\$74.2 million in 3Q19

Adjusted FFO **grows 27.6%** to R\$29.8 million in 3Q19

Cyrela Commercial Properties S.A. Empreendimentos e Participações (B3: CCPR3) ("CCP" or "Company"), one of the leading commercial property investment, leasing and sale companies in Brazil, announces its results for the third quarter of 2019. The figures presented herein should be read together with the Company's Financial Statements and their accompanying Notes published today.

# highlights





## **JULY**

### **PRE-PAYMENT**

#### **8<sup>th</sup> ISSUE OF DEBENTURES**

In July, the Company prepaid the 8<sup>th</sup> issue of debentures, totaling R\$134.9 million.

## **SEPTEMBER**

### **DELIVERY CENTER**

#### **PARTNERSHIP**

In September, CCP signed an investment agreement to hold a stake of up to 11.28% in the share capital of Delivery Center Holding S.A., with exclusivity in the operation of delivery centers in certain shopping malls and buildings currently managed by the Company, in addition to the allocation of R\$ 12 million, with an option to increase this stake to up to 14%. The partnership with Delivery Center strengthens the Company's strategy to develop the e-commerce through its ON Stores platform, which makes it possible to integrate physical retail and online retail, having the stores and food centers of its shopping malls as distribution points.

### **BIRMANN 10 RENT**

In September, 6,825 m<sup>2</sup> of BOMA area, referring to four floors, was leased to KPMG in the Birman 10 Building. Thus, the Birman 10 building closed the 3Q 2019, three months after its delivery, with nearly 50% of physical occupancy.

### **LEASING SPREAD**

In 3Q19, revisions to CCP's corporate building lease agreements had a nominal leasing spread of +15.6%.

## **SUBSEQUENT EVENTS**

### **PUBLIC OFFERING OF**

#### **PRIMARY DISTRIBUTION**

CCP, together with Banco Bradesco BBI S.A. ("Lead Coordinator"), Banco BTG Pactual S.A., Banco Itaú BBA S.A., Banco Morgan Stanley ("Stabilizing Agent"), Banco J. Safra S.A. and XP Investimentos Corretora de Câmbio, Títulos e Valores Mobiliários, concluded in October the public offering of primary distribution of 40,000,000 new common shares, book-entry, with no par value, free and clear of any liens or encumbrances, issued by the Company in Brazil, in an unorganized over-the-counter market, with efforts to place the Shares abroad ("Offering") at a price of R\$19.00 per Share, totaling R\$760 million, through the Company's capital increase.

### **ACQUISITION OF FLOOR**

#### **FARIA LIMA FINANCIAL CENTER**

In October, CCP concluded the acquisition of the 18<sup>th</sup> floor of the Faria Lima Financial Center Building for R\$ 40 million. The property has a BOMA area of 1,460.3 m<sup>2</sup> and is leased to Bank of America Merrill Lynch.

# **3Q19 achievements**

**3Q19 Results**

**Birman 10**



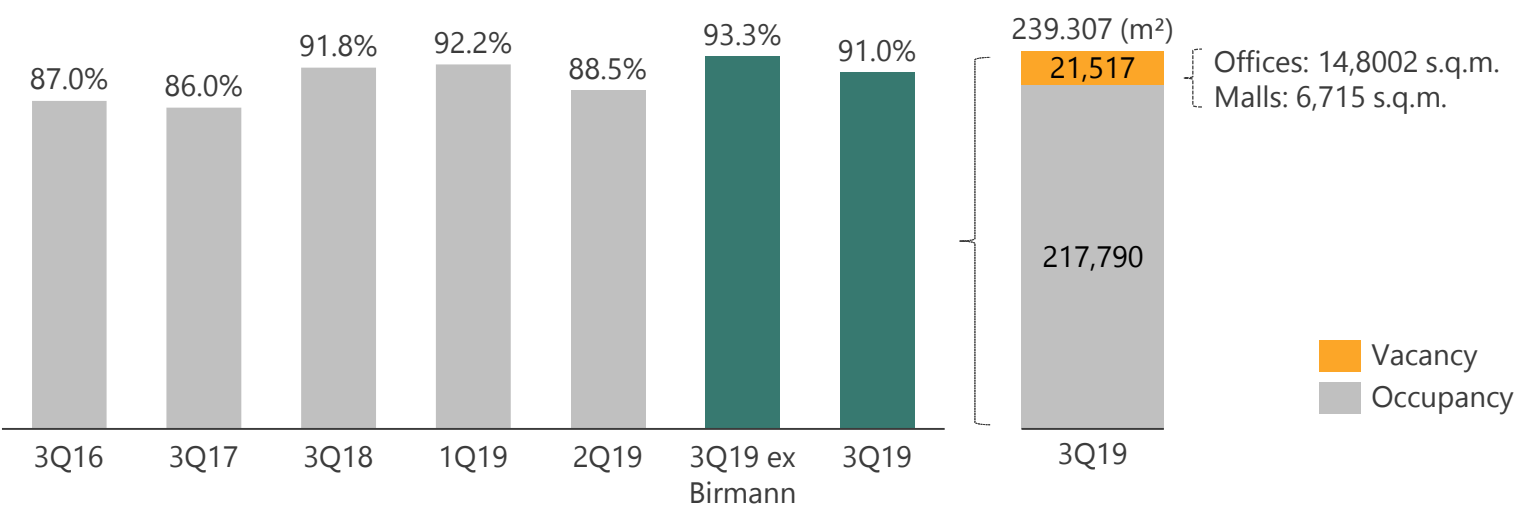
# 2 OPERATING PERFORMANCE <sup>1</sup>

## 2.1 OCCUPANCY RATES

The physical occupancy of CCP's portfolio, calculated as the total space occupied divided by the total space available for rent, was of 91% in 3Q19.

In the second quarter of 2019, the company acquired the Birmann 10 building, with around 12,200 m² of private area, fully vacant. For this reason, the physical occupancy rate of corporate buildings was lower when compared to 1Q19's rate, showing a recovery in the 3Q19 due to the new rents in the building.

### PHYSICAL OCCUPANCY RATE VARIATIONS- CCP PORTFOLIO (%)



#### 3Q19 Results

1. The analyses in this section refer exclusively to managerial data and do not consider the effects of accounting consolidation, when applicable.



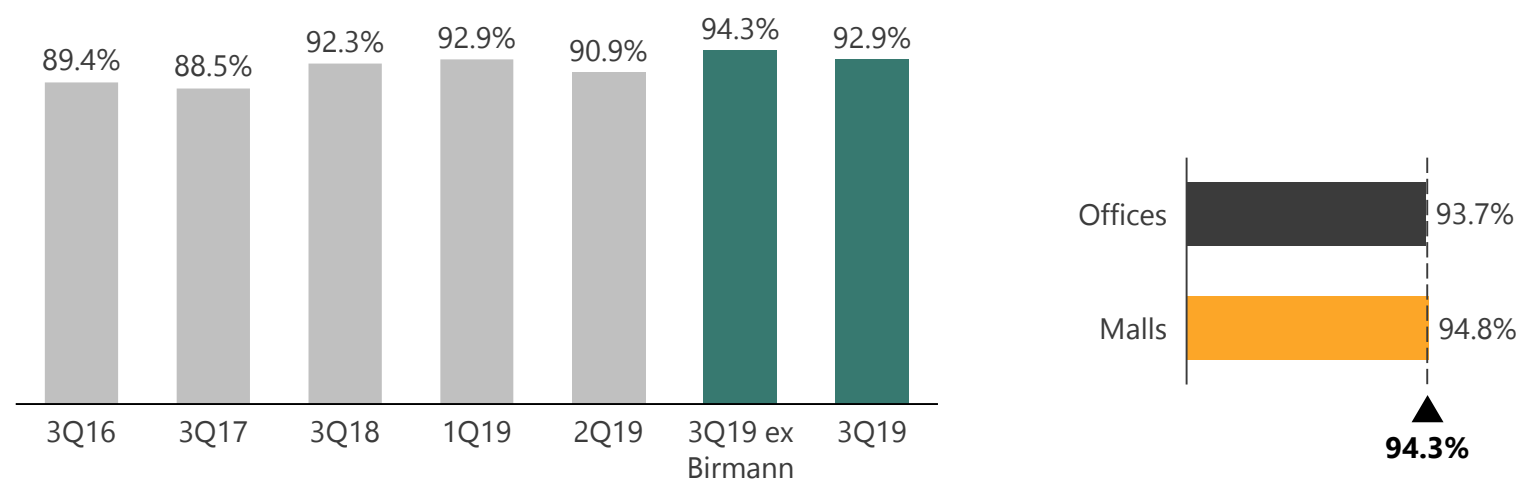


# 2 OPERATING PERFORMANCE

## 2.1 OCCUPANCY RATES

CCP's financial occupancy, calculated as the potential revenue earned in the leased areas divided by the portfolio's potential revenue, was slightly higher when compared to the last quarter, reaching 92.9% in 3Q19. Excluding the effect of the acquisition of Birmann 10 Building, the financial occupancy rate was of 94.3% in 3Q19, up by 2 p.p. YoY.

### FINANCIAL OCCUPANCY RATE VARIATION - CCP PORTFOLIO (%)

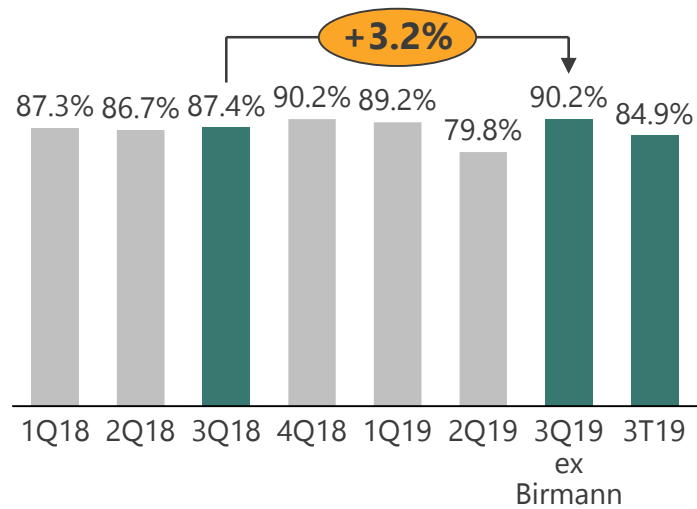


# 2 OPERATING PERFORMANCE

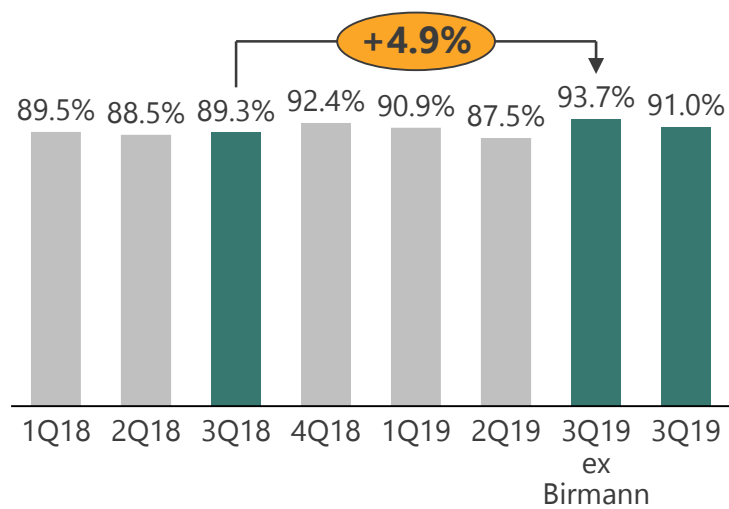
## 2.2 OFFICE BUILDINGS

With the acquisition of the Birmann 10 Building, the physical and financial occupancy rate of corporate buildings is lower than the same rates of the first quarter of the year. Excluding the effect of the acquisition, the physical occupancy rate increased by 3.2 p.p. year-on-year and the financial occupancy rate by 4.9 p.p.

### PHYSICAL OCCUPANCY



### FINANCIAL OCCUPANCY

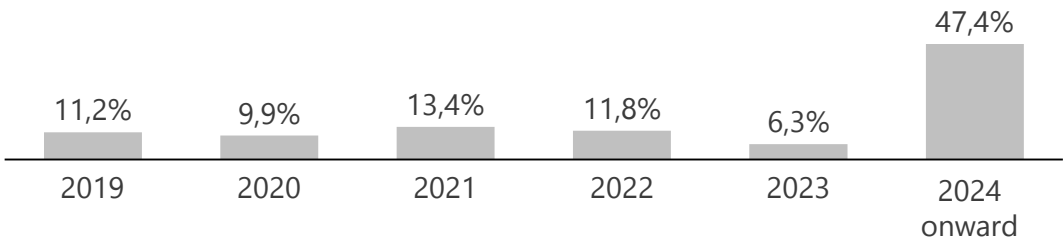




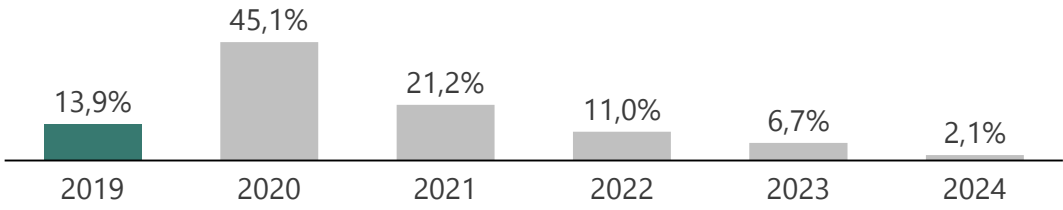
# 2 OPERATING PERFORMANCE

## 2.2 CORPORATE BUILDINGS

### LEASING REVENUE EXPIRATION SCHEDULE (% R\$)



### THIRD YEAR REALIGNMENT SCHEDULE (% R\$)

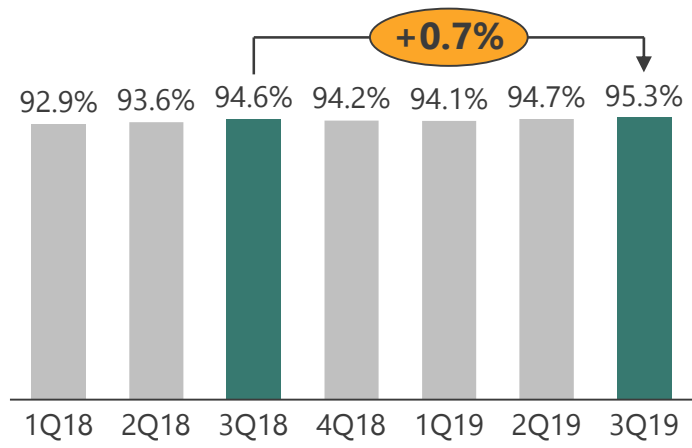


# 2 OPERATING PERFORMANCE

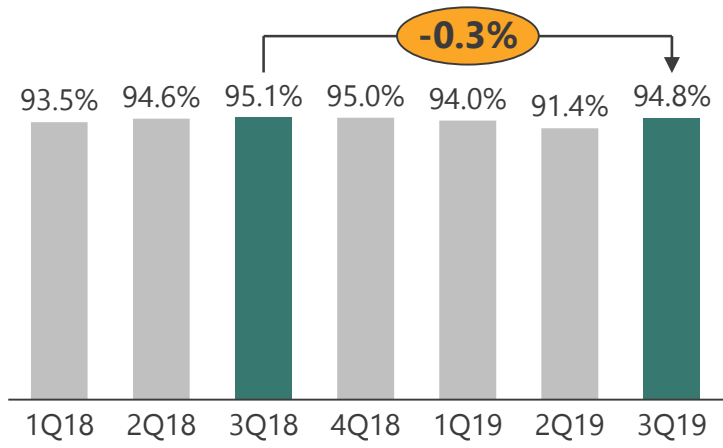
## 2.3 SHOPPING MALLS

The physical occupancy of CCP's Shopping Malls continues to grow every quarter, UP BY 0.7 percentage points YoY. Financial occupancy, on the other hand, had a slightly increase, up by 3.4 percentage points YoY.

### PHYSICAL OCCUPANCY



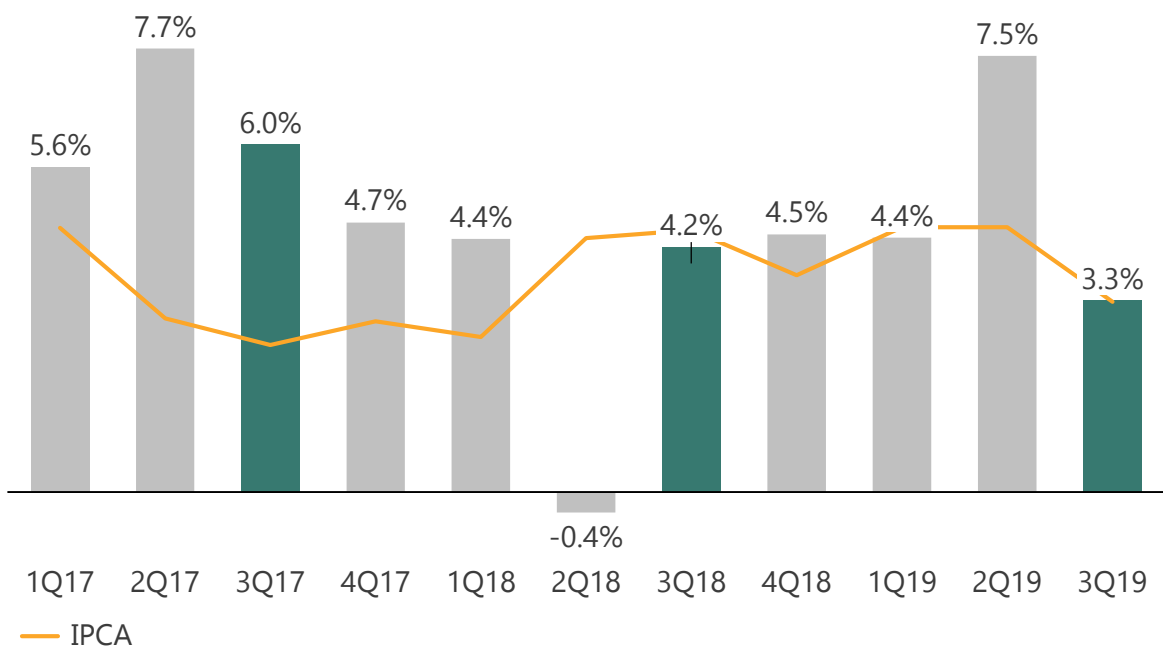
### FINANCIAL OCCUPANCY



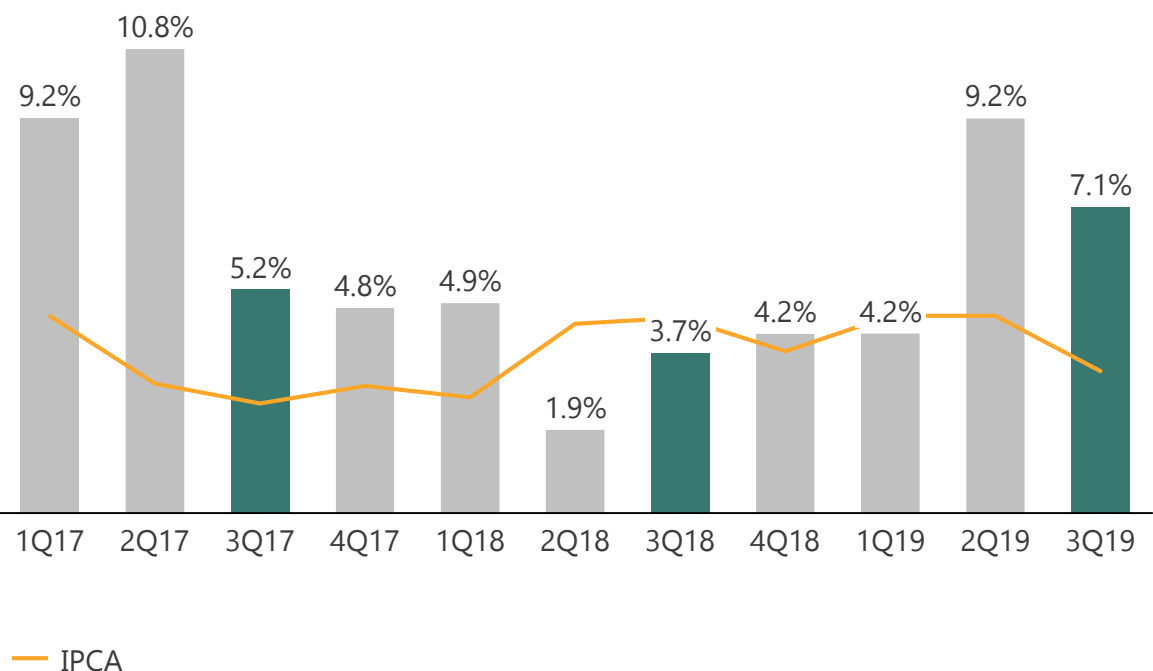
# 2 OPERATING PERFORMANCE

## 2.3 SHOPPING MALLS

SAME-STORE SALES (SSS) %



SAME-STORE RENT (SSR) %



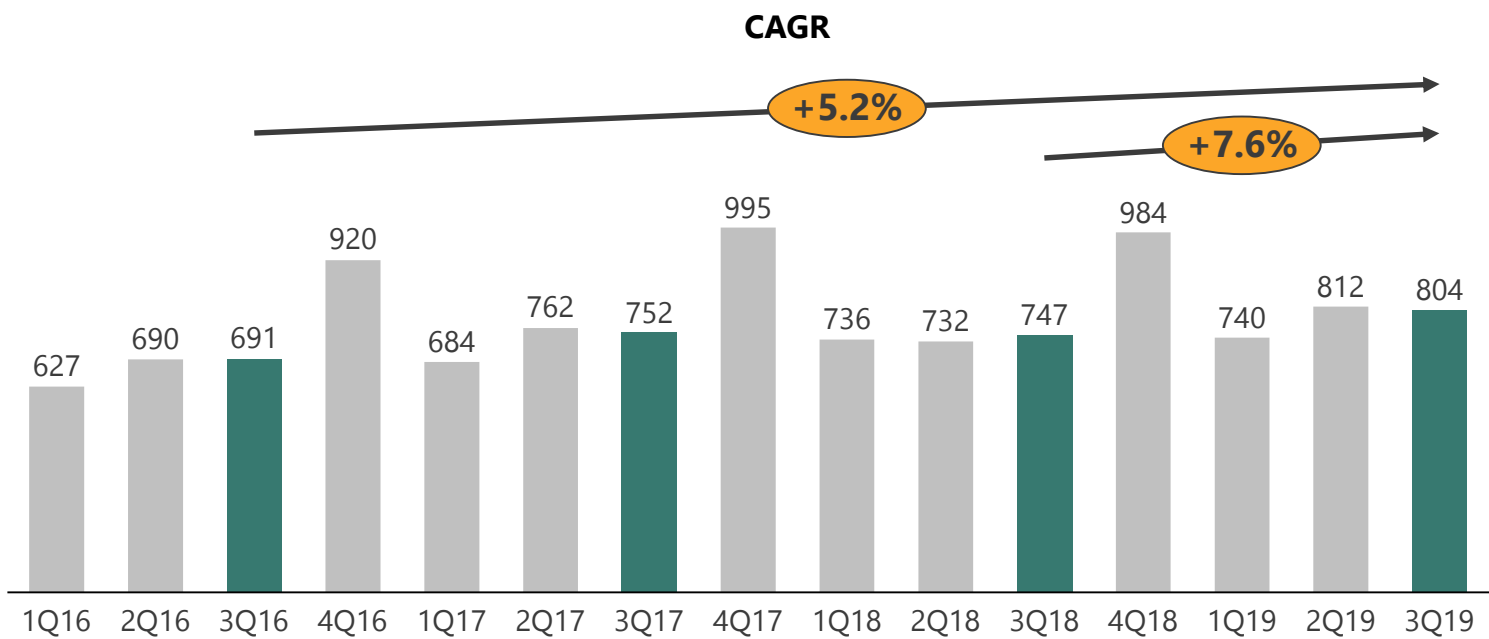


# 2 OPERATING PERFORMANCE

## 2.3 SHOPPING MALLS

### SALES (R\$ MILLION)

In 3Q19, sales at shopping malls in which CCP has an interest reached R\$804 million, up by 7.6% when compared to the sales contracted YoY.



3Q19 Results

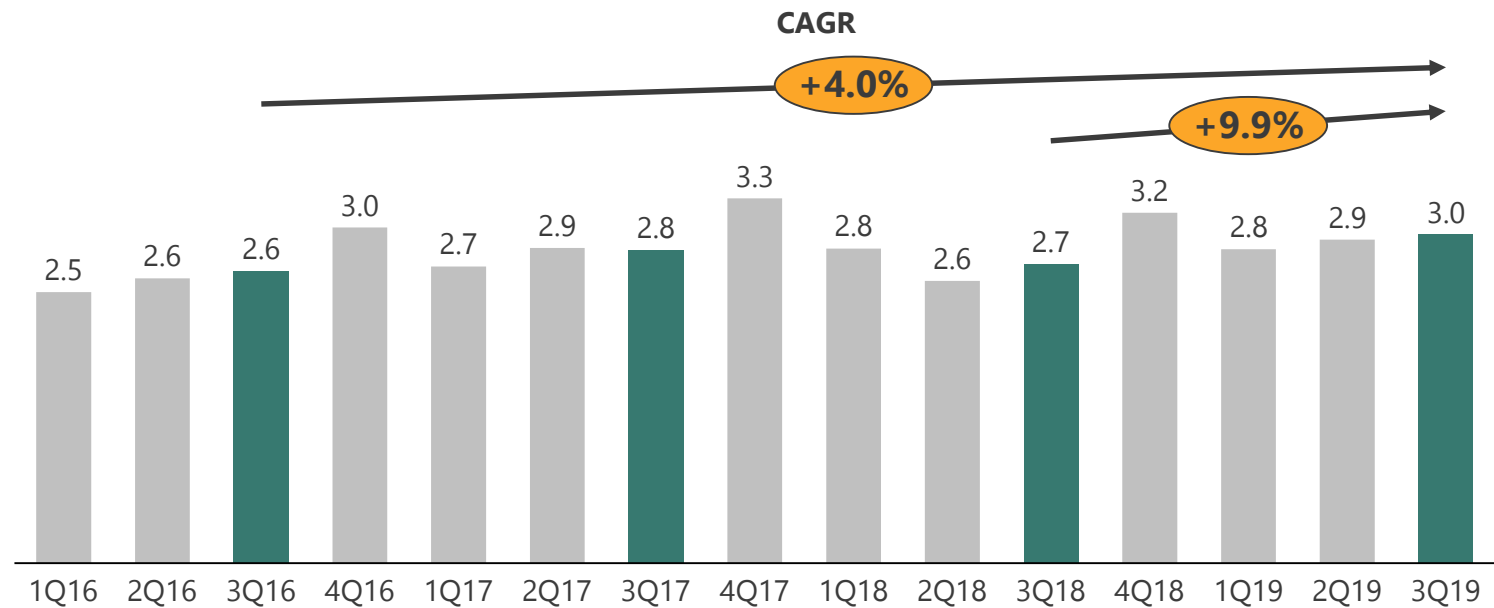


# 2 OPERATING PERFORMANCE

## 2.3 SHOPPING MALLS

### PARKING LOT FLOWS (MILLION)

CCP's shopping malls received around 3 million vehicles in parking lots in 3Q 2019, up by 9.9% over 3Q 2018.



3Q19 Results



# 3 FINANCIAL PERFORMANCE <sup>1</sup>

## 3.1 GROSS REVENUE

CCP's Gross Revenue was of R\$123 million in 3Q19, up by 4.3% compared to the gross revenue of 3Q18. Rent revenue from corporate buildings increased 5.3% in 3Q19, reflecting the new rents in the segment and an nominal leasing spread of 15.6%.

Gross Revenue per Segment (R\$ '000) IFRS	3Q19	3Q18	3Q19 X 3Q18	9M19	9M18	9M19 X 9M18
Office Buildings	36,924	35,079	5.3%	108,053	102,269	5.7%
Shopping Malls	56,268	51,693	8.9%	167,405	150,814	11.0%
Payment for Usage Rights	3,922	8,473	-53.7%	11,448	19,317	-40.7%
<b>Subtotal Property Lease</b>	<b>97,114</b>	<b>95,246</b>	<b>2.0%</b>	<b>286,906</b>	<b>272,401</b>	<b>5.3%</b>
Management Services	26,279	23,049	14.0%	76,251	68,524	11.3%
<b>Subtotal Recurring Revenues</b>	<b>123,393</b>	<b>118,295</b>	<b>4.3%</b>	<b>363,157</b>	<b>340,925</b>	<b>6.5%</b>
Sales and Development	-	-	NA	-	62,400	NA
<b>Total</b>	<b>123,393</b>	<b>118,295</b>	<b>4.3%</b>	<b>363,157</b>	<b>403,325</b>	<b>-10.0%</b>

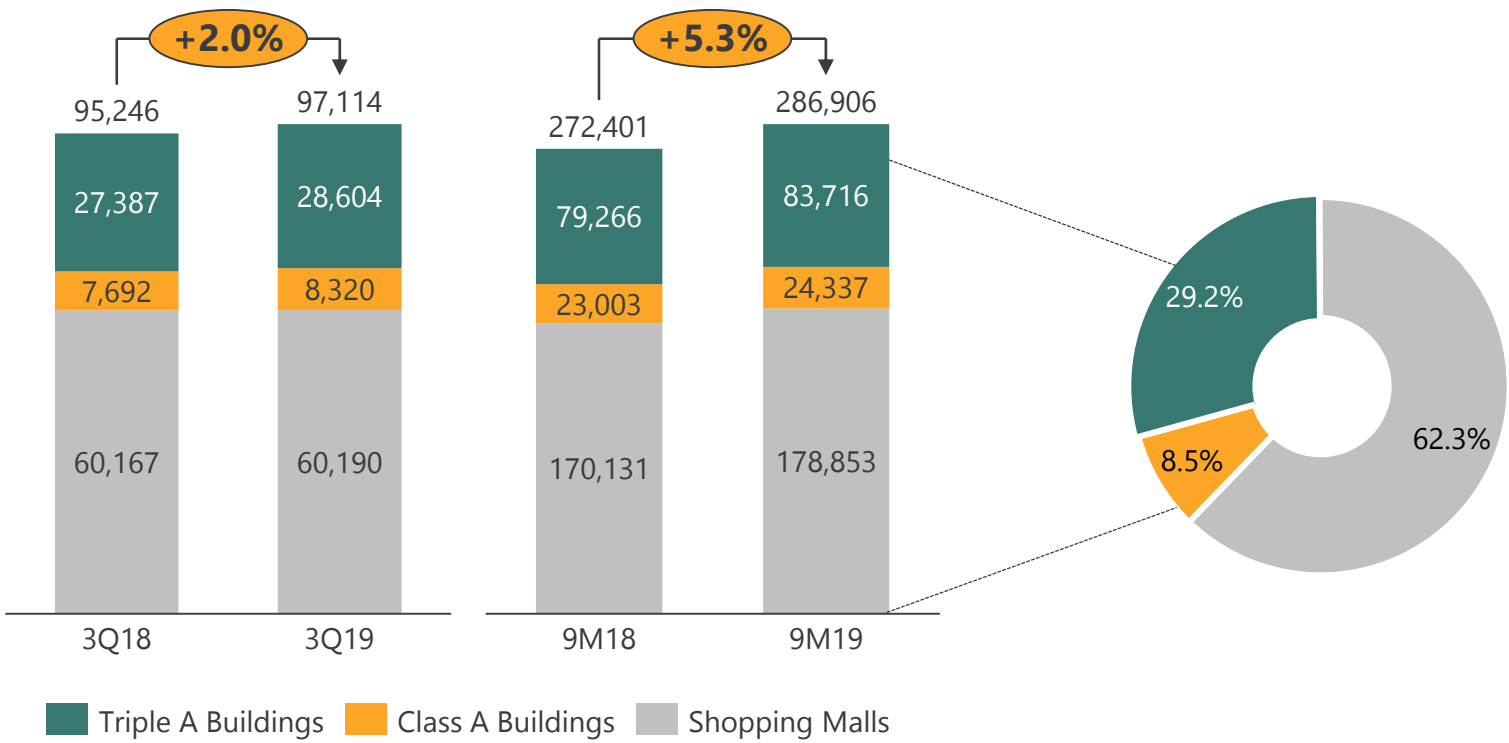


# 3 FINANCIAL PERFORMANCE

## 3.1 GROSS REVENUE

### RECURRING LEASING REVENUES (R\$ MILLION)

Recurring rent revenue totaled R\$97.1 million in 3Q19, up by 2% vs. R\$95.2 million in 3Q18. This increase was mainly due to the rents of Miss Silva Morizono, which currently only has half a floor vacant and recent revisions of agreements.

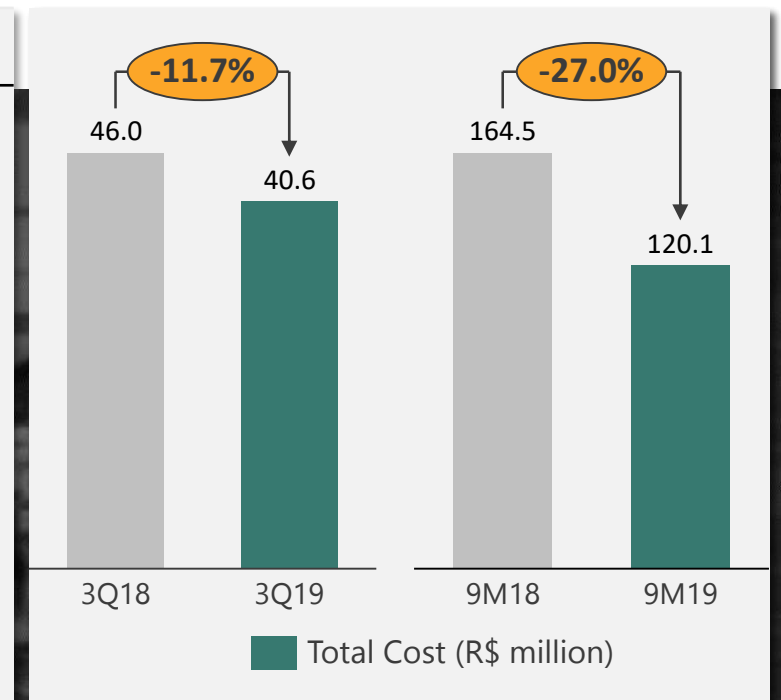


# 3 FINANCIAL PERFORMANCE

## 3.2 COST

Recurring rent and service costs in 3Q19 totaled R\$40.6 million, down by 14.6% over 3Q18. Considering only costs with rents, costs decreased by 31.1% in 3Q19.

Cost per Segment (R\$ '000) IFRS	3Q19	3Q18	3Q19 X 3Q18	9M19	9M18	9M19 X 9M18
Office Buildings	4,614	5,140	-10.2%	11,735	13,791	-14.9%
Shopping Malls	17,618	27,426	-35.8%	55,252	65,871	-16.1%
Distribution Centers	-	(298)	-100.0%	-	-	NA
<b>Subtotal Real Estate</b>	<b>22,232</b>	<b>32,268</b>	<b>-31.1%</b>	<b>66,987</b>	<b>79,662</b>	<b>-15.9%</b>
Management Services	18,380	15,306	20.1%	53,153	45,458	16.9%
<b>Subtotal Recurring Costs</b>	<b>40,612</b>	<b>47,574</b>	<b>-14.6%</b>	<b>120,140</b>	<b>125,120</b>	<b>-4.0%</b>
Real Estate Sales	-	(1,600)	NA	-	39,412	NA
<b>Total</b>	<b>40,612</b>	<b>45,974</b>	<b>-11.7%</b>	<b>120,140</b>	<b>164,532</b>	<b>-27.0%</b>

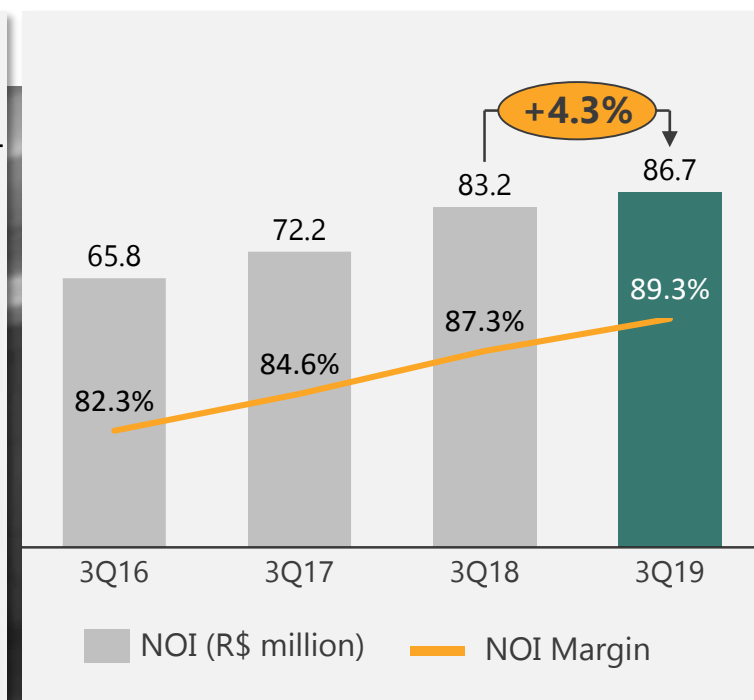


# 3 FINANCIAL PERFORMANCE

## 3.3 NOI (NET OPERATING REVENUE)

CCP'S NOI in 3Q19 was of R\$86.7 million (+4.3% vs. 3Q18). NOI Margin in 3Q19 and 9M19 increased by 2 p.p. year-on-year, reaching a 89.3% margin and a 88.9% margin, respectively. Around 60% of the NOI comes from the NOI of Shopping Malls and around 40% from Corporate Buildings.

NOI (R\$ '000) - IFRS	3Q19	3Q18	3Q19 X 3Q18	9M19	9M18	9M19 X 9M18
Revenues from Rent	93,192	86,773	7.4%	275.457	253.083	8.8%
Revenues from Payment for Usage Rights	3,922	8,473	-53.7%	11.448	19.317	-40.7%
(-) Direct Expenses from Assets	(10,371)	(12,075)	-14.1%	(31.845)	(35.734)	-10.9%
<b>NOI</b>	<b>86,743</b>	<b>83,171</b>	<b>4.3%</b>	<b>255.060</b>	<b>236.666</b>	<b>7.8%</b>
Offices NOI	34,900	32,680	6.8%	103.321	95.985	7.6%
Malls NOI	51,842	50,490	2.7%	151.739	140.682	7.9%
<b>NOI Margin</b>	<b>89.3%</b>	<b>87.3%</b>	<b>2.0 pp.</b>	<b>88.9%</b>	<b>86.9%</b>	<b>2.0 pp.</b>



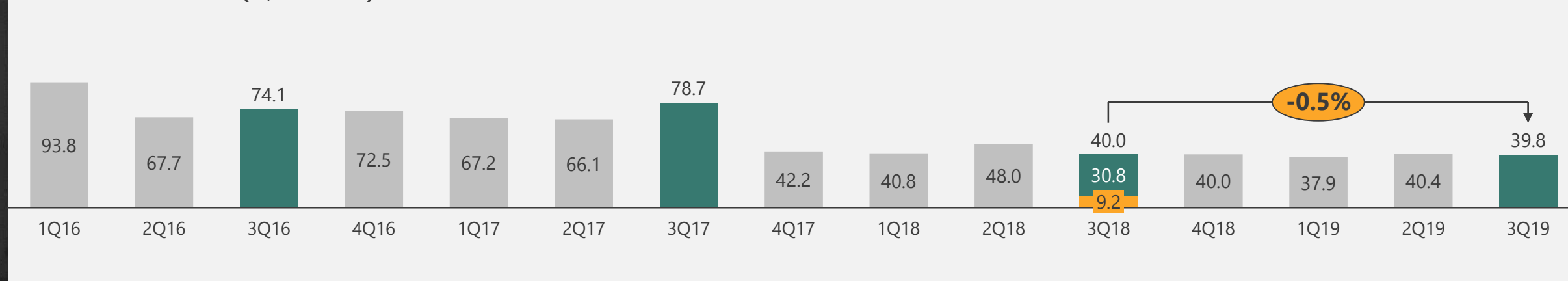
# 3 FINANCIAL PERFORMANCE

## 3.4 FINANCIAL RESULT

In 3Q19, a financial expense of R\$39.8 million was recorded, down by 0.5% vs. 3Q18, of R\$30.8 million plus capitalized interest of R\$9.2 million, which was recognized as an expense last year.

Financial Result (R\$ '000) - IFRS	3Q19	3Q18	3Q19 X 3Q18	9M19	9M18	9M19 X 9M18
Financial Expenses	(39,829)	(39,944)	-0.3%	(118,081)	(128,684)	-8.2%
(+) Capitalized Interest	-	9,184	NA	-	9,184	NA
Financial Revenues	6,011	8,046	-25.3%	19,135	24,108	-20.6%
<b>Total</b>	<b>(33,818)</b>	<b>(22,714)</b>	<b>48.9%</b>	<b>(98,946)</b>	<b>(95,392)</b>	<b>3.7%</b>

### FINANCIAL EXPENSES (R\$ MILLION)



1. Recognition of accumulated capitalized interest for 2018 as a cost and no longer as an expense to comply with CPC 20, with a change of R\$9.2 million.

# 3 FINANCIAL PERFORMANCE

## 3.5 NET INCOME

The operations controlled by CCP recorded a income of R\$25.3 million in the period, up by 449% when compared to the loss in 3Q18. CCP's net margin in 3Q19 increased by 28.6 percentage points over 3Q18 (21.9%).

Net income (R\$ '000)	3Q19	3Q18	3Q19 X 3Q18	9M19	9M18	9M19 X 9M18
Attributed to the Parent Company's Partners	8,761	(19,101)	145.9%	(5,226)	12,892	-140.5%
Attributed to Non-Controlling Partners	16,544	11,864	39.4%	48,599	37,379	30.0%
<b>Profit/Loss for the Period</b>	<b>25,305</b>	<b>(7,237)</b>	<b>449.7%</b>	<b>43,373</b>	<b>50,271</b>	<b>-13.7%</b>
Net Revenue	115,683	107,746	7.4%	342,352	378,212	-9.5%
<b>Net Margin</b>	<b>21.9%</b>	<b>-6.7%</b>	<b>28.6 pp.</b>	<b>12.7%</b>	<b>13.3%</b>	<b>-0.6 pp.</b>
Net Income per Share (R\$)	0.073	(0.160)	NA	(0.044)	0.108	NA



# 3 FINANCIAL PERFORMANCE

## 3.6 ADJUSTED FFO

FFO and Adjusted FFO had a positive change in 3Q19 vs. 3Q18, reaching R\$36.2 million and R\$29.8 million, respectively. Adjusted FFO margin in 3Q19 was 25.8%, up by 4.1 percentage points year-on-year.

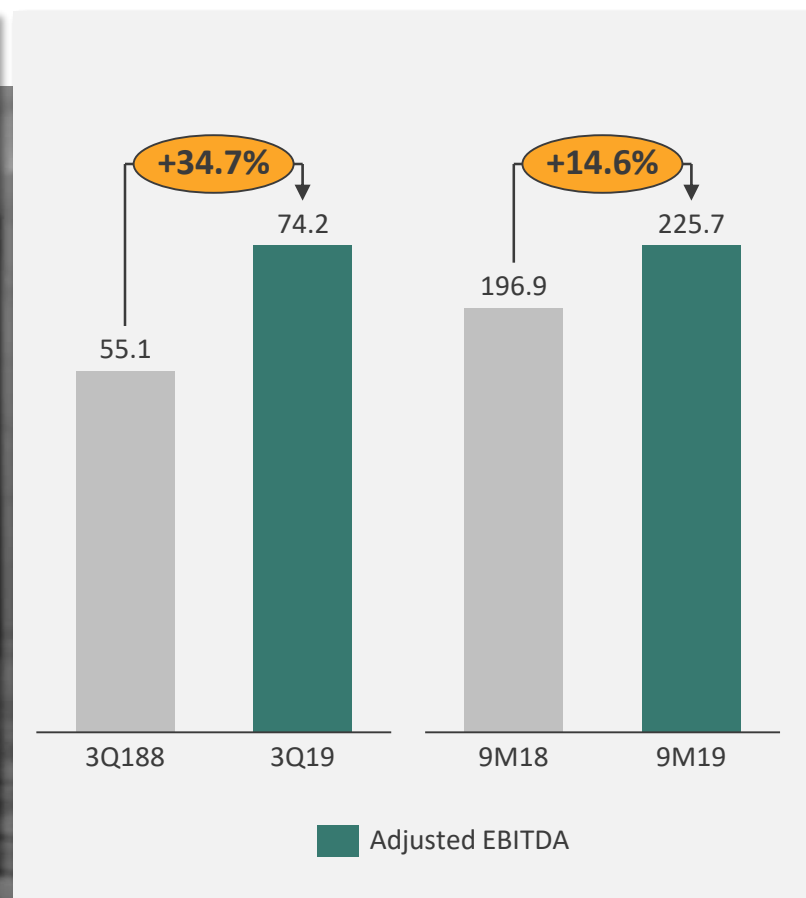
Adjusted FFO (R\$ '000) - IFRS	3Q19	3Q18	3Q19 X 3Q18	9M19	9M18	9M19 X 9M18
Net Income (Loss)	25,305	(7,237)	-449.7%	43,373	50,271	-13.7%
(+) Depreciation and Amortization	10,938	11,087	-1.3%	32,304	34,978	-7.6%
<b>FFO</b>	<b>36,242</b>	<b>3,850</b>	<b>841.3%</b>	<b>75,677</b>	<b>85,249</b>	<b>-11.2%</b>
(+/-) Other net operating revenues (expenses)	(9,281)	19,548	NA	10,840	(2,294)	NA
(+/-) Sales Results	-	(863)	NA	-	(22,251)	NA
(+) Taxes on sales	-	-	NA	-	4,200	NA
(+) Capitalized Interest	1,052	829	NA	3,157	9,184	NA
(+) Expenses with Shares Issued	1,797	-	NA	1,797	-	NA
<b>AFFO</b>	<b>29,810</b>	<b>23,364</b>	<b>27.6%</b>	<b>91,470</b>	<b>74,088</b>	<b>23.5%</b>
Adjusted Net Revenue	115.683	107.746	7.4%	342,352	318,089	7.6%
Adjusted FFO Margin	<b>25.8%</b>	<b>21.7%</b>	<b>4.1 pp.</b>	<b>26.7%</b>	<b>23.3%</b>	<b>3.4 pp.</b>

# 3 FINANCIAL PERFORMANCE

## 3.7 ADJUSTED EBITDA

Adjusted EBITDA was of R\$74.1 million in 3Q19, up by 34.7% over 3Q 2018. Adjusted EBITDA margin was of 64.1% in 3Q19. EBITDA without the results of Park Place, company that manages parking lots for corporate buildings and shopping malls, reached a margin of 74.7% in 3Q19, up by 10 p.p. when compared to the Adjusted EBITDA. This effect is due to the transfer of the revenue from parking lots to developments.

Adjusted EBITDA (R\$ '000) - IFRS	2Q19	2Q18	2Q19 X 2Q18	1H19	1H18	1H19 X 1H18
Net Income	25,305	(7,237)	-449.7%	43,373	50,271	-13.7%
(+/-) Income Tax and Social Contribution	10,530	8,981	17.2%	35,268	27,443	28.5%
(+/-) Financial Result	33,818	22,714	48.9%	98,946	95,392	3.7%
(+) Depreciation and Amortization	10,938	11,087	-1.3%	32,304	34,978	-7.6%
<b>Total - EBITDA</b>	<b>80,590</b>	<b>35,545</b>	<b>126.7%</b>	<b>209,891</b>	<b>208,084</b>	<b>0.9%</b>
Other net operating revenues (expenses)	(9,281)	19,548	NA	10,840	(2,294)	NA
(+/-) Sales Results	-	(863)	NA	-	(22,251)	NA
(+) Taxes on sales	-	-	NA	-	4,200	NA
(+) Capitalized interest (cost adjustment)	1,052	829	NA	3,157	9,184	NA
(+) Expenses with Shares Issued	1,797	-	NA	1,797	-	NA
<b>Adjusted EBITDA</b>	<b>74,158</b>	<b>55,059</b>	<b>34.7%</b>	<b>225,684</b>	<b>196,923</b>	<b>14.6%</b>
Adjusted Net Revenue	115,683	107,746	7.4%	342,352	318,089	7.6%
<b>Adjusted EBITDA Margin</b>	<b>64.1%</b>	<b>51.1%</b>	<b>13.0 pp.</b>	<b>65.9%</b>	<b>61.9%</b>	<b>4.0 pp.</b>
<b>EBITDA Margin Ex Park Place</b>	<b>74.7%</b>	<b>57.9%</b>	<b>16.8 pp.</b>	<b>76.1%</b>	<b>66.8%</b>	<b>9.3 pp.</b>





## 4 LIQUIDITY AND DEBT (IFRS)

### 4.1 CASH AND CASH EQUIVALENTS AND FINANCIAL INVESTMENTS

CCP closed the 3Q 2019 with cash (cash and cash equivalents and financial investments) of R\$329.8 million, representing 9.1% of total assets

### 4.2 INDEBTEDNESS

CCP's net debt totaled R\$1,378.3 million at the end of 3Q19, up by 10% vs. 3Q18.

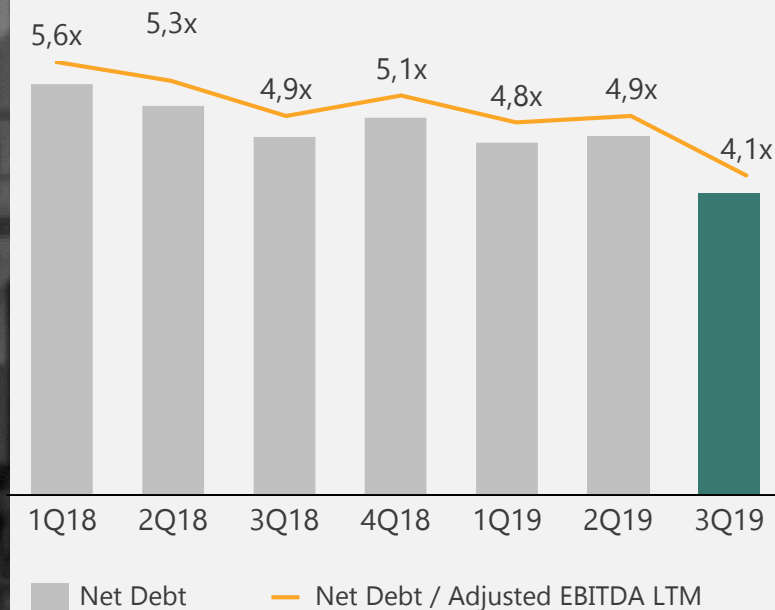
Net Debt (R\$ '000)	3Q19	2Q19	3Q18
<b>Debt</b>	<b>1,708,168</b>	<b>1,947,915</b>	<b>1,747,502</b>
Loans and Financing	659,154	658,165	931,183
Debentures and Promissory Notes	1,049,014	1,289,750	816,319
<b>Cash and Equivalents</b>	<b>329,876</b>	<b>568,655</b>	<b>493,936</b>
Cash, Investment and Real Estate	329,876	568,655	493,936
<b>Total Net Debt</b>	<b>1,378,292</b>	<b>1,379,260</b>	<b>1,253,566</b>

Dívida Líquida (R\$ mil) - IFRS	3Q19	2Q19	3Q18
Total Net Debt	1,378,292	1,379,260	1,253,566
Total Net Debt/ EBITDA LTM	5.27x	6.37x	4.68x
<b>Total Net Debt/ Adjusted EBITDA LTM <sup>1</sup></b>	<b>4.11x</b>	<b>4.88x</b>	<b>4.88x</b>

1. Adjustment for non-recurring and/or extraordinary events such as net operating revenue or expenses, earnings from the sale of assets or capitalized interest.

NET DEBT EVOLUTION



## 4 LIQUIDITY AND DEBT (IFRS)

### 4.2 INDEBTEDNESS

At the end of 3Q19, CCP had 5 corporate debts and 4 financing contracted. The company has no debt in US dollar. Below is a breakdown of financing.

#### CORPORATE DEBT (R\$ '000)

Type	Amount (R\$ '000)	Balance (R\$ '000)	Compensation	Interest Rate	Maturity
7 <sup>th</sup> Debentures	92,000	78,730	CDI + 1.20% p.a.	Monthly	Oct-26
9 <sup>th</sup> Debentures	450,000	355,379	CDI + 1.40% p.a.	Half-Yearly	Jan-23
10 <sup>th</sup> Debentures	300,000	308,982	IPCA + 6.51% p.a.	Monthly	Oct-28
11 <sup>th</sup> Debentures (1 <sup>st</sup> Series)	100,000	101,832	CDI + 0.7% p.a.	Half-Yearly	May-22
11 <sup>th</sup> Debenture (2 <sup>nd</sup> Series)	200,000	204,091	CDI + 1.4% p.a.	Half-Yearly	May-24
<b>Total</b>	<b>1,142,000</b>	<b>1,049,013</b>			

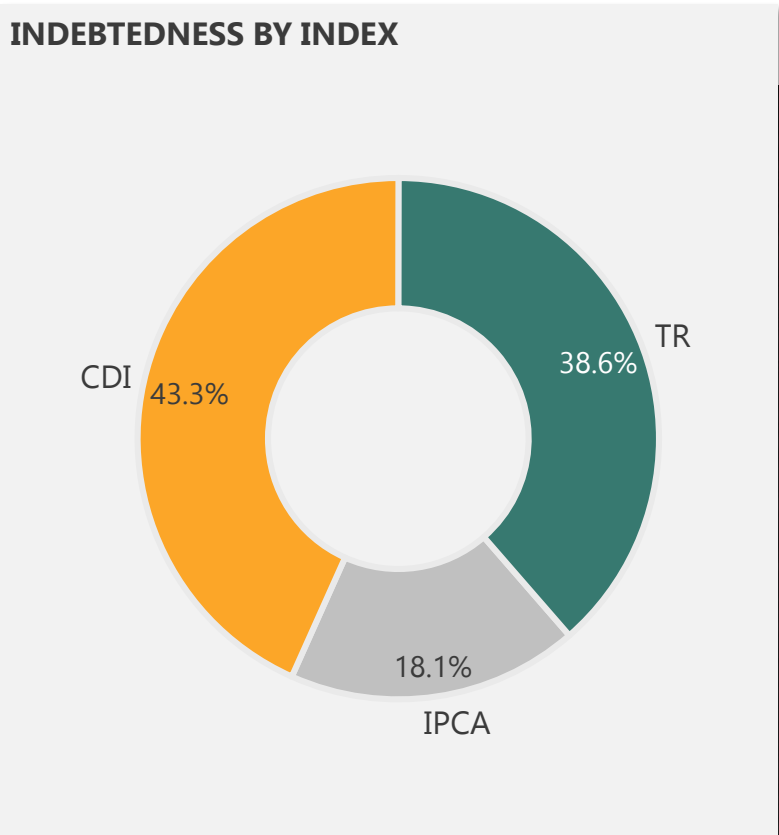
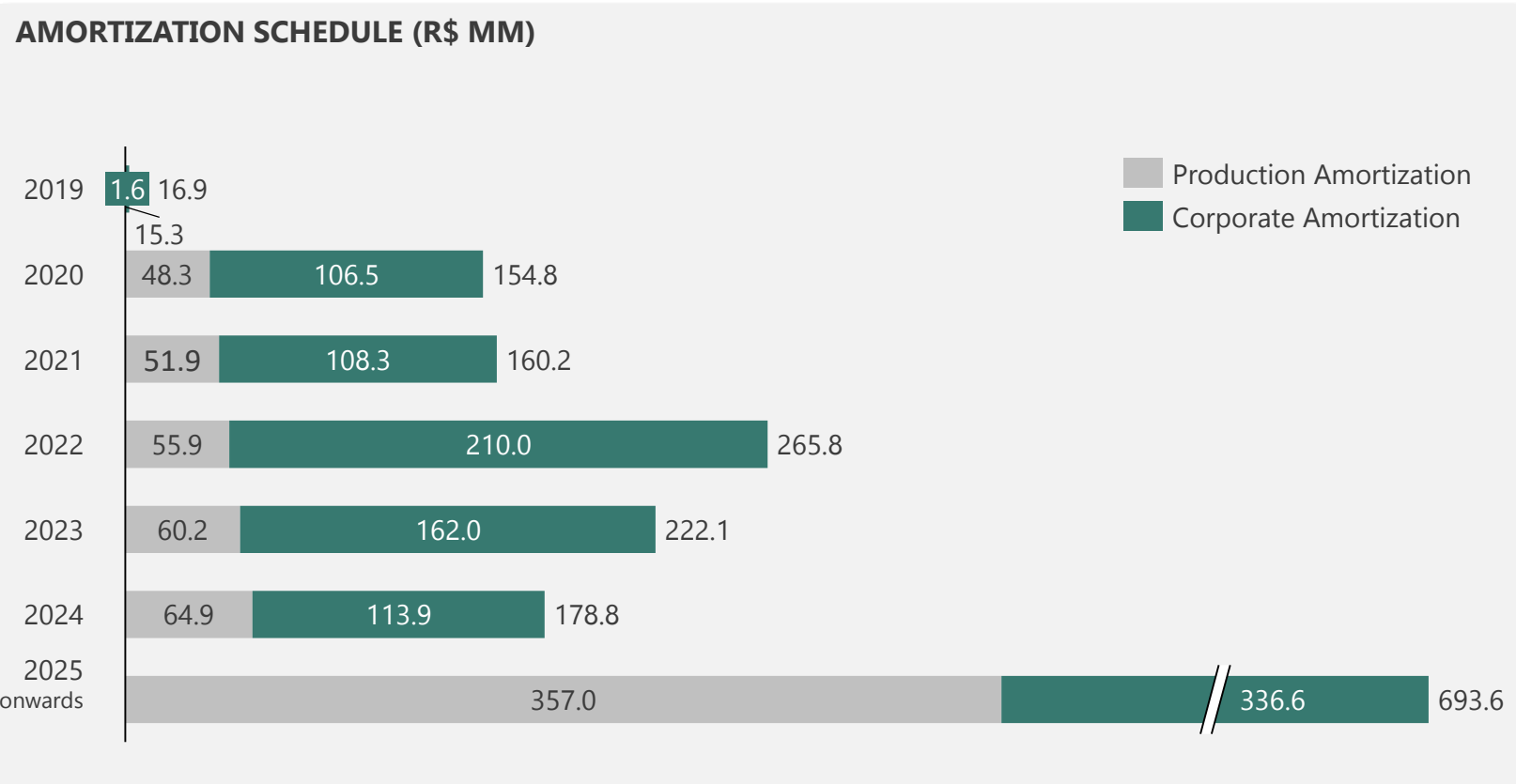
#### FINANCIAMENTO A PRODUÇÃO (R\$ MIL)

Modalidade	Montante (R\$ mil)	Saldo (R\$ mil)	Remuneração	Juros	Vencimento
Real Estate Credit	122,000	106,916	TR+9.30% pa	Monthly	Apr-25
Real Estate Credit	125,000	97,762	TR+9.52% pa	Monthly	Jan-30
Real Estate Credit	104,000	97,671	TR+8.50% pa	Monthly	Mar-30
Bank Credit Bills	350,000	356,805	TR+9.60% pa	Semiannual	Dec-31
<b>Total</b>	<b>701,000</b>	<b>659,154</b>			

# 4 LIQUIDITY AND DEBT (IFRS)

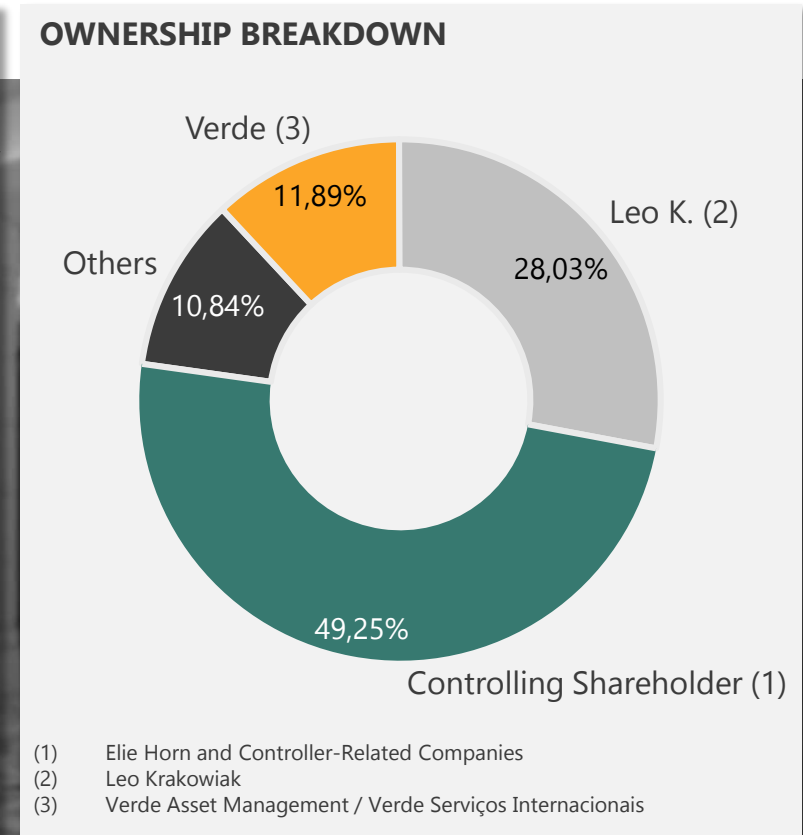
## 4.2 INDEBTEDNESS

Around 44% of CCP's debt instruments are denominated in CDI and 39% in RR, which allows the Company to have longer repayment terms. Regarding the debt profile, CCP has a long-term debt to adjust with the cash flow of payment with cash generation.



# 5 CAPITAL STOCK AND SHAREHOLDERS' EQUITY

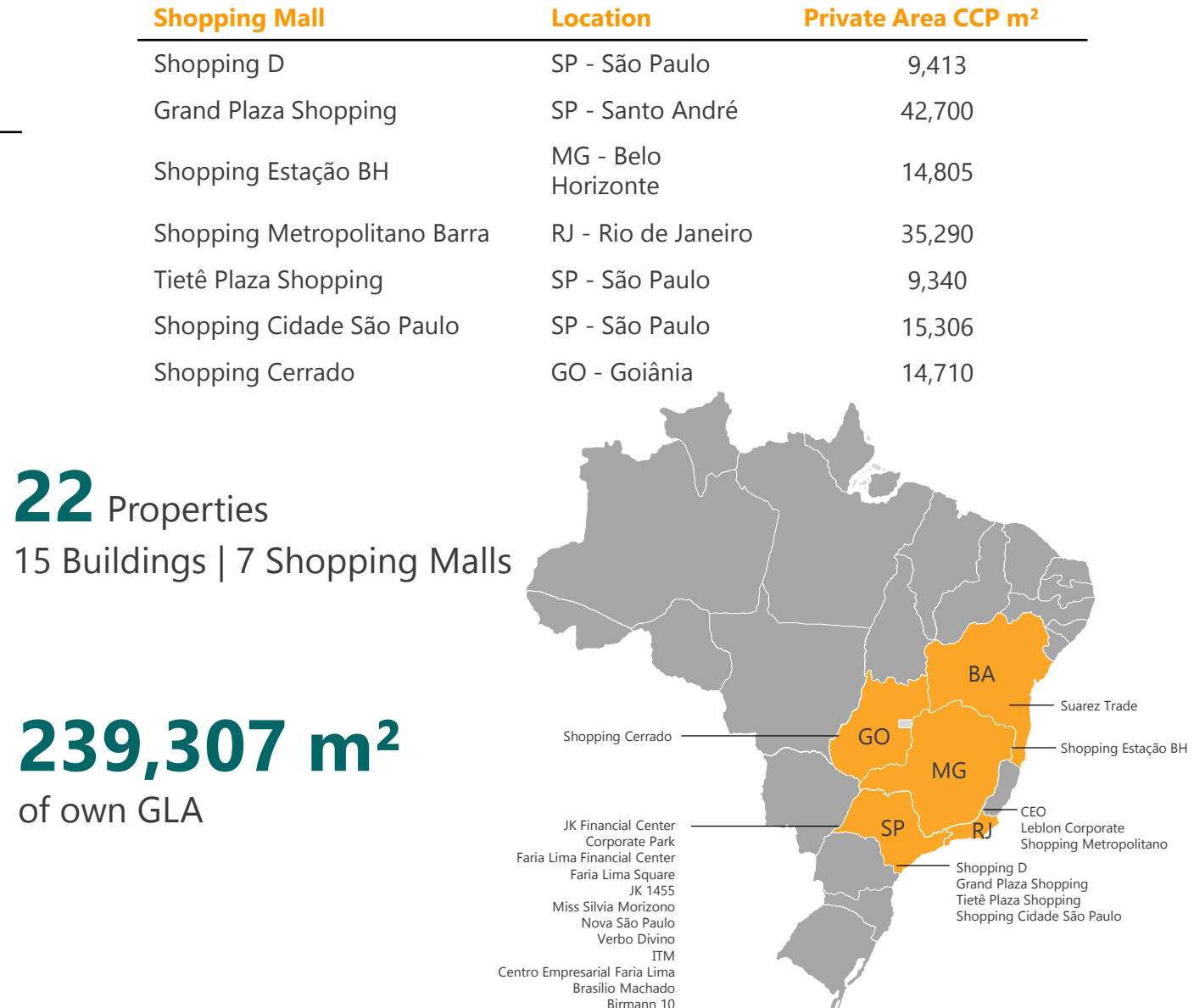
On September 30, 2019, the share capital was of R\$799.8 million, represented by 119,663,612 common shares distributed between the controlling group and free float investors. The Shareholders' Equity of the Company ended the quarter at R\$1,040.8 million.



# 6 PORTFOLIO OF ASSETS

Buildings	Location	Private Area CCP m <sup>2</sup>
<b>Triple A</b>		
JK Financial Center	SP - Juscelino Kubitschek	2,973
Corporate Park	SP - Itaim Bibi	1,055
Faria Lima Financial Center	SP - Faria Lima	12,452
Faria Lima Square	SP - Faria Lima	8,638
JK 1455	SP - Juscelino Kubitschek	7,358
CEO	RJ - Barra da Tijuca	2,721
Miss Silvia Morizono	SP - Faria Lima	13,567
<b>Class A</b>		
Nova São Paulo	SP - Chác. Sto. Antônio	7,980
Verbo Divino	SP - Chác. Sto. Antônio	5,582
ITM	SP - Vila Leopoldina	13,180
Centro Empresarial Faria Lima	SP - Faria Lima	1,946
Brasílio Machado	SP - Vila Olímpia	5,003
Leblon Corporate	RJ - Leblon	563
Suarez Trade	BA - Salvador	2,563
Birmann 10	SP - Chác. Sto. Antônio	12,162

3Q19 Results



# EXHIBIT 1. OFFICE BUILDINGS OCCUPANCY

Building	Location	Private Area Total (m²)	Private Area SPE (m²) <sup>1</sup>	Private Area CCP (m²)	Vacancy Rate Physical (1)	Financial Vacancy Rate (1)	Conclusion / Acquisition
<b>Triple A Developments</b>		<b>128,704</b>	<b>76,911</b>	<b>48,764</b>	<b>5.7%</b>	<b>4.8%</b>	
JK Financial Center	SP - J. Kubitschek	13,144	4,467	2,973	0.0%	0.0%	1998
Corporate Park	SP - Itaim Bibi	17,219	1,584	1,055	0.0%	0.0%	1999
Faria Lima Financial Center	SP - Faria Lima	26,693	18,706	12,452	0.0%	0.0%	2004
Faria Lima Square	SP - Faria Lima	18,244	12,975	8,638	6.6%	6.6%	2005
JK 1455	SP - J. Kubitschek	22,148	12,005	7,358	8.0%	8.0%	2008
CEO - North Tower	RJ - Barra da Tijuca	14,968	10,885	2,721	37.5%	37.5%	2013
Miss Silvia Morizono	SP - Faria Lima	16,289	16,289	13,567	4.6%	4.6%	2017
<b>Class A Developments</b>		<b>126,592</b>	<b>84,543</b>	<b>48,979</b>	<b>24.5%</b>	<b>29.1%</b>	
Nova São Paulo	SP - Chác. Sto. Antonio	11,987	11,987	7,980	0.0%	0.0%	1994
Verbo Divino	SP - Chác. Sto. Antonio	8,386	8,386	5,582	0.0%	0.0%	1994
ITM	SP - Vila Leopoldina	45,844	34,383	13,180	12.5%	12.5%	1996
Centro Empresarial Faria Lima	SP - Faria Lima	14,483	2,923	1,946	0.0%	0.0%	1998
Brasílio Machado	SP - Vila Olímpia	10,005	10,005	5,003	53.8%	53.8%	1998
Leblon Corporate	RJ - Leblon	4,200	846	563	0.0%	0.0%	2002
Suarez Trade	BA - Salvador	19,524	3,850	2,563	50.0%	50.0%	2008
Birmann 10	SP - Chác. Sto. Antonio	12,162	12,162	12,162	52.5%	83.2%	2019
<b>Total</b>		<b>255,295</b>	<b>161,453</b>	<b>97,743</b>	<b>15.1%</b>	<b>11.3%</b>	

(1) Referring to the CCP area

1. Referring to the consolidated area

3Q19 Results

## EXHIBIT 2. SHOPPING MALL OCCUPANCY

Shopping Mall	Location	Private Area Total (m²)	Private Area SPE (m²) <sup>1</sup>	Private Area CCP (m²)	Vacancy Rate Physical (2)	Financial Vacancy Rate (2)	Conclusion / Acquisition
Shopping D	SP - São Paulo	29,797	9,413	9,413	5.8%	10.1%	1994
Grand Plaza Shopping	SP - Santo André	69,533	69,533	42,700	1.1%	2.3%	1997
Shopping Estação BH	MG - Belo Horizonte	37,011	37,011	14,805	1.7%	1.4%	2012
Shopping Metropolitano Barra	RJ - Rio de Janeiro	44,113	44,113	35,290	7.8%	13.6%	2013
Tietê Plaza Shopping	SP - São Paulo	37,360	37,360	9,340	5.4%	7.2%	2013
Shopping Cidade São Paulo	SP - São Paulo	16,637	15,306	15,306	1.7%	2.1%	2015
Shopping Cerrado	GO - Goiânia	27,688	27,688	14,710	13.1%	32.0%	2016
<b>Total</b>		<b>262,140</b>	<b>240,425</b>	<b>141,564</b>	<b>4.7%</b>	<b>5.2%</b>	

(2) Referring to 100% of the property  
 1. Referring to the consolidated area  
 3Q19 Results



# EXHIBIT 3. TERMS AND EXPRESSIONS

**Own GLA** : Total GLA multiplied by CCP's interest in each shopping mall and distribution center.

**Total GLA** : Gross Leasable Area, consisting of the total areas in distribution centers and shopping malls available for lease (except for kiosks).

**CAPEX** : Capital Expenditure. It is the estimated amount of funds to be disbursed for the development, expansion or improvement of an asset.

**CCP** : Cyrela Commercial Properties S.A. Empreendimentos e Participações.

**CDU, Key Money**: Payment for Usage Rights (CDU) is payable by tenants in exchange for the technical infrastructure provided by the shopping malls. Especially in the launch of new projects, expansions or when a store is repossessed for nonpayment or negotiation, the new tenants pay for the right to use the commercial sites in the shopping malls. These amounts are negotiated based on the market value of these sites, with the sites with greater visibility and higher customer traffic being the most valuable.

**EBITDA (Earnings Before Income, Tax, Depreciation and Amortization)** : Net result for the period plus income tax, net financial expenses from financial income, depreciation, amortization and depletion, in accordance with the calculation methodology established by CVM Rule 527/12. Non-accounting measurement that assesses the Company's capacity to generate operating revenues, without considering its capital structure.

**FFO (Funds From Operations)** : non-accounting measurement that adds depreciation, goodwill amortization, non-recurring gains/losses, and income from stock option plan back to the net income to calculate, through the income statement, the net cash generated in the period.

**Adjusted FFO**: Adjustments made to the FFO in the period to exclude revenues from property sales in the period.

**Law 11,638**: Law 11,638 was enacted with the purpose of including publicly held companies in the international accounting convergence process. Thus, a few financial and operating results were impacted by certain accounting effects due to the changes arising from the new law.

**LTM**: Last twelve months. It refers to the figure for the last twelve months.

**Loan to Value** : a financial indicator which compares the loan amount with the value of the guarantee offered.

**EBITDA Margin** : EBITDA divided by Net Revenue.

**Net Operating Income or NOI** : Net revenues excluding revenues from services and property sales and direct expenses in the projects.

**SSS - Same Store Sales** : the variation in contracted sales of shopping malls, verified only in the stores where there was no change in operator or area between the two periods..

**SSR - Same Store Rent** : the variation in billed rent of shopping malls, verified only in the stores where there was no change in operator or area between the two periods.

**TR** : reference rate (TR) is an indicator disclosed monthly by the Brazilian Central Bank, calculated based on the average monthly remuneration of deposits or financial investments.

**Vacancy / Financial Occupation** : It is estimated by multiplying the lease price per square meter that could be charged by the respective vacant areas, divided by the potential monthly rent of the property as a whole. Subsequently, the percentage of the monthly revenues that was lost due to portfolio vacancy is calculated.

**Vacancy / Physical Occupation** : It is estimated by dividing the total vacant areas by the total GLA of the portfolio.

## **ANEXO 4. RELATIONSHIP WITH INDEPENDENT AUDITOR**

In compliance with CVM Instruction 308/99, Articles 22, 23 and 27, the Company has not hired any other services not related to external audit with our independent auditors, KPMG Auditores Independentes, and/or its related parties during the third quarter of 2019.

The Company adopts governance policies focused on avoiding conflicts of interest and on preserving the independence and objectivity of the independent auditors hired, namely:

- (i) the auditor must not audit his/her own work;
- (ii) the auditor must not perform managerial duties on his/her client; and
- (iii) the auditor must not promote the interests of his/her client

# CONTACT INFORMATION

## INVESTOR RELATIONS

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*The figures presented herein should be read together with the Company's Financial Statements and their accompanying Notes. The amounts are expressed in Brazilian reais, except when indicated otherwise, and were prepared in accordance with Brazilian Generally Accepted Accounting Practices (BR GAAP) and the International Financial Reporting Standards (IFRS), issued by the International Accounting Standards Board (IASB). Operational data, including EBITDA and Adjusted EBITDA, have not been subject to independent audit.*

*This Report includes or may include forward-looking considerations and statements based on historical facts and reflects the expectations and objectives of CCP's management. These considerations involve risks and uncertainties, and therefore do not constitute guarantees of future performance. CCP's future results may differ materially from those presented due to several important factors, including: the economic, political and business scenario in Brazil (especially in the regions where CCP's projects are located); the successful implementation of CCP's business strategy and investment plan; the ability to purchase equipment/hire third parties without interruptions and at reasonable prices; competition; risks associated with property development, construction, leasing and property sales; the risk of not receiving results from the subsidiaries (as a holding company); regulatory risks; the risk of not developing an active and liquid market for CCP's shares; and other existing or imminent risks, whether known or unknown by CCP. CCP does not take responsibility for investment decisions based on information provided herein. Under no circumstances should this Report be considered as a recommendation for the acquisition of shares issued by CCP. When deciding to acquire shares issued by CCP, potential investors should make their own analysis and evaluation of CCP's financial condition and activities, as well as of the risks involved in said investment.*



## **Notes to interim financial information**

*(Amounts expressed in thousands of reais, unless otherwise indicated)*

### **1 General information**

Cyrela Commercial Properties S.A. Empreendimentos e Participações (“Company”) is a publicly-traded corporation, domiciled in Brazil, and its shares are traded on [B]<sup>3</sup> under the code “CCPR3”. The Company’s headquarters are located at Avenida Brigadeiro Faria Lima, 3600 – 14th floor, São Paulo, State of São Paulo.

The Company and its subsidiaries are mainly engaged in the development, sale and rent of commercial properties, the management of assets, the exploitation of shopping malls, the provision of management services, management of agreements, real estate development and other related services, as well as holding interest in other companies.

### **2 Significant accounting practices**

#### **2.1 Statement of conformity**

Individual interim financial information was prepared in accordance with Technical Pronouncement CPC 21 (R1) – Interim Statement.

- (a) Individual interim financial information of Cyrela Commercial Properties (“Parent Company”) were prepared in accordance with accounting practices adopted in Brazil (BR GAAP), which, in the Company’s case, differ from separate statements in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), referring to: Capitalization of interest incurred by the parent company and recorded under caption investments in relation to assets of its subsidiaries, which, for IFRS purposes, this capitalization is only permitted in consolidated quarterly information and not in separate quarterly information.
- (b) Consolidated interim financial information were prepared in accordance with CPC 21 (R1) and IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board - IASB.
- (c) As there is no difference between consolidated shareholders' equity and consolidated income (loss) attributable to the parent company's shareholders, included in consolidated interim financial information, and shareholders' equity and parent company income (loss), included in individual interim financial information, the Company opted to present this individual and consolidated financial information in a single set of interim information.
- (d) Management affirms that all relevant information characteristic of interim financial information, are being evidenced and correspond to those used by Management.
- (e) The issuance of the Company’s information for the year was authorized by the Board of Directors as of November 08, 2019.
- (f) The information regarding the bases for preparation and presentation of the interim information, the summary of the significant accounting practices, and the use of estimates and judgments



have not changed in relation to those disclosed in Note 2 to the Annual Financial Statements for the year ended December 31, 2018, published on February 14, 2019 in the publications Valor de São Paulo and “Diário Oficial do Estado de São Paulo,” (Federal Official Gazette) and available through the following websites: [www.cvm.gov.br](http://www.cvm.gov.br), [www.bmfbovespa.com.br](http://www.bmfbovespa.com.br) and [www.ccpsa.com.br/ri](http://www.ccpsa.com.br/ri).

## **2.2 Basis of preparation**

The individual and consolidated financial quarterly information were prepared based on the historical cost, unless otherwise indicated.

All amounts presented in this quarterly financial information are expressed in thousands of reais, except when otherwise indicated.

### ***Functional and presentation currency of interim financial information***

Consolidated quarterly financial information is being presented in Real (R\$), functional currency of the parent company and its subsidiaries, except for the subsidiary CCP ASSET Management LLC, which functional currency is USD.

The income statements and the balance sheets of the Company’s entities whose functional currency is different from presentation currency are translated into presentation currency as follows: (i) the assets, liabilities and shareholders’ equity (except for the items mentioned in item (iii)) are translated at the exchange rate in effect on the balance sheet date; (ii) income and expenses are translated at the average exchange rate, except for specific operations which, due to their relevance, are translated at the rate on the date of operation; and (iii) capital, capital reserves and treasury shares are translated at the rate on the date of transaction. All foreign exchange differences are recognized in the comprehensive income as accumulated translation adjustments, and transferred to income (loss) upon realization of the operation.

## **2.3 Basis of consolidation**

The consolidated interim financial information as of September 30, 2019, includes the consolidation of subsidiaries according to the criteria shown below:

- (i) **Subsidiaries** - The quarterly financial information of the subsidiaries are included in the consolidated financial statements as from the date that the Company obtains the control, until the date such control ceases. The individual financial quarterly information of subsidiaries are recognized under the equity method in the financial statements of the parent company.
- (ii) **Investments in entities recorded under the equity method** - The Company’s investments in entities recorded under the equity method include interest in associated companies and jointly-controlled subsidiaries.
- (ii.a) **Associated companies** are the entities in which the Company has, directly or indirectly, significant influence but not control or jointly-control on financial and operating policies.

- (ii.b) Jointly-controlled subsidiaries in which the Company shares the control with third-parties, regarding financial and operating policies.

Such investments are initially recognized by the cost, which includes expenditures with transactions. After initial recognition, quarterly financial information includes the Company's interest in investee's net income (loss) for the year and other comprehensive income up to the date in which significant influence no longer exists.

- (iii) Non-controlling interest - The Company measures any non-controlling interest at their proportion in identifiable net assets on the acquisition date. Changes to the Company's interest in a subsidiary that do not result in loss of control are accounted for as transactions of the shareholders' equity.
- (iv) Transactions eliminated upon consolidation – Balances and transactions among consolidated companies were eliminated in consolidation process. Gains and losses deriving from transactions among the Company's entities are equally eliminated.

For further information about the investees, see note 9 investments.

When the Company loses its control over an entity, assets and liabilities and any non-controlling interest and other components recorded in shareholders' equity regarding this entity, are derecognized, and in case of gains or loss, is recorded in income (loss).

### 3 Accounting pronouncements

#### **New standards and interpretations not yet adopted**

Amendments to IFRS 2	not edited	Share-based payment T	To be determined
Amendments do IFRS 10 & IAS 28	not edited	Associated company or joint venture	To be determined

#### **First-time adoption of CPC 06 R.2 Lease Operations**

IFRS 16 replaces the current lease standards, including CPC 06 (IAS 17) Commercial Lease Operations and ICPC 03 (IFRIC 4, SIC 15 and SIC 27) Complementary Aspects of Commercial Lease Operations.

IFRS 16 introduces a single model of accounting of leases in the balance sheet to lessees. A lessee recognizes an asset of right of use that represents its right to use the leased asset and a lease liability that represents its obligation to make the lease payments. Optional exemptions are available for short-term leases and low-value items. Thus, the Company, as a lessee, measured the impacts on financial statements in the amount of R\$ 7,910, impacting the caption right-of-use asset and an obligation in liabilities.

The lessor's accounting remains similar to the current standard, that is, lessors continue to classify leases as financial or operating leases. Therefore, there was no impact on this situation.

### **First-time adoption of IFRIC 23 - Uncertainty about the treatment of income tax**

IFRIC 23 describes how to determine the tax and accounting position when there is uncertainty about the treatment of income tax. The interpretation requires that the entity:

- Determine whether uncertain fiscal positions are assessed separately or as a group;
- Assess whether it is likely that the tax authority will accept the use of an uncertain tax treatment, or proposed use, by an entity in its income tax returns.
- If so, the entity shall determine its tax and accounting position in line with the tax treatment used or to be used in its income tax returns.
- If not, the entity should reflect the effect of uncertainty in determining its tax and accounting position.

The Company assessed the impact of adopting the standard and have not identified any material impact on the financial statements

## **4 Cash and cash equivalents**

Relates to cash, bank balances and investments in Certificates of Bank Deposit (CDB) and Repurchase and resale agreements backed by debentures, which are remunerated at rates that approximate CDI change (75–100%) and for which there are no penalties or any other restrictions for their immediate redemption, in addition to the right to require the repurchase anytime.

Balance of cash and cash equivalents are under the category of measurement at amortized cost.

Description	Parent company		Consolidated	
	09/30/2019	12/31/2018	09/30/2019	12/31/2018
Cash and banks	130	465	12,862	12,047
Investments	109,906	138,161	186,018	203,849
<b>Total cash and cash equivalents</b>	<b>110,036</b>	<b>138,626</b>	<b>198,880</b>	<b>215,896</b>

## **5 Securities**

Description	Parent company		Consolidated	
	09/30/2019	12/31/2018	09/30/2019	12/31/2018
Debentures	-	-	25,658	26,071
CDB	-	-	19,334	17,478
Purchase and sale commitments	-	-	11,344	30,739
Financing bills	-	36,923	60,466	74,400
Financial Treasury Bills - LFT	-	-	14,184	15,120
Investment funds	92,776	86,378	10	2,879
<b>Total</b>	<b>92,776</b>	<b>123,301</b>	<b>130,996</b>	<b>166,687</b>

Refers to repurchase and resale agreements, and investment funds, distributed according to table above, characterized by repurchase at previously defined term and price. With remuneration at rates that approximate CDI change (98–100%).



Balance of securities are under the category of measurement at amortized cost.

## 6 Accounts receivable

Represented by:

Description	Parent company		Consolidated	
	09/30/2019	12/31/2018	09/30/2019	12/31/2018
Leases	177	419	55,853	58,456
Assignment of Usage Rights (CDU)	-	-	10,164	10,948
Sale of units completed	-	-	1,331	1,399
Management services	-	-	4,175	4,324
<b>Subtotal of balance receivable</b>	<b>177</b>	<b>419</b>	<b>71,523</b>	<b>75,127</b>
Straight-line basis leases (a)	-	-	42,635	32,207
Allowance for doubtful accounts (b)	-	-	(27,379)	(23,314)
<b>Total group - accounts receivable</b>	<b>177</b>	<b>419</b>	<b>86,779</b>	<b>84,020</b>
<b>Current</b>	<b>177</b>	<b>419</b>	<b>50,073</b>	<b>80,794</b>
<b>Non-current</b>	<b>-</b>	<b>-</b>	<b>36,706</b>	<b>3,226</b>

- (a) Accounting method under CPC 06 - Commercial leasing operations (R2) to record lease revenues and accounts receivable. - on a straight-line basis
- (b) The company adopts a policy of recording an allowance for doubtful accounts when it identifies a significant certainty, usually installments overdue for more than 360 days and a percentage of expected loss on the remaining balance of accounts receivable.

Balance receivable as of September 30, 2019 is broken down per maturity as follows:

<b>Falling due</b>	<b>58,273</b>
<b>From 1 to 360 days</b>	<b>5,725</b>
<b>Over 360 days</b>	<b>22,781</b>
<b>Balance Receivable</b>	<b>86,779</b>

On September 30, 2019, balance of non-current balance of accounts receivables is broken down by year of maturity as follows:

<b>2020</b>	<b>9,269</b>
<b>2021</b>	<b>9,850</b>
<b>2022</b>	<b>8,777</b>
<b>2023</b>	<b>8,808</b>
<b>2024</b>	<b>2</b>
<b>Balance at 09/30/2019</b>	<b>36,706</b>

## 7 Inventories

	Consolidated	
	09/30/2019	12/31/2018
<b>Current</b>		
Thera Residencial & Saletas	944	944
<b>Total current</b>	<b>944</b>	<b>944</b>
<b>Non-current</b>		
Corporativo Centro Metropolitano	42,618	42,200
<b>Total non-current</b>	<b>42,618</b>	<b>42,200</b>

In September 30, 2019, the Company does not have any real estate property in the inventory given as a debt guarantee.

The consolidated changes in inventories, for the period ended September 30, 2019, is represented as follows:

<b>Balance in 2018</b>	<b>43,144</b>
Costs incurred	418
<b>Balance 2019</b>	<b>43,562</b>

## 8 Taxes recoverable

Represented by:

Description	Parentcompany		Consolidated	
	09/30/2019	12/31/2018	09/30/2019	12/31/2018
IRRF – Withholding income tax (a)	42,132	36,586	53,468	42,653
CSLL – Social contribution on net income	99	2	3,641	628
PIS and COFINS	9	9	1,503	404
Other recoverable taxes	5	11	48	57
<b>Total</b>	<b>42,245</b>	<b>36,608</b>	<b>58,660</b>	<b>43,742</b>
Current	10,790	6,783	11,358	6,783
Non-current	31,455	29,825	47,302	36,959

- (a) The income tax value is represented by withholdings over cash investments and dividends received from real estate funds, even of prior years, which pursuant to article 66 of Law 8383/91, with new wording given by article 58 of Law 9069/95, establishes the right to offset against taxes of same nature or request of restitution, which ensures to the Company its full realization at restated values.

## 9 Investments

### 9.1 Main information of associated companies as of September 30, 2019 and 2018 and December 31, 2018 is summarized as follows:

Associated companies	TOTAL ASSETS				TOTAL LIABILITIES					
	Current assets		Non-current assets		Current liabilities		Non-current liabilities		Shareholders' equity	
	09/30/2019	12/31/2018	09/30/2019	12/31/2018	09/30/2019	12/31/2018	09/30/2019	12/31/2018	09/30/2019	12/31/2018
Carcavelos	35	5	9,576	9,576	3	-	-	-	9,608	9,581
CCP Canela	22	14	31,896	31,799	7	11	-	-	31,911	31,802
CCP Sandalo	1,628	952	71	86	543	568	988	981	168	(511)
CLD Cyrela	37,290	33,886	-	-	342	71	-	-	36,948	33,815
Cyrela Tururin	1,928	2,001	37	37	619	717	-	-	1,346	1,321
Fundo Brasílio Machado	1,510	1,325	8,430	8,594	198	686	-	-	9,742	9,233
SPE Azione	15,074	15,783	253,860	257,765	2,444	17,848	38	41,976	266,452	213,724

Associated companies	Net revenue		Costs		Income (loss)	
	09/30/2019	09/30/2018	09/30/2019	09/30/2018	09/30/2019	09/30/2018
Carcavelos	-	-	5	-	(5)	-
CCP Canela	1	-	2	-	(1)	(292)
CCP Sandalo	70	-	(610)	41	680	(856)
CLD	3	-	25	-	(22)	(63)
Cyrela Tururin	32	-	6	97	26	(80)
Fundo Brasílio Machado	2,494	1,752	1,831	1,626	663	13
SPE Azione	28,109	18,300	16,746	9,741	11,363	3,513

## 9.2 Changes and breakdown of investments are as follows:

Description of the companies	Interest %		Balance at 12/31/2018	Paid-up capital (decrease)	Dividends	Equity in net income of subsidiaries	Interest capitalization	Balance at 09/30/2019
	2018	2019						
<b>Investments in subsidiaries</b>								
Aquarius	66.57%	66.57%	59,841	-	(11,117)	12,815	-	61,539
CCP Acácia	100.00%	100.00%	16,264	-	(1,200)	(330)	-	14,734
CCP Açucena	66.57%	66.57%	7,437	-	(1,931)	2,228	-	7,734
CCP Adm de Propriedades	100.00%	100.00%	10,115	-	(9,808)	9,288	-	9,595
CCP Agata	99.99%	99.99%	30,761	-	-	1,805	-	32,566
CCP Alecrim	66.57%	66.57%	3,568	-	(666)	1,224	-	4,126
CCP Ambar	66.57%	66.57%	9,167	-	(2,050)	2,224	-	9,341
CCP Asset	100.00%	100.00%	7,654	555	-	759	-	8,968
CCP Aurora	66.57%	66.57%	61,397	3,386	-	(1,283)	(209)	63,291
CCP Bromélia	25.00%	25.00%	25,549	-	-	977	(105)	26,421
CCP Calandra	62.50%	62.50%	147,157	11,555	-	(8,209)	(631)	149,872
CCP Carvalho	100.00%	100.00%	3	-	-	-	-	3
CCP Citrino	99.99%	99.99%	-	1	-	(1)	-	-
CCP Eucalipto	100.00%	100.00%	35,166	-	-	(1)	-	35,165
CCP Laranjeira	100.00%	100.00%	32,604	-	-	1,603	-	34,207
CCP Lavanda	99.99%	99.99%	1	34,329	-	(1,956)	-	32,374
CCP Leasing Malls	100.00%	100.00%	(82)	-	-	100	-	18
CCP Lilac	100.00%	100.00%	25,462	(3,475)	-	(791)	-	21,196
CCP Magnólia	100.00%	100.00%	474,585	-	-	(3,889)	(857)	469,839
CCP Marfim	25.00%	25.00%	85,288	(1)	(1,538)	2,895	(159)	86,485
CCP Marmore	66.56%	66.56%	1,821	-	(965)	1,082	-	1,938
CCP Mogno	99.90%	99.90%	516	-	(400)	5	-	121
CCP Nordeste	66.57%	66.57%	5,436	-	(293)	217	-	5,360
CCP Participações	100.00%	100.00%	87	-	-	5	-	92
CCP Pinheiro	99.99%	99.99%	1	-	-	(1)	-	-
CCP - Properties	61.29%	61.29%	51,392	-	(4,912)	3,290	-	49,770
CCP Quartzzo	99.98%	99.98%	1	-	-	-	-	1
CSC Serviços Administrativos	99.99%	99.99%	(265)	123	-	(62)	-	(204)
Fundo CTI	51.11%	51.11%	16,696	899	(5,438)	4,257	-	16,414
Fundo Grand Plaza	61.41%	61.41%	121,224	(361)	(31,270)	32,358	(21)	121,930
Micônia	100.00%	100.00%	571,557	-	(31,126)	21,692	(1,175)	560,948
Millennium	66.57%	66.57%	60,950	1	(11,783)	13,354	-	62,522
ON Serviços Digitais	99.99%	99.99%	535	1,571	-	(1,555)	-	551
YM Investimentos	100.00%	100.00%	66,559	1,876	-	2,917	-	71,352
Goodwill in the acquisition of interest a)			24,464	(482)	-	-	-	23,982
<b>Subtotal - subsidiaries - investees</b>			<b>1,952,911</b>	<b>49,977</b>	<b>(114,497)</b>	<b>97,017</b>	<b>(3,157)</b>	<b>1,982,251</b>
<b>Investments in associated companies</b>								
Carcavelos	12.64%	12.64%	1,211	4	-	(1)	-	1,214
CCP Canela	50.00%	50.00%	16,243	55	-	(1)	-	16,297
CCP Sândalo	50.00%	50.00%	(256)	-	-	340	-	84
CLD	60.00%	60.00%	20,490	1,893	-	(13)	-	22,370
Cyrela Tururim	50.00%	50.00%	660	1	-	12	-	673
Fundo Brasília Machado	50.00%	50.00%	4,616	247	(327)	333	-	4,869
SPE Azione	40.00%	40.00%	89,559	20,904	(4,357)	4,546	(80)	110,572
<b>Subtotal - associated companies - investees</b>			<b>132,523</b>	<b>23,104</b>	<b>(4,684)</b>	<b>5,216</b>	<b>(80)</b>	<b>156,079</b>
<b>Total investments</b>			<b>2,085,434</b>	<b>73,081</b>	<b>(119,181)</b>	<b>102,233</b>	<b>(3,237)</b>	<b>2,138,330</b>

- (a) Upon acquisition of companies Norte Shopping, SPE Azione and Fundo CTI, assets acquired - mainly pieces of land – and, in companies Fundo Grand Plaza and Hathiha, also buildings were valued at fair value. This fair value, , is depreciated, if applicable, at the same rates used for each of those assets, which vary from 2% to 2.7% per annum. Fair value of the assets net of amortization are as follows:

Description	Parent company	
	09/30/2019	12/31/2018
SPE Azione Gestão e Particip. Ltda	1,445	1,466
Fundo Centro Textil	746	758
Fundo Inv. Imob Grand Plaza Shop.	18,623	19,031
CCP Aurora Empreend. Imob. S/A.	3,169	3,209
<b>Total</b>	<b>23,983</b>	<b>24,464</b>

### 9.3 Investments in associated companies

Changes in investments in associated companies that remain recorded in consolidated statements are as follows:

Associated companies	% Direct interest		Balance at 12/31/2018	Paid-up capital (decrease)	Dividends	Equity in net income of subsidiaries	Other	Interest capitalization	Balance at 09/30/2019
	2018	2019							
Carcavelos	12.64%	12.64%	1,211	4	-	(1)	-	-	1,214
CCP Canela	50.00%	50.00%	16,242	55	-	-	-	-	16,297
CCP Sândalo	50.00%	50.00%	(256)	-	-	340	-	-	84
CLD	60.00%	60.00%	20,489	1,893	-	(13)	-	-	22,369
Cyrela Diamante	48.98%	48.98%	7,035	24	(542)	(364)	-	-	6,153
Cyrela Tururin	50.00%	50.00%	660	1	-	13	-	-	674
Fundo Brasilio Machado	50.00%	50.00%	4,618	247	(327)	333	-	-	4,871
Parallel	0.20%	0.20%	1,227	-	-	19	43	-	1,289
SPE Azione	40.00%	40.00%	89,558	20,904	(4,357)	4,546	-	(80)	110,571
Other investments (a)	-	-	17,176	(464)	(97)	(1,020)	-	-	15,595
Goodwill in the acquisition of interest	-	-	1,713	-	-	-	(1)	-	1,712
<b>Total investments</b>	-	-	<b>159,673</b>	<b>22,664</b>	<b>(5,323)</b>	<b>3,853</b>	<b>42</b>	<b>(80)</b>	<b>180,829</b>

- (a) According to the contract for the purchase and sale of quotas and other covenants, entered into on March 10, 2016, CCP Lilac acquired companies Cyrela Milão Empreendimentos Imobiliários Ltda., Cyrela Tennessee Empreendimentos Imobiliários Ltda., API SPE 88 - Planejamento e Desenvolvimento de Empreendimentos Imobiliários Ltda., CHL LLXXVIII Incorporações Ltda., Cyrela Oceania Empreendimentos Imobiliários SPE Ltda., Evidense PDG Cyrela Ltda and SPE CHL Incorporações Ltda.

## 10 Investment properties

Investment properties are initially recorded at cost and, then, depreciated, and are comprised of properties that are held for rental by the Company. Balances as of September 30, 2019 and December 31, 2018 are as follows:

Description	% Depreciation Straight line	09/30/2019	12/31/2018
Buildings and constructions	2.0% - 2.7%	2,688,454	2,599,567
Land	-	364,018	364,018
Leasehold improvements	2%	44,335	39,141
<b>Total cost</b>		<b>3,096,808</b>	<b>3,002,726</b>
(-) Accumulated depreciation	2.0% - 2.7%	(243,004)	(212,843)
<b>Total investment properties</b>		<b>2,853,804</b>	<b>2,789,883</b>

As of September 30, 2019, the Company provided R\$ 1,978,037 as debt guarantee.

Consolidated changes in investment properties for the period ended September 30, 2019 are as follows:

Description	Balance at 12/31/2018	Additions (a)	Depreciation	Capitalization	Balance at 09/30/2019
Buildings and constructions	2,397,310	93,870	(31,251)	(3,157)	2,456,772
Land	364,018	-	-	-	364,018
Leasehold improvements	28,555	5,195	(736)	-	33,014
<b>Total</b>	<b>2,789,883</b>	<b>99,065</b>	<b>(31,987)</b>	<b>(3,157)</b>	<b>2,853,804</b>

- (a) CCP Lavanda Empreendimentos Imobiliários Ltda. acquired Birmann 10 Building, located at Rua Verbo Divino, no. 1.400, Chácara Santo Antônio, city of São Paulo, on April 3, 2019.

The Company elected to record investment properties at cost less depreciation. Comparison between cost value and fair value of investment properties (calculated on an annual basis for the purpose of recoverability analysis):

Properties	Fair value as of 12/31/2018	Book value on 09/30/2019	Unrecorded gross goodwill
Buildings	1,618,318	725,887	892,431
Shopping malls	3,988,042	2,097,942	1,890,100
Other	143,259	29,975	113,284
<b>Total</b>	<b>5,749,619</b>	<b>2,853,804</b>	<b>2,895,815</b>

Evaluation was carried out internally as of December 31, 2018 with no significant effects for September 30, 2019, and, depending on property and market characteristics, one or more methods were used to determine market value, as follows:

- **Yield method** |- direct capitalization: in this methodology, the expected yield is presupposed by an investor on a certain real estate, that is, it is based on the timely return analysis of the investment made. Value is obtained through capitalization of annual income, using rate consistent with the market and reflecting investment risk. The result indicates amount available for acquisition of property from the investors' point of view. With yield between 8.5% and 10%.
- **Yield method** - discounted cash flow - In this methodology, the current rent income is estimated, based on current lease agreements, over a 10-year period, considering appropriate growth rates and contract events (price adjustments, revisions and renewals), which shall take place in the shortest term provided for the legislation.

The measurement of fair value of all the investment properties were classified as Level 3 based on used inputs.

For our evaluation of assets, we used the following rates:

Indicators	Weighted average
Growth of revenue	3.40%
Default	1.80%
Discounts on sales	5.20%
Financial vacancy	3.90%
Adm/Revenue fee	2.40%
Discount rate	6.20%

- (a) We use the actual discount rate as the assumption



## 11 Property, plant and equipment and intangible assets

Represented by:

Description	% Depreciation and amortization	Parent company		Consolidated	
		09/30/2019	12/31/2018	09/30/2019	12/31/2018
Property, plant and equipment					
Furniture and fixtures	10%	50	50	52	52
Data processing equipment	20%	696	695	3,205	1,242
Improvements	10%	-	-	404	404
Right of use (a)	-	7,997	-	0	0
Total cost	-	8,743	745	3,661	1,698
(-) Accumulated depreciation	-	(627)	(602)	(1,193)	(996)
Property, plant and equipment, net	-	8,116	143	2,468	702
Intangible assets					
Software and hardware	2.0% - 2.7%	94	94	838	754
Trademarks, patents and rights	-	-	-	-	3,484
Total cost	-	94	94	838	4,238
(-) Accumulated amortization	2.0% - 2.7%	(29)	(16)	(359)	(239)
Intangible assets (net)	-	65	78	479	3,999

- (a) Addition related to first-time adoption of IFRS 16 – Leases, in which the Company is the lessee of an asset.

Changes in consolidated property, plant and equipment and intangible during the period ended September 30, 2019 are as follows:

Description	Balance at 12/31/2018	Addition/write-off	Depreciation and amortization	Balance at 09/30/2019
<b>Property, plant and equipment</b>				
Buildings and constructions	2	-	-	2
Furniture and fixtures	33	-	(3)	30
Data processing equipment	397	1,963	(133)	2,227
Improvements	270	-	(61)	209
<b>Total</b>	<b>702</b>	<b>1,963</b>	<b>(197)</b>	<b>2,468</b>
<b>Intangible assets</b>				
Software and hardware	516	84	(121)	479
Trademarks, patents and rights	3,483	(3,483)	-	-
<b>Total</b>	<b>3,999</b>	<b>(3,399)</b>	<b>(121)</b>	<b>(479)</b>

## 12 Loans, financing, debentures and promissory notes

### 12.1 Financings

Breakdown:

Financial institution	Contracting date	Charges	Ref	Parent company		Consolidated	
				09/30/2019	12/31/2018	09/30/2019	12/31/2018
Bradesco	09/30/2011	9.30% p.a. + Ref.Rate	(a)	-	-	106,916	117,793
Bradesco	12/12/2014	9.60% p.a. + Ref.Rate	(b)	276,750	275,949	276,750	275,950
Bradesco	12/12/2014	9.60% p.a. + Ref.Rate	(c)	-	-	80,055	79,716
Banco Itaú	08/03/2015	9.85% p.a. + Ref.Rate	(d)	-	-	97,671	101,886
Banco do Brasil	07/23/2015	9.52% p.a. + Ref.Rate	(e)	-	-	97,762	104,876
<b>Total</b>				<b>276,750</b>	<b>275,949</b>	<b>659,154</b>	<b>680,221</b>
Current liabilities				<b>19,523</b>	<b>12,687</b>	<b>56,747</b>	<b>46,725</b>
Non-current liabilities				<b>257,227</b>	<b>263,263</b>	<b>602,407</b>	<b>633,496</b>

As of September 30, 2019, balance of non-current is broken down by year of maturity as follows:

Year	Parent company	Consolidated
2020	6,461	16,300
2021	13,723	51,066
2022	15,065	55,164
2023	16,537	59,553
2024	18,150	64,361
2025	19,918	50,521
> 6 years	167,373	305,442
<b>Total</b>	<b>257,227</b>	<b>602,407</b>

- (a) Subsidiary CCP Marfim contracted a bank credit bill with fiduciary collateral and lien of credit receivables for construction of joint venture Shopping Tietê. Amortization term is 120 months.
- (b) Bank credit bill contracted with Bradesco for construction of several joint ventures. Amortization term is 204 months.
- (c) Bank credit bill contracted by subsidiary CCP Magnólia with Bradesco to cover expenditures related to Shopping Metropolitano. Amortization term is 204 months.
- (d) Subsidiary CCP Aurora contracted a bank credit bill with mortgage collateral for construction of joint venture Morizono. Amortization term is 144 months.
- (e) Subsidiary CCP Calíandra contracted a bank credit bill with mortgage collateral for construction of joint venture Shopping Cerrado. Amortization term is 138 months.

Certain financing contracts determine early maturity of credits contracted by the Company in case certain obligations are not complied with.

On September 30, 2019, the Company's management is complying with all financing covenants established in contracts.

Changes in loans for the period ended September 30, 2019 can be shown as follows:

Description	Parent company	Consolidated
<b>Balance at 12/31/2018</b>	<b>275,949</b>	<b>680,220</b>
Payment of principal	(7,394)	(35,927)
Interest payment	(13,043)	(38,429)
Accrued interest	21,038	52,914
Commissions recognized	199	376
<b>Balance at 09/30/2019</b>	<b>276,749</b>	<b>659,154</b>

## 12.2 Debentures

Breakdown:

Debentures	Contracting date	Charges	Ref	Parent company		Consolidated	
				09/30/2019	12/30/2018	09/30/2019	12/30/2018
Debentures – 5th issue	09/11/2013	110% of CDI	(a)	-	54,450	-	54,450
Debentures – 7th issue	09/22/2016	100% of CDI	(b)	78,730	81,748	78,730	81,748
Debentures – 8th issue	11/22/2016	100% of CDI	(c)	-	133,414	-	133,414
Debentures – 9th issue	01/10/2018	100% of CDI	(d)	355,379	483,588	355,379	483,588
Debentures – 10th issue	10/17/2018	IPCA + 6.51%	(e)	308,982	300,359	308,982	300,359
Debentures – 11th issue	04/29/2019	100% of CDI	(f)	305,923	-	305,923	-
<b>Total</b>				<b>1,049,014</b>	<b>1,053,559</b>	<b>1,049,014</b>	<b>1,053,559</b>
Current liabilities				120,007	261,059	120,007	261,059
Non-current liabilities				929,007	792,500	929,007	792,500

- (a) On September 11, 2013 the Company's Board of Directors approved proceeding with the Company's 5th simple debenture issue, not convertible into shares and unsecured, issued in two series comprising 20,000 debentures with par value of R\$ 10 and the issue totaling R\$ 200,000. The debentures will pay interest equal to 110% of the accumulated change in the DI average daily rates. The principal value will be paid in two installments maturing in August 2018 and August 2019, with interest payable every quarter as of November 2013. On December 8, 2017, 9,200 second series debentures were repurchased and canceled. The balance of these debentures on September 30, 2019 is R\$ 54,588. (R\$ 54,450 as of December 31, 2018).

The debentures matured in August 2019. (The balance as of December 31, 2018 was R\$ 54,450).

- (b) On September 22, 2016 the Company's Board of Directors approved the 7th issuance of Company's simple debentures, not convertible into shares and with collateral guarantee, issued in one single series comprising 92 debentures with a par value of R\$ 1,000 and issuance totaling R\$ 92,000. The debentures pay interest equal to 100%

of the accumulated change in the DI average daily rates, plus 1.20% per annum. The principal value and interest will be paid as of November 2016.

The balance of these debentures on September 30, 2019 is R\$ 78,730. (R\$ 81,748 as of December 31, 2018).

- (c) On November 22, 2016 the Company's Board of Directors approved the 8th issuance of Company's simple debentures, not convertible into shares and unsecured, issued in one single series comprising 20,000 debentures with par value of R\$ 10 and the issuance totaling R\$ 200,000. The debentures pay interest equal to 100% of the accumulated change in the DI average daily rates, plus 2.32% per annum. The principal value will be paid in 3 annual installments as of November 2018, with interest payable on a half-annual basis as of May 2017.

These debentures were settled in July 2019. (The balance on December 31, 2018 was R\$ 133,414).

- (d) On January 10, 2018 the Company's Board of Directors approved the 9th issue of Company's simple debentures, not convertible into shares with real guarantee in one single series comprising 45,000 debentures with par value of R\$ 10 and the issue totaling R\$ 450,000. The debentures pay interest equal to 100% of the accumulated change in the DI average daily rates, plus 1.40% per annum (base of 252 business days). The principal and interest will be paid in 9 semi-annual installments starting as of January 2019.

The balance of these debentures on September 30, 2019 is R\$ 355,379. (R\$ 483,588 as of December 31, 2018).

- (e) On October 17, 2018 the Company's Board of Directors approved the 10th issue of Company's simple debentures, not convertible into shares in single series, with real guarantee in one single series comprising 300,000 debentures with par value of R\$ 1 and the issue totaling R\$ 300,000. The Face Value of debentures will be restated by the National Amplified Consumer Price Index (IPCA) plus remuneration interest equivalent to 6.5106% per annum (252 business days base). The principal will be paid on the maturity date and the remuneration interest is payable in monthly installments as of November 2018.

The balance of these debentures on September 30, 2019 is R\$ 308,982. (R\$ 300,359 as of December 31, 2018).

- (f) On April 29, 2019, the Company's Board of Directors approved the 11<sup>th</sup> issue of simple unsecured debentures of the Company not convertible into shares, in two series, through the communicating vessel system, provided that the number of series and the number of Debentures issued in each series was defined according to the book building procedure as follows: 10,000 debentures for the first series and 20,000 for the second series, with a par value of R\$ 10, with a total issuance of R\$ 300,000. First-series debentures will bear interest at 100% of the cumulative variation of the average daily DI rates, plus 0.7% per annum. Second-series debentures will bear interest at 100% of the cumulative variation of the average daily DI rates, plus 1.4% per annum. The amount of the first series principal will be paid at maturity in May 2022, the value of the second series principal will be paid in annual installments from May 2023 and interest will be paid semiannually.

The balance of these debentures on September 30, 2019 is R\$ 305,923.

With the exception of the 11th issue of debentures, the Company may at its sole discretion, redeem in advance all outstanding debentures, at any time as of the issuance date and following a resolution by the Board of Directors' meeting, which may take place upon publishing a notice to debentureholders at least 5 business days before the date of advance redemption.

All debentures will were not subject to programmed renegotiation.

Changes in debentures for the period ended September 30, 2019 can be shown as follows:

Description	Parent company and Consolidated
<b>Balance at 12/31/2018</b>	<b>1,053,559</b>
Funding	300,000
Payment of principal	(290,599)
Interest payment	(79,521)
Accrued interest	66,028
Provision for commission	(4,094)
Commissions recognized	3,641
<b>Balance at 09/30/2019</b>	<b>1,049,014</b>

Balance of non-current of debentures as of September 30, 2019, is broken down as follows, by year of maturity:

Year	Amounts
2020	1,499
2021	107,332
2022	209,119
2023	161,334
2024	113,472
2025	16,070
> 6 years	320,181
<b>Total</b>	<b>929,007</b>

#### ***5th, 8th, 9th and 11th issuance - Covenants***

The Company will be bound to extend an advance redemption offer to all debentureholders, should it during two consecutive quarters not comply with the contractually agreed on financial ratios, which will be confirmed by the Trustee based on the interim financial information presented by the Company, as follows:

Ratios and limits determined in debenture contracts	09/30/2019	
	Up to maturity date	Current position
EBITDA/Net Financial debt should be above to:	1.2x	2.01x
Net debt/EBITDA should be below or equal to: <b>(a)</b>	7x	5.27x
Unencumbered assets/Net corporate debt should be above or equal to:	1.4x	2.93x

**(a)** It Refers to the 9th and 11th issues.

The Company will be released from redeeming in advance in case debentureholders represented by 75% of all debentures authorize the lack of redemption in a Meeting.

### ***On guarantees***

For the 5<sup>th</sup>, 8<sup>th</sup> and 11<sup>th</sup> issues, we have only covenants with no collateral required. For the 9<sup>th</sup> issuance, debentures are secured by a mortgage and a lien of quotas, as a guarantee of the punctual as well as full compliance with all the obligations as provided in the 9<sup>th</sup> Deed of Issue, pursuant to the respective public mortgage deeds (“Real Guarantees” and “Guarantee Agreements” respectively).

As of September 30, 2019, these covenants were duly complied with.

### ***7th issuance - Guarantees***

The debentures are secured by a lien of quotas of FII Grand Plaza Shopping and FII Centro Têxtil Internacional, as well as a pledge of quotas of CCP Ambar and CCP Nordeste.

The transaction is in compliance with all covenants provided for in the issue deed.

### ***10th issue - Guarantees***

In relation to the 10<sup>th</sup> issue of debentures, the Company must maintain a LTV (Loan to value) of less than 70%. If this financial indicator is not met, the Company shall maintain its Net Debt / EBITDA equal to or lower than 7.0x in order not to suffer the early maturity of the debentures.

With respect to the 10<sup>th</sup> issue of debentures, they will be guaranteed under the terms of the Private Instrument of Agreement for the Lien of Property, Fiduciary Alienation of SPE Quotas and Lien of Credit Receivables.

## **13 Taxes and contributions payable**

Represented by:

Description	Parent company		Consolidated	
	09/30/2019	12/31/2018	09/30/2019	12/31/2018
PIS	34	35	333	261
COFINS	207	218	1,591	1,256
ISS	20	14	231	330
IRPJ	-	-	14,686	7,254
CSLL	-	-	5,343	2,679
IRRF, INSS, PIS, COFINS, CSLL - Withholding	128	71	1,410	1,293
Other	-	-	251	384
<b>Total</b>	<b>389</b>	<b>338</b>	<b>23,845</b>	<b>13,457</b>

## 14 Deferred taxes and contributions

The Company has the following temporary differences as of September 30, 2019 and December 31, 2018:

Calculation basis	Consolidated	
	09/30/2019	12/31/2018
Accounts receivable - lease	11,790	8,961
Res sperata	16,637	24,261
<b>Total</b>	<b>28,427</b>	<b>33,222</b>

Due to tax obligations aforementioned, the corresponding tax effects (deferred taxes) were calculated as of September 30, 2019 and December 31, 2018 as follows:

Deferred tax	Consolidated	
	09/30/2019	12/31/2018
Accounts receivable - current sales	387	433
Accounts receivable – lease	-	127
<b>Total current</b>	<b>387</b>	<b>560</b>
Res sperata	2,418	3,525
<b>Total non-current</b>	<b>2,418</b>	<b>3,525</b>
<b>Total Deferred tax</b>	<b>2,805</b>	<b>4,085</b>
PIS	146	212
COFINS	672	978
IRPJ	1,446	2,106
CSLL	541	789

## 15 Taxes payable, installments and judicial deposits

These refer to legal obligations arising from tax liabilities by subsidiaries, which were deposited in court accounts as seen below:

Description	Consolidated	
	09/30/2019	12/31/2018
PIS and COFINS (a)	(9,480)	(9,481)
IPTU	(2,294)	(2,294)
<b>Subtotal</b>	<b>(11,774)</b>	<b>(11,775)</b>
Judicial deposits	11,950	11,966
<b>Total non-current assets</b>	<b>176</b>	<b>191</b>

### (a) PIS and COFINS

Sums covering the period between May 2006 to August 2013 for COFINS and PIS and totaling R\$ 9,480 (R\$ 9,481 on December 31, 2018), in particular regarding extension of the bases of incidence by the mentioned contributions on income prior to Law 9718/98. There is a judicial deposit amounting to R\$ 9,480 (R\$ 9,481 at December 31, 2018).

## 16 Related parties

### a. Advances for future capital increase (AFAC)

ASSETS	Parent company		Consolidated	
Related parties	09/30/2019	12/31/2018	09/30/2019	12/31/2018
CLD (a)	46	46	46	46
<b>Total related parties</b>	<b>46</b>	<b>46</b>	<b>46</b>	<b>46</b>

(a) Disproportionate advance for capital increase

### b. Loans

Description	Consolidated	
Related parties	09/30/2019	09/30/2018
Shopping D - mall (a)	330	-
<b>Total related parties</b>	<b>330</b>	<b>-</b>

(a) Mútuo DBA Empreendimentos e Participações Ltda.

### c. The Company has Debit Notes and its subsidiaries, as follows:

Assets	Parent Company		Consolidated	
Related parts	09/30/2019	12/31/2018	09/30/2019	12/31/2018
CCP Administradora de Propriedades Ltda	31	-	25	-
CCP Leasing Malls Empreendimentos Imobiliários Ltda	8	-	8	-
CSC Servicos Administrativos Ltda	28	-	28	-
Tiete Administradora Ltda	-	-	742	-
<b>Total Related parts</b>	<b>67</b>	<b>-</b>	<b>803</b>	<b>-</b>

### d. Rental income

The Company has units leased to Cyrela Brazil Realty S/A and its subsidiaries, as follows:

Joint venture	Unit	Effectiveness of agreement	Restatement index	Monthly amount
FARIA LIMA SQUARE	12th	08/01/2016–07/31/2021	IGP-M	385
FARIA LIMA SQUARE	14th (Part)	08/01/2016–07/31/2021	IGP-M	93
<b>Total</b>				<b>478</b>



**e. Management remuneration**

Technical Pronouncement CPC 05 (R1) - Related Parties defines key management personnel as those professionals with authority and responsibility for planning, for managing and controlling the Company's activities, directly or indirectly, including any officer (executive or otherwise).

Remuneration and charges incurred by the Company until September 30, 2019 and 2018 are broken down as follows:

	Parent company		Consolidated	
	09/30/2019	09/30/2018	09/30/2019	09/30/2018
Directors' fees	5,869	4,204	8,356	6,088
Remuneration of Board members:	677	385	677	385
<b>Total</b>	<b>6,546</b>	<b>4,589</b>	<b>9,033</b>	<b>6,473</b>

The limit value for the annual remuneration of Directors in 2019, approved during Annual and Special Shareholders' Meetings, was R\$10,000.

## 17 Provisions for labor, tax and civil risks

In their regular course of business, the Company and its subsidiaries are exposed to certain lawsuits and risks, regarding tax, labor and social security issues.

The Company has provisions totaling R\$ 1,713 (R\$ 1,628 on December 31, 2018) in consolidated and R\$ 916 (R\$ 692 as of December 31, 2018) in the parent company, based on a risk analysis prepared by management and legal advisors.

Lawsuits evaluated with a likelihood of possible loss by our lawyers, total R\$ 61,106 as of September 30, 2019 (R\$ 22,119 as of December 31, 2018) in the consolidated and R\$ 13,299 in the parent company (R\$ 870 on December 31, 2018).

## 18 Deferrred revenue - Res sperata realizable

We describe below the balance of realizable res sperata that refers to the assignment of rights of use of real property areas due by lessees based on entering into rental agreements for commercial points.

These sums are billed pursuant to contractual terms of as much as 36 months and are recorded under the straight line method in the income (loss) for the period, in accordance with the rental period, normally of 60 months, as of the date on which the shopping mall begins operations.

Joint venture	Consolidated	
	09/30/2019	12/31/2018
Shopping Tiete (mall)	1,457	1,692
Shopping Metropolitano	1,536	1,467
Shopping Cidade São Paulo	10,255	16,059
Shopping Cerrado	1,003	1,520
Grand Plaza	1,086	-
<b>Total</b>	<b>15,307</b>	<b>20,738</b>
<b>Total current</b>	<b>8,725</b>	<b>4,148</b>
<b>Total non-current</b>	<b>6,582</b>	<b>16,590</b>

## 19 Shareholders' equity

### a. Capital

Capital on September 30, 2019 and the respective number of common shares may be described as follows:

	Number of shares	Capital
December 31, 2018	119,663,612	799,763
September 30, 2019	119,663,612	799,763

The Company's Board of Directors is authorized to increase capital - regardless of Shareholders' Meeting or amendments to the Bylaws - up to the limit of 800,000,000 common shares for distribution in the country and/or abroad, either publicly or privately.

### b. Profit retention reserve

Refers to the balance of retained earnings in order to meet the Company's budget for funding additional fixed and current capital investments and the expansion of operating activities, and may be comprised of as much as 100% of net income that remains following legal and statutory allocations, but that may not exceed the sum of paid in capital.

### c. Allocation of net income for the year

Net income for the year, after offsets and deductions set forth in law and adequate statutory provision shall be allocated as follows:

- 5% for legal reserve, until reaches 20% of paid-up capital.
- 25% of balance, after allocation to legal reserve, shall be allocated to pay mandatory minimum dividend to all shareholders.
- After allocating the legal reserve and voting dividends, the balance will be allocated to a profit reserve by means of a capital budget.

Distribution of 25% of the net income for the year is assured to shareholders, adjusted in accordance with article 202 of Law No. 6404/76.

## **20 Directors' and employees' benefits**

### **a. Post-retirement benefits**

The Company and its subsidiaries do not provide private pension plans to its employees, but make monthly contributions based on social security payroll to official pension funds and private pension plan, which are recorded in expenses at the accrual system.

### **b. Profit sharing program - PLR**

The Company and its subsidiaries CCP Administradora de Propriedades Ltda, CCP Leasing Malls Empr. Imob. Ltda., CSC Serviços Adm. Ltda e Park Place Adm. de Estacionamento Ltda have a profit sharing program for employees in accordance with the collective agreement entered into with the São Paulo Civil Construction Worker Industries' Union. On September 30, 2019 the Company and its subsidiaries have reserves totaling R\$ 4,643 (R\$ 4,387 on September 30, 2018) stated in other accounts payable, based on indicators and parameters defined in the undersigned agreement.

## **21 Financial instruments**

### **a. Credit risks**

The Company's transactions include managing lease properties, or shopping malls, commercial buildings or sheds, all of which governed under specific contracts containing certain conditions and deadlines, and substantially indexed to inflation updating rates. The Company adopts specific selectiveness and client portfolio analysis procedures in order to prevent losses due to delinquencies.

As its policy for recording allowance for doubtful accounts, the company considers installments overdue for more than 360 days. This criterion was defined after a detailed analysis of the behavior of trade accounts receivable, in which the effective losses were evaluated according to the accounts receivable aging in the last 5 years. As of 2018 we also adopted a criterion to determine the expected loss percentage on the remaining balance of accounts receivable. This percentage was also defined through the analysis of the behavior of accounts receivable associated with the analysis of the projections of economic indicators related to our market segment.

### **b. Liquidity risks**

The liquidity risk consists of the eventuality of the Company and its subsidiaries not having sufficient financial resources to honor their commitments on account of settlement terms of their rights and obligations.

To mitigate liquidity risks and optimize capital weighted average cost, the Company and its subsidiaries permanently monitor indebtedness level in accordance with market standards and index compliance ("covenants") provided for in loan, financing and debenture contracts so as to ensure that cash operating generation and previous fund raising, as necessary, are sufficient to maintain payment schedule, thus not generating liquidity risk for the Company and its subsidiaries (Note 12).

The maturities of financial instruments of loans, financing, suppliers, obligations with investors and debentures are as follows:

Year ended September 30, 2019	Nota	Parent company				Total
		< 1 year	1 - 3 years	4 - 5 years	>5 years	
<b>Financial Liabilities</b>						
Suppliers		1,133	-	-	-	1,133
Loans and financing		19,523	35,249	34,687	187,291	276,750
Debentures		120,007	317,950	274,806	336,251	1,049,014
Obligation with related parties		15	-	-	-	15
<b>Total financial liabilities</b>		<b>140,678</b>	<b>350,666</b>	<b>308,400</b>	<b>522,926</b>	<b>1,326,912</b>

**c. Market risks**

Results from the possibility of the Company and its subsidiaries suffering gains or losses arising from changes of interest rates levied on their financial assets and liabilities. Aiming to mitigate this kind of risk, the Company and its subsidiaries seek to diversify funding in terms of prefixed or post-fixed rates. Interest rates on loans, financing, and debentures are mentioned in Note 12. Interest rates on interest earning bank deposits are mentioned in note 5.

**d. Valuation of financial instruments**

Fair value of financial assets and liabilities is the value by which the instrument may be exchanged in a current transaction between parties that are willing to negotiate, and not in a forced sale or settlement.

The following methods and assumptions were adopted to estimate the fair value:

- Cash equivalents, trade accounts payable and other short-term obligations measured at amortized cost approximate their respective market value, due to the maturity date on short-term basis of these instruments.
- Debentures issued by the Company have public character and allow comparison with other instruments at market value. The Company considers that the book value of the debentures is the value that most approximates the market value of these securities.
- Securities are remunerated at CDI, according to quotations disclosed by respective financial institution; therefore, recorded value of these securities is not significantly different from market value.

**e. Category of financial instruments**

	<b>Parent Company</b>		<b>Consolidated</b>		<b>Classification</b>
	<b>09/30/2019</b>	<b>12/31/2018</b>	<b>09/30/2019</b>	<b>12/31/2018</b>	<b>IFRS 9</b>
<b>Financial Assets</b>					
Cash and cash equivalents	110,036	138,626	198,880	215,896	Amortized cost
Securities	92,776	123,301	130,996	166,687	Amortized cost
Accounts receivable	177	419	86,779	84,020	Amortized cost
Other accounts receivable	6,275	25,256	55,709	34,895	Amortized cost
<b>Total Financial Assets</b>	<b>209,264</b>	<b>287,603</b>	<b>472,364</b>	<b>501,499</b>	
<b>Financial liabilities</b>					
Financings	276,750	275,949	659,156	680,220	Amortized cost
Debentures	1,049,014	1,053,559	1,049,014	1,053,559	Amortized cost
Suppliers	1,133	2,008	8,578	10,021	Amortized cost
<b>Total Financial Liabilities</b>	<b>1,326,897</b>	<b>1,331,517</b>	<b>1,716,746</b>	<b>1,743,801</b>	

**f. Transactions with derivative instruments**

On September 30, 2019, the Parent Company and its subsidiaries did not have derivative transactions.

**g. Sensitivity analysis statement**

		Parent Company			
Contents	Risk	Base	Likely	Possible	Remote Scenario
		09/30/2019	Scenario	Scenario - 25% stress	- 50% stress
Assets					
CDI	Inde % incr.	202,682	4.74% 9,607	3.56% 7,205	2.37% 4,084
Liabilities					
CDI	Inde % incr.	(740,032)	4.74% (35,078)	3.56% (26,309)	2.37% (17,539)
IPCA	Inde % incr.	(380,982)	3.50% (10,814)	2.13% (8,111)	1.42% (5,407)

		Consolidated			
Contents	Risk	Base 09/30/2019	Likely Scenario	Possible Scenario- 25% stress	Remote Scenario - 50% stress
Assets					
CDI	Inde % incr.	317,014	4.74% 15,026	3.56% 11,270	2.37% 7,513
Liabilities					
CDI	Inde % incr.	(740,032)	4.74% (35,078)	3.56% (26,309)	2.37% (17,539)
IPCA	Inde % incr.	(380,982)	3.50% (10,814)	2.13% (8,111)	1.42% (5,407)

Accumulated CDI probable rate for the next 12-month period of 4.74% p.a. was defined based on pre-swap reference rate x one-year DI disclosed by BM&FBOVESPA.

The probable rate for accumulated IPCA in the next 12 months was defined at 3.50% p.a. based on the average of the reports released by the Central Bank, Itau, Bradesco, Santander and XP Investimento.

For loans and financing indexed to the referential rate, we forecast the coming months. Since the rate is close to zero, we are not presenting it in the table above.

## 22 Capital management

Company's capital management aims to ensure that a strong credit rating is maintained before institutions, as well as a strong capital relationship, so as to support Company's business and leverage shareholders' value.

The Company controls its capital structure by adjusting it to the current economic conditions. In order to maintain an adjusted structure, the Company may pay dividends, return capital to the shareholders, fund new loans and issuances of debentures, among other.

Objectives, policies and proceedings were not changed during periods ended September 30, 2019 and December 31, 2018.

The Company includes in the net indebtedness structure: loans and financing, debentures, liabilities with credit assignments and obligations with investors less cash and banks (cash and cash equivalents, marketable securities):

	<b>Parent Company</b>		<b>Consolidated</b>	
	<b>09/30/2019</b>	<b>12/31/2018</b>	<b>09/30/2019</b>	<b>12/31/2018</b>
<b>Gross debt</b>				
Loan and financing	276,750	275,949	659,154	680,221
Promissory Note	-	-	-	-
Debentures	1,049,014	1,053,559	1,049,014	1,053,559
Obligation with investors	15	17	17	17
<b>Total gross debt</b>	<b>1,325,779</b>	<b>1,329,526</b>	<b>1,708,185</b>	<b>1,733,797</b>
( - ) Cash and equivalents and securities	(202,812)	(261,927)	(329,876)	(382,583)
<b>Net debt</b>	<b>1,122,967</b>	<b>1,067,599</b>	<b>1,378,309</b>	<b>1,351,214</b>
<b>Shareholders' equity</b>	<b>1,040,751</b>	<b>1,045,423</b>	<b>1,780,559</b>	<b>1,774,518</b>
Net debt / shareholders' equity	107.9%	102.1%	77.4%	76.1%

## 23 Net Revenue

Below follows a reconciliation between gross and net sales as reflected in the statement of income.

<b>Description</b>	<b>Parent company</b>		<b>Consolidated</b>	
	<b>09/30/2019</b>	<b>09/30/2018</b>	<b>09/30/2019</b>	<b>09/30/2018</b>
<b>Gross revenue</b>	<b>1,123</b>	<b>1,507</b>	<b>363,157</b>	<b>403,325</b>
Leasing of property	-	-	286,906	272,401
Sales of properties	-	-	-	62,400
Rendering of services	1,123	1,507	76,251	68,524
<b>Deductions from revenue</b>	<b>(86)</b>	<b>(128)</b>	<b>(20,805)</b>	<b>(25,113)</b>
Discounts granted	-	-	(5,388)	(7,887)
Taxes levied on sales, lease and services (*)	(86)	(128)	(15,417)	(17,226)
<b>Net revenue</b>	<b>1,037</b>	<b>1,379</b>	<b>342,352</b>	<b>378,212</b>

(\*) ISS tax on services and PIS/COFINS contributions on services, leases and sales

## 24 Costs and expenses by nature

Expenses and costs classified according to the type, for the periods ended September 30, 2019 and 2018 are as follows:

Description	Parent company		Consolidated	
	09/30/2019	09/30/2018	09/30/2019	09/30/2018
Commissions	-	(737)	(4,045)	(4,225)
Condominiums and lease	-	-	(24,252)	(23,690)
Construction cost	-	-	1,916	(39,412)
Interest capitalization	-	-	(3,158)	(9,186)
Other sales expenditures	-	-	(8,066)	(5,374)
Depreciation, amortization and depletion	(38)	(39)	(32,304)	(34,978)
Personnel expenses	(12,196)	(13,059)	(19,966)	(24,693)
Taxes and rates	-	-	(2,800)	(3,655)
Maintenance	-	-	(2,116)	(3,107)
Other revenues and expenses	2,468	(3,623)	807	(4,764)
Professional and engaged services	(4,642)	(3,363)	(63,794)	(54,090)
<b>Total</b>	<b>(14,408)</b>	<b>(20,821)</b>	<b>(157,778)</b>	<b>(207,174)</b>
<b>Allocated:</b>				
Costs	-	-	(120,140)	(164,532)
Commercial expenses	(542)	(1,528)	(13,130)	(10,900)
General and administrative expenses	(7,045)	(11,731)	(15,208)	(20,647)
Management remuneration	(2,907)	(2,753)	(4,444)	(3,971)
Employee profit sharing and Directors' fees	(3,914)	(4,809)	(4,856)	(7,124)
<b>Total</b>	<b>(14,408)</b>	<b>(20,821)</b>	<b>(157,778)</b>	<b>(207,174)</b>



## 25 Financial income (loss)

The financial income for the periods ended September 30, 2019 and 2018 are broken down as follows:

	Parent company		Consolidated	
	09/30/2019	09/30/2018	09/30/2019	09/30/2018
<b>Financial revenues:</b>				
Revenue from interest earning bank deposits	11,620	16,897	17,113	21,961
Other	(597)	178	2,022	2,147
<b>Total financial revenues</b>	<b>11,023</b>	<b>17,075</b>	<b>19,135</b>	<b>24,108</b>
<b>Financial expenses:</b>				
Interest on loans and financing	(19,333)	(35,734)	(46,315)	(60,679)
Interest and restatement of debentures	(67,376)	(48,643)	(67,376)	(48,643)
Interest and restatement of promissory notes	-	(495)	-	(495)
Other	(2,683)	(3,029)	(4,310)	(9,433)
Capitalized interest	(3,237)	(9,434)	(80)	(250)
<b>Total financial expenses</b>	<b>(92,629)</b>	<b>(97,335)</b>	<b>(118,081)</b>	<b>(119,500)</b>
<b>Net financial income (loss)</b>	<b>(81,606)</b>	<b>(80,260)</b>	<b>(98,946)</b>	<b>(95,392)</b>

## 26 Income tax and social contribution

Income (25%) and social contribution (9%) taxes on net income are calculated in conformity with the criteria set forth by the current tax legislation. As provided for in fiscal legislation, certain subsidiaries and jointly-controlled subsidiaries opted for the presumed profit taxation base.

### Reconciliation of income tax and social contribution expenses

Current income and social contribution tax values as reflected in the periods' income statements show the following reconciliation at the nominal rate:

	Parent company	Consolidated
<b>Reconciliation of taxes</b>		
Net income before income tax	(5,226)	78,641
Tax using the parent company's tax rate (34%)	1,777	(26,738)
<b>Permanent differences</b>	<b>28,349</b>	<b>8,166</b>
- Equity method	34,759	1,310
- Other permanent differences	(6,410)	6,856
Tax credit on tax loss (not recognized) / used	(30,127)	(34,253)
Additional IRPJ	-	(180)
Effect from tax rate for "presumed profit" companies	-	(368)
Other adjustments	-	18,026
Income tax and social contribution - in income (loss)	-	35,349
Effective rate	-	44.95%

Deferred income tax and social contribution assets are recognized only in the proportion of the probability that the positive taxable base will be available and temporary differences can be used for it and the tax losses may be offset. The Company did not disclose on September 30, 2019 its background of profitability and/or expectation of creating taxable profits, tax credits on income tax losses and the social contribution calculation base were not recognized. As of

September 30, 2019, the balance of tax loss is R\$ 440,799 (R\$ 389,229, on December 31, 2018).

## 27 Segment reporting

For management purposes, the Company is divided into branches of activity, based on the goods and services provided and described below:

- **Buildings:** consists in the sale and rental of concluded commercial buildings.
- **Shopping Malls:** Consists of rentals of stores located in shopping malls.
- **Services:** consists in management service provision to shopping malls, property development and parking lots.
- **Other:** consists of rentals of other types of properties.

Below follows a statement of information per activity and per region on September 30, 2019 and 2018.

Segment information – September 2019					
Description	Buildings	Shopping malls	Services	Other	Total
Lease	108,007	178,853	-	45	286,906
Sale	-	-	-	-	-
Rendering of services	1,123	-	75,128	-	76,251
<b>Total</b>	<b>109,130</b>	<b>178,853</b>	<b>75,128</b>	<b>45</b>	<b>363,156</b>
<b>Deductions from revenue</b>					
Lease	(6,359)	(10,068)		(10)	(16,437)
Sale	-	-		-	-
Rendering of services	-	-	(4,368)	-	(4,368)
<b>Total</b>	<b>(6,359)</b>	<b>(10,068)</b>	<b>(4,368)</b>	<b>(10)</b>	<b>(20,805)</b>
<b>Net revenue</b>	<b>102,771</b>	<b>168,785</b>	<b>70,760</b>	<b>35</b>	<b>342,351</b>
<b>Cost</b>					
Lease	(11,717)	(55,252)	-	(18)	(66,987)
Sale	-	-	-	-	-
Rendering of services	-	-	(53,153)	-	(53,153)
<b>Total</b>	<b>(11,717)</b>	<b>(55,252)</b>	<b>(53,153)</b>	<b>(18)</b>	<b>(120,140)</b>
<b>Gross income</b>	<b>91,054</b>	<b>113,533</b>	<b>17,607</b>	<b>17</b>	<b>222,211</b>
<b>Operating assets (*)</b>	<b>797,236</b>	<b>2,097,942</b>	<b>-</b>	<b>2,189</b>	<b>2,897,367</b>

(\*) Refers to Inventories and Investment Properties captions

Information per region - September 2019					
Description	SP	RJ	BA	Other	Total
Gross revenue	335,171	26,183	935	868	363,157
Deductions from revenue	(19,464)	(1,303)	(38)	-	(20,805)
<b>Net revenue</b>	<b>315,707</b>	<b>24,880</b>	<b>897</b>	<b>868</b>	<b>342,352</b>
Costs	(101,834)	(17,774)	(532)	-	(120,140)
<b>Gross income</b>	<b>213,873</b>	<b>7,106</b>	<b>365</b>	<b>868</b>	<b>222,212</b>
<b>Operating assets</b>	<b>2,272,401</b>	<b>617,463</b>	<b>7,503</b>	-	<b>2,897,367</b>

Segment information - September 2018						
Description	Buildings	Shopping malls	Services	Real estate development	Other	Total
Lease	92,097	170,131	-	43	10,130	272,401
Sale	-	62,400	-	-	-	62,400
Rendering of services	1,507	-	67,017	-	-	68,524
<b>Total</b>	<b>93,604</b>	<b>232,531</b>	<b>67,017</b>	<b>43</b>	<b>10,130</b>	<b>403,325</b>
<b>Deductions from revenue</b>						
Lease	(7,285)	(11,502)	-	(7)	-	(18,794)
Sale	-	-	-	-	-	-
Rendering of services	-	-	(6,319)	-	-	(6,319)
<b>Total</b>	<b>(7,285)</b>	<b>(11,502)</b>	<b>(6,319)</b>	<b>(7)</b>	-	<b>(25,113)</b>
<b>Net revenue</b>	<b>86,319</b>	<b>221,029</b>	<b>60,698</b>	<b>36</b>	<b>10,130</b>	<b>378,212</b>
<b>Cost</b>						
Lease	(12,472)	(65,871)	-	(36)	(1,283)	(79,662)
Sale	-	(39,412)	-	-	-	(39,412)
Rendering of services	-	-	(45,458)	-	-	(45,458)
<b>Total</b>	<b>(12,472)</b>	<b>(105,283)</b>	<b>(45,458)</b>	<b>(36)</b>	<b>(1,283)</b>	<b>(164,532)</b>
<b>Gross income</b>	<b>73,847</b>	<b>115,746</b>	<b>15,240</b>	-	<b>8,847</b>	<b>213,680</b>
<b>Operating assets (*)</b>	<b>661,881</b>	<b>2,126,883</b>	<b>290</b>	<b>2,214</b>	<b>30,493</b>	<b>2,821,658</b>

(\*) Refers to Inventory and Investment Property accounts

Information per region - September 2018					
Description	SP	RJ	BA	Other	Total
Gross revenue	375,531	26,149	1,082	563	403,325
Deductions from revenue	(23,460)	(1,610)	(43)	-	(25,113)
<b>Net revenue</b>	<b>352,071</b>	<b>24,539</b>	<b>1,039</b>	<b>563</b>	<b>378,212</b>
Costs	(147,059)	(17,090)	(383)	-	(164,532)
<b>Gross income</b>	<b>205,012</b>	<b>7,449</b>	<b>656</b>	-	<b>213,680</b>
<b>Operating assets</b>	<b>2,185,301</b>	<b>628,695</b>	<b>7,662</b>	<b>563</b>	<b>2,821,658</b>

## 28 Loss per share

In compliance with CPC 41, the Company presents the following information on earning/losses per share for the period ended September 30, 2019 and December 31, 2018.

Earning/loss per share is basically calculated by dividing net income (loss) for the year attributed to holders of the parent company's common shares by the weighted average number of common shares available during the period less treasury shares.

The Company has no potential profit diluting factors; hence diluted earnings is equal to basic earnings.

The tables below show information on profit and shares used to calculate basic diluted earnings/losses per share:

Loss per share	Parent Company		Consolidated	
	09/30/2019	12/31/2018	09/30/2019	12/31/2018
Net loss	(5,226)	(887)	(5,226)	(887)
Number of shares	119,664	119,664	119,664	119,664
Basic loss per share	(0.044)	(0.007)	(0.044)	(0.007)

## 29 Insurance

The Company's subsidiaries adopt the policy of contracting insurance coverage for assets subject to risks to cover eventual claims, considering the nature of its activity. We consider that we have a risk management program, with the purpose of limiting risks, seeking coverages compatible with our size and operations in the market. The policies in force and the premiums were dully paid.

Insurance coverages:

- (a) Structure and fire, shopping malls: R\$ 2,828,881.
- (b) Structure and fire, corporate buildings: R\$ 1,661,360.

## 30 Note 30 - Subsequent events

On October 28, 2019, the Board of Directors' Meeting approved the capital increase of the Company through the issuance of new shares related to the public offering for primary distribution of shares issued by the Company, observing that:

- (a) the Company's capital increase will be R\$ 760,000,000.00 (seven hundred and sixty million reais);
- (b) the subscription of 40,000,000 (forty millions) new, registered, book-entry common shares with no par value, and
- (c) the Company's capital will thus increase from R\$ 799,763,371.47 to R\$ 1,559,763,371.47 (one billion, five hundred and fifty-nine million, three hundred and seventy-one reais and forty-seven cents).

In October 2019, the company completed the acquisition of the 18th floor of the Faria Lima Financial Center building in the amount R\$ 40,000,000.00 (forty millions reais).



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## Report on the review of quarterly information - ITR

To  
The Shareholders, Board Members and Management of  
Cyrela Commercial Properties SA Empreendimentos e Participações e Controladas.  
São Paulo - SP

### Introduction

We have reviewed the accompanying individual and consolidated interim financial information, of Cyrela Commercial Properties S.A. Empreendimentos e Participações ("Company") contained in the Quarterly Information - ITR Form for the quarter ended September 30, 2019, which comprise the balance sheet as of September 30, 2019 and the related income statement, comprehensive income for three and nine-months period then ended and statement of changes in shareholders' equity and statement of cash flows for nine-months period then ended, including explanatory notes.

Company's management is responsible for the preparation of the individual interim financial information in accordance with CPC 21(R1) - Interim financial statements, and the consolidated interim financial information in accordance with CPC 21(R1) and with international standards IAS 34 - Interim Financial Reporting issued by International Accounting Standards Board – IASB, as well as for the presentation of these information in compliance with the standards issued by CVM, applicable to the preparation of the Quarterly Information - ITR. Our responsibility is to express a conclusion on this interim financial information based on our review.

### Scope of the review

We conducted our review according to the Brazilian and international review standards of interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity). A review of interim financial information consists of making inquiries, primarily of person 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 International Standards on Auditing 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.

### Conclusion on individual interim information

Based on our review, we are not aware of any facts that would lead us to believe that the accompanying individual interim financial information included on the Quarterly Information referred to above was not prepared, in all the material respects, in accordance with CPC 21(R1) applicable to the preparation of Quarterly Information – ITR, and presented in compliance with the rules issued by the CVM.

**Conclusion on consolidated interim information**

Based on our review, we are not aware of any facts that would lead us to believe that the accompanying consolidated interim financial information included on the Quarterly Information referred to above was not prepared, in all the material respects, in accordance with CPC 21(R1) and IAS 34, applicable to the preparation of Quarterly Information – ITR, and presented in compliance with the rules issued by the CVM.

**Other issues - Statements of added value**

The Quarterly Information referred to above includes the statements of value added (DVA), individual and consolidated, for the nine-month period ended September 30, 2019, prepared under the responsibility of the Company's management, presented as supplementary information for the purposes of IAS 34. These statements have been subject to review procedures performed together with the review of the quarterly information to conclude that they are reconciled with the interim accounting information and accounting records, as applicable, and if their form and content were prepared according with Technical Pronouncement CPC 09 - Statement of value added. Based on our review, we are not aware of any fact that makes us believe that they were not prepared, in all material respects, in accordance with criteria set out in this standard and consistent with the individual and consolidated interim financial statements taken as a whole.

São Paulo, November 11, 2019

KPMG Auditores Independentes  
CRC 2SP014428/O-6  
*Original report in Portuguese signed by*  
Giuseppe Masi  
Accountant CRC 1SP176273/O-7

**Opinions and Statements/ Opinion of the Supervisory Board or Similar Body**

The Company declares that it has no Supervisory Board.



## **Opinions and Statements / Management's Statement on the Financial Statements**

Under item VI, article 25 of CVM Instruction 480, of December 7, 2009, the Company's Investor Relations Officer represents that he/she has reviewed, discussed and approved the Company's Financial Statement for the year ended in September 30, 2019.

São Paulo, November 11, 2019.

Thiago Kiyoshi Vieira Muramatsu  
Chief Financial and Investor Relations Officer

**Opinions and Statements / Management's Statement on  
the Independent Auditor's Report**

Under item VI, article 25 of CVM Instruction 480, of December 7, 2009, the Company's Investor Relations Officer represents that he/she has reviewed, discussed and approved the Company's report on review of financial statement for the year ended in September 30, 2019.

São Paulo, November 11, 2019.

Thiago Kiyoshi Vieira Muramatsu  
Chief Financial and Investor Relations Officer