(A free translation of the original in Portuguese)

Aliansce Shopping Centers S.A.

Quarterly Information (ITR) at September 30, 2017 and report on review of quarterly information

ALIANSCE
SHOPPING CENTERS

Aliansce Shopping Centers
Management Report 3Q17

Management Report

Rio de Janeiro, November 8, 2017 – Aliansce Shopping Centers S.A. (Bovespa: ALSC3), one of Brazil's largest shopping mall owners, announces today its results for the third quarter of 2017 (3Q17) and nine months of 2017 (9M17). The Company's managerial financial information is presented on a consolidated basis and in thousands of reais (R$), in accordance with accepted practices in Brazil, comprising CPCs issued and approved by the Brazilian Securities and Exchange Commission (CVM), as well as international financial reporting standards (IFRS), except in regard to the effects of the adoption of pronouncements CPC 19 (R2) and CPC 18 (R2) – IFRS 10 and 11, as issued by the International Accounting Standards Board (IASB). The managerial financial information reflects the Company's ownership interest in each shopping mall, except for Boulevard Belém and Boulevard Belo Horizonte, which are 100% consolidated, in line with the consolidated financial statements.

The Company's non-accounting information was not specifically audited by the independent auditors, but were read in relation to the examination of the financial statements in accordance with NBC TA – (ISA 720).

Description of business, services and operating markets on September 30, 2017

The Company's main activities include ownership interest in shopping malls and providing services in the shopping mall segment, which include**: (i) management, (ii) leasing of stores and spaces, and (iii) planning and development of malls.**

Aliansce is a full-service company with expertise in every phase of the mall installation process, from the planning (feasibility studies of the project), development and launch of the mall to the management of its structural, financial, commercial, legal and operational aspects.

Management and leasing of shopping centers and mall spaces

Mall management consists of the administration of the strategy and daily activities of the mall, including the financial, legal, commercial and operational management of the project. Note that the management activities may be conducted by the Company and its subsidiaries.

Leasing of shopping centers includes the lease of stores and mall spaces, as well as merchandising activities.

Planning and development of malls

The planning and development of shopping malls require profound knowledge of the sector, as the first phase includes a preliminary analysis of the project to better understand consumer behavior in the mall's area of influence and the preparation of feasibility studies. Another important point is the definition of tenant mix, that is, the mix of stores operating in different sector, as well as a survey of the areas available for leasing. To conclude, the development of a mall consists of the following stages (i) identification of opportunities (ii) feasibility study; (iii) approval of investments; (iv) launch; v) construction; (vi) commercialization; and (vii) management.

Policy for the reinvestment of income and distribution of dividends

Shareholders are ensured by the Company's Bylaws a minimum dividend equal to 25% of net income from each fiscal year, adjusted in accordance with current legislation.

Management may, upon approval by the shareholders' general meeting, allocate up to 70% (seventy per cent) of the net profits to an Investment Reserve, established in the Bylaws. Management may also, based on the capital budget, allocate the remainder of the net profit for the Period not distributed as mandatory dividends, in its entirety or partially, to new investments, respecting in either case, the overall limit established in Article 199 of Law 6,404/76.

Human Resources

On September 30, 2017, Aliansce had 190 employees, compared to 205 employees on September 30, 2016. Average employee turnover was of 5.00% in 3Q17, compared to 4.63% in 3Q16.
The Company and its subsidiaries hold agreements with outsourcing companies that provide a significant volume of labor, including: security services, food services for employees, cleaning and building maintenance.
Our employee compensation system consists of income ranges on a vertical scale, combined with salary points on a horizontal scale, enabling job pro+motions and salary raises based on merit.
The Company offers its employees several benefits such as medical assistance, meal and transportation vouchers, and life insurance. Moreover, there are no unhealthy or hazardous areas and/or activities in accordance with the current legislation.
The Company's HR development and training policy includes corporate initiatives to increase, develop and improve employees' skills for their professional growth, such as English language courses, undergraduate and graduate-level courses.

Social Responsibility

The Company's commitment to sustainability is proof of our concern with ethics in business, the development of communities around our projects, adequate use of natural resources and preservation of the environment.

Through its shopping malls, the Company sponsors a number of social responsibility projects that provide cultural incentives and sponsorships, such as the "*Transformar*" ("Transform") project at Via Parque Shopping which teaches housewives in the Cidade de Deus community techniques for the thorough utilization of food, which has helped bring down malnutrition levels in the community. The Company also provides support to sports and citizenship initiatives through the "*Via Vôlei*" project in the Grande Rio and Carioca shopping centers, which, through volleyball lessons, aids in the inclusion of children aged between 7 and 14 in communities near the shopping malls by fostering community values such as equality, solidarity and the importance of teamwork in becoming responsible citizens. The Company, which bets on sustainable development, has also implemented social and environmental responsibility projects such as the "*Lixo Zero - Transformando para preservar*" ("Zero Trash – Transforming to Preserve") project at Caxias Shopping, which is turning the mall into the first in southeast Brazil to obtain the "Zero Trash" recognition. Today the mall has a waste treatment facility, which recycles water for reuse in toilets and gardening. The program includes the sorting of trash into different categories for recycling and transformation into organic compost.

Market Arbitration Chamber

The Company is bound to the Market's Chamber of Arbitration, in accordance with Article 38 of its Bylaws, as follows:

"Article 38 - The Company, its shareholders, managers and members of the Fiscal Council are required to solve, through arbitration, any and all disputes or controversies which may arise among them, connected to or arising from, specially, the application, validity, efficacy, interpretation, breach and its effects, of the provisions of the Brazilian Corporation Law, Company's Bylaws, the rules issued by the National Monetary Council, Central Bank of Brazil and CVM, as well as other rules applicable to the bond market operation generally, besides those provided for in the Novo Mercado Listing Regulation, Agreement of Participation in the Novo Mercado listing segment and the Arbitration Regulation of the Market's Arbitration Chamber."

Relationship with External Auditors

In compliance with CVM Instruction 381/03, we hereby inform that PricewaterhouseCoopers Auditores Independentes provided the Company only audit services in the period ended September 30, 2017.

Reconciliation of the consolidated accounting and managerial financial statements

The managerial financial information is shown in a consolidated manner in thousands de Reais (R$), in accordance with the practices adopted in Brazil, through the CPCs issued and approved by the Brazilian Securities Commission (CVM), and the International Accounting Standards – IFRS, except with regards to the effects of having adopted pronouncements CPC 19 (R2) and CPC 18 (R2) – IFRS 10 and 11. Commencing January 1, 2013, the Company adopted Technical Pronouncement CPC 19 (R2) – Business Combinations, which stipulates that the enterprises a company jointly controls with one or more parties must be characterized as Business Combinations and must be classified as joint operations or joint ventures. Furthermore, on the same date, the Company adopted Technical Pronouncement CPC 18 (R2) - Investment in subsidiaries and associated companies and thereafter fully consolidated the real estate investment fund, Fundo de Investimento Imobiliário Via Parque Shopping, as well as Parque Shopping Belém. The managerial financial information reflects the Company's interest in each mall, with the exception of Boulevard Belém and Boulevard Belo Horizonte, which are 100% consolidated in line with the consolidated financial statements.

In compliance with Circular Letter CVM/SNC/SEP 01/2016, the transaction for the sale of the Boulevard Corporate Tower, the commercial tower adjoining Boulevard Shopping Belo Horizonte, formalized in June 2014, was reclassified as an obligation, in consideration of "Properties for Investments" in the financial statements as of December 31, 2015 and has, since then, remained classified in the Company's consolidated financial statements.

Notwithstanding the aforementioned Reclassification, in order to present to the market and investors information that would be comparable to information previously disclosed by the Company and that is thus more adequate to the understanding of the Company and its financial situation, we present below managerial financial information of September 30, 2016 and December 31, 2016, which does not reflect this Reclassification. The Reclassification is reflected upon managerial information starting from 3Q17, when the Company exercised its indirect put option for the corporate tower, through the acquisition of CTBH FII quotas.

The managerial financial statements as well as other non-accouting information, presented below, were not reviewed by independent auditors. For an analysis of the Company's audited accouting information, please refer to the consolidated financial statements and explanatory notes of September 30, 2017 and September 30, 2016.

Reconciliation of the consolidated and managerial financial statements – 2017

Conciliation between managerial financial information vs financial statements Period ended September 30, 2017	Aliansce Consolidated 2017 - Financial Statements	Adjustments	Aliansce Consolidated 2017 - Managerial
	(amounts in thousands of reais)		
Gross revenue from rental and services	**407,988**	**47,984**	**455,973**
Taxes and contributions and other deductions	(42,933)	(2,348)	(45,280)
Net revenues	**365,055**	**45,636**	**410,692**
Cost of rentals and services	**(98,878)**	**(38,990)**	**(137,868)**
Gross income	**266,177**	**6,646**	**272,824**
Operating income/expenses	**(34,084)**	**(8,638)**	**(42,726)**
Sales, general and administrative expenses	(61,602)	19,967	(41,635)
Equity Income	25,145	(25,145)	-
Depreciation and Amortization	(3,830)	(11)	(3,841)
Other net operating income (expenses)	6,203	(3,449)	2,750
Financial income/(expenses)	**(140,590)**	**20,737**	**(119,853)**
Net income before taxes and social contributions	**91,503**	**18,744**	**110,245**
Income and social contribution taxes	(28,467)	(6,899)	(35,365)
Net income in the period	**63,036**	**11,846**	**74,880**
Income attributable to:			
Controlling shareholders	56,170	11,541	67,715
Minority shareholders	6,866	305	7,165
Net income in the period	**63,036**	**11,846**	**74,880**

Conciliation between EBITDA / Adjusted EBITDA Period ended September 30, 2017	Aliansce Consolidated 2017 - Financial Statements	Adjustments	Aliansce Consolidated 2017 - Managerial
	(amounts in thousands of reais, except percentages)		
Net income for the period	**63,036**	**11,846**	**74,880**
(+) Depreciation and amortization	52,850	5,022	57,872
(+)/(-) Financial expenses / (income)	140,590	(20,737)	119,853
(+) Income and social contribution taxes	28,467	6,899	35,365
EBITDA*	**284,943**	**3,030**	**287,971**
EBITDA MARGIN %	**78.1%**		**70.1%**
(+)/(-) Non-recurring (expenses)/income	966	(5,438)	(4,472)
ADJUSTED EBITDA*	**285,909**	**(2,408)**	**283,499**
ADJUSTED EBITDA MARGIN %	**78.3%**		**69.0%**

Conciliation between FFO / Adjusted FFO Period ended September 30, 2017	Aliansce Consolidated 2017 - Financial Statements	Adjustments	Effect @share	Aliansce Consolidated 2017 - @share
	(amounts in thousands of reais, except percentages)			
Net income for the period - Controlling shareholders	**63,036**	**11,846**	**(7,165)**	**67,715**
(+) Depretiation and amortization	52,850	5,022	(1,692)	56,180
(=) FFO *	**115,886**	**16,868**	**(8,857)**	**123,895**
FFO MARGIN %	**31.7%**			**31.3%**
(+)/(-) Non recurring expenses	966	(5,438)	63	(4,409)
(-) Straight line rent adjustments - CPC 06	(8,731)	(1,128)	605	(9,254)
(+) Stock Options	221	-	-	221
(+)/(-) Non-cash taxes	12,785	4,038	(1,098)	15,725
(+) SWAP	(5,595)	-	-	(5,595)
(=) Adjusted FFO *	**115,532**	**14,340**	**(9,287)**	**120,582**
AFFO MARGIN %	**31.6%**			**30.5%**

* Non-accounting indicators

Reconciliation of the consolidated and managerial financial statements – 2016

Conciliation between managerial financial information vs financial statements Period ended September 30, 2016	Aliansce Consolidated 2016 - Financial Statements	Boulevard Corporate Tower	Adjustments	Aliansce Consolidated 2016 - Managerial
	(amounts in thousands of reais)			
Gross revenue from rental and services	**389,294**	**-**	**43,962**	**433,256**
Taxes and contributions and other deductions	(40,492)	-	(2,422)	(42,914)
Net revenues	**348,802**	**-**	**41,540**	**390,342**
Cost of rentals and services	**(90,888)**	**-**	**(38,786)**	**(129,674)**
Gross income	**257,914**	**-**	**2,754**	**260,668**
Operating income/expenses	**(50,100)**	**(6,704)**	**(4,170)**	**(60,975)**
Sales, general and administrative expenses	(68,135)	-	24,280	(43,856)
Equity Income	22,304	-	(22,304)	-
Depreciation and Amortization	(3,691)	-	(3)	(3,694)
Other operating income/(expenses)	(578)	(6,704)	(6,144)	(13,426)
Financial income/(expenses)	**(199,412)**	**28,514**	**5,080**	**(165,818)**
Net income/(loss) before taxes and minority interest	**8,402**	**21,810**	**3,663**	**33,875**
Income and social contribution taxes	(15,785)	(7,415)	(3,086)	(26,286)
Net income/(loss) in the period	**(7,383)**	**14,395**	**577**	**7,589**
		-		
Income attributable to:				
Controlling shareholders	(12,275)	14,395	-	2,119
Minority shareholders	4,892	-	577	5,470
Net income in the period	**(7,383)**	**14,395**	**577**	**7,589**

Conciliation between EBITDA / Adjusted EBITDA Period ended September 30, 2016	Aliansce Consolidated 2016 - Financial Statements	Boulevard Corporate Tower	Adjustments	Aliansce Consolidated 2016 - Managerial
	(amounts in thousands of reais, except percentages)			
Net income	**(7,383)**	**14,395**	**577**	**7,589**
(+) Depreciation and amortization	49,730	-	4,781	54,511
(+)/(-) Financial expenses / (income)	199,412	(28,514)	(5,080)	165,818
(+) Income and social contribution taxes	15,785	7,415	3,086	26,286
EBITDA*	**257,544**	**(6,704)**	**3,365**	**254,205**
EBITDA MARGIN %	**73.8%**			**65.1%**
(+)/(-) Non-recurring (expenses)/income	4,568	548	5,658	10,773
ADJUSTED EBITDA*	**262,112**	**(6,156)**	**9,023**	**264,978**
ADJUSTED EBITDA MARGIN %	**75.2%**			**67.9%**

Conciliation between FFO / Adjusted FFO Period ended September 30, 2016	Aliansce Consolidated 2016 - Financial Statements	Boulevard Corporate Tower	Adjustments	Effect @share	Aliansce Consolidated 2016 - @share
	(amounts in thousands of reais, except percentages)				
Net income for the period - Controlling shareholders	**(7,383)**	**14,395**	**577**	**(5,470)**	**2,119**
(+) Depretiation and amortization	49,730	-	4,781	(1,849)	52,663
(=) FFO *	**42,347**			**(7,318)**	**54,782**
FFO MARGIN %	**12.1%**			**0.0%**	**14.6%**
(+)/(-) Non recurring expenses	4,568	548	5,658	(34)	10,739
(-) Straight line rent adjustments - CPC 06	(16,356)	-	(1,521)	1,282	(16,595)
(+) Stock Options	1,603	-	-	-	1,603
(+)/(-) Non-cash taxes	3,242	7,415	70	(962)	9,765
(-) CPC 20 - Capitalized Interest	(669)	-	-	-	(669)
(+) SWAP	(640)	-	-	-	(640)
(=) Adjusted FFO *	**34,096**	**22,358**	**9,565**	**(7,032)**	**58,986**
AFFO MARGIN %	**9.8%**				**15.7%**

* Non-accounting indicators

Balance Sheet

Managerial Balance Sheet	Aliansce Financial Statements		Boulevard Corporate Tower		Adjustments		Aliansce Managerial Consolidated	
	09/30/2017	12/31/2016	09/30/2017	12/31/2016	09/30/2017	12/31/2016	09/30/2017	12/31/2016
ASSETS					*(amounts in thousands of reais)*			
Current								
Cash and cash equivalents	5,804	21,226	-	-	482	1,692	6,285	22,917
Short-term investments	436,810	481,981	-	-	25,511	15,322	462,321	497,304
Real estate tax receivables	-	72,888	-	-	-	-	-	72,888
Accounts receivable	90,168	93,937	-	-	8,801	11,443	98,969	105,380
Dividends receivable	8,663	2,761	-	-	(8,663)	(2,761)	0	0
Taxes recoverable	63,785	59,142	-	-	432	397	64,216	59,539
Other receivables	22,968	14,285	-	-	1,552	2,083	24,520	16,369
Total	**628,198**	**746,220**	**-**	**-**	**28,115**	**28,176**	**656,311**	**774,396**
Non-Current Assets held for sale	-	175,345	-	(175,345)	-	-	-	-
Total Current Assets and non-current assets held for sale	**628,198**	**921,565**	**-**	**(175,345)**	**28,115**	**28,176**	**656,311**	**774,396**
Non-Current								
Accounts receivable	-	-	-	-	9	-	9	-
Legal deposits	559	2,630	-	-	(23)	(38)	536	2,592
Borrowings and other accounts receivable	26,828	27,900	-	-	0	0	26,828	27,900
Values receivable	10,628	13,755	-	-	264	(1,547)	10,892	12,209
Derivative financial instruments	3,661	-	-	-	-	-	3,661	-
Other receivables	1,750	2,067	-	-	3,751	2,791	5,501	4,859
Investments	419,278	418,717	-	-	(419,278)	(418,544)	-	172
Properties for investment	3,409,701	3,221,183	-	-	243,332	245,366	3,653,033	3,466,548
Property, plant and equipment	8,527	6,680	-	-	3	3	8,530	6,683
Intangible assets	290,980	282,398	-	-	105,007	105,030	395,987	387,428
Total Non-current Assets	**4,171,912**	**3,975,330**	**-**	**-**	**(66,936)**	**(66,940)**	**4,104,975**	**3,908,390**
Total Assets	**4,800,110**	**4,896,895**	**-**	**(175,345)**	**(38,821)**	**(38,764)**	**4,761,286**	**4,682,787**
LIABILITIES					*(amounts in thousands of reais)*			
Current								
Suppliers	10,399	12,908	-	-	877	1,177	11,276	14,085
Loans and financing, real estate credit notes and debentures	209,532	222,177	-	-	1,001	(3,051)	210,534	219,126
Taxes and contributions payable	24,963	24,612	-	(85)	1,632	1,159	26,595	25,687
Dividends payable	2,674	1,926	-	-	94	375	2,768	2,299
Obligations for purchase of assets	17,905	4,374	-	-	-	-	17,905	4,374
Obligations related to properties for investment - corporate tower	87,465	-	-	-	(87,465)	-	-	-
Other liabilities	24,694	34,371	-	-	13,992	(31)	38,687	34,343
Liabilities related to non-current assets held for sale	-	256,813	-	(256,813)	-	-	-	-
Total Current Liabilities and liabilities related to non-current assets held for sale	**377,632**	**557,181**	**-**	**(256,898)**	**(69,868)**	**(370)**	**307,765**	**299,915**
Non-Current								
Loans and financing , real estate credit notes and debentures	1,743,250	1,686,020	-	-	1,202	(32,262)	1,744,451	1,653,759
Taxes and contributions to collect	6,649	6,937	-	-	-	-	6,649	6,937
Deferred income	18,173	24,619	-	-	4,627	4,006	22,801	28,625
Derivative financial instruments	2,958	4,891	-	-	-	-	2,958	4,891
Deferred income and social contribution tax	69,161	56,376	-	27,728	38,095	6,216	107,256	90,320
Obligations for the purchase of assets	21,464	21,785	-	-	-	-	21,464	21,784
Other liabilities	13,953	15,423	-	-	729	729	14,682	16,152
Provision for contingencies	20,498	22,349	-	-	3,590	3,404	24,087	25,752
Total Non-Current Liabilities	**1,896,106**	**1,838,400**	**-**	**27,728**	**48,243**	**(17,906)**	**1,944,348**	**1,848,220**
Shareholders' Equity								
Share Capital	2,013,854	2,013,854	-	-	-	(0)	2,013,854	2,013,854
Expenditure on issuance of shares	(44,431)	(44,431)	-	-	-	-	(44,431)	(44,431)
Capital reserve	23,938	23,170	-	-	-	-	23,938	23,170
Treasury shares	(6,248)	(8,430)	-	-	-	-	(6,248)	(8,430)
Income reserves	430,193	374,022	-	53,825	(8,824)	-	421,372	427,847
Carrying value adjustments	26,104	46,246	-	-	0	0	26,104	46,246
Minority Interest	**82,962**	**96,883**	**-**	**-**	**(8,372)**	**(20,488)**	**74,584**	**76,397**
Total Shareholders' Equity	**2,526,372**	**2,501,314**	**-**	**53,825**	**(17,196)**	**(20,488)**	**2,509,173**	**2,534,652**
Total liabilities and shareholders' equity	**4,800,110**	**4,896,895**	**-**	**(175,345)**	**(38,821)**	**(38,764)**	**4,761,286**	**4,682,787**

Cash Flow

Cash Flow Statement	Aliansce Financial Statements	Adjustments	Aliansce Managerial Consolidated
	09/30/2017	09/30/2017	09/30/2017
		(amounts in thousands of reais)	
Operating Activities			
Net Profit for the period	**56,170**	**11,545**	**67,715**
Adjustments to net profit due to:			
Straight line rent adjustment	(8,731)	(1,128)	(9,859)
Depreciation and Amortization	52,850	5,022	57,872
Equity Income Gain	(25,145)	25,145	-
Provision (Reversal of provision) for doubtful accounts	20,152	4,342	24,494
Stock Option plan	219	-	219
Monetary variation over financial debts	188,229	(26,495)	161,734
Gain on sale of treasury shares	549	-	549
Fair value of financial derivatives instruments	(5,595)	-	(5,595)
Deferred income and social contribution tax	12,785	4,037	16,822
	291,483	**22,468**	**313,951**
Decrease (increase) in assets	**56,608**	**(2,871)**	**53,737**
Accounts receivable	(7,652)	(581)	(8,233)
Other credits	(4,165)	(2,240)	(6,405)
Legal deposits and values receivable from real estate taxes (IPTU)	73,067	(15)	73,052
Taxes recoverable	(4,642)	(35)	(4,677)
Increase (decrease) in liabilities	**33,547**	**5,066**	**38,613**
Suppliers	(2,509)	(300)	(2,809)
Collectable taxes and contributions	51,072	6,759	57,831
Obligations related to corporate towers	16,228	(16,228)	-
Other obligations	(24,798)	14,214	(10,584)
Deferred income	(6,446)	621	(5,825)
Taxes paid	**(51,008)**	**(6,203)**	**(57,211)**
Net Cash Used in Operating Activities	**330,630**	**18,460**	**349,090**
Investment Activities			
Acquisition of fixed assets	(2,521)	1	(2,520)
Acquisition of properties for investment	(47,144)	(252,401)	(299,545)
Decrease (increase) in investments	(14,233)	14,233	-
Effect of interest change in controlled companies	-	(839)	(839)
Reduction (increase) in securities	45,171	(10,188)	34,983
Obligations from asset acquisitions	(9,274)	-	(9,274)
Increase in intangible assets	(13,097)	(13)	(13,110)
Dividends and interest on capital received	20,051	(20,051)	-
Net Cash Used in Investment Activities	**(21,047)**	**(269,258)**	**(290,305)**
Financing Activities			
Interest payment - loans and financing / real estate credit notes	(160,238)	3,278	(156,960)
Principal payment - loans and financing / real estate credit notes	(154,509)	(451)	(154,960)
Interest payment - debentures	(42,899)	-	(42,899)
Principal payment - debentures	(31,054)	-	(31,054)
Payment of structuring cost - Debentures	(9,497)	-	(9,497)
Issuance of loans and financing	-	37,770	37,770
Issuance of Debentures	280,000	-	280,000
Sale (repurchase) of shares	2,183	-	2,183
Payment of CTBH Corporate Tower - Interest	(21,521)	21,521	-
Payment of CTBH Corporate Tower - Principal	(187,470)	187,470	-
Net Cash Used in Financing Activities	**(325,005)**	**249,588**	**(75,417)**
Net cash and cash equivalent increase (reduction)	**(15,422)**	**(1,210)**	**(16,632)**
Cash and Cash Equivalents at the end of the period	5,804	481	6,285
Cash and Cash Equivalents at the beginning of the period	21,226	1,691	22,917
Net change in Cash and Cash Equivalents	**(15,422)**	**(1,210)**	**(16,632)**

Comparison of the consolidated financial statements and the managerial financial information for the periods ended September 30, 2017 and 2016:

Consolidated Income Statement	3Q17	3Q16	3Q17/3Q16 Δ%	9M17	9M16	9M17/9M16 Δ%
	(Amounts in thousands of Reais, except percentages)					
Gross revenue from rent and services	**135,187**	**127,474**	**6.1%**	**407,988**	**389,294**	**4.8%**
Taxes, contributions and other deductions	(14,542)	(14,315)	1.6%	(42,933)	(40,492)	6.0%
Net revenue	**120,646**	**113,159**	**6.6%**	**365,056**	**348,802**	**4.7%**
Cost of rent and services	**(33,733)**	**(29,956)**	**12.6%**	**(98,878)**	**(90,888)**	**8.8%**
Gross income	**86,913**	**83,204**	**4.5%**	**266,178**	**257,915**	**3.2%**
Operating income/(expenses)	**(7,181)**	**(23,045)**	**-68.8%**	**(34,084)**	**(50,100)**	**-32.0%**
Sales, general and administrative expenses	(18,626)	(21,348)	-12.8%	(61,602)	(68,136)	-9.6%
Equity income	8,448	2,294	268.3%	25,145	22,304	12.7%
Depreciation and Amortization expenses	(1,348)	(1,292)	4.3%	(3,830)	(3,691)	3.8%
Other net income (expenses)	4,344	(2,699)	n/a	6,203	(578)	n/a
Financial income/(expenses)	**(47,128)**	**(65,634)**	**-28.2%**	**(140,590)**	**(199,412)**	**-29.5%**
Net income before taxes and social contributions	**32,605**	**(5,476)**	**n/a**	**91,503**	**8,402**	**989.0%**
Current income and social contribution taxes	(3,416)	(3,905)	-12.5%	(15,682)	(12,543)	25.0%
Deferred income and social contribution taxes	(7,809)	(417)	1774.2%	(12,785)	(3,242)	294.4%
Net income (loss) in the period	**21,380**	**(9,798)**	**n/a**	**63,036**	**(7,383)**	**n/a**
Income (loss) attributable to:						
Controlling Shareholders	19,115	(10,882)	n/a	56,170	(12,275)	n/a
Minority Shareholders	2,265	1,084	108.9%	6,866	4,892	40.3%
Net income (loss) in the period	**21,380**	**(9,798)**	**n/a**	**63,036**	**(7,383)**	**n/a**

Managerial Income Statement	3Q17	3Q16	3Q17/3Q16 Δ%	9M17	9M16	9M17/9M16 Δ%
	(Amounts in thousands of Reais, except percentages)					
Gross revenue from rent and services	**151,624**	**142,796**	**6.2%**	**455,973**	**433,256**	**5.2%**
Taxes, contributions and other deductions	(15,406)	(15,097)	2.1%	(45,280)	(42,914)	5.5%
Net revenue	**136,217**	**127,699**	**6.7%**	**410,692**	**390,342**	**5.2%**
Cost of rent and services	**(46,116)**	**(43,781)**	**5.3%**	**(137,868)**	**(129,674)**	**6.3%**
Gross income	**90,101**	**83,918**	**7.4%**	**272,824**	**260,668**	**4.7%**
Operating income/(expenses)	**(10,760)**	**(24,918)**	**-56.8%**	**(42,726)**	**(60,975)**	**-29.9%**
Sales, general and administrative expenses	(12,534)	(12,237)	2.4%	(41,414)	(42,252)	-2.0%
Stock option plan	(64)	(567)	-88.8%	(221)	(1,603)	-86.2%
Depreciation and Amortization expenses	(1,353)	(1,293)	4.6%	(3,841)	(3,694)	4.0%
Other net income (expenses)	3,191	(10,820)	n/a	2,750	(13,426)	n/a
Financial income/(expenses)	**(40,803)**	**(54,379)**	**-25.0%**	**(119,853)**	**(165,818)**	**-27.7%**
Net income before taxes and social contributions	**38,538**	**4,622**	**733.8%**	**110,245**	**33,875**	**225.4%**
Current income and social contribution taxes	(4,378)	(4,750)	-7.8%	(18,543)	(15,560)	19.2%
Deferred income and social contribution taxes	(7,903)	(3,419)	131.2%	(16,822)	(10,726)	56.8%
Net income for the period	**26,257**	**(3,547)**	**n/a**	**74,880**	**7,589**	**886.7%**
Income attributable to:						
Controlling Shareholders	23,940	(5,118)	n/a	67,715	2,119	n/a
Minority Shareholders	2,317	1,571	47.5%	7,165	5,470	31.0%
Net income for the period	**26,257**	**(3,547)**	**n/a**	**74,880**	**7,589**	**886.7%**

Cash and Cash Equivalents and Indebtedness

The table below shows the reconciliation between consolidated net debt and managerial net debt in 3Q17. The decrease in net debt was a result of the recognition of the Company's share of the net effect of financing for Parque Shopping Belém and Parque Shopping Maceió:

Debt breakdown - Consolidated	Financial Statements 3Q17	Effects of CPC 18/19	Managerial 3Q17	Minority Shareholders	Total Debt excluding Minority Shareholders
		(amounts in thousands of reais)			
Banks	969,756	2,203	971,959	23,157	948,802
CCI/CRI	363,938	-	363,938	25,315	338,623
Obligation for purchase of assets	39,369	-	39,369	-	39,369
Debentures	619,088	-	619,088	-	619,088
TOTAL DEBT	**1,992,151**	**2,203**	**1,994,354**	**48,472**	**1,945,882**
TOTAL AVAILABLE	**(442,614)**	**(25,993)**	**(468,606)**	**(1,248)**	**(467,358)**
NET DEBT	**1,549,537**	**(23,789)**	**1,525,748**	**47,224**	**1,478,524**

(A free translation of the original in Portuguese)

Report on review of quarterly information

To the Board of Directors and Stockholders
Aliansce Shopping Centers S.A.

Introduction

We have reviewed the accompanying parent company and consolidated interim accounting information of Aliansce Shopping Centers S.A. ("Company"), included in the Quarterly Information Form (ITR) for the period ended September 30, 2017, comprising the balance sheet at that date and the statements of operations and comprehensive income (loss) for the quarter and nine-month period then ended, and the statements of changes in equity and cash flows for the nine-month period then ended, and a summary of significant accounting policies and other explanatory information.

Management is responsible for the preparation of the parent company and consolidated interim accounting information in accordance with the accounting standard CPC 21, Interim Financial Reporting, of the Brazilian Accounting Pronouncements Committee (CPC) and International Accounting Standard (IAS) 34, Interim Financial Reporting issued by the International Accounting Standards Board (IASB, as well as the presentation of this information in accordance with the standards issued by the Brazilian Securities Commission (CVM), applicable to the preparation of the Quarterly Information (ITR). Our responsibility is to express a conclusion on this interim accounting information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and International Standards on Reviews of Interim Financial Information (NBC TR 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Brazilian and 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 the interim information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying parent company and consolidated interim accounting information included in the quarterly information referred to above has not been prepared, in all material respects, in accordance with CPC 21 and IAS 34 applicable to the preparation of the Quarterly Information, and presented in accordance with the standards issued by the CVM.

PricewaterhouseCoopers , Rua do Russel, 804 - Glória, Rio de Janeiro, RJ, Brasil 22210-010, Caixa Postal 949, Rio de Janeiro, RJ 20010-974
T: (21) 3232-6112, www.pwc.com/br

Aliansce Shopping Centers S.A.

Other matters

Statements of value added

We have also reviewed the parent company and consolidated statements of value added for the nine-month period ended September 30, 2017. These statements are the responsibility of the Company's management, and are required to be presented in accordance with standards issued by the CVM applicable to the preparation of Quarterly Information (ITR) and are considered supplementary information under IFRS, which do not require the presentation of the statement of value added. These statements have been submitted to the same review procedures described above and, based on our review, nothing has come to our attention that causes us to believe that they have not been prepared, in all material respects, in a manner consistent with the parent company and consolidated interim accounting information taken as a whole.

Rio de Janeiro, November 8, 2017

PricewaterhouseCoopers
Auditores Independentes
CRC 2SP000160/O-5 "F" RJ

Maria Salete Garcia Pinheiro
Contadora CRC 1RJ048568/O-7

Aliansce Shopping Centers S.A.

Balance sheets

All amounts in thousands of reais unless otherwise stated (A free translation of the original in Portuguese)

	Parent		Consolidated	
Assets	**9/30/2017**	**12/31/2016**	**9/30/2017**	**12/31/2016**
Current assets				
Cash and cash equivalents	297	3,901	5,804	21,226
Short-term financial investments	390,238	360,129	436,810	481,981
Amounts receivable - IPTU				72,888
Trade receivables	11,743	13,750	90,168	93,937
Dividends and interest on capital receivable	25,981	18,323	8,663	2,761
Taxes recoverable	42,098	37,113	63,785	59,142
Other credits	6,628	5,148	22,968	14,285
	476,985	438,364	628,198	746,220
Non-current asset held for sale				175,345
				175,345
Non-current assets				
Deferred income tax and social contribution	15,979	11,173		
Judicial deposits	513	666	559	2,630
Borrowings, loans and other trade receivables	20,695	15,572	26,828	27,900
Amounts receivable	1,579	148	10,628	13,755
Derivative financial instruments	3,661		3,661	
Other credits	5	60	1,750	2,067
	42,432	27,619	43,426	46,352
Investments	2,581,747	2,621,570	419,278	418,717
Investment properties – shopping malls	225,845	205,916	3,409,701	3,221,183
Property and equipment in use	6,215	4,266	8,527	6,680
Intangible assets	13,376	11,034	290,980	282,398
	2,827,183	2,842,785	4,128,486	3,928,978
Total assets	3,346,600	3,308,769	4,800,110	4,896,895

	Parent		Consolidated	
Liabilities	**9/30/2017**	**12/31/2016**	**9/30/2017**	**12/31/2016**
Current liabilities				
Trade payables	3,346	4,467	10,399	12,908
Borrowings and financings CCI/CRIs and debentures	39,028	55,671	209,532	222,177
Taxes and contributions payable	2,907	2,248	24,963	24,611
Dividends payable			2,674	1,926
Obligations for purchase of assets	11,834		17,905	4,374
Obligation related to investment properties – commercial tower	87,465		87,465	
Other obligations	7,853	6,534	24,694	34,372
	152,433	68,920	377,632	300,368
Liability related to non-current assets held for sale		**256,813**		**256,813**
		256,813		256,813
Non-current liabilities				
Borrowings and financings CCI/CRIs and debentures	705,187	537,530	1,743,250	1,686,020
Taxes and contributions payable	307	307	6,649	6,937
Deferred revenues	2,966	3,473	18,173	24,619
Derivative financial instruments	2,958	4,891	2,958	4,891
Deferred income tax and social contribution			69,161	56,376
Obligations for purchase of assets	2,556		21,464	21,784
Other obligations	33,991	29,612	13,953	15,423
Provision for contingencies	2,792	2,792	20,498	22,349
	750,757	578,605	1,896,106	1,838,400
Total liabilities	903,190	904,338	2,273,738	2,395,581
Equity				
Share capital	2,013,854	2,013,854	2,013,854	2,013,854
Expenditure on issuance of shares	(44,432)	(44,432)	(44,432)	(44,432)
Capital reserve	23,938	23,170	23,938	23,170
Treasury shares	(6,248)	(8,430)	(6,248)	(8,430)
Revenue reserves	430,193	374,023	430,193	374,023
Carrying value adjustments	26,104	46,246	26,104	46,246
Equity attributable to owners of the parent	2,443,410	2,404,431	2,443,410	2,404,431
Non-controlling interests			82,962	96,883
Total equity	2,443,410	2,404,431	2,526,372	2,501,314
Total liabilities and equity	3,346,600	3,308,769	4,800,110	4,896,895

Aliansce Shopping Centers S.A.

Statements of operations
for the periods ended September 30, 2017 and 2016
All amounts in thousands of reais unless otherwise stated (A free translation of the original in Portuguese)

	Parent		Consolidated	
	9/30/2017	**9/30/2016**	**9/30/2017**	**9/30/2016**
Gross revenue from rentals and services	95,022	89,744	407,988	389,294
Taxes and contributions and other deductions	(8,684)	(7,526)	(42,933)	(40,492)
Net revenue from rentals and services	**86,338**	**82,218**	**365,055**	**348,802**
Cost of rentals and services	(49,620)	(48,518)	(98,878)	(90,888)
Gross profit	**36,718**	**33,700**	**266,177**	**257,914**
Income/(expenses)				
Expenses with sales, administrative and general	(44,951)	(46,770)	(65,432)	(71,826)
Equity in the results of investees	106,054	69,493	25,145	22,304
Other income (expenses), net	(6,537)	(2,853)	6,203	(578)
	54,566	**19,870**	**(34,084)**	**(50,100)**
Finance result				
Finance costs	(86,715)	(81,663)	(199,752)	(212,021)
Finance income	46,796	5,867	59,162	12,609
	(39,919)	**(75,796)**	**(140,590)**	**(199,412)**
Profit (loss) before income tax and social contribution	**51,365**	**(22,226)**	**91,503**	**8,402**
Total income tax and social contribution	**4,805**	**9,951**	**(28,467)**	**(15,785)**
Current income tax and social contribution			(15,682)	(12,543)
Deferred income tax and social contribution	4,805	9,951	(12,785)	(3,242)
Profit (loss) for the period	**56,170**	**(12,275)**	**63,036**	**(7,383)**
Profit (loss) attributable to:				
Controlling stockholders	56,170	(12,275)	56,170	(12,275)
Non-controlling stockholders			6,866	4,892
Profit (loss) for the quarter	**56,170**	**(12,275)**	**63,036**	**(7,383)**
Basic earnings (loss) per share (in R$)	0.2780	(0.0755)	0.2780	(0.0755)
Diluted earnings (loss) per share (in R$)	0.2734	(0.0739)	0.2734	(0.0739)

Aliansce Shopping Centers S.A.

Statements of comprehensive income (loss)
for the periods ended September 30, 2017 and 2016
All amounts in thousands of reais unless otherwise stated (A free translation of the original in Portuguese)

	Parent		Consolidated	
	9/30/2017	**9/30/2016**	**9/30/2017**	**9/30/2016**
Profit (loss) for the period	56,170	(12,275)	63,036	(7,383)
Other comprehensive income:				
Total comprehensive income (loss)	56,170	(12,275)	63,036	(7,383)

Aliansce Shopping Centers S.A.

Statements of changes in equity
for the periods ended September 30, 2017 and 2016
All amounts in thousands of reais unless otherwise stated (A free translation of the original in Portuguese)

	Share capital	Capital reserve	Expenditure on issuance of shares	Legal reserve	Unrealized profit reserve	Profit retention	Carrying value adjustments	Retained earnings	Treasury shares	Total	Non-controlling interest	Total
At January 1, 2016	1,413,854	20,999	(43,714)	34,036	49,403	308,349	45,282		(8,430)	1,819,779	92,556	1,912,335
Loss for the period								(12,275)		(12,275)	4,892	(7,383)
Transactions with stockholders recorded directly in equity:												
Capital increase	329,838									329,838		329,838
Stock options granted		1,603								1,603		1,603
	329,838	1,603						(12,275)		319,166	4,892	324,058
Transactions with non-controlling interest recorded directly in equity:							964			964	(3,146)	(2,182)
At September 30, 2016	1,743,692	22,602	(43,714)	34,036	49,403	308,349	46,246	(12,275)	(8,430)	2,139,909	94,302	2,234,211

	Share capital	Capital reserve	Expenditure on issuance of shares	Legal reserve	Unrealized profit reserve	Profit retention	Carrying value adjustment	Retained earnings	Treasury shares	Total	Non-controlling interest	Total
At January 1, 2017	2,013,854	23,170	(44,432)	34,036	49,403	290,583	46,246		(8,430)	2,404,430	96,883	2,501,314
Profit for the period								56,170		56,170	6,866	63,036
Transaction woth stockholders recorded directly in equity:												
Stock options granted		219								219		219
Transaction with treasury shares									2,183	2,183		2,183
Gain the sale of treasury shares		549								549		549
		768								2,951		2,951
Transactions with non-controlling interest recorded directly in equity:							(20,142)			(20,142)	(20,787)	(40,929)
At September 30, 2017	2,013,854	23,938	(44,432)	34,036	49,403	290,583	26,104	56,170	(6,247)	2,443,410	82,962	2,526,372

Aliansce Shopping Centers S.A.

Statements of cash flows
for the periods ended September 30, 2017 and 2016
All amounts in thousands of reais unless otherwise stated (A free translation of the original in Portuguese)

	Parent		Consolidated	
	9/30/2017	**9/30/2016**	**9/30/2017**	**9/30/2016**
Operating activities				
Profit for the period attributable to the stockholders of the Parent	56,170	(12,275)	56,170	(12,275)
Adjustments to profit (loss) arising from:				
Straight-line rent	(670)	(1,099)	(8,731)	(16,356)
Depreciation and amortization	8,291	8,089	52,850	49,643
Gain on equity in subsidiaries	(106,054)	(69,493)	(25,145)	(22,304)
Constitution (reversal) of provision for impairment of trade receivables	2,891	2,664	20,152	24,487
Shared-based compensation	219	1,603	219	1,603
Interest on capital		(11,935)		
Interest/indexation charges on financial transactions	79,809	49,981	188,229	177,527
Gain the sale of treasury shares	549		549	
Fair value of derivative financial instruments	(5,595)	(640)	(5,595)	(640)
Deferred income tax and social contribution	(4,805)	(9,951)	12,785	3,242
	30,805	**(43,056)**	**291,483**	**204,927**
Decrease (increase) in assets				
Trade receivables	(213)	(1.040)	(7,652)	(11,463)
Other credits	(7,978)	(6,213)	(4,165)	2,661
Judicial deposits and IPTU Receivables	153	(7)	73,067	(8,851)
Taxes recoverable	(1,353)	2,331	(4,642)	7,031
	(9,391)	**(4,929)**	**56,608**	**(10,622)**
Increase (decrease) in liabilities				
Trade payables	(1,121)	(4,388)	(2,509)	(7,810)
Taxes and contributions payable	3,425	186	51,072	34,526
Obligations related to commercial tower	16,228	22,210	16,228	22,210
Other obligations	5,701	(1,616)	(24,798)	(6,651)
Deferred revenues	(507)	289	(6,446)	(4,259)
	23,726	**16,681**	**33,547**	**38,016**
Paid taxes	(2,767)	(1,799)	(51,008)	(41,277)
Net cash provided by (used in) operating activities	**42,373**	**(33,103)**	**330,630**	**191,044**
Investments activities				
Acquisition of property and equipment	(2,537)	(283)	(2,521)	(177)
Acquisition of non-current asset held for sale				(400)
Acquisition investment property	(22,438)	(19,669)	(47,144)	(45,598)
Decrease (increase) in investments	(36,914)	(23,662)	(14,233)	352
Capital decrease in subsidiaries	148,000			
Capital increase in subsidiaries	(46,914)	(108,366)		
Decrease (increase) in marketable securities	(30,110)	(154,194)	45,171	(232,783)
Payment of obligations for purchase of assets	(6,773)		(9,274)	(15,455)
Dividends and interest on capital received	75,681	54,295	20,051	21,923
Increase in intangible assets	(12,496)	2,791	(13,097)	(3,036)
Net cash provided by (used in) investing activities	**65,499**	**(249,088)**	**(21,047)**	**(275,174)**
Financing activities				
Payment of interest on borrowings and real estate credit notes	(38,872)	(37,770)	(160,238)	(151,847)
Payment of principal of borrowings and real estate credit notes	(62,346)	(43,910)	(154,509)	(125,413)
Payment of cost organization – borrowings and real estate credit notes		(229)		(229)
Payment of interest on debentures	(42,899)	(17,279)	(42,899)	(17,279)
Payment of principal of debentures	(31,054)		(31,054)	
Payment of cost organization - debentures	(9,497)	(1,891)	(9,497)	(1,891)
Capital increase		329,839		329,839
Issuance of debentures	280,000	75,000	280,000	75,000
Sale (repurchase) of shares	2,183		2,183	
Payment of Commercial Tower CTBH - Interest	(21,521)		(21,521)	
Payment of Commercial Tower CTBH - Principal	(187,470)		(187,470)	
Dividends paid		(22,169)		(23,477)
Net cash provided by (used in) financing activities	**(111,476)**	**281,591**	**(325,005)**	**84,703**
Net increase (decrease) in cash and cash equivalents	**(3,604)**	**(600)**	**(15,422)**	**573**
Cash and cash equivalents at the end of the period	297	1,626	5,804	15,998
Cash and cash equivalents at the beginning of the period	3,901	2,226	21,226	15,425
Net increase (decrease) in cash and cash equivalents	**(3,604)**	**(600)**	**(15,422)**	**573**

Aliansce Shopping Centers S.A.

Statements of value added
for the periods ended September 30, 2017 and 2016
All amounts in thousands of reais unless otherwise stated (A free translation of the original in Portuguese)

	Partent		Consolidated	
	9/30/2017	**9/30/2016**	**9/30/2017**	**9/30/2016**
Revenue				
Gross revenue from rentals and services	92,995	88,401	398,612	380,889
Provision for impairment of trade receivables	(2,891)	(2,664)	(20,152)	(24,487)
Other income	173	5,994	29,687	28,156
	90,277	91,731	408,147	384,558
Inputs acquired from third parties				
Cost of rentals and services	(44,878)	(43,878)	(49,858)	(44,848)
Materials, energy, outsourced services and other operating costs	(15,169)	(16,696)	(34,151)	(38,967)
	(60,047)	(60,574)	(84,009)	(83,815)
Gross value added generated by the Company	30,230	31,157	324,138	300,743
Retentions				
Depreciation and amortization	(8,291)	(8,089)	(52,850)	(49,643)
Net value added generated by the Company	21,939	23,068	271,288	251,100
Value added received through transfer				
Equity in the result of investees	106,054	69,493	25,145	22,304
Finance income	46,796	5,867	59,162	12,609
	152,850	75,360	84,307	34,913
Total value added distributed	174,789	98,428	355,595	286,013
Distribution of value added				
Employees	29,102	31,956	29,647	32,476
Salaries and social charges	20,832	22,539	21,377	23,059
Executive officers' fees	6,047	6,507	6,047	6,507
Employee profit sharing	2,223	2,910	2,223	2,910
Taxes	1,959	(3,681)	62,143	48,002
Federal	(234)	(5,737)	55,702	42,066
Municipal	2,193	2,056	6,441	5,936
Creditors	87,558	82,428	200,769	212,918
Interest and other finance costs	86,715	81,663	199,752	212,021
Rentals	843	765	1,017	897
Remuneration of own capital	56,170	(12,275)	63,036	(7,383)
Retained earnings (accumulated deficit)	56,170	(12,275)	56,170	(12,275)
Non-controlling interests in retained earnings			6,866	4,892
	174,789	98,428	355,595	286,013

All amounts in thousands of reais unless otherwise stated

1 Operations

Aliansce Shopping Centers S.A. ("Aliansce" or "Parent"), headquartered at Rua Dias Ferreira, 190 - 3° andar, Leblon, Rio de Janeiro, Brazil, is controlled by a group of stockholders who jointly have the power of control over shares. As a result of the 5th Addendum to and Consolidation of Stockholders' Agreement signed on December 13, 2013, Canada Pension Plan Investment Board ("CPPIB"), on the one hand, and Renato Feitosa Rique, Rique Empreendimentos e Participações S.A., RFR Empreendimentos e Participações S.A. and Fundo de Investimento em Participações Bali (companies directly or indirectly controlled by Renato Feitosa Rique), Henrique C. Cordeiro Guerra Neto and Delcio Lages Mendes, jointly, on the other hand, share the control of the Company, with shares representing 40.40% of total and voting capital linked to this agreement.

The Company's main activity is investing, directly or indirectly, in commercial centers, shopping malls and similar ventures, and in other companies as a partner or stockholder, as well as rendering commercial advisory services, management of shopping malls and condominiums in general. The Company and its subsidiaries, joint ventures and associates are hereinafter collectively referred to as the "Group".

2 Corporate events, acquisitions, funding and other events occurred in the third period of 2017

(a) Acquisitions, sales and exchanges and other events relating to investments

Acapurana Participações S.A. e Fundo de Investimentos em Participações - Elephas

In August 2017, it was signed a Private Instrument of Grant and Transfer of quotas of Fundo de Investimento em Participações – Elephas, in which CPPIB US RE-A, Inc ("CPPIB") transferred to the Company the rights and obligations, main and accessory, arising from the property of 5,936,800 quotas issued by Fundo Elephas ("Elephas"). As a counterparty to the transfer of quotas, CPPIB received from the Company 2,405,494 shares of Acapurana. This transaction just affected the Company's direct and indirect interest percentage in Santana Parque Shopping, as follows:

Interest before August 2017	% of Interest	Interest after August 2017	% of Interest
Direct	8.33	Direct	6.34
Indirect	25.00	Indirect	26.99

NRM Participações e Empreendimentos Ltda. and RRSPE Empreendimentos e Participações Ltda.

In August 2017, through a corporate act, it was approved the partial incorporation of the NRM's split up assets by RRSPE. The assets split up to RRSPE was of R$ 4,233.

Via Parque Shopping

In September 2017, the Company subscribed 8,042 quotas of the 14th issue of quotas of Fundo de Investimento Imobiliário Via Parque Shopping – FII, for the total price of R$ 861. With this, the Company becomes holder of 38.96% of the quotas of the Fund (38.91% at December 31, 2016).

Stock option

In September 2017, through the Company's Stockholders' General Meeting, it was approved the Stock Option and Incentives Linked to the Company's Shares Plan. In the same month, the Company's Board of Directors approved the 2017 Stock Option Program, with a global volume of

2,357,360 options, which grant the purchase option or subscription, according to the case, of 2,357,360 common shares issued by the Company. The exercise price will be R$ 15.00 (fifteen reais) per each of the Company's common share, updated by the Broad National Consumer Price Index (IPCA) less the amount of dividends amount distributed by the Company between the date foreseen in each adhesion contract and the options exercise date.

3 Summary of significant accounting policies

The accounting policies and standards suffered no changes during the nine-month period ended September 30, 2017 and, therefore, they are still in accordance with those described in the Company's financial statements for the year ended December 31, 2016, published in the Official Gazette of the State of Rio de Janeiro on March 28, 2017.

3.1 Preparation basis

The quarterly information has been prepared under the historical cost convention, as modified for financial assets and financial liabilities (including derivative instruments) measured at fair value.

The preparation of quarterly information requires the use of certain critical accounting estimates. It also requires management to exercise its judgment in the process of applying the Group's accounting policies.

The conclusion of these financial statements was authorized by the Board of Directors on November 8, 2017.

3.2 Parent company and consolidated quarterly information

The parent company and consolidated quarterly information were prepared and are being presented in accordance with the Technical Pronouncement CPC 21 (R1) - Interim Information and with the international standard IAS 34 - Interim Financial reporting issued by the Accounting Standards Board (IASB), as well as presenting such information in accordance with the rules issued by the Brazilian Securities Commission (CVM), applicable to the preparation of Quarterly Information (ITR) and they evidence all the material information presented in quarterly information, and only it, which are consistent with that used by management.

The presentation of the parent company and consolidated statements of value added is required by the Brazilian corporate legislation and the accounting practices adopted in Brazil for listed companies, while it is not required by IFRS. Therefore, under the IFRS, the presentation of such information is considered supplementary information.

3.3 New standards and interpretation to existing standards that are not yet effective

The amendments to the existing following standards were published and will be mandatory for subsequent accounting periods, i.e., as from January 1, 2018 or later. The early adoption of standards, while encouraged by IASB, is not allowed in Brazil by the Accounting Pronouncements Committee (CPC).

All amounts in thousands of reais unless otherwise stated

Standard	Effectiveness	Main aspects introduced by the standard	Impacts of the adoption
IFRS 9 - Financial Instruments	January 1, 2018	This standard rules the classification, measurement and recognition of financial assets and liabilities. This standard will be effective as from January 1, 2018 and it replaces the orientation in IAS 39, related to the classification and measurement of financial instruments. The main amendments that the IFRS 9 brings are: (i) new classification criteria for financial assets; (ii) new impairment model for financial assets, which is a hybrid of expected and incurred losses, replacing the current model of incurred losses; and (iii) relaxation of the requirements for adoption of the hedge accounting.	In its initial evaluation, the management identified no material accounting adjustments arising from this standard and it understands that, upon adoption, it should only complement the disclosure in its notes related to the matter, in order to meet all the required amendments.
IFRS 15 – Revenue from contracts with customers	January 1, 2018	This standard introduces the principles to be applied by an entity to determine the measurement of the revenue and when it should be recognized. This standard will be effective as from January 1, 2018 and replaces IAS 11 - "Construction Contracts" and IAS 18 - "Revenue" and related interpretations.	Although the detailed evaluation of its effects had not been concluded, Management expects no material impacts arising from the mentioned standard.
IFRS 16 – Leases	January 1, 2019	With this standard, the lessees will be required to recognize the liability of the future payments and the right to use the leased asset for virtually all lease contracts, including operating ones. Certain short-term and low-value contracts may be out of the scope of this new standard. The leases recognition and measurement criteria in the financial statements are substantially maintained.	Management evaluated that this standard will cause an impact on the financial statements, arising from the change in the recognition of the lease contracts. The impact has not been measured yet.

Standard	Effectiveness	Main aspects introduced by the standard	Impacts of the adoption
		IFRS 16 will be effective for years beginning on or after January 1, 2019 and it substitutes IAS 17 – “Leases” and corresponding interpretations.	

There are no other IFRS standard or IFRIC interpretations, which are not effective yet that could significantly impact the Company.

4 Financial risk management

4.1 Financial risk factors

The Company may be exposed to the following risks according to its activity:

- Credit risk;
- Liquidity risk;
- Market risk;
- Operating risk.

The Note presents information on the Company's exposure to the above-mentioned risks, the Company's goals, risk management policies, and the Company's capital management. Additional quantitative disclosures are included throughout these financial statements.

I Credit risk

The Company's credit risk is characterized by the non-performance by a customer or counterparty in a financial instrument of their contractual obligations. The Company's operations consist of the leasing of commercial spaces and management of shopping malls. The lease contracts are regulated by the Lease Law. The customer portfolio is diversified and is constantly monitored with the objective of reducing losses due to default. The lease agreements may require a guarantor, which mitigated the Company’s credit risk.

Accounts receivable from rent and other receivables are related mainly to the storeowners of the shopping malls in which the Company has an interest. The Company establishes a provision for impairment that represents its estimate of losses incurred in relation to trade receivables and other receivables and investments.

The Company monitors its receivables portfolio periodically. Its lease activity has specific rules in relation to default, the department of operations and the legal department are active in the negotiations with debtors. The retail location of the shopping malls when taken back or returned is immediately renegotiated with another storeowner.

The measure adopted to mitigate the credit risk is always to maintain a good quality of storeowners in the shopping malls and an active commercial area for an immediate filling of any potential vacancy in the venture.

Parking revenues and service revenues represent very low credit risk.

Management considers that maximum exposure to credit risk of its financial assets is represented by the accounts receivable recorded in the balance sheet of the Company. Credit risk of its customers is estimated and disclosed in Note 8. All cash and cash equivalents are invested in financial institutions that meet the minimum rating threshold assigned by the largest global rating firms (Moody's, Austin, S&P's, Fitch) and therefore the Company does not consider such instruments as having significant credit risk.

All amounts in thousands of reais unless otherwise stated

II Liquidity risk

Investment decisions are made in light of their impact on the long-term cash flow (60/120 months). The Company's guideline is to work with assumptions of minimum cash balances, which vary according to the schedule of investments, and of financial coverage of our obligations, where the projected cash generation has to surpass the contracted obligations (financing, construction works, acquisitions), thus mitigating the refinancing risk of debts and obligations. To finance buildings under construction, the Company seeks to structure long-term operations in the financial market, with a grace period to align them with expected cash generation.

The contractual maturities of financial liabilities, including the estimated interest payment and excluding, if any, the impact of the negotiation of currencies by net position, are as follows.

							Parent
September 30, 2017	**Carrying amount**	**Contractual cash flow**	**6 months or less**	**6-12 months**	**1-2 years**	**2-5 years**	**Over 5 years**
Non-derivative financial liabilities							
Borrowings and financings	125,127	220,244	8,785	8,841	17,242	57,081	128,295
Trade payables	3,346	3,346	3,346				
Debentures	619,088	934,820	55,518	24,127	55,573	449,702	349,900
Obligations for purchase of assets	14,390	11,790	5,607	3,585	2,598		
Obligations related to Tower	87,465	80,484	80,484				
Derivative financial instruments							
Swap (CRI)	2,958	3,876	2,362	1,514			
Swap (Debentures)	(3,661)	(6,938)	1,071	347	443	(2,796)	(6,003)
	848,713	1,247,622	157,173	38,414	75,856	503,987	472,192

							Parent
December 31, 2016	**Carrying amount**	**Contractual cash flow**	**6 months or less**	**6-12 months**	**1-2 years**	**2-5 years**	**Over 5 years**
Non-derivative financial liabilities							
Borrowings and financings	127,414	236,802	8,760	8,822	16,880	56,547	145,793
Trade payables	4,467	4,467	4,467				
Debentures	381,335	618,528	23,457	42,516	41,368	225,620	285,567
Real estate credit note (CCIs)	84,452	125,308	8,715	8,380	18,255	59,721	30,237
Obligations related to Tower	256,813	278,043	278,043				
Derivative financial liabilities							
Swap (CRI)	4,891	5,512	1,454	1,640	2,418		
	859,372	1,268,660	324,896	61,358	78,921	341,888	461,597

All amounts in thousands of reais unless otherwise stated

							Consolidated
September 30, 2017	**Carrying amount**	**Contractual cash flow**	**6 months or less**	**6-12 months**	**1-2 years**	**2-5 years**	**Over 5 years**
Non-derivative financial liabilities							
Borrowings and financings	969,756	1,494,974	91,842	84,050	179,668	514,082	625,332
Trade payables	10,399	10,399	10,399				
Obligations for purchase of assets	39,369	41,192	14,547	3,584	23,061		
Debentures	619,088	934,820	55,518	24,127	55,573	449,702	349,900
Real estate credit note (CCIs)	363,938	523,461	58,564	54,378	80,373	168,732	161,414
Obligations related to Tower	87,465	80,484	80,484				
Derivative financial instruments							
Swap (CRI)	2,958	3,876	2,362	1,514			
Swap (Debentures)	(3,661)	(6,938)	1,071	347	443	(2,796)	(6,003)
	2,089,312	3,082,268	314,787	168,000	339,118	1,129,720	1,130,643

							Consolidated
December 31, 2016	**Carrying amount**	**Contractual cash flow**	**6 months or less**	**6-12 months**	**1-2 years**	**2-5 years**	**Over 5 years**
Non-derivative financial liabilities							
Borrowings and financings	1,022,281	1,655,344	91,782	84,384	180,910	549,755	748,513
Trade payables	12,908	12,908	12,908				
Obligations for purchase of assets	26,158	27,938	15	2,500	4,251	21,172	
Debentures	381,335	618,528	23,457	42,516	41,368	225,620	285,567
Real estate credit note (CCIs)	504,581	758,305	68,281	67,057	122,759	269,648	230,560
Obligations related to Tower	256,813	278,043	278,043				
Derivative financial liabilities							
Swap (CRI)	4,891	5,512	1,454	1,640	2,418		
	2,208,967	3,356,578	475,940	198,097	351,706	1,066,195	1,264,640

III Market risk

In common with other retail businesses, the Company is exposed to inflation risk, since this applies pressure on disposable incomes thus reducing consumption in the retail market. Different levels of inflation are used in the projection models used for determination of strategies, in order to establish scenarios for the Company's development.

Another risk to which the Company is exposed is the risk of increase of interest rates and of price indices, as the Company raise funds indexed to them. However, in order to mitigate this effect over the medium and long-term, whenever possible, the Company opts for low volatility indices to be able to estimate its future outlays more accurately.

The market risk is divided into: foreign exchange rate, interest rate and fair value risks.

All amounts in thousands of reais unless otherwise stated

a) Foreign exchange rate risk

The Company is not subject to foreign exchange risks as all of its collection and payment transactions are carried out in Brazilian currency. Furthermore, the Company does not have assets and liabilities subject to foreign currency fluctuations.

b) Interest rate risk

The Company accounts for financial assets at fair value through profit or loss and also has a swap derivative financial asset whose transaction originates from the CRI operation that the Company entered into with the subsidiary Nibal, on which the proceeds were R$ 200,000.

The analysis of the Company's net exposure to the interest rate risk is as follows:

	Carrying amount			
	Parent		Consolidated	
	September 30, 2017	December 31, 2016	September 30, 2017	December 31, 2016
Interest rate financial instruments				
Financial assets	390,238	360,129	436,810	481,981
Financial liabilities	(849,416)	(854,481)	(2,090,015)	(2,204,076)
	(459,178)	(494,352)	(1,653,205)	(1,722,095)
Interest rate financial instruments				
Financial assets	3,661		3,661	
Financial liabilities	(2,958)	(4,891)	(2,958)	(4,891)
	703	(4,891)	703	(4,891)

Sensitivity analysis of interest rates

CVM Instruction No, 475 sets forth that publicly-held companies, in addition to the provisions of CPC 40 regarding Financial Instruments: Recognition, Measurement and Disclosures, shall disclose a sensitivity analysis for any market risks deemed as significant by management, arising from financial instruments, to which the Company is exposed at the end of each period, including all the transactions with derivative financial instruments.

Financial assets

The financial assets are concentrated in floating-rate investments subject to the variation of the CDI. These assets are invested in investment funds with the above-mentioned characteristic.

Financial liabilities (type of risk exposure)

For calculation of the sensibility analysis, the annual projection of the risk variables was carried out based on the market rate projection, which the Brazilian Central Bank makes available. The probable scenario is that scenario worked by Management and can be understood as the estimated balance of the borrowings, financings CCIs and Debentures at the end of the current year. An adverse change of 25% and 50% in the respective risk variables were considered in Scenarios II and III according to the guidelines of CVM Instruction 475. Management does not apply a sensitivity analysis to the TR risk variation (except for derivative financial instruments) since it understands that this variable is neither volatile nor significantly sensitive to changing interest rates and any potential changes of 25% and 50% in this rate do not have a material impact on the fair value of the Company's debts tied to TR.

All amounts in thousands of reais unless otherwise stated

The tables below show the sensitivity analysis of the Company's Management and the cash effect of transactions outstanding at September 30, 2017, as well as the amounts of indexes used in the forecasts.

					Parent
Transaction	**Risk variable**	**Carrying amount**	**Scenario I (probable)**	**Scenario II (+25%)**	**Scenario III (+50%)**
CDI	Increase of CDI	(458,937)	(457,791)	(458,162)	(458,481)
IPCA	Increase of IPCA	(151,036)	(151,520)	(151,751)	(151,982)
Swap (CRI)	Increase of TR	(2,958)	(2,198)	(2,200)	(2,203)
Swap (Debentures)	Increase of CDI	3,661	4,149	204	(3,740)
Finance costs at December 31, 2017			(27,807)		
Impact in equity and result				(2,491)	(4,982)

					Consolidated
Transaction	**Risk variable**	**Carrying amount**	**Scenario I (probable)**	**Scenario II (+25%)**	**Scenario III (+50%)**
CDI	Increase of CDI	(458,937)	(457,791)	(458,162)	(458,481)
IPCA	Increase of IPCA	(151,036)	(151,520)	(151,751)	(151,982)
IGP-DI	Increase of IGP-DI	(86,758)	(85,044)	(85,072)	(85,099)
Swap (CRI)	Increase of TR	(2,958)	(2,198)	(2,200)	(2,203)
Swap (Debentures)	Increase of CDI	3,661	4,149	204	(3,740)
Finance costs at December 31, 2017			(30,397)		
Impact in equity and result				(2,463)	(4,926)

All amounts in thousands of reais unless otherwise stated

	2017		
Index	**Scenario I Probable**	**Scenario II (+25%)**	**Scenario III (+50%)**
IPCA	2.60%	3.25%	3.90%
CDI	9.79%	12.24%	14.68%
IGP-DI	(2.95%)	(2.21%)	(1.47%)

For each scenario, a gross finance cost was calculated, not taking into account the levy of taxes and the maturity flow of each agreement programmed to 2017. The base date used was September 30, 2017, projecting the indexes up to December 31, 2017 and verifying their sensibility in each scenario in the current year.

There are no material changes in the equity position of the financial liabilities in the different scenarios shown above, because a great part of the interest is provided for and paid within the same year. However, the Company understands that an increase in the interest rate, in the indexers or in both may give rise to a material increase in the finance costs, causing a negative impact on the Company's finance result.

c) Determination of the fair value

Management's understanding is that financial assets and liabilities not presented in this Note are stated at book value, which approximates their fair value.

The fair values of the financial assets and liabilities, together with the carrying values presented in the balance sheet, are as follows:

					Parent
		September 30, 2017		December 31, 2016	
Instruments	**Company**	**Carrying amount**	**Fair value**	**Carrying amount**	**Fair value**
Borrowings and financings	Parent	131,020	133,699	133,726	114,413
CRIs	Parent			86,696	83,823
Debentures	Parent	635,015	656,430	389,483	347,991
Obligations related to Tower	Parent	87,465	79,860	256,813	238,110
Total borrowings		853,500	869,989	866,718	784,337
Total borrowings cost		(21,820)		(16,704)	
Total borrowings, net		831,680		850,014	

All amounts in thousands of reais unless otherwise stated

				Consolidated
	September 30, 2017		December 31, 2016	
Instruments	Carrying amount	Fair value	Carrying amount	Fair value
Borrowings and financings	994,735	1,014,601	1,049,385	949,506
CRIs	366,966	393,030	511,608	494,804
Debentures	635,016	656,430	389,483	347,991
Obligations related to Tower	87,465	79,860	256,813	238,110
Total borrowings	2,084,182	2,143,921	2,207,289	2,030,411
Total borrowings cost	(43,935)		(42,279)	
Total borrowings, net	2,040,247		2,165,010	

Fair value hierarchy

The table below classifies financial instruments carried at fair value, by valuation method.

The different levels have been defined as follows:

- Level 1 - Quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 - Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs).

Parent

	Level 1	Level 2	Total
September 30, 2017			
Financial assets at fair value through profit or loss	30,651	359,587	390,238
Derivative financial assets		3,661	3,661
(-) Derivative financial liabilities		(2,958)	(2,958)
	30,651	360,290	390,941
December 31, 2016			
Financial assets at fair value through profit or loss	47,886	312,243	360,129
(-) Derivative financial liabilities		(4,891)	(4,891)
	47,886	307,352	355,238

Consolidated

All amounts in thousands of reais unless otherwise stated

	Level 1	Level 2	Total
September 30, 2017			
Financial assets at fair value through profit or loss	50,476	386,334	436,810
Derivative financial assets		3,661	3,661
(-) Derivative financial liabilities		(2,958)	(2,958)
	50,476	387,037	437,513
December 31, 2016			
Financial assets at fair value through profit or loss	69,892	412,089	481,981
(-) Derivative financial liabilities		(4,891)	(4,891)
	69,892	407,198	477,090

There was no transfer among Levels 1, 2 and 3 during the period ended September 30, 2017.

At September 30, 2017 and December 31, 2016, the Company had no Level 3 financial instruments.

Criteria, assumptions and limitations used in the calculation of fair value

The estimated fair values of the financial instruments assets and liabilities of the Company and its subsidiaries were calculated as described below. The Company and its subsidiaries do not operate in the derivatives market and there are no derivative financial instruments recorded at September 30, 2017, except for the swap transaction tied to the CCI transaction and Debentures (Note 14).

Cash and cash equivalents and short-term investments

Bank accounts have their fair values identical to the carrying amounts.

Bank Certificates of Deposit (CDB), debentures and repurchase agreements - stated at fair value based on the probable realizable value.
For other short-term investments, the fair value was calculated based on the market quotations of these securities; when there were no quotations, they were based on the future cash flows discounted at the average interest rates available.

Trade receivables and borrowings and financings

Financings and trade receivables have fair values similar to the carrying amounts.

Derivative financial instruments

The fair values of swap instruments were obtained through the difference between the future payment flows of rates in each position and then the resulting flow was discounted at the forecast annual rate of SELIC, released by the Central Bank of Brazil. In the TR x Fixed-rate swap, at one end there is TR+10.8% and at the other end 13% and management used the forecast of the future TR using the formula set forth in the National Monetary Council Resolution 3,446 of March 5, 2007. In the CDI x IPCA swap, the Company has, on one side, CDI + 1.25% and, on the other, IPCA + 6.5727% , the projection of the FOCUS report had been used which is made available by the Brazilian Central Bank.

Limitations

The market values were estimates at the balance date, based on the “market material information”. The changes in the assumptions may significantly affect the presented estimates.

The estimated fair value for the derivative financial instrument contracted by the Company's subsidiary was determined by use of information available in the market and specific valuation methodologies. However, considerable judgment was required in the interpretation of the market data to estimate the fair value of each operation.

The Company made an assessment of the financial transactions in order to define the fair value of the swap transaction between Aliansce and its subsidiary Nibal that was assigned to CIBRASEC and the swap tied to debentures issued by Itaú. At September 30, 2017 and December 31, 2016, the transactions are recorded at fair value and gains and losses for the period were recorded in the statement of operations, see Note 23,

IV Operating risk

As the Company's revenue is directly related to the Company's ability to lease the retail spaces of its real estate ventures, management periodically monitors its operating conditions in order to anticipate possible impacts. For this purpose, in the maintenance of its ventures and in new developments and expansions, specialized companies with widely known operational qualification are engaged to keep track of the physical and financial schedule and performance of construction works and improvements in order to ensure the fulfillment of the approved budget. Nevertheless, the sale of the retail spaces is made by a team from the Company in order to ensure negotiations with storeowners that are aligned with the marketing and mix strategy of the shopping malls.

Risks are reviewed monthly by the operations and financial management areas that generate monitoring reports. If situations of deviation are identified, reviews of the Company's strategies are submitted for approval by the Executive Board for deployment.

The Executive Board keeps track of the performance of the shopping malls in operation and under development, based on a budget approved annually. This system allows the monitoring and prior validation of outlays in relation to the budget as well as the financial and operating performance of investments, in the same way as the growth of liquidity is monitored with a focus on the short and long-terms.

a) Capital management

Financial Management, as well as the other areas, seeks a balance between profitability in relation to the risk incurred, so as not to expose its assets or suffer with sudden price or market fluctuations. In order to obtain a healthy capital management, the Company adopts the policy of preserving liquidity, monitoring the short and long-term cash flow.

There has been no alteration in the Company's capital management policy in relation to previous periods and the Company and its subsidiaries and jointly-controlled entities are not subject to external capital requirements imposed.

All amounts in thousands of reais unless otherwise stated

The net debt and equity relation is as follows:

		Consolidated
	September 30, 2017	**December 31, 2016**
Borrowings and financings	969,756	1,022,281
Real estate credit note	363,938	504,581
Obligations for purchase of assets	39,369	26,158
Debentures	619,088	381,335
Obligations related to Tower	87,465	256,813
Total	2,079,616	2,191,168
(-) Cash and cash equivalents	(5,804)	(21,226)
(-) Short-term investments	(436,810)	(481,981)
Net debt (A)	1,637,002	1,687,961
Total equity (B)	2,526,372	2,501,314
Net debt/equity ratio (A/B)	64.80%	67.48%

5 Segment reporting

Segment reporting is presented as: (i) shopping mall activities, divided up into rent and parking; and (ii) rendering of services.

For management purposes, Aliansce is divided into business units, based on the shopping mall operation and the rendering of services. The operating segments to be reported are established as follows:

- Shopping mall: comprises the activities that are associated with the shopping mall business and was subdivided due to the peculiarity and nature of these operations into:

  Rent - refers to the operating leases of the shopping malls classified as investment property by the Company. It is important to note that the segment includes rent, assignment of right to use and transfer fee revenue;

  Parking lot - refers to the operation of the parking lot of the shopping mall.

- Rendering of services - involves the trading, rental and condominium management and development/planning services carried out in shopping malls owned by the Company and third parties.

There are no assets allocated to the Company's service activities.

The Company's management monitors the operating results of its business units in a segregated manner in order to make decisions on the allocation of resources and better use of their sources. The performance of each segment is measured based on the gross result of its consolidated financial statements. Some income and expenses (finance income, finance cost, general and administrative expenses, income tax and social contribution), as well as assets and liabilities, are not subject to analysis by operating segment, since management believes that the items not considered in the analysis are indivisible, with corporate and less relevant characteristics for decision making, as regards the operating segments defined here. Revenues and costs among subsidiaries are eliminated upon consolidation.

All amounts in thousands of reais unless otherwise stated

								Consolidated
				September 30, 2017				September 30, 2016
Item	**Rent**	**Parking**	**Services**	**Total**	**Rent**	**Parking**	**Services**	**Total**
Net revenue (1)	261,859	66,690	36,506	365,055	253,081	61,283	34,438	348,802
Cost	(79,880)	(14,625)	(4,373)	(98,878)	(72,055)	(14,468)	(4,365)	(90,888)
Gross profit	181,979	52,065	32,133	266,177	181,026	46,815	30,073	257,914

(1) Net of taxes on revenue (Social Integration Program (PIS), Social Contribution on Revenue (COFINS) and Service Tax (ISS)), discounts and cancellations.

6 Cash and cash equivalents

		Parent		Consolidated
	September 30, 2017	December 31, 2016	September 30, 2017	December 31, 2016
Bank accounts	297	3,901	5,804	21,226

The Company includes in "Cash and cash equivalents" cash on hand and deposits with banks in current accounts.

7 Short-term investments

		Parent		Consolidated
Financial assets at fair value through profit or loss	**September 30, 2017**	**December 31, 2016**	**September 30, 2017**	**December 31, 2016**
Bank Certificate of Deposits (CDB)	20,466	34,176	32,794	38,648
Bank Certificate				
Deposits (CDB) - Gaia (*)			3,640	4,507
Fixed-income fund	109,084	41,098	109,159	49,579
Debentures (***)		13,709	425	25,738
Other financial investments	10,185		13,618	1,000
Shop FI Renda Fixa CP (**)	250,503	271,146	277,174	362,509
Floating-rate CDB			7,241	1,288
RF Dif. Credit			50,513	

All amounts in thousands of reais unless otherwise stated

Government bonds – Financial Treasury Bills (LFT)			105,439	148,508
Subordinated financial bill (FI) with flow			11,399	7,232
Financial bills - Over			50,562	125,221
National Treasury Bills (LFT) - Over			48,609	
Financial Treasury Bills (LFT) - Over			567	77,623
Others			2,844	2,637
	390,238	360,129	436,810	481,981

(*) Balance of investments held in a Separate Reserve Fund of Gaia Securitizadora S.A. as provided for in the assignment contract of the real estate credit notes (CCIs) issued by Tarsila.

(**) Breakdown of the portfolio of exclusive investment fund "Shop FI Renda Fixa Crédito Privado".

(***) Repurchase agreements.

The Company has financial assets classified as investments held for trading, measured at fair value through profit or loss. These investments have interest rates ranging from 96.5% to 104.0% of the Interbank Deposit Certificate (CDI) and original maturity dates from 2017 to 2019.

The Company aims to manage its financial investments, seeking a balance between liquidity and profitability, considering the investment plan for the following years. In order to enable this strategy, and based on the risk management presented in Note 4, management follows these guidelines:

(i) Distribute the risk by financial institution prioritizing liquidity and profitability:

Liquidity	**%**	**September 30, 2017**
Daily	99.17	433,170
+ 180 days	0.83	3,640
	100.00	436,810

(ii) Invest the Company's funds in prime financial institutions and government bonds that meet the minimum rating threshold by the major global rating firms (Moody's, Austin, S&P, Fitch).

All amounts in thousands of reais unless otherwise stated

8 Trade receivables

	Parent		Consolidated	
	September 30, 2017	**December 31, 2016**	**September 30, 2017**	**December 31, 2016**
Rentals and services receivable	14,774	17,342	83,279	99,668
Assignment of right to use receivable	495	498	6,053	7,208
Condominium fees receivable	3,158	3,069	33,389	29,127
	18,427	20,909	122,721	136,003
Straight-line rent	2,165	1,495	40,713	23,752
Provision for impairment of trade receivables	(8,849)	(8,654)	(73,266)	(65,818)
	11,743	13,750	90,168	93,937
Current liabilities	11,743	13,750	90,168	93,937

Estimated impairment losses in respect of receivables are calculated based on evidence of impairment at both an individual and collective basis. All individually significant receivables are assessed for specific impairment. All individually significant receivables found not to be individually impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Receivables that are not individually significant are collectively assessed for impairment by grouping together receivables with similar risk characteristics.

In assessing collective impairment, the Company uses historical trends of the probability of default, the timing of recoveries and the amount of loss incurred, adjusted for management's judgment as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested historical trends.

In 2016, the Company’s management reassessed the trade receivables policy based on the business’ operating and commercial cycle. With this, the Company concluded it was more adequate to calculate provision for impairment of trade receivables considering 100% of the storeowners’ balances overdue for more than 180 days, besides individual analysis regardless the maturity for all the storeowners that are already considered in the provision for impairment of trade receivables.

All amounts in thousands of reais unless otherwise stated

The ageing of receivables is as follows:

	Parent		Consolidated	
	September 30, 2017	December 31, 2016	September 30, 2017	December 31, 2016
Falling due	7,056	10,298	43,180	60,628
Overdue up to 90 days	1,678	2,823	9,997	14,923
Overdue from 91 to 180 days	1,501	1,290	8,786	10,630
Overdue from 181 to 360 days	3,134	2,175	17,330	17,852
Overdue for more than 360 days	5,058	4,323	43,428	31,970
	18,427	20,909	122,721	136,003

The changes in the provision for impairment of trade receivables during the period were as follows:

	Parent		Consolidated	
	September 30, 2017	December 31, 2016	September 30, 2017	December 31, 2016
At January 1	(8,654)	(6,638)	(65,818)	(30,859)
Effect of the purchase of interest in Shopping Leblon				(568)
Permanent reversal of receivables	2,696	3,905	12,704	13,104
Constitution of provision for impairment of trade receivables	(2,891)	(4,817)	(20,152)	(37,223)
Effect of change of estimate - provision for impairment of trade receivables		(1,104)		(10,272)
	(8,849)	(8,654)	(73,266)	(65,818)

Amounts receivable from related parties arising from the rendering of management and/or selling services are described in Note 26.

8.1 Lease

The Company has operating lease agreements with the tenants of shopping mall stores (lessees) with a standard term of five years. Exceptionally, there may be agreements with different terms and conditions.

In the quarterly information for September 30, 2017 and 2016, lease agreements generated revenue of approximately R$ 31,221 per month in 2017 and R$ 30,016 per month in 2016, with the following renewal schedule:

All amounts in thousands of reais unless otherwise stated

	Consolidated	
	September 30, 2017	**December 31, 2016**
In 2017	10.52%	17.99%
In 2018	14.45%	14.64%
In 2019	11.83%	12.67%
After 2019	52.95%	41.65%
Indeterminate term (*)	10.25%	13.05%
	100.00%	100.00%

(*) Non-renewed agreements in which the parties may request termination upon prior legal notice (30 days). Percentages determined on the basis of revenue generated from lease agreements entered into by the Group.

9 Taxes recoverable

	Parent		Consolidated	
	September 30, 2017	**December 31, 2016**	**September 30, 2017**	**December 31, 2016**
IR, IRRF and CS to offset	41,390	36,759	61,099	56,564
COFINS and PIS to offset	399	70	856	499
Other taxes recoverable	309	284	1,830	2,079
	42,098	37,113	63,785	59,142

Taxes recoverable comprise basically prepaid taxes or amounts that the Company and its subsidiaries are eligible to offset.

10 Trade receivables

	Parent		Consolidated	
	September 30, 2017	**December 31, 2016**	**September 30, 2017**	**December 31, 2016**
Condominium fees receivable	250		2,035	2,181
Sale of assets receivable				3,639
Receivables from storeowners	1,329	148	8,593	7,935
Amounts receivable - IPTU				72,888
	1,579	148	10,628	86,643
Current liabilities				72,888
Non-current liabilities	1,579	148	10,628	13,755

All amounts in thousands of reais unless otherwise stated

(1) Amount transferred to short-term under “Other credits”.

(2) Balance receivable related to the judicial deposits of the IPTU suit of Cezanne (company that is the owner of Carioca Shopping), see details in Note 17. The amounts were received in the first period of 2017.

11 Investments

(a) Subsidiaries/Associates

	Interest - %	
Subsidiaries and associates, with respective interest	**September 30, 2017**	**December 31, 2016**
Subsidiaries		
Administradora Carioca de Shopping Centers Ltda.	**100.00**	**100.00**
. Administadora do Estacionamento Carioca Shopping	100.00	100.00
Aliansce Assessoria Comercial Ltda.	**99.99**	**99.99**
Aliansce Estacionamentos Ltda.	**99.99**	**99.99**
Aliansce Mall e Mídia Inter. Loc. e Mershandising Ltda.	**99.99**	**99.99**
Aliansce Services - Serv de Adm. em Geral Ltda.	**99.99**	**99.99**
Alsupra Participações Ltda.	**99.99**	**99.99**
. BSC Shopping Centers S.A.	30.00	30.00
Altar Empreendimentos e Participações S.A.	**100.00**	**100.00**
Shopping Leblon	24.62	24.62
Bach Empreendimentos e Participações Ltda.	**99.99**	**99.99**
Bazille Empreendimentos e Participações Ltda.	**99.99**	**99.99**
. Shopping Parangaba	40.00	40.00
Boulevard Belém S.A. (1)	**79.99**	**75.00**
. Boulevard Shopping Belém	100.00	100.00
Boulevard Shopping S.A.	**70.00**	**70.00**
. Boulevard Shopping Belo Horizonte	100.00	100.00
BSC Shopping Centers S.A.	**70.00**	**70.00**
. Bangu Shopping	100.00	100.00
CDG Centro Comercial Ltda.	**50.00**	**50.00**
. Boulevard Shopping Campos	100.00	100.00
Cezanne Empreendimentos e Participações Ltda.	**99.99**	**99.99**
. Carioca Shopping	100.00	100.00
. Administradora Carioca	100.00	100.00
Comercial Replan Comerc. e Adm. de Centros Comerciais Ltda. (4)	**99.99**	
CTBH Fundo de Invest. Imob. - FII	**99.99**	
. Boulevard Corporate Tower		
Dali Empreendimentos e Participações S.A.	**99.99**	**99.99**
. SDT3 Centro Comercial Ltda.	40.00	40.00
. Shopping Taboão	40.00	40.00
Degas Empreendimentos e Participações S.A.	**99.99**	**99.99**
Expoente 1000 Empreendimentos e Partic. S.A.	**89.00**	**89.00**
. Administradora Estacionamento Caxias Shopping	89.00	89.00
Gaudi Empreendimentos e Participações Ltda.	**99.99**	**99.99**
. Boulevard Shopping Vila Velha	50.00	50.00
Malfatti Empreendimentos e Participações Ltda.	**99.99**	**99.99**
Matisse Participações S.A. (1)	**79.99**	**75.00**
NRM Participações e Empreendimentos Ltda. (2)		**53.16**
. Shopping da Bahia - Condomínio Naciguat and Riguat		2.18
Nibal Participações S.A.	**99.99**	**99.99**

All amounts in thousands of reais unless otherwise stated

	Interest - %	
Subsidiaries and associates, with respective interest	**September 30, 2017**	**December 31, 2016**
. Shopping da Bahia – Condomínio Naciguat	42.03	42.03
. Shopping Taboão	38.00	38.00
Norte Shopping Belém S.A. (1)	**75.00**	**50.00**
. Parque Shopping Belém	100.00	100.00
Renoir Empreendimentos e Participações Ltda.	**99.99**	**99.99**
. Loja C&A - Carioca Shopping	100.00	100.00
. CDG Centro Comercial	50.00	50.00
Replan Desenvolvimento Imob. Ltda. (4)	**99.99**	
RRSPE Empreendimentos e Participações Ltda. (2)	**99.99**	**99.99**
. Shopping da Bahia - Condomínio Riguat	69.04	66.86
. Shopping da Bahia - Condomínio Naciguat	4.65	2.47
SDT3 Centro Comercial Ltda.	**38.00**	**38.00**
Tarsila Empreendimentos e Participações Ltda.	**99.99**	**99.99**
. Malfati Empreend. e Part. Ltda	99.99	99.99
. Shopping da Bahia – Condomínio Naciguat	22.36	22.36
Tissiano Empreendimentos e Participações S.A.	**99.99**	**99.99**
. Caxias Shopping	89.00	89.00
. Expoente 1000 Empreend. e Participaçoes S.A.	89.00	89.00
Vértico Bauru Empreend. Imob. S.A.	**99.99**	**99.99**
. Boulevard Shopping Bauru	99.99	99.99
Vivaldi Empreendimentos e Participações S.A.	**99.99**	**99.99**
Shopping Leblon	0.48	0.48
<u>Associates</u>		
2008 Empreendimentos Comerciais S.A.	**50.00**	**50.00**
. Boulevard Shopping Brasília	100.00	100.00
Acapurana Participações S.A. (3)	**6.34**	**8.33**
. Santana Parque Shopping	100.00	100.00
Fundo de Investimentos em Participações – Elephas	**32.39**	**30.00**
. Acapurana Participações S.A.	83.35	83.35
Fundo de Investimento Imobiliário Via Parque Shopping (1)	**38.96**	**38.91**
. Via Parque Shopping	100.00	100.00
Manati Empreend. e Participações S.A.	**50.00**	**50.00**
. Shopping Santa Úrsula	75.00	75.00
Parque Shopping Maceió S.A.	**50.00**	**50.00**
. Parque Shopping Maceió	100.00	100.00
SCGR Empreend. e Particip. S.A.	**50.00**	**50.00**
. Shopping Grande Rio	50.00	50.00
Colina Shopping Center Ltda.	50.00	50.00

(1) Acquisition of additional interest, according to Note 2 (a) of the Quarterly information for June 30, 2017.

(2) Partial split up and incorporation of NRM by RRSPE, according to Note 2 (a).

(3) Change in the direct and indirect interest of Aliansce in Acapurana and Fundo Elephas, according to Note 2 (a).

(4) Acquisition of Company, according to Note 2 (a).

None of the companies accounted for using the equity method have their shares traded on the Brazilian stock exchange (BMF&Bovespa).

All amounts in thousands of reais unless otherwise stated

(b) Breakdown of investment balance

	Parent		Consolidated	
	September 30, 2017	December 31, 2016	September 30, 2017	December 31, 2016
Investments	2,425,229	2,470,146	419,278	418,717
Assets' added value	77,480	79,578		
Goodwill	79,038	71,846		
	2,581,747	2,621,570	419,278	418,717

Added value shown in this Note arises substantially from the properties' added value and is amortized over the useful lives of the assets.

(c) Breakdown of investments (Company's direct interest)

	Parent	
	September 30, 2017	December 31, 2016
At the beginning of the period/year	2,470,146	2,090,706
Capital investment (1)	46,914	393,792
Write-off for sale of assets		(272)
Equity in the result of investees/associates	106,054	88,264
Acquisitions of interest	20,398	
Dividends received and JCPs provided for	(86,512)	(91,490)
Capital decrease (2)	(148,000)	
Others	16,229	(10,854)
At the end of the period/year	2,425,229	2,470,146

Comments on the changes:

(1) The main capital investments up to September 30, 2017 are: R$ 11,953 in Nibal, R$ 7,000 in Cezanne, R$ 2,414 in Vivaldi, R$ 5,615 in Dali, R$ 1,073 in CDG, R$ 4,166 in Tissiano and R$ 8,086 in Vértico. The main capital investments up to December 31, 2016 are: R$ 96,896 in Nibal, R$ 190,757 in Vivaldi, R$ 8,944 in Dali, R$ 10,761 in BSC, R$ 5,114 in 2008, R$ 8,464 in RRSPE, R$ 45,321 in Cezanne, R$ 9,367 in Vértico and R$ 4,619 in Alsupra.

(2) Capital decrease of R$ 78,000 in Tarsila, in January 2017, and R$ 70,000 in Cezanne, in June 2017.

All amounts in thousands of reais unless otherwise stated

(d) Data on the interest

Company	Interest	Equity	Total investment	Profit or loss	Parent September 30, 2017 Equity in the result of investees
Subsidiaries					
Aliansce Assessoria Comercial Ltda.	99.99%	1,848	1,848	(1,332)	(1,332)
Aliansce Estacionamentos Ltda.	99.99%	2,372	2,372	549	549
Aliansce Mall e Midia Ltda.	99.99%	2,957	2,957	238	238
Aliansce Services - Serv. Adm. em Geral Ltda	99.99%	1,603	1,603	993	993
Alsupra Participações Ltda.	99.99%	110,299	110,299	7,760	7,760
Bach Empreend. e Partic. Ltda.	99.99%	4,155	4,155	2	2
Bazille Empreend. e Partic. Ltda.	99.99%	101,070	101,070	1,694	1,694
Boulevard Belém S.A.	79.99%	102,702	82,151	15,264	11,966
Boulevard Shopping S.A.	70.00%	169,634	118,744	11,498	8,049
BSC Shopping Centers S.A.	70.00%	190,118	133,083	27,087	18,961
CDG Centro Comercial Ltda	50.00%	62,428	32,269	3,512	1,756
Cezanne Empreend. e Participações Ltda.	99.99%	121,493	121,493	8,761	8,761
Comercial Replan Comerc. e Adm. de Centros Comerciais Ltda.	99.99%	17	17		
CTBH Fundo de Invest. Imob. - FII	99.99%	191,249	191,249	6,420	6,420
Tissiano Empreend. e Participações S.A.	99.99%	33,390	33,390	(2,244)	(2,244)
Degas Empreend. e Participações. S.A.	99.99%	682	682	2	2
Gaudi Empreend. e Participações Ltda	99.99%	174,518	174,518	(3,034)	(3,034)
Matisse Participações S.A.	79.99%	1,129	903	1,901	1,483
Nibal Participações S.A.	99.99%	200,024	200,024	24,275	24,275
Norte Shopping Belém S.A.	75.00%	52,079	39,059	(1,256)	(801)
Renoir Empreend. e Participações Ltda.	99.99%	87,443	86,340	2,600	2,600
Replan Desenvolvimento Imob. Ltda.	99.99%	(134)	(134)		
RRSPE Empreend. e Partic. Ltda.	99.99%	60,533	60,533	5,117	5,117
SDT 3 Centro Comercial Ltda.	38.00%	47	18	345	131
Tarsila Empreend. e Part.	99.99%	134,409	134,409	193	193

All amounts in thousands of reais unless otherwise stated

					Parent
					September 30, 2017
Company	**Interest**	**Equity**	**Total investment**	**Profit or loss**	**Equity in the result of investees**
Subsidiaries					
Ltda.					
Tissiano Empreend. e Participações S.A.	99.99%	65,657	65,657	(2,034)	(2,034)
Vértico Bauru Empreend. Imobiliário S.A.	100.00%	119,296	119,296	(6,616)	(6,616)
Vivaldi Empreend. e Partic. S.A	99.99%	187,946	187,946	(3,980)	(3,980)
Total subsidiaries			**2,005,951**		**80,909**
Associates and joint ventures					
2008 Empreendimentos Comerciais S.A. (1)	50.00%	24,524	18,217	3,738	1,869
Acapurana Participações S.A. (2) and (4)	6.34%	226,825	21,214	14,078	1,132
Colina Shopping Center Ltda.	50.00%	87	43	744	372
Fundo de Investimento em Participações – Elephas (4)	32.39%	263,915	83,718	12,716	3,848
Fundo de Investimento Imobiliário Via Parque (3)	38.96%	176,915	143,986	19,557	7,619
Manati Empreendimentos e Participações S.A.	50.00%	63,969	31,984	(2,741)	(1,371)
Parque Shopping Maceió S.A.	50.00%	208,445	104,222	11,179	5,589
SCGR Empreendimentos e Participações S.A.	50.00%	31,787	15,894	12,174	6,087
Total associates			**419,278**		**25,145**
Total general			**2,425,229**		**106,054**

(1) Future advance for capital increase in the amount of R$ 5,955 in 2008.
(2) Fair value gain of R$ 6,836 in the Acapurana investment.
(3) Fair value gain of R$ 75,113 in the investment of Fundo de Investimento Imobiliário Via Parque.
(4) Change in interest as mentioned in Note 2

All amounts in thousands of reais unless otherwise stated

					Parent
					December 31, 2016
Company	**Interest**	**Equity**	**Total investment**	**Profit or loss**	**Equity in the result of investees**
Subsidiaries					
Aliansce Assessoria Comercial Ltda.	99.99%	1,470	1,470	(2,013)	(2,013)
Aliansce Estacionamentos Ltda.	99.99%	1,824	1,824	646	646
Aliansce Mall e Midia Ltda.	99.99%	2,719	2,719	539	539
Aliansce Services - Serv. Adm. em Geral Ltda	99.99%	610	610	(93)	(93)
Alsupra Participações Ltda.	99.99%	109,280	109,280	6,787	6,787
Bach Empreend. e Partic. Ltda.	99.99%	4,154	4,154	2	2
Bazille Empreend. e Partic. Ltda.	99.99%	99,376	99,376	1,461	1,461
Boulevard Belém S.A.	75.00%	92,382	69,286	20,203	15,152
Boulevard Shopping S.A.	70.00%	166,499	116,549	10,447	7,313
BSC Shopping Centers S.A. (3)	70.00%	198,619	139,033	25,376	17,763
CDG Centro Comercial Ltda	50.00%	56,771	29,440	3,732	1,866
Cezanne Empreend. e Participações Ltda.	99.99%	175,559	175,559	15,729	15,729
Dali Empreend. e Participações S.A.	99.99%	30,019	30,019	(933)	(933)
Degas Empreend. e Participações. S.A.	99.99%	169,281	169,281	3,849	3,849
Gaudi Empreend. e Participações Ltda	99.99%	177,302	177,302	(31,716)	(31,716)
Matisse Participações S.A.	75.00%	(758)	(568)	(2,168)	(1,626)
Nibal Participações S.A.	99.99%	175,128	175,128	23,187	23,187
Norte Shopping Belém S.A.	50.00%	51,662	25,831	642	321
Renoir Empreend. e Participações Ltda.	99.99%	84,604	84,595	1,927	1,927
RRSPE Empreend. e Partic. Ltda.	99.99%	59,303	59,357	7,150	7,150
SDT 3 Centro Comercial Ltda.	38.00%	(298)	(113)	(376)	(143)
Tarsila Empreend. e Part. Ltda.	99.99%	211,256	211,256	2,384	2,384
Tissiano Empreend. e Participações S.A.	99.99%	62,708	62,708	(1,201)	(1,201)
Vértico Bauru Empreend. Imobiliário S.A.	100.00%	117,821	117,821	(9,993)	(9,993)
Vivaldi Empreend. e Partic.	99.99%	189,512	189,512	(1,245)	(1,245)

All amounts in thousands of reais unless otherwise stated

					Parent
					December 31, 2016
Company	Interest	Equity	Total investment	Profit or loss	Equity in the result of investees
Subsidiaries					
S.A.					
Total subsidiaries			**2,051,429**		**57,113**
Associates and joint ventures					
2008 Empreendimentos Comerciais S.A. (1)	50.00%	20,786	16,348	(5,239)	(2,619)
Acapurana Participações S.A. (2)	8.33%	231,747	26,140	18,656	1,554
Colina Shopping Center Ltda.	50.00%	88	44	993	497
Fundo de Investimento em Participações – Elephas	30.01%	267,032	80,136	20,608	6,184
Fundo de Investimento Imobiliário Via Parque (3)	38.91%	172,545	142,251	28,123	10,943
Manati Empreendimentos e Participações S.A.	50.00%	63,762	31,881	(1,720)	(860)
Parque Shopping Maceió S.A.	50.00%	210,766	105,383	13,576	6,788
SCGR Empreendimentos e Participações S.A.	50.00%	32,723	16,362	17,330	8,664
Others			172		
Total associates			**418,717**		**31,151**
Total general			**2,470,146**		**88,264**

Variations due to:
(1) Future advance for capital increase in the amount of R$ 11,910 in 2008.
(2) Fair value gain of R$ 6,836 in the Acapurana investment.
(3) Fair value gain of R$ 75,113 in the investment of Fundo de Investimento Imobiliário Via Parque.

All amounts in thousands of reais unless otherwise stated

(e) Headquarter and balances of the associates and joint ventures – non-consolidated entities

								Parent
								September 30, 2017
	Parque Shop. Maceió	**2008 Empreend.**	**Colina**	**SCGR**	**Manati**	**FIIVPS**	**FIP Elephas**	**Acapurana**
Headquarter	Rio de Janeiro - RJ	Rio de Janeiro - RJ	São João de Meriti - RJ	Rio de Janeiro - RJ	Rio de Janeiro - RJ	São Paulo - SP	São Paulo - SP	Rio de Janeiro - RJ
	Interest in Shopping Mall	Interest in Shopping Mall	Management of Shopping Mall	Interest in Shopping Mall	Interest in Shopping Mall	Interest in Shopping Mall	Interest in Shopping Mall	Interest in Shopping Mall
Assets								
Current liabilities	30,435	14,049	117	4,929	4,935	7,705	24,712	13,631
Non-current liabilities	283,251	35,668		35,407	65,915	169,739	262,581	218,312
	313,686	49,717	117	40,336	70,850	177,444	287,293	231,943
Liabilities and equity								
Current liabilities	(14,008)	(1,397)	(30)	(1,061)	(1,107)	(355)	(23,378)	(2,422)
Non-current liabilities	(91,233)	(23,797)		(7,488)	(5,774)	(311)		(2,697)
Equity	(208,445)	(24,523)	(87)	(31,787)	(63,969)	(176,778)	(263,915)	(226,824)
	(313,686)	(49,717)	(117)	(40,336)	(70,850)	(177,444)	(287,293)	(231,943)
Result								
Net revenue	26,925	15,468	824	18,799	5,155	37,966		23,870
Services costs	(8,977)	(10,249)		(5,565)	(9,001)	(18,669)	(251)	(7,275)
Operating costs	(210)	(84)		(127)	(61)	(26)		(33)
Net finance result	(10,839)	608	(1)	519	(268)	193	1,232	563
Other income (expenses)	26	16		110	22	79	11,734	

All amounts in thousands of reais unless otherwise stated

Income tax and social contribution	(2,245)	(2,020)	(79)	(1,563)	1,412			(3,047)
Profit (loss) for the period	4,680	3,739	744	12,173	(2,741)	19,543	12,715	14,078

								Parent
								December 31, 2016
	Parque Shop. Maceió	**2008 Empreend.**	**Colina**	**SCGR**	**Manati**	**FIIVPS**	**FIP Elephas**	**Acapurana**
Headquarter	Rio de Janeiro - RJ Interest in Shopping Mall	Rio de Janeiro - RJ Interest in Shopping Mall	São João de Meriti - RJ Manageme nt of Shopping Mal	Rio de Janeiro - RJ Interest in Shopping Mall	Rio de Janeiro - RJ Interest in Shopping Mall	São Paulo - SP Interest in Shopping Mall	São Paulo - SP Interest in Shopping Mall	Rio de Janeiro - RJ Interest in Shopping Mall
Assets								
Current liabilities	33,988	10,537	119	6,258	5,568	7,813	7,898	18,752
Non-current liabilities	288,019	36,252		35,196	63,979	167,080	266,679	217,739
	322,007	46,789	119	41,454	69,547	174,893	274,577	236,491
Liabilities and equity								
Current liabilities	(12,095)	(986)	(31)	(1,134)	(1,164)	(2,024)	(7,545)	(1,915)
Non-current liabilities	(99,147)	(25,017)		(7,597)	(4,621)	(324)		(2,829)
Equity	(210,765)	(20,786)	(88)	(32,723)	(63,762)	(172,545)	(267,032)	(231,747)
	(322,007)	(46,789)	(119)	(41,454)	(69,547)	(174,893)	(274,577)	(236,491)
Result								
Net revenue	35,474	21,881	1,103	28,599	6,750	50,041	5,000	32,688
Services costs	(14,092)	(9,330)		(8,283)	(9,267)	(23,462)		(11,047)
Operating costs	(131)	(15,861)		(185)	(64)	(47)	(298)	(104)
Net finance result	(5,620)	523	(3)	204	(375)	706	356	1,094
Other income (expenses)				163	350	49	15,550	
Income tax and social contribution	(2,055)	(2,452)	(107)	(3,168)	886	836		(3,975)
Profit (loss) for the period	13,576	(5,239)	993	17,330	(1,720)	28,123	20,608	18,656

All amounts in thousands of reais unless otherwise stated

12 Investment property

	Consolidated	
	September 30, 2017	**December 31, 2016**
a) Boulevard Corporate Tower – CTBH	175,345	175,345
b) Malls	3,234,356	3,221,183
Total Investment Properties	3,409,701	3,396,528

a) Boulevard Corporate Tower (the Venture) is a commercial tower attached to Boulevard Shopping Belo Horizonte. In February 2014, the Company signed a commitment to dispose of the shares of Degas, which was the owner of the Venture, to CTBH Fundos de Investimentos Imobiliários (CTBH). For this commitment, Aliansce received R$187,500 at that date.

The agreement signed by the Company and CTBH had a price adjustment clause in the case the Venture was sold to third-parties, which could give rise to a disbursement or receipt when the purchaser came to sell the real estate. This adjustment corresponded to the difference between the amount of the future sale of this asset, and the Target Amount (which is the amount received in 2014 updated by CDI+ 2.0% per year less the distributions carried out since the purchase). The agreement also provided the option for the Company to purchase, direct or indirectly, the whole of the Venture by the Target Value. Due to the limitations of this clause, the risks and benefits of the record of a final sale did not occur and the Company remained as owner of the Tower. On December 31, 2016, the Tower was classified in the balance sheet as assets held for sale and the amount received by the Company in 2014 from CTBH was recorded as current liabilities under Obligations related to Tower in the amount of R$ 256,813.

In May 2017, in order to exercise the indirect purchase option of the Venture, the Company entered into an agreement with the quotaholders of CTBH, the Purchase and Sale of Quotas Agreement, in which it was established the terms and conditions of the acquisition of all the quotas issued by CTBH FII and certain suspensory conditions were established. In the third period of 2017, the partial purchase of the quotas of CTBH FII was concluded upon the payment of R$ 208,842. The disbursements made were written-off from the obligation recorded as current liabilities whose amount payable on September 30, 2017 is R$ 87,465.

b) Malls

These refer to the commercial properties held by the Group companies under an operating lease. The Company's investment properties refer to shopping malls already built and shopping malls under development.

Presented below is the table of changes of investment property indicating the start and end of the reported period:

All amounts in thousands of reais unless otherwise stated

				Parent
	Cost	**Accumulated depreciation**	**Assets' added value**	**Total**
At December 31, 2015	154,301	(9,672)		144,629
Additions				
Land	62,063			62,063
Facilities/Buildings	2,387	(3,099)		(712)
Others	100	(164)		(64)
At December 31, 2016	218,851	(12,935)		205,916
Additions				
Land	20,635			20,635
Facilities/Buildings	1,733	(2,379)		(646)
Others	69	(129)		(60)
At September 30, 2017	241,288	(15,443)		225,845

				Consolidated
	Cost	**Accumulated depreciation**	**Assets' added value**	**Total**
At December 31, 2015	2,436,316	(238,168)	701,541	2,899,689
Additions (1)			277,941	277,941
Land	67,740			67,740
Facilities/Buildings	80,078	(47,670)		32,408
Others	5,063	(8,713)		(3,650)
Provision for impairment (2)	(23,111)			(23,111)
Amortization of added value goodwill			(29,834)	(29,834)
At December 31, 2016	2,566,086	(294,551)	949,648	3,221,183
Additions (3)			137	137
Land	20,644			20,644
Facilities/Buildings	36,995	(22,788)		14,207
Others	2,646	(6,019)		(3,373)

All amounts in thousands of reais unless otherwise stated

	Consolidated			
	Cost	Accumulated depreciation	Assets' added value	Total
Transfer of PPI to Goodwill (4)	(26,016)		26,016	
Assets' added value	815		(815)	
Amortization of added value goodwill			(18,442)	(18,442)
At September 30, 2017	2,601,170	(323,358)	956,544	3,234,356

(1) The additions that occurred in 2016 refer mainly to the revitalization and expansion of Bangu Shopping and Carioca Shopping and expansion of Shopping da Bahia and acquisition of 25.1% of Shopping Leblon.

(2) At the end of the year ended December 31, 2016, the Company identified that there are indicators of impairment in relation to Shopping Boulevard Vila Velha, in the amount of R$ 23,111, for which a provision for impairment was constituted, reducing the asset's value. This amount was recorded in the statement of operations as "Other income/(expenses)" . The total amount of the provision for impairment up to December 31, 2016 was R$ 38,232.

At the period ended September 30, 2017, the Company did not identify the existence of indicators of asset impairment.

(3) The main additions that occurred in 2017 were: Acquisition of land in São Paulo in the amount of R$ 6,591 and acquisition of facilities for cogeneration of energy in BSC in the amount of R$ 14,371.

(4) Incorporation of NRM by RRSPE, according to Note 2.

13 Intangible assets

		Parent				
		September 30, 2017				
	Useful life	Initial cost	Additions/ (write-offs)	Cost	Accumulated amortization	Net amount
Software	5 years	23,471	5,304	28,775	(15,399)	13,376
		23,471	5,304	28,775	(15,399)	13,376

All amounts in thousands of reais unless otherwise stated

		Parent				
		December 31, 2016				
	Useful life	Initial cost	Additions / (write-offs)	Cost	Accumulated amortization	Net amount
Right to parking income	23 years	5,523	(5,523) (1)			
Software	5 years	19,263	4,208	23,471	(12,437)	11,034
		24,786	(1,315)	23,471	(12,437)	11,034

(1) Amount transferred from Aliansce to Nibal in the 2nd period of 2016.

		Consolidated				
		September 30, 2017				
	Useful life	Initial cost	Additions (write-offs)	Cost	Accumulated amortization	Net amount
Goodwill on acquisition of entities not merged						
2008 Empr. Imob. Ltda.	Indefinite	30,000		30,000		30,000
BSC Shopping Center S.A.	Indefinite	14,416		14,416		14,416
Boulevard Shopping S.A.	Indefinite	20,068		20,068		20,068
Aliansce Ass. Com. S.A.	Indefinite	4,160		4,160		4,160
Norte Shopping Belém S.A.	Indefinite	863		863		863
Shopping Boulevard Belém S.A.	Indefinite	2,338		2,338		2,338
Goodwill on acquisition of entities not merged						
Barpa Empr. Part. S.A.	Indefinite	36,630		36,630		36,630
Supra Empr. Part. S.A.	Indefinite	9,708		9,708		9,708
Ricshopping Emp. Part. Ltda.	Indefinite	107,888		107,888		107,888
Intangible assets						
Clients portfolio	Indefinite		7,192	7,192		7,192
Right to explore the parking lot	58 years	40,828		40,828	(2,508)	38,320
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	5,097		5,097		5,097
Software	5 years	25,285	5,667	30,952	(16,652)	14,300
		297,281	12,859	310,140	(19,160)	290,980

All amounts in thousands of reais unless otherwise stated

						Consolidated
						December 31, 2016
	Useful life	Initial cost	Additions (write-offs)	Cost	Accumulated amortization	Net amount
Goodwill on acquisition of entities not merged						
2008 Empr. Imob. Ltda.	Indefinite	30,000		30,000		30,000
BSC Shopping Center S.A.	Indefinite	14,416		14,416		14,416
Boulevard Shopping S.A.	Indefinite	20,068		20,068		20,068
Aliansce Ass. Com. S.A.	Indefinite	4,160		4,160		4,160
Norte Shopping Belém S.A.	Indefinite	863		863		863
Shopping Boulevard Belém S.A.	Indefinite	2,338		2,338		2,338
Goodwill on acquisition of entities not merged						
Barpa Empr. Part. S.A.	Indefinite	36,630		36,630		36,630
Supra Empr. Part. S.A.	Indefinite	9,708		9,708		9,708
Ricshopping Emp. Part. Ltda.	Indefinite	107,888		107,888		107,888
Intangible assets						
Right to explore the parking lot/parking lot revenue	58 years	40,828		40,828	(1,506)	39,322
Right to the Transfer Unit of the Right to Build (UTDC)	Indefinite	5,097		5,097		5,097
Software	5 years	21,025	4,260	25,285	(13,377)	11,908
		293,021	4,260	297,281	(14,883)	282,398

Goodwill does not have a determinable useful life and hence is not amortized. The Company tests these assets for impairment on an annual basis.

The other intangible assets with a finite useful life are amortized on the straight-line method over the period shown in the table above.

All amounts in thousands of reais unless otherwise stated

14 Borrowings and financings, Real Estate Credit Notes (CCI)/Certificates of Real Estate Receivables (CRI) and debentures

	Parent		Consolidated	
	September 30, 2017	December 31, 2016	September 30, 2017	December 31, 2016
Current liabilities				
Borrowings and financings	5,348	5,115	87,319	81,806
Real estate credit note		10,439	88,533	100,254
Debentures	33,680	40,117	33,680	40,117
	39,028	55,671	209,532	222,177
Non-current liabilities				
Borrowings and financings	119,779	122,299	882,437	940,475
Real estate credit note		74,013	275,405	404,327
Debentures	585,408	341,218	585,408	341,218
	705,187	537,530	1,743,250	1,686,020
	744,215	593,201	1,952,782	1,908,197

In January 2017, the first addition was signed to the private instrument of deed of the 2nd private issuance of simple debentures, non-convertible into unsecured shares, with additional real guarantee, of the Company for: (i) the change of the maturity of the debentures from January 31, 2024 to January 15, 2024; (ii) change in the schedule of the payment of the debentures, the remuneration interest being paid annually on January 15 of each year and the last on the maturity date;; (iii) inclusion of the possibility of facultative partial amortization and change in the way of calculation of the amount that will take into account the holders of debentures when the facultative redemption and inclusion of the proportional release mechanism of the Guarantees of the Debentures, in the case of partial amortization. In the same month, the partial facultative anticipated amortization of the debentures was carried out, in the amount of R$30,000 (equivalent to 27.65% of the updated unit nominal amount of the debentures), with proportional release of the guarantees.

In February 2017, the total facultative amortization of the non-amortized balance of the Real Estate Financing signed on September 15, 2009 and amended on March 3, 2011, which backed up the 55th Series of the 1st Issuance of Certificates of Real Estate Receivables of RB Capital Securitizadora S.A., with consequent release of the fiduciary assignment in existing guarantee on the fraction of 33.07% and total release of the fiduciary assignment existing on the fraction of 33.07% of the total credit rights of Bangu Shopping.

In March 2017, the debentures of the 5th Issuance of Simple Debentures, non-convertible into shares, in sole series, of the unsecured type, were subscribed, to be converted into real guarantee, for private placement of the Company, signed in January 2017, in the total amount of R$ 180,000, for the construction, purchase, sale, expansion, maintenance and development of real estate ventures. The debentures will be amortized in a sole installment due May 30, 2022 and will take into account the compensatory interest on the debt balance of the unit's nominal amount of the debentures, corresponding to 99% of the CDI, to be paid monthly, the first payment was on April 28, 2017 and the last is due on May 30, 2022. The guarantees are fiduciary assignment of 37.93% of the credit rights of Bangu Shopping and fiduciary assignment of 37.93% of Bangu Shopping. This operation backed-up the 145th Series of the 1st Issuance of Certificates of Real Estate Receivables of RB Capital Companhia de Securitização.

All amounts in thousands of reais unless otherwise stated

In June 2017, the Company carried out the 6th issuance of simple debentures, non-convertible into shares, in sole series, of the unsecured type, to be converted into real guarantee, for private placement, in the amount of R$ 100,000, which will be amortized in five annual installments due as from June 2025 and the compensatory interest on the debit balance of the unit's nominal value of the Debentures, corresponding to CDI + 1.00%, to be paid monthly the first payment being due on July 17, 2017 and the last one on June 15, 2029. The guarantee is the fiduciary assignment of quotas owned by the Company, representing 24.84% of the total quotas issued by the Fundo de Investimento Imobiliário Via Parque Shopping, owner of the real estate development called Via Parque Shopping.

All the contractual conditions of the other borrowings, financings, CCIs and debentures remain as disclosed in the Company's financial statements for December 31, 2016

All the covenants remain unchanged for 2016 and all of them were met on September 30, 2017 and December 31, 2016.

The repayment schedule for borrowings, real estate credit notes (CCI)/certificates of real estate receivables (CRI) and debentures is as follows:

		Parent		**Consolidated**
	September 30, 2017	**December 31, 2016**	**September 30, 2017**	**December 31, 2016**
2017	29,993	58,052	76,294	229,117
2018	16,559	27,983	180,310	187,814
2019	18,791	31,478	166,425	175,277
2020	21,963	36,027	177,406	187,831
From 2021 to 2030	678,729	456,365	1,396,282	1,170,437
	766,035	609,905	1,996,717	1,950,476

All amounts in thousands of reais unless otherwise stated

15 Taxes and contributions payable

	Parent		Consolidated	
	September 30, 2017	**December 31, 2016**	**September 30, 2017**	**December 31, 2016**
PIS/COFINS	1,517	2,062	10,855	13,440
ISS	236	251	966	1,154
Income tax	36	44	7,943	9,329
Social contribution	10	19	2,979	3,459
IPTU	1,269	10	5,280	276
Others	146	169	3,589	3,890
	3,214	2,555	31,612	31,548
Current liabilities	2,907	2,248	24,963	24,611
Non-current liabilities	307	307	6,649	6,937

16 Deferred income

	Parent		Consolidated	
	September 30, 2017	**December 31, 2016**	**September 30, 2017**	**December 31, 2016**
Assignment of right to use	2,941	3,378	18,060	24,295
Prepaid rentals	25	95	113	324
	2,966	3,473	18,173	24,619

Deferred income includes the recognition of assignment of right to use, which is appropriated to profit or loss over the lease term, as well as prepaid rentals and other pertinent items.

17 Judicial deposits and provision for contingencies

The Company and its subsidiaries are owners in condominiums which consist of a number of individually-owned units and common areas owned by more than one party, pursuant to an agreement. If contingencies arise in these shopping malls, the respective condominiums will be responsible for the settlement of such contingencies.

Specifically in relation to Via Parque Shopping, the Company's interest is held by a real estate investment fund that is responsible for its contingencies. Where the condominiums of the shopping malls or the fund do not have their own cash to pay contingencies, it is necessary to raise funding from all co-owners of the condominium/fund. If the condominiums do not have sufficient cash to pay obligations owed, the Company and its subsidiaries may be obliged to bear these expenses in their capacity of co-owners.

All amounts in thousands of reais unless otherwise stated

Additionally, as part of their property acquisition process, the Company and its subsidiaries may be subject to joint and/or subsidiary liability for any possible labor, social security, tax, civil or other litigation involving outflow of resources or provision of guarantees in the form of assets and rights. In order to mitigate these risks, the Company signs indemnification agreements whereby the former stockholders/quotaholders of the properties acquired undertake to reimburse the Company and its subsidiaries for losses suffered because of events that occurred prior to the property's acquisition date. Management monitors any risks of this kind and, based on the support of its legal advisors, believes that at the date of these financial statements there are no significant risks that cannot be mitigated through existing legal mechanisms and/or settlement of immaterial amounts.

The balance of the provision for contingencies is as follows:

	Consolidated					
	September 30, 2017			December 31, 2016		
	Provision	Judicial deposits	Net	Provision	Judicial deposits	Net
Judicial - Blocked		(559)	(559)			
Pis and Cofins proceedings				10,959	(13,589)	(2,630)
Assets		**(559)**	**(559)**	**10,959**	**(13,589)**	**(2,630)**
Judicial - Blocked					(738)	(738)
Pis and Cofins proceedings	10,959	(13,592)	(2,633)			
Tax - Others	21,563	(71)	21,492	21,563	(161)	21,403
Civil	1,248	(262)	986	1,248	(216)	1,032
Labor	901	(248)	653	901	(248)	653
Non-current liabilities	**34,671**	**(14,173)**	**20,498**	**23,712**	**(1,363)**	**22,349**
Total	34,671	(14,732)	19,939	34,671	(14,952)	19,719

All amounts in thousands of reais unless otherwise stated

Changes in the provision for contingencies and judicial deposits are as follows:

	Consolidated			
	Provision for contingencies			
	December 31, 2016	Additions	Write-offs	September 30, 2017
Pis and Cofins proceedings	10,959			10,959
Tax	21,563			21,563
Civil	1,248			1,248
Labor	901			901
	34,671			34,671

	Consolidated			
	Provision for contingencies			
	December 31, 2015	Additions	Write-offs	December 31, 2016
Provision for contingencies - IPTU Carioca Shopping	42,192	5,451	(47,643) (a)	
Pis and Cofins proceedings	3,643	7,316		10,959
Tax - Others	830	20,733 (b)		21,563
Civil	1,248			1,248
Labor	681	220		901
	48,594	33,720	(47,643)	34,671

(a) Since 2007, the Company challenged the fair market value designated by the City of Rio de Janeiro to the property that comprises Carioca Shopping for the years 2002 to 2014. After the end of the dispute at the administrative level, the Company decided to continue the dispute through a judicial proceeding and, with the objective of suspending all payments while a final decision on the proceeding is pending, the Company made the supplementary judicial deposits for the amounts in dispute, so that these deposits plus existing administrative payments and deposits may cover all tax payments required by the City.

The provision recorded in relation to the amount of the deposit took into consideration the interest on arrears legally applicable to IPTU in the City of Rio de Janeiro and took into consideration the final favorable and unappealable court decision which, in relation to the years from 2002 to 2006, excluded all the fines and limited the interest on arrears to the maximum level of 30%.

In December, 2016, Cezanne (owner of Carioca Shopping) entered into an agreement with the City Hall of the Municipality of Rio de Janeiro (“Concilia Rio” Program), in which, based on the fair market value of the property defined by the judicial expert’s report attached to the proceeding, it was established the total amount of IPTU due from 2002 to 2016, which amounted to R$ 38,630. This amount was fully paid through DARM payment slips on December 29, 2016, extinguishing then any IPTU debit from 2002 to 2016. The write-offs occurred in the changes above are related to:

All amounts in thousands of reais unless otherwise stated

The Payment of the agreement entered into with the City Hall of Rio de Janeiro of R$ 38,630, R$ 2,845 related to the lawyers' fees (reclassified to "Other obligations") and R$ 6,168 related to the reversal of provision for contingencies.

(b) Provision related to IPTU debits of Shopping Leblon from 2007 to 2016 and territory tax from 2000 to 2005.

				Consolidated
				Judicial deposits
	December 31, 2016	**Additions**	**Write-offs**	**September 30, 2017**
Judicial – Blocked	(738)	(138)	317	(559)
Pis and Cofins proceedings	(13,589)	(3)		(13,592)
Tax	(161)		90	(71)
Civil	(216)	(144)	98	(262)
Labor	(248)	(7)	7	(248)
	(14,952)	(292)	512	(14,732)
	December 31, 2015	**Additions**	**Write-offs**	**December 31, 2016**
Judicial - Blocked	(179)	(561)	2	(738)
Pis and Cofins proceedings	(6,146)	(7,443)		(13,589)
Tax - Others	(156)	(5)		(161)
Civil	(164)	(90)	38	(216)
Labor	(292)	(46)	90	(248)
	(6,937)	(8,145)	130	(14,952)

Contingent liabilities with a risk of possible loss

Based on the advice of the legal advisors, there are no other significant civil, tax and/or labor contingencies classified as possible risk at September 30, 2017.

All amounts in thousands of reais unless otherwise stated

18 Other obligations

	Parent		Consolidated	
	September 30, 2017	**December 31, 2016**	**September 30, 2017**	**December 31, 2016**
Labor obligations	6,293	6,099	8,819	8,285
Obligations with the shopping mall	1,625	435	8,545	9,995
Obligation related to exploration of parking lot – Shopping da Bahia			1,145	10,761
Obligation for the energy cogeneration equipment			14,011	
Related-parties transactions (see Note 26)	33,012	28,633	386	328
Others	914	979	5,741	20,427
	41,844	36,146	38,647	49,796
Current liabilities	7,853	6,534	24,694	34,372
Non-current liabilities	33,991	29,612	13,953	15,424

19 Income tax and social contribution

At September 30, 2017, the Company recorded a tax loss of R$ 437,400 (R$ 419,480 at December 31, 2016) in the Consolidated and R$ 127,298 (R$ 127,054 at December 31, 2016) in the Parent Company. The Company records deferred tax assets on income tax and social contribution losses of its subsidiaries that presented forecast taxable profit for the next ten years, in the amount of R$ 67,839 in the Consolidated. The Company did not record deferred tax assets on the remaining portion, since there is no expectation of future taxable profits and, additionally, there is no history of use of such tax benefits in the parent company and other subsidiaries.

The deferred tax assets are recognized as tax losses in the proportion of the probability of realization of the respective tax benefit through future taxable income. The Group did not recognize potential deferred tax assets of R$ 55,953 (December 31, 2016 - R$ 54,620) in respect of losses amounting to R$ 164,568 (December 31, 2016 - R$ 160,646), which can be offset with future taxable income.

All amounts in thousands of reais unless otherwise stated

(i) Deferred tax assets and liabilities

	Parent			
	Assets		Liabilities	
	September 30, 2017	December 31, 2016	September 30, 2017	December 31, 2016
Revision of the useful life of assets			(4,140)	(3,437)
Swap carried at fair value		984	(919)	
Loss on impairment of trade receivables	2,034	1,426		
Deferral of gain on sale of investment	247	247		
Amortization of the added value of goodwill of the assets	6,622	5,862		
Fair value gain Via Parque and Acapurana			(27,860)	(27,860)
Effect of the adjustments related to the commercial tower	40,432	34,388		
Adjustment of assignment of right to use			(437)	(437)
	49,335	42,907	(33,356)	(31,734)

Net balance of R$ 15,979 stated as non-current assets at September 30, 2017 (R$ 11,173 at December 31, 2016 as non-current assets).

All amounts in thousands of reais unless otherwise stated

	Consolidated			
	Assets		Liabilities	
	September 30, 2017	December 31, 2016	September 30, 2017	December 31, 2016
Revision of the useful life of assets			(71,083)	(55,157)
Receivables – adjustment to straight-line rent			(13,031)	(13,031)
Capitalization of interest			(22,448)	(22,622)
Swap carried at fair value		984	(919)	
Business combination and acquisition of non-controlling interest			(4,663)	(4,663)
Write-off of deferred assets and reversal of the amortization of deferred assets			(941)	(941)
Amortization of the added value goodwill of the assets	1,309	3,040		
Amortization of the goodwill future profitability			(49,840)	(46,918)
Appropriation of pre-operating administrative expenses	130	876		
Appropriation of pre-operating finance expenses	899	1,119		
Appropriation of pre-operating finance income			(785)	(1,053)
Loss on impairment of trade receivables	9,526	7,083		
Fair value gain Via Parque and Acapurana			(27,860)	(27,860)
Deferral of gain on sale of investment	247	247		
Tax losses	67,839	63,760		
Others	9,789	9,552		
Adjustment of assignment of right to use	220	220		
Effect of the adjustments related to the commercial tower	31,187	27,728		
Via Parque effect	1,263	1,260		
	122,409	115,869	(191,570)	(172,245)

Net balance of R$ 69,161 stated as non-current liabilities at September 30, 2017 (R$ 56,376 at December 31, 2016 as non-current liabilities).

These balances were classified by nature. For disclosure purposes, the balances are shown in the Balance Sheets to reflect the net position between deferred tax assets and liabilities.

(ii) Reconciliation of effective rate

Reconciliation of income tax and social contribution expense calculated at the rates established by tax legislation with the amounts recorded in the statement of operations for the periods ended September 30, 2017 and 2016 is as follows:

All amounts in thousands of reais unless otherwise stated

	Parent	
Reconciliation of effective tax rate	**September 30, 2017**	**September 30, 2016**
Profit (loss) before income tax and social contribution	51,365	(22,226)
Combined statutory tax rate - Companies under the taxable income method	34%	34%
Income tax and social contribution at the combined statutory tax rate	(17,464)	7,557
Additions		
Provisions and other non-deductible expenses	(1,842)	(2,096)
Distribution of interest on capital	(7,247)	(4,058)
Effects of taxation on the real estate investment fund Via Parque	(2,699)	(2,448)
Effect of unused current tax losses	(84)	(12,632)
Other additions	(1,917)	
Exclusions		
Equity in the results of investees	36,058	23,628
Income tax and social contribution as per statement of operations for the period	4,805	9,951
Income tax and social contribution		
Current income tax and social contribution expenses		
Deferred income tax and social contribution income	4,805	9,951
Income tax and social contribution expense as per statement of operations	4,805	9,951
Total effective tax rate	9.36%	44.77%

	Consolidated	
Reconciliation of effective tax rate	**September 30, 2017**	**September 30, 2016**
Profit before income tax and social contribution	91,503	8,402
Combined statutory tax rate - Companies under the taxable income method	34%	34%
Income tax and social contribution at the combined statutory tax rate	(31,111)	(2,857)
Additions:		

	Consolidated	
Reconciliation of effective tax rate	**September 30, 2017**	**September 30, 2016**
Provisions and other non-deductible expenses	(2,290)	(2,409)
Distribution of interest on capital	(7,247)	(4,058)
Effect of unused current tax losses	(7,150)	(22,442)
Effects of taxation on the real estate investment fund Via Parque	(2,699)	(2,448)
Exclusions:		
Equity in the results of investees	8,039	7,583
Other exclusions/additions	4,298	3,329
Tax effect on companies that opted for the presumed profit method	9,693	7,517
Income tax and social contribution as per statement of operations for the period	(28,467)	(15,785)
Income tax and social contribution		
Current income tax and social contribution expenses	(15,682)	(12,543)
Deferred income tax and social contribution expenses	(12,785)	(3,242)
Income tax and social contribution expense as per statement of operations	(28,467)	(15,785)
Total effective tax rate	(31.11%)	(187.87%)

20 Equity

Share capital

At September 30, 2017, the capital of Aliansce amounts to R$ 2,013.854, represented by 202,735,921 common shares with no par value (December 31, 2016: R$ 2,013,854 with 202,735,921 common shares with no par value).

The Company is authorized to increase its share capital up to the limit of 300,000,000 (three hundred million) shares, upon deliberation of the Board of Directors, which will be responsible for fixing the issue price, the other conditions and share subscription and payment terms within the authorized capital limit.

Reserves

Capital reserve

Refers to the share-based compensation plan granted by the Board of Directors to officers, employees and service providers of the Company or other entities under our control, or condominiums of the shopping malls which the Company manages or in which it holds equity interests.

The capital reserve can only be used to redeem or reimburse shares, offset losses, pay dividends on preferred shares or other legal hypotheses. At September 30, 2017 the balance of the capital reserve was R$ 23,938 (R$ 23,170 at December 31, 2016).

Legal reserve

Pursuant to the Company's bylaws, the legal reserve is increased annually with 5% of the profit for the year and cannot exceed 20% of the capital. The balance of the legal reserve at September 30, 2017 was R$ 34,036 (December 31, 2016 - R$ 34,036).

Unrealized profit reserve

In a year in which the amount of the mandatory dividend calculated according to the terms of the Company's bylaws exceeds the realized portion of the profit for the year, the General Meeting may, by way of a proposal of management, allocate the excess amount to an unrealized profit reserve.

The realized portion of the profit for the year is considered the amount that exceeds the sum of the following:

(i) Net positive result of equity in the results of investees.

(ii) Net profit, income or gain on transactions or accounting for asset and liability at fair value, whose financial realization occurs after the end of the fiscal year.

At September 30, 2017 the balance of unrealized profits corresponds to R$ 49,404, and remains unchanged since the end of the year ended December 31, 2016.

Profit retention reserve

The Company’s management maintained the mentioned amount of assessed profit retained by the Company in order to meet the investments projects provided by its capital budget.

Pursuant to Article 199 of the Brazilian Corporate Legislation, the balance of the revenue reserves (except reserves for contingencies, tax incentives and unrealized profit) cannot exceed the Company's share capital, which corresponds to R$ 2,013,854 at September 30, 2017.

Remuneration to stockholders

The Company's bylaws provide for the distribution of a mandatory minimum dividend corresponding to 25% of the annual profit net of the legal reserve as prescribed by law.

All amounts in thousands of reais unless otherwise stated

Expenditure on issuance of shares and stock options granted

The Company recognizes monthly, in accordance with CPC 10 (R1), approved by the CVM Deliberation 650/10, the portion referring to the allocation of fair value on the grant date of the stock options to the officers and employees designated by the Board of Directors. See details in Note 28.

Result per share

Basic result per share

Basic result per share is calculated by dividing the result attributable to stockholders of the Company by the weighted average number of common shares outstanding during the period.

	September 30, 2017	September 30, 2016
Basic result per share	**Common**	**Common**
Profit (loss) attributable to stockholders of the Parent	56,170	(12,275)
Weighted average number of common shares (thousands)	202,736	163,370
Weighted average number of treasury shares (thousands)	(714)	(718)
Basic result per share	0.2780	(0.0755)

Diluted result per share

Diluted result per share is calculated by adjusting the weighted average number of common shares outstanding to assume conversion of all potential common shares with dilutive effects under the stock option program.

	September 30, 2017	September 30, 2016
Diluted result per share	**Common**	**Common**
Profit (loss) attributable to stockholders of the Parent	56,170	(12,275)
Weighted average number of common shares (thousands)	202,736	163,370
Weighted average number of treasury shares (thousands)	(714)	(718)
	202,022	162,652
Stock options (thousands)	3,440	3,440
Weighted average number of outstanding common shares (thousands)	205,462	166,092
Diluted result per share	0.2734	(0.0739)

Treasury shares

Treasury shares balance at September 30, 2017 is 531,959 shares (717,800 shares at December 31, 2016) in the amount of R$ 6,248 (December 31, 2016 – R$ 8,430).

The treasury shares were acquired at a weighted average cost of R$ 11.74 (in reais), at a minimum cost of R$ 10.31 (in reais), and a maximum cost of R$ 12.51 (in reais). The shares closing price calculated based on the last quotation previous to the closing of the period was R$ 18.53 (in reais).

All amounts in thousands of reais unless otherwise stated

21 Net revenue from rentals and services

	Parent		Consolidated	
Revenue by nature	**September 30, 2017**	**September 30, 2016**	**September 30, 2017**	**September 30, 2016**
Revenue from minimum rent (1)	38,018	36,882	223,352	208,440
Revenue from supplementary rent	6,189	5,936	57,635	61,707
Management services	43,206	39,964	40,476	38,247
Assignment of right to use	850	904	8,587	9,347
Parking	5,807	5,158	74,534	68,397
Lease of owned assets	924	857	3,082	2,967
Transfer fee	28	43	322	189
Taxes and contributions and other deductions	(8,684)	(7,526)	(42,933)	(40,492)
	86,338	82,218	365,055	348,802

(1) Revenue from minimum rent is recorded using the straight-line method, in accordance with the guidance provided by CPC 06 (R1) – Leases.

22 Cost of rentals and services

	Parent		Consolidated	
Cost by nature	**September 30, 2017**	**September 30, 2016**	**September 30, 2017**	**September 30, 2016**
Depreciation of properties	(2,508)	(2,432)	(36,847)	(36,702)
Amortization of added value goodwill of assets	(2,234)	(2,207)	(12,174)	(9,338)
Cost of services	(2,412)	(2,447)	(4,373)	(4,365)
Expenditures on rented properties	(3,015)	(2,045)	(19,693)	(13,795)
Cost of parking	(561)	(542)	(14,624)	(14,468)
Operating costs of shopping malls	(935)	(989)	(11,167)	(12,220)
Expenditures on lease of notional fraction (1)	(37,955)	(37,856)		
	(49,620)	(48,518)	(98,878)	(90,888)

(1) Refers to the lease amount paid by Aliansce to Nibal for the lease of the notional fraction of 41.59% of Naciguat and 38% of Shopping Taboão, owned by Nibal, according to the lease contract signed between the parties on September 25, 2008.

All amounts in thousands of reais unless otherwise stated

23 General, sales and administrative expenses

	Parent		Consolidated	
	September 30, 2017	September 30, 2016	September 30, 2017	September 30, 2016
Personnel expenses	(29,103)	(31,957)	(29,647)	(32,477)
Professional services	(5,912)	(5,813)	(7,082)	(7,270)
Occupancy expenses	(1,180)	(1,101)	(1,383)	(1,265)
Depreciation and amortization	(3,549)	(3,449)	(3,830)	(3,604)
Utility and service expenses	(461)	(453)	(564)	(557)
Legal and tax expenses	(296)	(205)	(337)	(381)
Provision for impairment of trade receivables (Note 8)	(2,891)	(2,664)	(20,152)	(24,487)
Other administrative expenses	(1,559)	(1,128)	(2,437)	(1,785)
	(44,951)	(46,770)	(65,432)	(71,826)

24 Finance income (costs)

	Parent		Consolidated	
	September 30, 2017	September 30, 2016	September 30, 2017	September 30, 2016
Finance costs				
Interest on borrowings, CCI and debentures	(21,170)	(31,306)	(120,212)	(136,829)
Result of derivative financial instruments	(3,361)	(1,267)	(3,361)	(1,267)
Monetary variations liabilities	(30,851)	(17,194)	(38,968)	(34,096)
Interest on obligations related to commercial tower (2)	(23,414)	(28,514)	(23,414)	(28,514)
Others	(7,919)	(3,382)	(13,797)	(11,315)
	(86,715)	(81,663)	(199,752)	(212,021)
Finance income				
Interest – financial investments	35,221	4,517	41,149	7,538
Result of derivative financial instruments – *Swap* (1)	5,595	640	5,595	640
Monetary variations assets	5,227	244	7,185	1,126
Others	753	466	5,233	3,305
	46,796	5,867	59,162	12,609
Finance income (costs)	(39,919)	(75,796)	(140,590)	(199,412)

(1) These refer to the gains obtained with the swaps financial instruments.

(2) Refers to the interest on obligations related to investment properties – commercial tower (Note 12.1).

All amounts in thousands of reais unless otherwise stated

25 Other income (expenses)

	Parent		Consolidated	
	September 30, 2017	September 30, 2016	September 30, 2017	September 30, 2016
Earn Out (1)		5,000		5,000
Editals and publications	(489)	(462)	(537)	(503)
Advertising and marketing	(280)	(472)	(280)	(480)
Expenses with lawyer's fees	(337)	(1,292)	(1,084)	(1,615)
Contributions to the condominium				(919)
Fines	(1,141)	(2,724)	(1,141)	(2,724)
Write-off of structure cost	(2,184)		(2,184)	
Service expenses – Aliansce Mall e Mídia and Aliansce Service			(1,851)	(1,874)
Others (2)	(2,106)	(2,903)	13,280	2,537
	(6,537)	(2,853)	6,203	(578)

(1) Earn out of R$ 5,000, related to the sale of interest in Acapurana which took place in the 3rd period of 2014.

(2) This includes the income and expenses related to Investment property – commercial tower described in Note 12.1.

26 Related-party transactions

	Parent			
	September 30, 2017		December 31, 2016	
	Non-current assets	Non-current liabilities	Non-current assets	Non-current liabilities
Subsidiaries				
Nibal Participações Ltda. (1)	19,393	30,591	13,563	25,592
Aliansce Estacionamentos Ltda.				39
Matisse Participações S.A. (2)		2,400		2,400
Others	34	21	32	602
Other related parties				
CPPIB Salvador Participações Ltda. (3)	1,268		1,977	
	20,695	33,012	15,572	28,633

All amounts in thousands of reais unless otherwise stated

							Consolidated
				September 30, 2017			December 31, 2016
	Transaction	Non-current assets	Non-current liabilities	Transaction /result	Non-current assets	Non-current liabilities	Transaction/ result
Subsidiaries							
Aliansce Shopping Centers S.A.	Services rendered			9,866			11,153
Aliansce Ass. Comercial Ltda.	Services rendered			2,141			2,917
Aliansce Mall e Mídia Int. Loc. e Merch. Ltda.	Services rendered			3,351			4,054
Nibal Participações S.A. (4)		4,283		(1,338)	4,570		(1,823)
RRSPE Empreendimentos e Participações Ltda. (5)		393		(274)	393		(165)
Tarsila Empreendimentos e Participações Ltda.				(712)			(970)
NRM Participações e Empreendimentos Ltda.							(95)
Shopping Taboão		122		(1,736)	122		(2,061)
Santana Parque Shopping				(404)			(514)
Norte Shopping Belém				(652)			(508)
Boulevard Shopping Belo Horizonte				(2,197)			(2,827)
Boulevard Shopping Belém				(2,965)			(3,579)
Shopping Grande Rio				(458)			(742)
Parque Shopping Maceió				(978)			(1,120)
Shopping Parangaba				(467)			(501)
Boulevard Shopping Brasília				(508)			(626)
Caxias Shopping				(409)			(511)
Boulevard Vila Velha				(88)			(170)
Shopping Leblon		48		(919)	48		(309)
Via Parque				(1,012)			(1,305)
West Plaza				(241)			(298)
Others		(19)	386		57	328	
Other related parties							
CPPIB Salvador Participações Ltda. (3)		1,268			1,977		
FIP Bali (6)		20,733			20,733		
		26,828	386		27,900	328	

The main balances of assets and liabilities at September 30, 2017 and December 31, 2016, as well as transactions that influenced the results for the periods, with reference to transactions with related parties, are related to transactions between the Company, joint ventures, subsidiaries, associates and other related parties, as follows:

All amounts in thousands of reais unless otherwise stated

(1) These refer to rights and obligations related to the lease agreement with its wholly-owned subsidiary Nibal (holder of 41.59% of Condomínio Naciguat and 38.00% of Shopping Taboão), in which the Company became entitled to receive the revenues of the abovementioned shopping malls, by means of a transaction which resulted in the issuance of real estate credit notes (CCI) in the amount of R$ 200,000, as disclosed in Note 14 at December 31, 2016.

(2) On April 2, 2014, a loan agreement was signed between Matisse ("Lessor") and Aliansce ("Lessee"), in the amount of R$ 2,400 with maturity due April 2, 2018.

(3) Receivables due to sale of 80. 3694% of Velazquez to CPPIB Salvador on December 26, 2014.

(4) Receivables due to the Program of Payment in Installments or Refinancing of Federal Tax Debts ("REFIS") from the former owner resulting from the incorporation of Ricshopping by Nibal.

(5) Receivables due to the Program of Payment in Installments or Refinancing of Federal Tax Debts ("REFIS") from the former owner resulting from the incorporation of Reishopping by Velazquez, which was later incorporated by RRSPE.

(6) As agreed in the *purchase and sale* terms, the 25.1% interest in Shopping Leblon entered into in August 2016 between FIP BALI and RLB Empreendimentos e Participações (sellers) and Vivaldi (purchaser), it was defined the reimbursement obligation by the seller to the purchaser in the case of payments related to the IPTU contingencies of Shopping Leblon (Note 17). As guarantee, the seller sold on a fiduciary basis the corresponding of 2.57% of ideal fraction of the mentioned shopping mall. Accordingly, it was recognized a receivable in the same amount of the provision for contingencies.

Transactions/results refer to the management fee charged to the shopping malls by the administrator Aliansce, which corresponds to a monthly fixed amount of approximately 1% to 5% of the monthly budget of the condominium. In addition, it comprises possible amounts charged by the administrators upon the expansion of the shopping malls.

Obligations for sale of assets – related parties

At September 30, 2017, R$ 39,369 (R$ 26,158 at December 31, 2016) was accounted for in the consolidated under “Obligations for sale of assets”, of this amount the following balances are related-parties transactions:

	Consolidated	
	September 30, 2017	December 31, 2016
RRSPE (1)	1,711	1,581
Tarsila (2)	21,394	22,703
Vivaldi (3)	1,860	1,860
Other related parties not considered	14,404	14
	39,369	26,158
Current liabilities	17,905	4,374

All amounts in thousands of reais unless otherwise stated

	Consolidated	
	September 30, 2017	December 31, 2016
Non-current liabilities	21,464	21,784
RRSPE result (9 months)*	(130)	(1,042)
Tarsila result (9 months)*	(1,191)	(1,390)
Result - other related parties not considered (9 months)*	(713)	(6)

* Refers to installment paid during the period.

(1) Amount related to the obligation with Reishopping for the acquisition of Velasquez in February 2012. The last installment will be paid in February 2018,

(2) Amount related to the obligations for the acquisition of the additional interest of 22.36% in Condomínio Naciguat which integrates Shopping da Bahia, which took place in January 2013, in two installments: the first one of R$ 12,500, with no monetary correction, with annual payments of R$ 2,500 after the beginning of the parking operation, which occurred in July 2015, due in July 2019, and the second one of R$ 10,000, updated by the CDI index, with maturity due in January 2019.

(3) Amount related to the obligation for the acquisition of 25.1% interest in Shopping Leblon.

Dividends and interest on capital receivable

Dividends and interest on capital receivable are as follows:

	Parent	
	September 30, 2017	December 31, 2016
Fundo de Invest. Imobil. Via Parque Shopping	187	396
Matisse Participações S.A.	348	316
Fundo de Investimentos em Participações – Elephas	7,558	2,251
Nibal Participações S.A.	9,412	2,040
Boulevard Belém S.A.	3,166	1,313
Cezanne Empreendimentos e Participações Ltda.		7,395
Parque Shopping Maceió S.A.	1,105	510
Boulevard Shopping S.A.	4,205	4,102
	25,981	18,323
Current liabilities	25,981	18,323

Key management compensation

The compensation paid to key management, which includes directors and officers, amounted to

All amounts in thousands of reais unless otherwise stated

R$ 10,777 in the period ended September 30, 2017 (September 30, 2016: R$ 11,119). This amount encompasses short-term benefits, corresponding to: (i) fee paid to the members of the Executive Board and Board of Directors; (ii) bonus paid to the Executive Board; and (iii) other benefits, such as health care plan.

The Company has not made payments for post-employment benefits, other long-term benefits and termination benefits.

The Company has a share-based compensation policy (Note 28).

Additionally, the Company's employees are entitled to receive meal vouchers, health care and life insurance.

27 Collaterals and guarantees

The Company and/or its stockholders, in the capacity of guarantors of borrowings assumed by the Company and by some of its subsidiaries, provided surety bonds in amounts proportional to their interest in the subsidiaries, in the amount of R$ 1,996,716.

The agreements for which the Company provided guarantees are detailed in Note 14 to the financial statements for December 31, 2016.

28 Stock option plan

Pursuant to the pronouncement CPC 10(R1) - Share-based payments, the Company accounts for expenses related to the shares under the Plan between the option grant date and the date the options are exercised, based on the grant date fair value of the options granted. According to CPC 10 (R1), the options to be granted and exercised will not have effects on the Company's statement of operations, as this expense will be recognized during the vesting year.

The Company approved the 4th Program on April 2, 2012, ended March 25, 2013; and on March 25, 2013, the 5th Program of stock options granting of Purchase of Shares Issued by the Company and their allocation to certain executives and employees, in conformity with the Stock Option Plan approved at the Extraordinary General Meeting held on November 12, 2009 and amended at the Extraordinary General Meeting on April 28, 2011. The total shares of the effective programs of the Plan are as follows:

Program of the Plan	Beneficiaries	Total shares under stock option contracts	Exercise price – in R$
4th Program (a)	Executives and employees selected by the Executive Board	115,958	16.80
5th Program	Executives and employees selected by the Executive Board	335,000	23.64

(a) The 4th program terminated on April 2, 2017.

The underwriting or acquisition price for the shares under all Programs will be adjusted monthly according to the IPC-DI index disclosed by Fundação Getúlio Vargas, as of the grant date.

The options granted to beneficiaries are exercisable starting one year from the grant date, at a rate of

All amounts in thousands of reais unless otherwise stated

25% p.a. Should a beneficiary not exercise the option by the end of each vesting period, or not exercise it in the allowed proportion during said period, such options not exercised will be added to the options that will become exercisable by the end of the following period, and may be exercised in the future.

The exercise period for the options granted under all Programs is five years from the grant date. After this period elapses, the beneficiary will lose the right to exercise the option.

Pursuant to Technical Pronouncement CPC 10 (R1) - Share-based payment, approved by the CVM Deliberation No. 562 of 2008, the Company started the recognition in the income statement in June 2010 to the extent that services were provided in share-based payment transactions and the effect on the statement of operations for the period ended September 30, 2017 was R$ 219 (September 30, 2016: R$ 2,739).

The stock option premiums were calculated based on the grant date fair value in accordance with each of the Company's programs, based on their respective market prices. Using the Black-Scholes valuation model and financial models, the Company estimated the accounting effects with a reasonable degree of accuracy.

Programs	**4th program (a)**	**5th program**
Exercise term	4/2/2017	3/25/2018
Number of shares under the program	115,958	335,000
Exercise price – in R$	16.80	23.64
Market price on the grant date – in R$	17.48	22.66
Fair value of the options – in R$	4.53	4.10
Volatility of the share price - %	27.62	22.94
Risk-free rate of return - %	10.86	7.92
Market value	525	1,373

(a) The 4th program terminated on April 2, 2017.

In accordance with paragraph 45 of CPC 10 (R1), the number and the weighted average exercise price of stock options for each the following group of options are as follows:

Group of options	**Number**	**Weighted average exercise price of stock options**
Outstanding at the beginning of the year	379,681	29.44
Expired during the period	(94,681)	
Outstanding at the end of the period	285,000	31.39
Exercisable at the end of the period	285,000	31.39

All amounts in thousands of reais unless otherwise stated

Programs	**5th Program**	**Weighted average exercise price of stock options**
Grant date	3/25/2013	
Correction factor at 9/30/2017 - %	32.80	
Original exercise price - in R$	23.64	23.64
Outstanding at the beginning of the period	285,000	
Restated exercise price - in R$	31.39	31.39
Outstanding at the end of the period	285,000	
Restated exercise price - in R$	31.39	31.39
Exercisable at the end of the period	285,000	
Restated exercise price - in R$	31.39	31.39

29 Insurance

The Company and its subsidiaries adopt the policy of contracting insurance coverage for assets subject to risks. The insurance amounts are considered sufficient to cover possible losses, taking into consideration the nature of the activities. The risk assumptions adopted, given their nature, were not included in the scope of the audit and therefore were not audited by the independent auditors.

At September 30, 2017, the Company's shopping malls in operation were insured as follows:

- General civil liability - The shopping malls of the Company have a general civil liability insurance policy which the Company believes to cover the risks involved in their activities. The policies refer to civil claim amounts to which the Company may be held liable by a final court decision or by express agreement by the insurance company, with reference to compensation for damages caused to third parties. Moral damages covered in this policy for the operations of the shopping malls of the Company's portfolio is R$ R$ 35,000.

- Specific Risks and Operating Insurance – The Company's shopping malls have insurance of Specific Risks and Operating encompassing what the Company understands that are the main risks involved in its operations. The insured amount for each asset represents the Company's estimate for their total reconstruction plus lost profit. The deductable varies according to the insured events. The lost profits are also guaranteed in each one of the assets at an amount the Company understands as representing the earnings for 12 consecutive months.

30 Events after the reporting period

In October 2017, Boulevard BH approved the 1st Private Issuance of Simple Debentures, non convertible into shares, of the unsecured type of the Company ("Debentures"), in the total amount up to R$ 78,578, for the payment of the financings of Boulevard BH. The partner Boulevard Participações S.A. subscribed 235,733 debentures, in the amount of R$ 23,573. The Company subscribed 550,045 Debentures, in the amount of R$55,005.

In October 2017, the pre-payment was concluded of the financing object of the Private Instrument of Credit Opening, with Mortgage Guarantee and Other Covenants, entered into by Banco Bradesco S.A. and Boulevard BH in November 2009, in the amount of R$ 77,845.

In October 2017, the guarantees were changed of the Real Estate Receivables Certificates of the 13th Series of the 1st Issuance of RB Capital Companhia de Securitização, backed up by the 1st Private Instrument of Deed of the 3rd Issuance of Simple Debentures, non convertible into shares, of the secured type, for private placement, of the Company, as amended. The following guarantees were released: (a) fiduciary assignment of ideal fraction of 24% of the property where the commercial enterprise called "Bangu Shopping" is located; (b) fiduciary assignment of 24% of the credit notes, present and future, held by BSC arising from the commercial exploration of Bangu Shopping; and (c) fiduciary assignment of 6,947,721 common shares issued by BSC, representing 38% of BSC's share capital. A new type of guarantee was constituted as fiduciary assignment of investments in the amount of R$ 74,998, through the Fiduciary Assignment of Investments Contract. Within 90 days from the present date, the Company may opt, at its discretion, for one of the following: (a) Pre-payment of the operation; (b) replacement of the Fiduciary Assignment of Investments by the original guarantees of the CRI operation; or (c) replacement of the Fiduciary Assignment of Investments by new guarantee to be agreed upon together with the holder of the CRI.

In October 2017, the debentures of the 7h Issuance of Simple Debentures, non-convertible into shares, in sole series, of the unsecured type, were subscribed, to be converted into real guarantee, for private placement of the Company, issued on August 2016, in the total amount of R$ 300,000, for: (i) construction, purchase, expansion, maintenance and development of certain real estate ventures, (ii) acquisition of interest in real estate specific purpose company, (iii) subscription and payment of new quotas issued by the real estate investment fund whose portfolio is comprised by real estate ventures. This operation backed up the 156th Series of the 1st Issuance of Certificates of Real Estate Receivables of RB Capital Companhia de Securitização. The debentures will be amortized in a sole installment due April 2023 and will take into account the compensatory interest on the debt balance of the unit nominal amount of the debentures, corresponding to 101% of the CDI, to be paid every six months, being the first payment in April 2017 and the last one in April 2023. The guarantees are: (I) fiduciary assignment of 10.25% of the credit rights of Bangu Shopping, (ii) fiduciary assignment of 10.25% of Bangu Shopping; (iii) fiduciary assignment of 70% of the credit rights of Bangu Shopping, (iv) fiduciary assignment of 70% of Bangu Shopping.

In October 2017, the Company sold to third-parties quotas corresponding to 100% of the share capital of Bach Empreendimentos e Participações Ltda., for R$ 5,333.

In October 2017, the partial split up of Renoir was carried out, with the merger of the portion of the net assets split up by its parent company, CDG. The split is a part of the group's reorganization process of which the involved companies are parties, aiming the simplification of its corporate structure, concentrating all the interest in CDG in the Company.

In October 2017, the Board of Directors approved the Company's Repurchase of Shares Program, with top term of 1 year and limited to 550,000 nominative common shares, with no par value, issued by the Company. The shares to be acquired under these conditions will be used to pay the commitments of the long term incentive plan of the executives, according to the Stock Option Plan and Incentives Linked to the Company's Shares, approved in the Company's Stockholders' General Meeting on September 2017, or they will be held in treasury. The Company's Executive Board will be responsible for deciding on the acquisition of shares object of repurchase and the Board of Directors will be responsible for deciding its use.

In October 2017, the balance of the obligation related to investment property - commercial tower CTBH, in the amount of R$ 80,442, was paid.

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Board of Directors

Delcio Lage Mendes - Chairman
Renato Feitosa Rique – Director
Peter Ballon – Director
Marcela Drigo - Director
Thomas Joseph McDonald - Independent Director
Carlos Alberto Vieira - Independent Director
Alexandre Cunha Bagnoli – Independente Director

Executive Board

Renato Feitosa Rique - Chief Executive Officer
Rafael Sales Guimarães – Vice Chief Executive Officer
Renato Ribeiro de Andrade Botelho - Chief Financial Officer and Relations with Investors
Delcio Lage Mendes - Chief Operations Officer
Paula Guimarães Fonseca - Chief Legal Officer
Ewerton Espínola Visco - Executive Officer

Mariana Barbosa Gomes da Silva
Accountant
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