

Cyrela Brazil  
Realty S.A.  
Empreendimentos e  
Participações

**Quarterly Information - ITR  
ended March 31, 2018**

(A free translation of the original report in Portuguese as published in Brazil containing Financial Statement prepared in accordance with accounting practices adopted in Brazil and IFRS)



KPMG Auditores Independentes  
Rua Arquiteto Olavo Redig de Campos, 105, 6º andar - Torre A  
04711-904 - São Paulo/SP - Brasil  
Caixa Postal 79518 - CEP 04707-970 - São Paulo/SP - Brasil  
Telefone +55 (11) 3940-1500, Fax +55 (11) 3940-1501  
www.kpmg.com.br

## Report on the review of quarterly information - ITR

To  
The Shareholders and Management of  
**Cyrela Brazil Realty S.A. Empreendimentos e Participações**  
São Paulo - SP

### Introduction

We have reviewed the interim, individual and consolidated financial information of Cyrela Brazil Realty S.A. Empreendimentos e Participações, contained in the Quarterly Information Form - ITR for the quarter ended March 31, 2018, which comprise the balance sheet as of March 31, 2018 and the related income statements, the comprehensive income statements, the statement of changes in equity and statements of cash flows for the three-month period then ended, including explanatory notes.

The Company's management is responsible for preparation the individual and consolidated interim accounting information in accordance with the Technical Pronouncement of the Accounting Pronouncements Committee CPC 21(R1) – Interim Reporting, including the guidance in Official Circular CVM/SNC/SEP 01/2018 relating to the application of CPC Guidance 04 on the recognition of revenue over time, and the consolidated interim accounting information in accordance with international standard IAS 34 - Interim Financial Reporting, embracing the guidance set out in Official Circular CVM/SNC/SEP 01/2018 relating to the application of CPC Guidance 04 on the recognition of revenue over time, and presenting this information in accordance with the standards issued by the Brazilian Securities Commission applicable to the preparation of Quarterly Information - ITR. Our responsibility is to express an opinion on the interim financial statements based on our review.

### Scope of the review

We conducted our review according to the Brazilian and international review standards of interim financial information (NBC TR 2410 – 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 to the management responsible for financial and accounting matters, and applying analytical and other review procedures. The scope of a review is significantly narrower than that of an audit conducted in accordance with audit standards and, accordingly, it did not permit us to obtain assurance that we took notice of all significant matters that could have been raised in an audit. Therefore, we did not express an audit opinion.

### Conclusion about the individual and consolidated interim information prepared in accordance with CPC 21 (R1) , including the guidance in Official Circular



#### **CVM/SNC/SEP 01/2018**

Based on our review, we did not detect any facts that makes us believe that the individual and consolidated interim financial information included in the aforesaid quarterly information was not prepared, in all material respects, in accordance with CPC Technical Pronouncement 21 (R1) – Interim Reporting, including the guidance in Official Circular CVM/SNC/SEP 01/2018 relating to the application of CPC Guidance 04 on the recognition of revenue over time, and presenting this information in accordance with the standards issued by the Brazilian Securities Commission applicable to the preparation of Quarterly Information - ITR.

#### **Conclusion on consolidated interim information prepared in accordance with IAS 34 - Interim Financial Reporting, including the guidance in Official Circular CVM/SNC/SEP 01/2018**

Based on our review, we are not aware of any fact that makes us believe that the consolidated interim financial information included in the aforesaid quarterly information was not prepared, in all material respects, in accordance with international standard IAS 34 - Interim Financial Reporting, including the guidance in Official Circular CVM/SNC/SEP 01/2018 relating to the application of OCPC Guidance 04 on the recognition of revenue over time, and presenting this information in accordance with the standards issued by the Brazilian Securities Commission applicable to the preparation of Quarterly Information - ITR.

#### **Emphasis of matters**

As described in Note 2.1, the information accounting information has been prepared in accordance with CPC 21 (R1) (in the individual and consolidated information) and IAS 34 (in the consolidated information) including the guidance in Official Circular CVM/SNC/SEP 01/2018 relating to the application of OCPC Guidance 04 in force regarding the recognition of revenue over time, until the discussions regarding OCPC 04 have been completed. Our conclusion is not modified in view of this matter.

#### **Other issues - Statements of added value**

The individual and consolidated interim financial statements related to the statements of value added (DVA) for the three-month period ended March 31, 2018, prepared under the responsibility of the Company's management, presented as supplementary information for the purpose of IAS 34, were submitted to review procedures performed together with the review of the Company's quarterly Information - ITR. For the purposes of forming our conclusion, we assess if these statements are reconciled with the interim accounting information and accounting records, as applicable, and if their form and content were prepared according with Technical Pronouncement CPC 09 - Statement of value added. Based on our review, we are not aware of any fact that makes us believe that they were not prepared, in all material respects, consistent with the individual and consolidated interim financial statements taken as a whole.

São Paulo, May 10, 2018

KPMG Auditores Independentes  
CRC 2SP014428/O-6

*Original report in Portuguese signed by*  
Giuseppe Masi  
Accountant CRC 1SP176273/O-7

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## Identification / Composition of Capital Stock

<b>Number of shares (Thousand)</b>	<b>Current Quarter 03/31/2018</b>
<b>Paid in Capital</b>	
Common shares	399,743
Preferred	0
<b>Total</b>	<b>399,743</b>
<b>In Treasury</b>	
Common shares	16,846
Preferred	0
<b>Total</b>	<b>16,846</b>

## Individual Financial Statements / Balance Sheet - Assets

(In thousands of Reais)

Account code	Account Description	Current quarter 03/31/2018	Prior year 12/31/2017
1	Total Assets	6,812,124	7,061,552
1.01	Current Assets	667,631	693,156
1.01.01	Cash and cash equivalents	2,462	49,772
1.01.01.01	Cash and cash equivalents	2,462	49,772
1.01.02	Short-term investments	599,097	547,401
1.01.02.01	Financial investments valued at fair value	599,097	547,401
1.01.02.01.03	Securities	599,097	547,401
1.01.03	Accounts Receivable	5,935	4,434
1.01.03.01	Trade accounts receivable	5,935	4,434
1.01.04	Inventories	46,559	47,598
1.01.04.01	Properties for sale	46,559	47,598
1.01.06	Recoverable taxes	3,395	664
1.01.06.01	Current taxes recoverable	3,395	664
1.01.06.01.01	Recoverable taxes	3,395	664
1.01.07	Prepaid expenses	3,058	5,725
1.01.07.01	Prepaid expenses	3,058	5,725
1.01.08	Others current assets	7,125	37,562
1.01.08.03	Others	7,125	37,562
1.01.08.03.03	Others assets	7,125	37,562
1.02	Non – Current Assets	6,144,493	6,368,396
1.02.01	Long-Term Assets	931,094	932,123
1.02.01.01	Financial investments valued at fair value	102,567	118,983
1.02.01.01.03	Securities	102,567	118,983
1.02.01.03	Account Receivable	5,674	5,685
1.02.01.03.01	Trade accounts receivable	5,674	5,685
1.02.01.08	Related Parties	709,033	714,344
1.02.01.08.02	Related Parties	709,033	714,344
1.02.01.09	Others Non – Current Assets	113,820	93,111
1.02.01.09.04	Recoverable taxes	53,208	52,400
1.02.01.09.05	Current accounts with venture partners	6,079	5,972
1.02.01.09.09	Others assets	54,533	34,739
1.02.02	Investments	5,163,180	5,384,713
1.02.02.01	Equity interest	5,163,180	5,384,713
1.02.02.01.01	Participations in associates	922,090	836,822
1.02.02.01.02	Interest in subsidiaries	4,241,090	4,547,891
1.02.03	Property, plant and equipment	11,518	9,369
1.02.03.01	Property, plant and equipment in operation	11,518	9,369
1.02.03.01.01	Property, plant and equipment	11,518	9,369
1.02.04	Intangible Assets	38,701	42,191
1.02.04.01	Intangible	38,701	42,191
1.02.04.01.01	Concession Agreement	38,701	42,191

## Individual Financial Statements / Balance Sheet - Liabilities

(In thousands of Reais)

Account code	Account Description	Current quarter 03/31/2018	Prior year 12/31/2017
2	Total Liabilities	6,812,124	7,061,552
2.01	Current Liabilities	875,464	639,577
2.01.01	Social and labor obligations	11,303	13,951
2.01.01.01	Labor and Social Obligations	11,303	13,951
2.01.01.01.01	Labor obligations	11,303	13,951
2.01.02	Suppliers	4,123	2,860
2.01.02.01	Domestic suppliers	4,123	2,860
2.01.02.01.01	Trade payables and accrued warranties	4,123	2,860
2.01.03	Tax liabilities	2,623	2,408
2.01.03.01	Federal tax liabilities	2,623	2,408
2.01.03.01.02	Taxes payable	1,945	1,809
2.01.03.01.03	Deferred taxes and contributions	678	599
2.01.04	Loans and financing	605,400	410,352
2.01.04.01	Loans and financing	343,486	104,501
2.01.04.01.01	In national currency	343,486	104,501
2.01.04.02	Debentures	261,914	305,851
2.01.04.02.01	Debentures	0	44,450
2.01.04.02.03	Real Estate Certificates (CRIs)	261,914	261,401
2.01.05	Other liabilities	252,015	210,006
2.01.05.01	Related Parties	59,345	52,323
2.01.05.01.02	Related Parties	59,345	52,323
2.01.05.02	Others	192,670	157,683
2.01.05.02.06	Accounts payable for lands acquisition	18,778	2,516
2.01.05.02.07	Other Liabilities	173,892	155,167
2.02	Non – Current liabilities	258,171	497,384
2.02.01	Loans and financing	193,328	415,801
2.02.01.01	Loans and financing	129,243	342,129
2.02.01.01.01	In currency national	129,243	342,129
2.02.01.02	Debentures	64,085	73,672
2.02.01.02.02	Real Estate Certificates (CRIs)	64,085	73,672
2.02.03	Deferred taxes	1,102	1,102
2.02.03.01	Deferred income tax and social contribution	1,102	1,102
2.02.03.01.01	Deferred taxes and contributions	1,102	1,102
2.02.04	Provisions	63,741	80,481
2.02.04.01	Provisions for tax, labor and civil risks	3,715	4,196
2.02.04.01.02	Social Security and Labor Provisions	3,715	4,196
2.02.04.02	Other Provisions	60,026	76,285
2.02.04.02.01	Provision for guarantees	3	0
2.02.04.02.05	Accounts payable for lands acquisition	60,023	76,285
2.03	Shareholders' equity	5,678,489	5,924,591
2.03.01	Paid-in Capital	3,395,744	3,395,744
2.03.01.01	Capital	3,395,744	3,395,744
2.03.02	Capital reserves	-43,853	-42,751
2.03.02.04	Option granted	60,114	61,216
2.03.02.07	(-) Expenses with issuance of shares	-103,967	-103,967
2.03.04	Profit reserve	2,434,070	2,627,660

## Individual Financial Statements / Balance Sheet - Liabilities

(In thousands of Reais)

<b>Account code</b>	<b>Account Description</b>	<b>Current quarter 03/31/2018</b>	<b>Prior year 12/31/2017</b>
2.03.04.01	Legal Reserve	291,104	291,104
2.03.04.05	Profit Reserves	2,355,458	2,551,443
2.03.04.09	Treasury shares	-212,492	-214,887
2.03.05	Retained Earning/Losses	-51,283	0
2.03.08	Other comprehensive income	-56,189	-56,062



## Individual Financial Statements / Income Statement

(In thousands of Reais)

Account code	Account Description	Current year Accumulated 01/01/2018 to 03/31/2018	Prior year Accumulated 01/01/2017 to 03/31/2017
3.01	Net operating income	2,456	1,180
3.02	Cost of sales and/or services	-1,034	-1,375
3.03	Gross Income	1,422	-195
3.04	Operating expenses/income	-58,872	6,355
3.04.01	Selling expenses	-2,836	-3,055
3.04.02	General and administrative expenses	-26,724	-33,151
3.04.02.01	Administrative expenses	-25,425	-31,962
3.04.02.02	Management compensation	-1,299	-1,189
3.04.04	Other operating income	7,205	19,802
3.04.04.01	Other gains on investments	0	18,948
3.04.04.02	Other net revenues	7,205	854
3.04.05	Other operational expenses	-1,056	-3,099
3.04.05.01	Other Investment losses	-975	0
3.04.05.02	Other expenses	-81	-3,099
3.04.06	Equity income (loss)	-35,461	25,858
3.05	Income (loss) before financial income (loss) and taxes	-57,450	6,160
3.06	Financial income (loss)	6,222	-2,169
3.06.01	Financial income	24,710	36,334
3.06.01.01	Financial income	24,710	36,334
3.06.02	Financial expenses	-18,488	-38,503
3.06.02.01	Financial expenses	-18,488	-38,503
3.07	Income (loss) before income tax	-51,228	3,991
3.08	Income taxes and social contribution	-55	34
3.08.02	Deferred taxes	-55	34
3.09	Net income (loss) of continued operations	-51,283	4,025
3.11	Income/loss for the period	-51,283	4,025
3.99	Earnings per share - (Reais / Shares)		
3.99.01	Basic earnings per share		
3.99.01.01	ON	-0.13399	0.01068
3.99.02	Diluted earnings per share		
3.99.02.01	ON	-0.13399	0.10590

## Individual Financial Statements / Statement of Comprehensive Income

(In thousands of Reais)

<b>Account code</b>	<b>Account Description</b>	<b>Current year Accumulated 01/01/2018 to 03/31/2018</b>	<b>Prior year Accumulated 01/01/2017 to 03/31/2017</b>
4.01	Net income for the period	-51,283	4,025
4.02	Other Comprehensive Income	-127	0
4.02.01	Adjustments by Investment Conversion	-127	0
4.03	Comprehensive income for the period	-51,410	4,025

## Individual Financial Statements / Statement of Cash Flows – Indirect method

(In thousands of Reais)

Account code	Account Description	Current year Accumulated	Prior year Accumulated
		01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017
6.01	Cash from (invested in) operational activities	19,439	-58,495
6.01.01	Cash from activities	-7,189	-4,579
6.01.01.01	Depreciation of Property, Plant and Equipment and amortization of Intangible Assets	4,284	3,484
6.01.01.02	Goodwill Amortization	51	40
6.01.01.03	Equity	35,461	-25,858
6.01.01.04	Decrease of property, plant and equipment and intangible assets	160	0
6.01.01.05	Interest and monetary variations on loans	15,029	37,671
6.01.01.06	Deferred Taxes	24	-14
6.01.01.10	Net income for the Period Before IR and CS	-51,229	3,991
6.01.01.12	Provision for Guarantees	16	0
6.01.01.13	Provision for tax, labor and civil risks	-481	-511
6.01.01.15	Adjustments by Investment Conversion	-127	0
6.01.01.15	Finance income from securities	-11,670	-25,091
6.01.01.17	Provision for the Payment of Shares' Program	1,293	1,709
6.01.02	Changes in assets and liabilities	39,010	-36,458
6.01.02.02	Decrease (Increase) Accounts receivable	-1,490	-388
6.01.02.03	Decrease (Increase) Properties for sale	1,039	58
6.01.02.04	Decrease (Increase) Current accounts with venture partners	-107	190
6.01.02.05	Decrease (Increase) Related Parties	12,333	26,008
6.01.02.06	Decrease (Increase) Taxes and Contributions to be Compensated	-3,539	1,218
6.01.02.08	Decrease (Increase) Prepaid expenses	2,667	164
6.01.02.09	Decrease (Increase) Other assets	10,643	-24,194
6.01.02.12	Decrease (Increase) Payable Taxes and contributions	136	195
6.01.02.13	Decrease (Increase) Suppliers and accrued warranties	1,263	2,240
6.01.02.14	Payroll	-2,648	4,408
6.01.02.16	Decrease (Increase) Other liabilities	18,726	-46,357
6.01.02.17	Decrease (Increase) Accrued warranties	-13	0
6.01.03	Others	-12,382	-17,458
6.01.03.02	Interest paid	-12,382	-17,458
6.02	Cash from (invested in) investment activities	-36,677	-121,198
6.02.01	Acquisition of property, plant and equipment	-2,988	-60
6.02.03	Dividends Received	155,287	143,094
6.02.04	Increase (decrease) on investment	-165,200	-61,641
6.02.05	Acquisition of intangible assets	-166	-27
6.02.06	Decrease (Increase) Financial Investments	-23,610	-202,564
6.03	Cash from (invested in) financing activities	-30,072	69,554
6.03.01	Loans and financing taken	25,116	69,911
6.03.04	Loans and financing Payment	-55,188	-357
6.05	Decrease (Increase) in Cash and cash equivalents	-47,310	-110,139
6.05.01	Opening balance of cash and cash equivalents	49,772	281,963
6.05.02	Closing balance of cash and cash equivalents	2,462	171,824

## Individual Financial Statements / Statement of Changes in Shareholder's Equity - 01/01/2018 to 03/31/2018

(In thousands of Reais)

Account Code	Account Description	Paid-in Capital	Capital Reserves, Options granted and Treasury	Profit Reserves	Retained Earning (Losses)	Other Comprehensive Income	Total Shareholder's Equity
5.01	Opening balances	3,395,744	-257,638	2,842,547	0	-56,062	5,924,591
5.02	Prior Year Adjustments	0	0	-195,985	0	0	-195,985
5.02.01	Initial adoption of CPC 48 / IFRS 9	0	0	-195,985	0	0	-195,985
5.03	Adjusted opening balances	3,395,744	-257,638	2,646,562	0	-56,062	5,728,606
5.04	Capital transactions with partners	0	1,293	0	0	0	1,293
5.04.10	Share's payment program	0	1,293	0	0	0	1,293
5.05	Total comprehensive income	0	0	0	-51,283	0	-51,283
5.05.01	Net income for the period	0	0	0	-51,283	0	-51,283
5.06	Internal changes in shareholders' equity	0	0	0	0	-127	-127
5.06.04	Adjustments by investment conversion	0	0	0	0	-127	-127
5.07	Closing balances	3,395,744	-256,345	2,646,562	-51,283	-56,189	5,678,489

## Individual Financial Statements / Statement of Changes in Shareholder's Equity - 01/01/2017 to 03/31/2017

(In thousands of Reais)

Account Code	Account Description	Paid-in Capital	Capital Reserves, Options granted and Treasury	Profit Reserves	Retained Earning (Losses)	Other Comprehensive Income	Total Shareholder's Equity
5.01	Opening balances	3,395,744	-264,105	2,937,551	0	-55,634	6,013,556
5.03	Adjusted opening balances	3,395,744	-264,105	2,937,551	0	-55,634	6,013,556
5.04	Capital transactions with partners	0	1,709	0	0	0	1,709
5.04.08	Share's payment program	0	1,709	0	0	0	1,709
5.05	Total comprehensive income	0	0	0	4,025	0	4,025
5.05.01	Net income for the period	0	0	0	4,025	0	4,025
5.07	Closing balances	3,395,744	-262,396	2,937,551	4,025	-55,634	6,019,290

## Individual Financial Statements / Statement of Added Value

(In thousands of Reais)

Account Code	Account Description	Current year Accumulated	Prior year Accumulated
		01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017
7.01	Revenue	9,762	-1,048
7.01.01	Sale of merchandise, products and services	2,642	1,197
7.01.02	Other income	7,120	-2,245
7.02	Inputs acquired from third parties	-16,185	-18,990
7.02.01	Cost of products, goods and services rendered	-1,034	-1,375
7.02.02	Materials, power, outside services and others	-15,151	-17,615
7.03	Gross added value	-6,423	-20,038
7.04	Retentions	-4,335	-3,524
7.04.01	Depreciation, amortization and depletion	-4,284	-3,484
7.04.02	Others	-51	-40
7.05	Net added value produced	-10,758	-23,562
7.06	Added value received as transfer	-11,675	81,180
7.06.01	Equity income (loss)	-35,461	25,858
7.06.02	Financial income	24,710	36,334
7.06.03	Others	-924	18,988
7.07	Total added value payable	-22,433	57,618
7.08	Distribution of added value	-22,433	57,618
7.08.01	Staff Costs	10,121	15,106
7.08.01.01	Payroll	10,967	8,206
7.08.01.04	Others	-846	6,900
7.08.01.04.01	Commissions on sale	16	0
7.08.01.04.02	Board Fees	1,299	1,189
7.08.01.04.03	Employees' profit share	-2,161	5,711
7.08.02	Taxes, duties and contributions	241	-17
7.08.02.01	Federal taxes	241	-17
7.08.03	Third-party capital remuneration	18,488	38,504
7.08.03.01	Interests	18,488	38,504
7.08.04	Own Capital Remuneration	-51,283	4,025
7.08.04.03	Retained Earning/Losses	-51,283	4,025

## Consolidated Financial Statements / Balance Sheet - Assets

(In thousands of Reais)

Account code	Account Description	Current quarter 03/31/2018	Prior year 12/31/2017
1	Total Assets	9,652,269	10,401,541
1.01	Current Assets	6,022,650	6,640,859
1.01.01	Cash and cash equivalents	98,521	195,630
1.01.01.01	Cash and cash equivalents	98,521	195,630
1.01.02	Short-term investments	913,952	1,047,498
1.01.02.01	Financial investments valued at fair value	913,952	1,047,498
1.01.02.01.03	Securities	913,952	1,047,498
1.01.03	Accounts Receivable	1,688,398	2,069,412
1.01.03.01	Trade accounts receivable	1,688,398	2,069,412
1.01.04	Inventories	3,237,486	3,218,341
1.01.04.01	Properties for sale	3,237,486	3,218,341
1.01.06	Recoverable taxes	19,186	15,917
1.01.06.01	Current taxes recoverable	19,186	15,917
1.01.06.01.01	Recoverable taxes	19,186	15,917
1.01.07	Prepaid expenses	10,646	11,934
1.01.07.01	Prepaid expenses	10,646	11,934
1.01.08	Others current assets	54,461	82,127
1.01.08.03	Others	54,461	82,127
1.01.08.03.01	Deferred taxes and contributions	3,130	2,227
1.01.08.03.02	Prepaid sales expenses	10,523	11,548
1.01.08.03.03	Others assets	40,808	68,352
1.02	Non-Current Assets	3,629,619	3,760,682
1.02.01	Long-Term Assets	2,611,273	2,822,892
1.02.01.01	Financial investments valued at fair value	103,067	119,633
1.02.01.01.03	Securities	103,067	119,633
1.02.01.03	Account Receivable	582,382	597,822
1.02.01.03.01	Trade accounts receivable	582,382	597,822
1.02.01.04	Inventories	1,332,066	1,531,414
1.02.01.04.01	Properties for sale	1,332,066	1,531,414
1.02.01.08	Related Parties	365,272	349,914
1.02.01.08.03	Related Parties	365,272	349,914
1.02.01.09	Others Non - Current Assets	228,486	224,109
1.02.01.09.04	Recoverable taxes	115,961	126,794
1.02.01.09.05	Current accounts with venture partners	14,954	14,255
1.02.01.09.09	Others assets	97,571	83,060
1.02.02	Investments	922,090	836,822
1.02.02.01	Equity interest	922,090	836,822
1.02.02.01.01	Participations in associates	922,090	836,822
1.02.03	Property, plant and equipment	60,445	61,159
1.02.03.01	Property, plant and equipment in operation	60,445	61,159
1.02.04	Intangible Assets	35,811	39,809
1.02.04.01	Intangible	35,811	39,809
1.02.04.01.01	Concession Agreement	35,811	39,809

## Consolidated Financial Statements / Balance Sheet – Liabilities

(In thousands of Reais)

Account code	Account Description	Current quarter 03/31/2018	Prior year 12/31/2017
2	Total Liabilities	9,652,269	10,401,541
2.01	Current Liabilities	2,245,877	2,203,122
2.01.01	Social and labor obligations	40,626	42,272
2.01.01.01	Labor and Social Obligations	40,626	42,272
2.01.01.01.01	Labor obligations	40,626	42,272
2.01.02	Suppliers	136,587	115,242
2.01.02.01	Domestic suppliers	136,587	115,242
2.01.02.01.01	Trade payables and accrued warranties	136,587	115,242
2.01.03	Tax liabilities	102,433	118,577
2.01.03.01	Federal tax liabilities	102,433	118,577
2.01.03.01.02	Taxes payable	25,202	32,588
2.01.03.01.03	Deferred taxes and contributions	77,231	85,989
2.01.04	Loans and financing	1,266,665	1,279,878
2.01.04.01	Loans and financing	964,546	930,347
2.01.04.01.01	In national currency	964,546	930,347
2.01.04.02	Debentures	302,119	349,531
2.01.04.02.01	Debentures	260	44,555
2.01.04.02.03	Real Estate Certificates (CRIs)	301,859	304,976
2.01.05	Other liabilities	612,465	550,885
2.01.05.01	Liabilities with Related Parties	25,196	50,182
2.01.05.01.03	Debits with controllers	25,196	50,182
2.01.05.02	Others	587,269	500,703
2.01.05.02.04	Current accounts with venture partners	37,609	37,290
2.01.05.02.05	Customers Advances	331,786	314,803
2.01.05.02.06	Accounts payable for lands acquisition	165,835	107,932
2.01.05.02.07	Other Liabilities	52,039	40,678
2.01.06	Provisions	87,101	96,268
2.01.06.02	Other Provisions	87,101	96,268
2.01.06.02.01	Provisions for Guarantees	87,101	96,268
2.02	Non – Current liabilities	1,371,249	1,832,921
2.02.01	Loans and financing	878,304	1,294,162
2.02.01.01	Loans and financing	787,390	1,183,097
2.02.01.01.01	In currency national	787,390	1,183,097
2.02.01.02	Debentures	90,914	111,065
2.02.01.02.01	Debentures	4,000	4,000
2.02.01.02.02	Real Estate Certificates (CRIs)	86,914	107,065
2.02.03	Deferred taxes	25,291	24,621
2.02.03.01	Deferred income tax and social contribution	25,291	24,621
2.02.04	Provisions	467,654	514,138
2.02.04.01	Provisions for tax, labor and civil risks	106,561	143,806
2.02.04.01.02	Social Security and Labor Provisions	106,561	143,806
2.02.04.02	Other Provisions	361,093	370,332
2.02.04.02.01	Provision for guarantees	78,375	86,015
2.02.04.02.05	Accounts payable for lands acquisition	109,103	125,439
2.02.04.02.08	Customers Advances	173,615	158,878
2.03	Shareholders' equity	6,035,143	6,365,498



## Consolidated Financial Statements / Balance Sheet – Liabilities

(In thousands of Reais)

Account code	Account Description	Current quarter 03/31/2018	Prior year 12/31/2017
2.03.01	Paid-in Capital	3,395,744	3,395,744
2.03.01.01	Capital	3,395,744	3,395,744
2.03.02	Capital Reserves	-43,853	-42,751
2.03.02.04	Options granted	60,114	61,216
2.03.02.07	(-) Expenses with issuance of shares	-103,967	-103,967
2.03.04	Profit Reserves	2,434,070	2,627,660
2.03.04.01	Legal Reserve	291,104	291,104
2.03.04.05	Retained Profit Reserves	2,355,458	2,551,443
2.03.04.09	Treasury shares	-212,492	-214,887
2.03.05	Retained Earning/Losses	-51,283	0
2.03.08	Other comprehensive income	-56,189	-56,062
2.03.09	Interest of non-controlling shareholders	356,654	440,907

## Consolidated Financial Statements / Income Statement

(In thousands of Reais)

Account code	Account Description	Current year Accumulated 01/01/2018 to 03/31/2018	Prior year Accumulated 01/01/2017 to 03/31/2017
3.01	Net operating income	450,622	692,387
3.02	Cost of sales and/or services	-325,839	-477,370
3.03	Gross Income	124,783	215,017
3.04	Operating expenses/income	-150,442	-178,287
3.04.01	Selling expenses	-73,073	-87,376
3.04.01.01	Selling expenses	-73,073	-87,376
3.04.02	General and administrative expenses	-98,713	-99,510
3.04.02.01	Administrative expenses	-97,414	-98,009
3.04.02.02	Management compensation	-1,299	-1,501
3.04.04	Other operating income	52,966	44,174
3.04.04.01	Other gains on investments	180	20,848
3.04.04.02	Other income	52,786	23,326
3.04.05	Other operational expenses	-41,771	-37,327
3.04.05.01	Other expenses	-41,771	-37,327
3.04.06	Equity income (loss)	10,149	1,752
3.04.06.01	Equity	10,149	1,752
3.05	Income (loss) before financial income (loss) and taxes	-25,659	36,730
3.06	Financial income (loss)	2,760	12,967
3.06.01	Financial income	31,953	64,968
3.06.02	Financial expenses	-29,193	-52,001
3.07	Income (loss) before income tax	-22,899	49,697
3.08	Income taxes and social contribution	-11,755	-15,451
3.08.01	Current taxes	-14,173	-21,610
3.08.02	Deferred taxes	2,418	6,159
3.09	Net income (loss) of continued operations	-34,654	34,246
3.11	Income/loss for the period	-34,654	34,246
3.11.01	Attributed to Parent Company's Shareholders	-51,283	4,025
3.11.02	Attributed to non-controlling Shareholders	16,629	30,221
3.99	Earnings per share - (Reais / Shares)		
3.99.01	Basic earnings per share		
3.99.01.01	ON	-0.13399	0.01068
3.99.02	Diluted earnings per share		
3.99.02.01	ON	-0.13319	0.01059

## Consolidated Financial Statements / Statement of Comprehensive Income

(In thousands of Reais)

Account code	Account Description	Current year Accumulated 01/01/2018 to 03/31/2018	Prior year Accumulated 01/01/2017 to 03/31/2017
4.01	Net income for the period	-34,654	34,246
4.02	Other Comprehensive Income	-127	0
4.02.01	Adjustments by Investment Conversion	-127	0
4.03	Consolidated comprehensive income for the period	-34,781	34,246
4.03.01	Attributed to Parent Company's Shareholders	-51,410	4,025
4.03.02	Attributed to non-controlling Shareholders	16,629	30,221

## Consolidated Financial Statements / Statement of Cash Flows – Indirect method

(In thousands of Reais)

Account code	Account Description	Current year Accumulated	Prior year Accumulated
		01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017
6.01	Cash from (invested in) operational activities	224,854	119,777
6.01.01	Cash from activities	-13,743	119,819
6.01.01.01	Depreciation of Property, Plant and Equipment and amortization of Intangible Assets	15,816	21,302
6.01.01.02	Goodwill Amortization	51	40
6.01.01.03	Equity	-8,418	-1,752
6.01.01.04	Decrease on Intangible Assets and Property, Plant e Equipment	1,634	8
6.01.01.05	Interest and monetary variations on loans	40,534	65,186
6.01.01.06	Deferred Taxes	-6,573	-2,656
6.01.01.09	Adjustments to Present Value	-735	10,698
6.01.01.10	Net income for the Period Before IR and CS	-66,263	49,697
6.01.01.12	Provision for Guarantees	8,755	14,976
6.01.01.13	Provision for tax, labor and civil risks	-20,629	10,080
6.01.01.14	Provision for credit risk	39,986	0
6.01.01.15	Adjustments by Investment Conversion	-127	0
6.01.01.16	Finance income from securities	-19,068	-49,469
6.01.01.17	Provision for the Payment of Shares Program	1,294	1,709
6.01.02	Changes in assets and liabilities	298,928	84,078
6.01.02.02	Decrease (increase) Accounts receivable	178,954	107,263
6.01.02.03	Decrease (Increase) Properties for sale	180,203	120,078
6.01.02.04	Decrease (increase) Current accounts with venture partners	-380	-5,411
6.01.02.05	Decrease (increase) Related Parties	-40,344	16,946
6.01.02.06	Decrease (Increase) Taxes and Contributions to be Compensated	7,564	-436
6.01.02.07	Decrease (Increase) Expenses Sales to be Recognized	1,025	-1,228
6.01.02.08	Decrease (Increase) Prepaid expenses	1,288	-567
6.01.02.09	Decrease (increase) Other assets	13,033	206
6.01.02.10	Decrease (increase) Accounts payable for lands acquisition	41,567	-24,194
6.01.02.12	Decrease (increase) of Payable taxes	-5,921	14,659
6.01.02.13	Decrease (Increase) Suppliers and accrued warranties	21,345	17,399
6.01.02.14	Payroll	-1,646	5,529
6.01.02.15	Customer Advances	31,720	-92,515
6.01.02.16	Decrease (increase) Other liabilities	-103,918	-51,723
6.01.02.17	Decrease (Increase) Accrued warranties	-25,562	-21,928
6.01.03	Others	-60,331	-84,120
6.01.03.01	Paid-up Taxes and contributions	-15,638	-21,190
6.01.03.02	Interest paid	-44,693	-62,930
6.02	Cash from (invested in) investment activities	187,188	-291,570
6.02.01	Acquisition of property, plant and equipment	-14,503	-4,350
6.02.03	Dividends Received	21,236	11,648
6.02.04	Increase (decrease) on investment	11,446	-14,474
6.02.05	Acquisition of intangible assets	-171	-396
6.02.06	Decrease (increase) Financial Investments	169,180	-283,998
6.03	Cash from (invested in) financing activities	-509,151	116,982
6.03.01	Loans and financing taken	87,189	415,769
6.03.02	Payment of loans, financing and CRI	-512,101	-275,724

**Consolidated Financial Statements / Statement of Cash Flows – Indirect method****(In thousands of Reais)**

<b>Account code</b>	<b>Account Description</b>	<b>Current year Accumulated 01/01/2018 to 03/31/2018</b>	<b>Prior year Accumulated 01/01/2017 to 03/31/2017</b>
6.03.09	Changes in equity	94,862	0
6.03.10	Increase (decrease) in non-controlling shareholders equity	-179,101	-23,063
6.05	Increase (decrease) in Cash and cash equivalents	-97,109	-54,811
6.05.01	Opening balance of cash and cash equivalents	195,630	513,757
6.05.02	Closing balance of cash and cash equivalents	98,521	458,946

## Consolidated Financial Statements / Changes in Shareholder's Equity - 01/01/2018 to 03/31/2018

(In thousands Reais)

Account Code	Account Description	Paid-in Capital	Capital Reserves, Options granted and Treasury	Profit Reserves	Retained Earning (Losses)	Other Comprehensive Income	Total Shareholder's Equity	Interest of non-controlling shareholders	Consolidated Shareholder's Equity
5.01	Opening balances	3,395,744	-257,638	2,842,547	0	-56,062	5,924,591	440,907	6,365,498
5.02	Prior Year Adjustments	0	0	-195,985	0	0	-195,985	-16,643	-212,628
5.02.01	Initial adoption of CPC 48 / IFRS 9	0	0	-195,985	0	0	-195,985	-16,643	-212,628
5.03	Adjusted opening balances	3,395,744	-257,638	2,646,562	0	-56,062	5,728,606	424,264	6,152,870
5.04	Capital transactions with partners	0	1,293	0	0	0	1,293	248,180	249,473
5.04.01	Capital Increase	0	0	0	0	0	0	153,318	153,318
5.04.08	Other Mutations	0	0	0	0	0	0	94,862	94,862
5.04.10	Share's payment program	0	1,293	0	0	0	1,293	0	1,293
5.05	Total comprehensive income	0	0	0	-51,283	0	-51,283	16,629	-34,654
5.05.01	Net income for the period	0	0	0	-51,283	0	-51,283	16,629	-34,654
5.06	Internal changes in shareholders' equity	0	0	0	0	-127	-127	-332,419	-332,546
5.06.04	Adjustments by Investment Conversion	0	0	0	0	-127	-127	0	-127
5.06.05	Proposed Dividend	0	0	0	0	0	0	-332,419	-332,419
5.07	Closing balances	3,395,744	-256,345	2,646,562	-51,283	-56,189	5,678,489	356,654	6,035,143

## Consolidated Financial Statements / Changes in Shareholder's Equity - 01/01/2017 to 03/31/2017

(In thousands Reais)

Account Code	Account Description	Paid-in Capital	Capital Reserves, Options granted and Treasury	Profit Reserves	Retained Earning (Losses)	Other Comprehensive Income	Total Shareholder's Equity	Interest of non- controlling shareholders	Consolidated Shareholder's Equity
5.01	Opening balances	3,395,744	-264,105	2,937,551	0	-55,634	6,013,556	753,186	6,766,742
5.03	Adjusted opening balances	3,395,744	-264,105	2,937,551	0	-55,634	6,013,556	753,186	6,766,742
5.04	Capital transactions with partners	0	1,709	0	0	0	1,709	162,132	163,841
5.04.01	Capital Increase	0	0	0	0	0	0	162,132	162,132
5.04.08	Share's payment program	0	1,709	0	0	0	1,709	0	1,709
5.05	Total comprehensive income	0	0	0	4,025	0	4,025	30,221	34,246
5.05.01	Net income for the period	0	0	0	4,025	0	4,025	30,221	34,246
5.06	Internal changes in shareholders' equity	0	0	0	0	0	0	-185,194	-185,194
5.06.04	Proposed Dividend	0	0	0	0	0	0	-185,194	-185,194
5.07	Closing balances	3,395,744	-262,396	2,937,551	4,025	-55,634	6,019,290	760,345	6,779,635

## Consolidated financial statements / Statement of added value

(Thousands Reais)

Account Code	Account Description	Current year Accumulated	Prior year Accumulated
		01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017
7.01	Revenue	475,168	698,411
7.01.01	Sale of merchandise, products and services	464,152	712,412
7.01.02	Other income	11,016	-14,001
7.02	Inputs acquired from third parties	-428,627	-582,452
7.02.01	Cost of products, goods and services rendered	-325,837	-477,370
7.02.02	Materials, power, outside services and others	-102,790	-105,082
7.03	Gross added value	46,541	115,959
7.04	Retentions	-15,867	-21,341
7.04.01	Depreciation, amortization and depletion	-15,816	-21,301
7.04.02	Others	-51	-40
7.04.02.01	Amortization of asset valuation	-51	-40
7.05	Net added value produced	30,674	94,618
7.06	Added value received as transfer	42,333	87,608
7.06.01	Equity income (loss)	10,149	1,752
7.06.02	Financial income	31,953	64,968
7.06.03	Others	231	20,888
7.06.03.01	Other results in investments	231	20,888
7.07	Total added value payable	73,007	182,226
7.08	Distribution of added value	73,007	182,226
7.08.01	Staff Costs	53,183	60,502
7.08.01.01	Payroll	43,333	44,773
7.08.01.04	Others	9,850	15,729
7.08.01.04.01	Commissions on sale	5,532	8,716
7.08.01.04.02	Board Fees	1,299	1,501
7.08.01.04.03	Employees' profit share	3,019	5,512
7.08.02	Taxes, duties and contributions	25,285	35,477
7.08.02.01	Federal taxes	25,285	35,477
7.08.03	Third-party capital remuneration	29,193	52,001
7.08.03.01	Interests	29,193	52,001
7.08.04	Own Capital Remuneration	-34,654	34,246
7.08.04.03	Retained Earning/Losses	-51,283	4,025
7.08.04.04	Profit attributed to non-controlling shareholders	16,629	30,221



### **MESSAGE FROM MANAGEMENT**

We observed in early 2018 that some factors, such as a high unemployment rate, still prevent the real estate industry from a stronger recovery despite a stable inflation rate, a low benchmark Selic interest rate and a slight rise in the Brazilian savings account deposits. The upcoming presidential election brings further volatility to the local market. In the international arena, the monetary policy and protectionist measures introduced by the United States have heightened the prevailing uncertainty.

Despite the current situation, Brazil seems to be past the peak of the worst economic crisis in decades. We believe the benchmark interest rate – kept at its current level – will continue to boost the economy, savings account deposits and credit supply in Brazil. As a matter of fact, banks announced lower mortgage rates in April. However, mortgage rates will have to fall even further before the real estate industry can rebound completely.

The main highlight in the quarter was our strong cash generation, consistent with our strategy of adjusting the Company's capital structure and boosting shareholder return in the medium term. In this sense, the Board of Directors approved on May 2 the distribution of R\$200 million as interim dividends, corresponding to R\$0.52 per share. The payment will be made on July 2, 2018.

It is also worth noting our net sales, which amounted to R\$613 million in 1Q18, up 18.0% year-over-year, mainly due to a drop in cancellations. We remain focused on managing this challenge, which has been facing the entire industry, as efficiently as possible while there is no consensus on rules capable of providing a sense of security for the real estate market as a whole.

Once again, we thank all our stakeholders for their support and partnership. It is with you in mind that we work hard to make Cyrela an increasingly solid, profitable and sustainable company.

### MAIN INDICATORS

	1Q18	1Q17	1Q18 x 1Q17	4Q17	1Q18 x 4Q17
<b>Launches <sup>(1)</sup></b>					
Number of Launches	6	3	100,0%	19	-68,4%
Launched PSV - R\$ Million (100%)	434	612	-29,0%	1.269	-65,8%
Launched PSV - R\$ Million (%CBR)	259	537	-51,8%	786	-67,1%
Cyrela's Share	59,6%	87,8%	-28,2 p.p.	61,9%	-2,3 p.p.
PSV Swapped - R\$ Million (100%)	12	-	n.a.	22	-42,7%
Average Price per sq. m. (R\$) (ex-lots)	4.848	12.967	-62,6%	6.079	-20,2%
Usable Area Launched (sq. m.)	89.575	47.176	89,9%	208.798	-57,1%
Units Launched	2.111	711	196,9%	4.125	-48,8%
<b>Sales <sup>(2)</sup></b>					
Pre-Sales Contracts - R\$ Million (100%)	613	520	17,9%	1.253	-51,1%
Pre-Sales Contracts - R\$ Million (%CBR)	385	371	3,5%	872	-55,9%
Cyrela's Share	62,7%	71,4%	-8,7 p.p.	69,6%	-6,8 p.p.
Average Price per sq. m. (R\$) (ex-lots)	5.805	5.960	-2,6%	5.790	0,3%
Units Sold	2.297	1.384	66,0%	4.216	-45,5%
<b>Sales from Launches <sup>(2)</sup></b>					
Pre-Sales Contracts from Launches of the year - R\$ Million (100%)	126	112	12,6%	772	-83,7%
Pre-Sales Contracts from Launches of the year - R\$ Million (%CBR)	59	73	-19,4%	475	-87,6%
Cyrela's Share	47,0%	65,6%	-18,6 p.p.	61,6%	-14,6 p.p.
Average Price per sq. m. (R\$) (ex-lots)	4.671	6.473	-27,8%	5.779	-19,2%
Units Sold	711	345	106,1%	2.820	-74,8%
<b>Deliveries</b>					
Delivered PSV (100%)	1.005	1.055	-4,7%	1.666	-39,6%
Delivered Units	3.207	4.440	-27,8%	6.419	-50,0%
<b>Landbank</b>					
PSV with exchange - R\$ Million (100%)	45.003	49.925	-9,9%	45.449	-1,0%
PSV without exchange - R\$ Million (100%)	37.947	42.415	-10,5%	38.382	-1,1%
Landbank (thd sq. m.)	12.559	17.076	-26,5%	12.944	-3,0%
% Swap over land value	75,4%	75,5%	-0,1 p.p.	75,8%	-0,4 p.p.
% CBR	88%	87%	0,7 p.p.	88%	0,2 p.p.
	1Q18	1Q17	1Q18 x 1Q17	4Q17	1Q18 x 4Q17
<b>Financial Indicators</b>					
Net Revenue (R\$ Million)	451	638	-29,4%	809	-44,3%
Gross Profit (R\$ Million)	125	197	-36,8%	219	-42,9%
Net Income (R\$ Million)	(51)	4	n.a.	49	n.a.
Gross Margin	27,7%	30,9%	-3,2 p.p.	27,0%	0,7 p.p.
Net Margin	-11,4%	0,6%	n.a.	6,0%	n.a.
Earnings per Share (R\$) <sup>(3)</sup>	(0,13)	0,01	n.a.	0,13	n.a.
Cash Generation / Burn <sup>(4)</sup>	184	118	55,8%	245	-25%
<b>Backlog</b>					
Revenues to be Recognized (R\$ Million)	1.586			1.654	-4,1%
Gross Profit to be Recognized (R\$ Million)	643			645	-0,3%
Margin to be Recognized	40,5%			39,0%	1,5 p.p.

(1) Including swapped units

(2) Net of cancellations and including swaps

(2') Net of cancellations: sales during the quarter of launches in the year

(2'') Net of cancellations: sales during the year of launches in the year

(3) Earnings per share are net of Treasury shares.

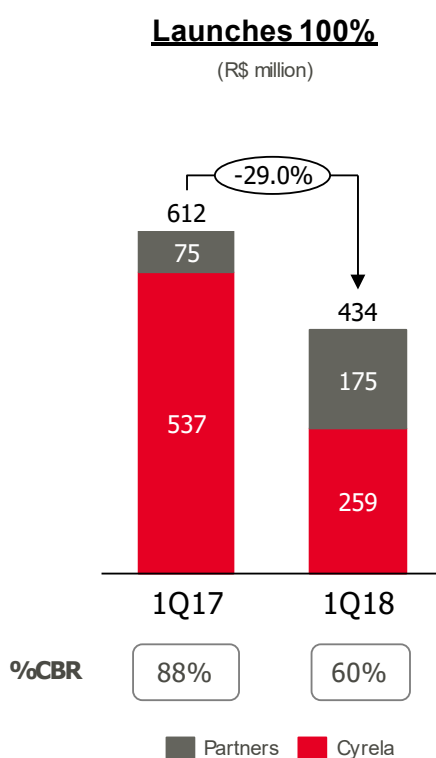
(4) Cash generation does not include dividends, funds allocated to the share buyback program and acquisitions of equity interests.

### OPERATING PERFORMANCE

Note: detailed information on launches can be found at the end of this report in the appendix tables.

### LAUNCHES

Launches amounted to a total Pre-Sales Value (PSV) of R\$434 million in 1Q18, down 29% from R\$612 million in 1Q17. Swaps accounted for R\$12.5 million of the 1Q18 launches; in turn, there were no swaps in 1Q17.

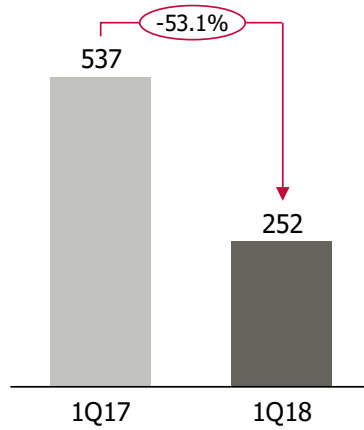


We launched six projects – two in the city of São Paulo, one in Campinas, two in Rio de Janeiro and one in the Middle West Region – in 1Q18.

Cyrela's share (%CBR) in the 1Q18 launches stood at 60%, down from 88% in 1Q17.

Excluding swaps from launches, the volume launched by Cyrela in 1Q18 fell by 53.1% year-over-year, from R\$537 million to R\$252 million.

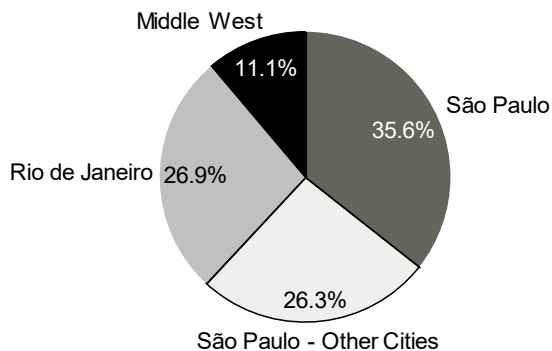
**Launched PSV  
Ex-Swap (in R\$ million - %CBR)**



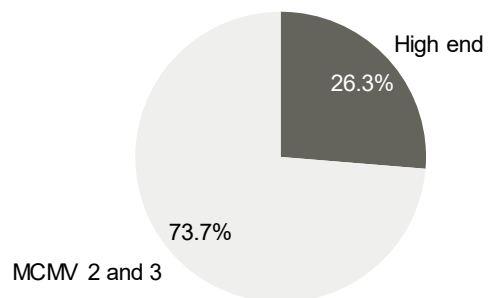
In 1Q18, it is worth noting the launch of the “Medplex” project, in Campinas, with a Pre-Sales Value (PSV) of R\$114 million.

The breakdown of the 2018 launches by geographical region and segment can be seen below.

**Launches per Region – 1Q18**



**Launches per Product – 1Q18**

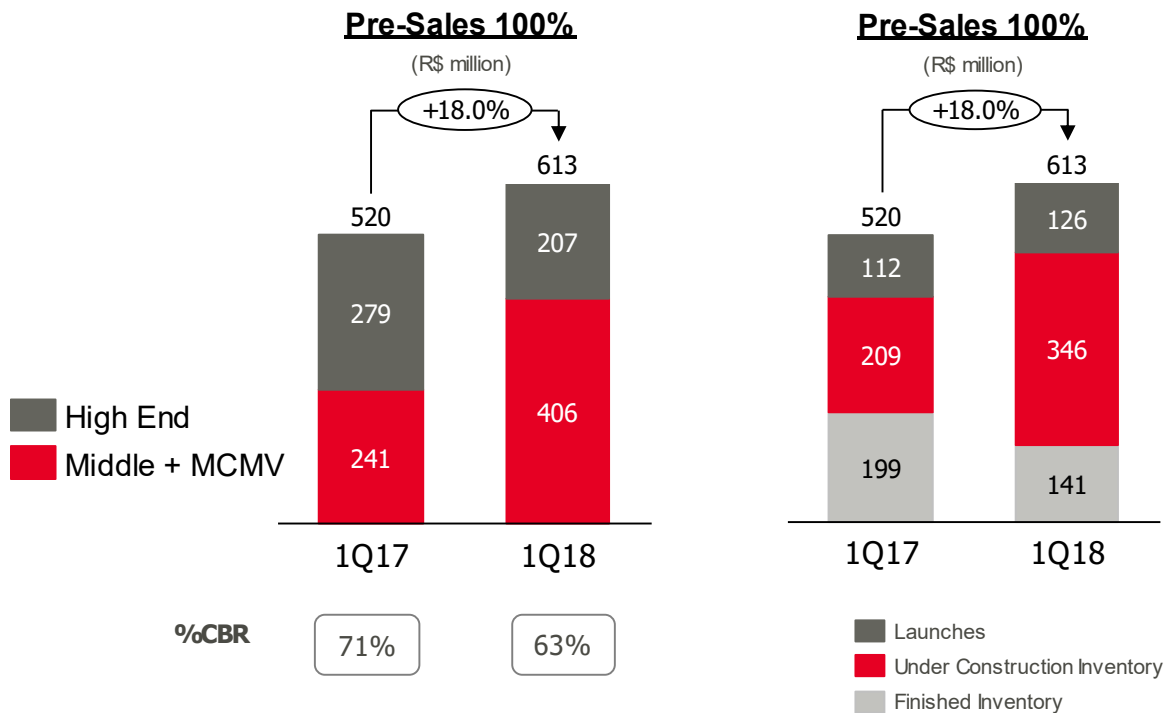


Of the PSV launched in the quarter, 62% is recognized through full consolidation and 38% through the equity method.

### SALES

Note: detailed information on pre-sales can be found at the end of this report in the appendix tables.

Pre-sales amounted to R\$613 million in 1Q18, up 18% from 1Q17 (R\$520 million.)

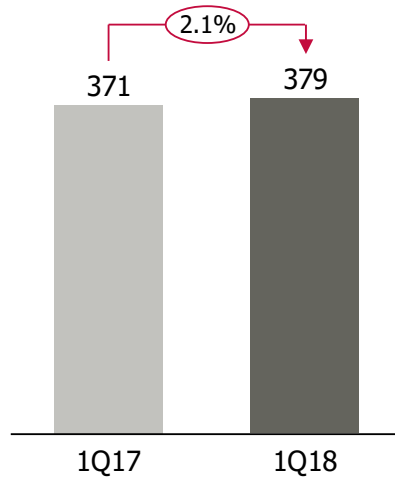


The Company's share in sales stood at 63% in 1Q18 against 71% in 1Q17. Of the 1Q18 net sales, 62% will be recognized through full consolidation and 38% through the equity method.

Sales of finished inventory units accounted for R\$141 million (23%), sales of inventory units under construction for R\$346 million (56%) and sales of launches for R\$126 million (21%) of sales in the quarter.

Excluding swaps and considering only the %CBR, sales amounted to R\$379 million in 1Q18, vs. R\$371 million in 1Q17.

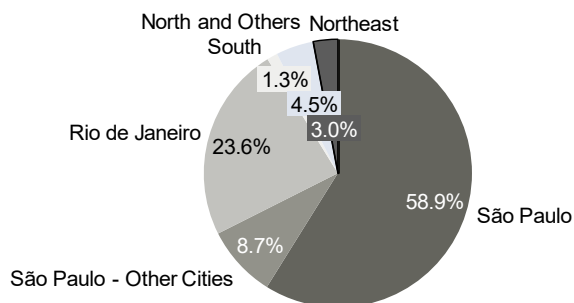
**Sales Ex-Swap (in R\$ million – %CBR)**



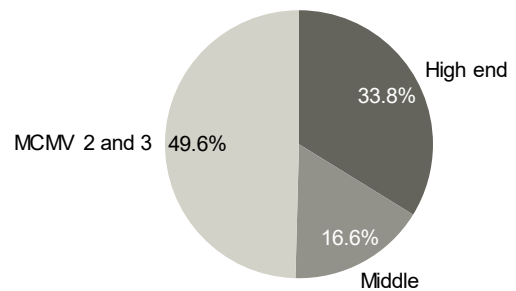
The breakdown of 1Q18 sales by geographical region shows São Paulo accounted for 59% of total sales, followed by Rio de Janeiro at 23.6%.

The breakdown of sales by geographical region and segment in the quarter can be seen below.

**Sales per Region – 1Q18**

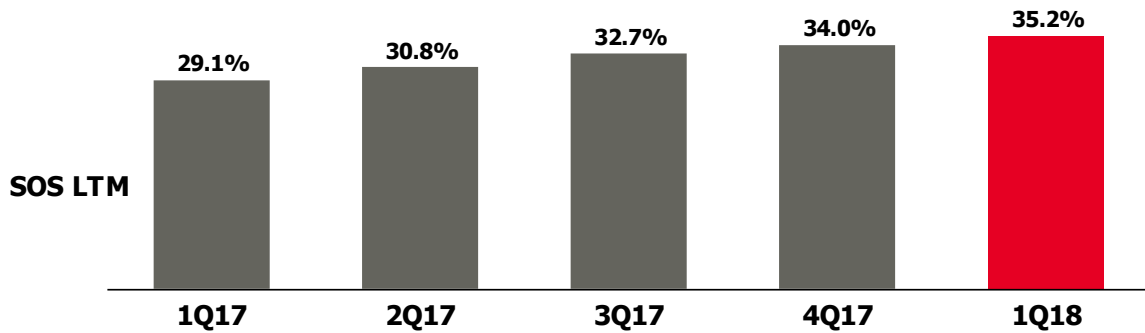


**Sales per Product – 1Q18**



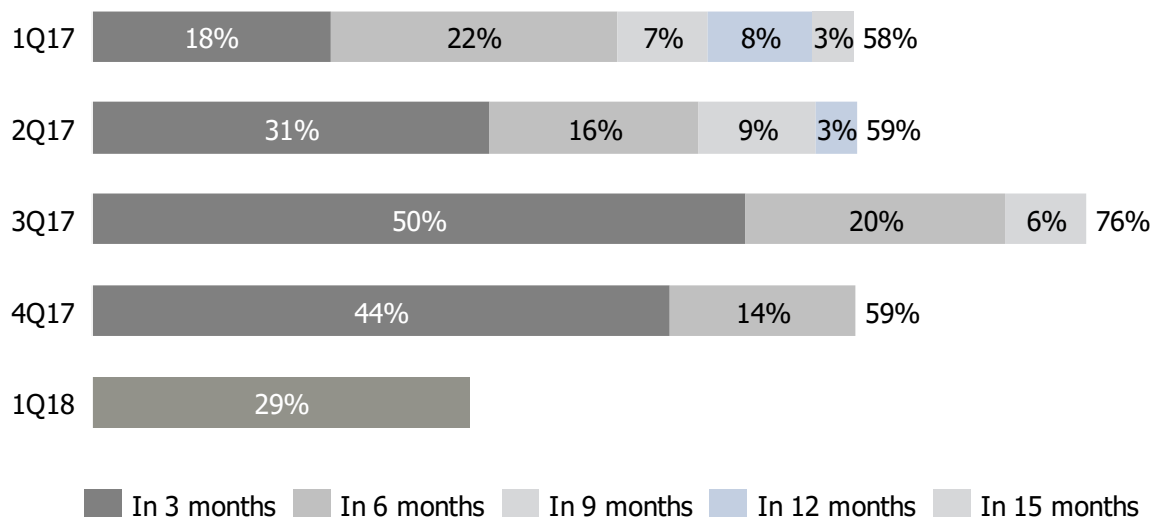
## SALES SPEED (SOS)

Operating data shows Sales over Supply (SoS) in the trailing 12 months stood at 35.2% in 1Q18, up from 29.1% in 1Q17 and from 34.0% in 4Q17.



Concerning sales speed by vintage, 29% of the 1Q18 vintage has been sold.

Sales Speed – 100% through swaps  
Cyrela

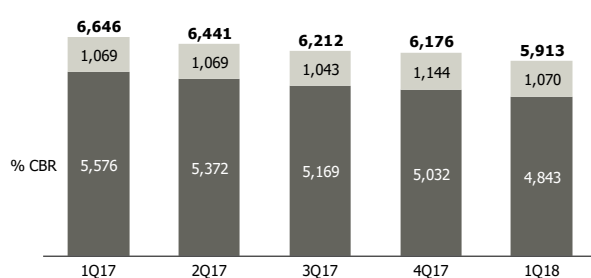


### INVENTORIES

Cyrela's inventory market value amounted to R\$5,913 million (100%) and R\$4,843 million (%CRB) at the close of 1Q18. There was a quarter-over-quarter drop of 4.3% in the total inventory at market value in 1Q18.

The share of total inventory (R\$5,913 million) to be consolidated into the Company's revenue is R\$5,049 million (%CRB: R\$4,424 million) whereas R\$864 million (%CRB: R\$418 million) will be accounted for under "Equity Result and Other Appreciations."

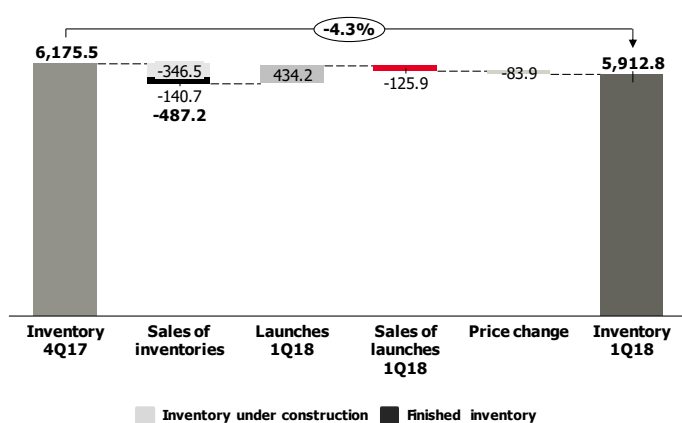
**Inventory at Market Value (R\$ MM)**



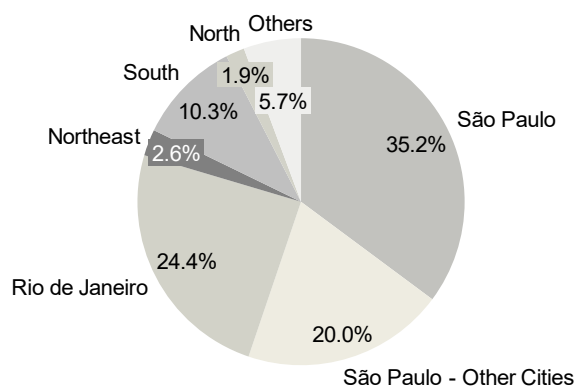
**Inventory by Delivery Schedule (R\$ MM)**

Inventory to be delivered	Total	Consolidation	Equity Method
Finished	2.595	2.261	334
12 Months	1.101	1.024	76
24 Months	1.178	951	227
36 Months	882	711	171
48 Months	158	102	56
<b>Total</b>	<b>5.913</b>	<b>5.049</b>	<b>864</b>

**Changes in Inventory (R\$ MM)**



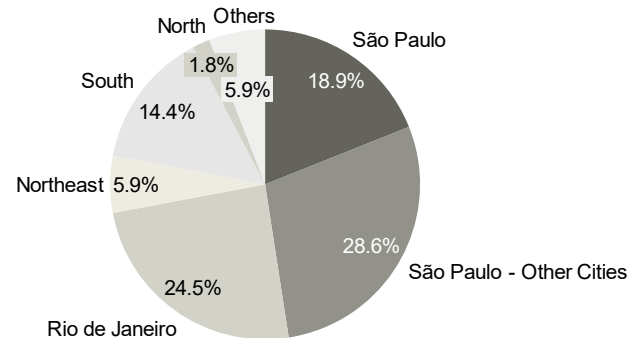
**Total Inventory Breakdown 1Q18**



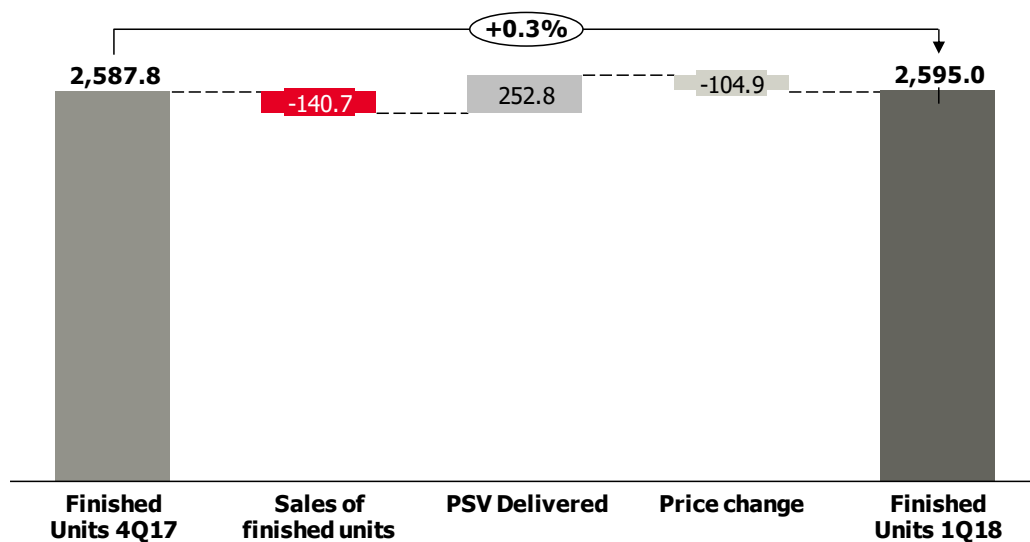


During 1Q18, the Company sold 5.4% of its inventory of finished units early in the quarter. Considering deliveries, the Company’s inventory of finished units—R\$2,588 million in 4Q17 vs. R\$2,595 million in 1Q18—remained virtually stable. Although still high, the inventory of finished units in Rio de Janeiro and the Northeast Regions put together fell in value in relation to 4Q17, from R\$852 million to R\$789 million (down from 33% to 30% of the total inventory).

**Finished Inventory Breakdown in 1Q18**



**Changes in Finished Inventory Units (R\$ MM)**



The share of the inventory of finished units to be consolidated into the Company’s revenue is R\$2,261 million (%CBR: R\$1,968 million) whereas R\$334 million (%CBR: R\$169 million) will be accounted for under “Equity Result and Other Appreciations.”

### LANDBANK

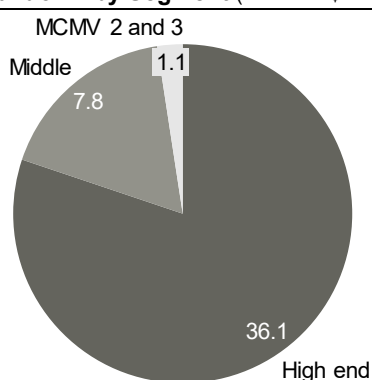
Note: detailed information on landbank can be found at the end of this report in the appendix tables.

At the close of 1Q18, the Company’s landbank amounted to 12.6 million sq. m. of marketable area with total potential sales of R\$45 billion. Cyrela’s share in the landbank is 88%, equivalent to R\$40 billion.

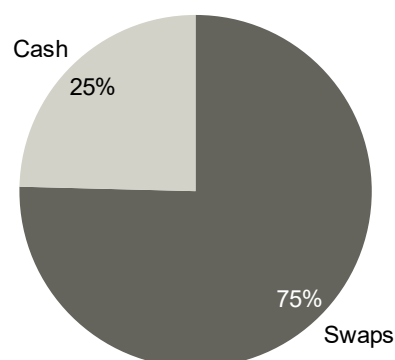
In 1Q18, Cyrela acquired five plots of land, three in the city of São Paulo State and two in the city of Rio de Janeiro, with potential PSV of R\$0.8 billion. Swaps accounted for 60% of the total value of those acquisitions. In addition, the Company canceled or sold 6 plots of land, with a net negative impact of R\$28 million on the 1Q18 income statement.

### Landbank on 03/31/2018\*

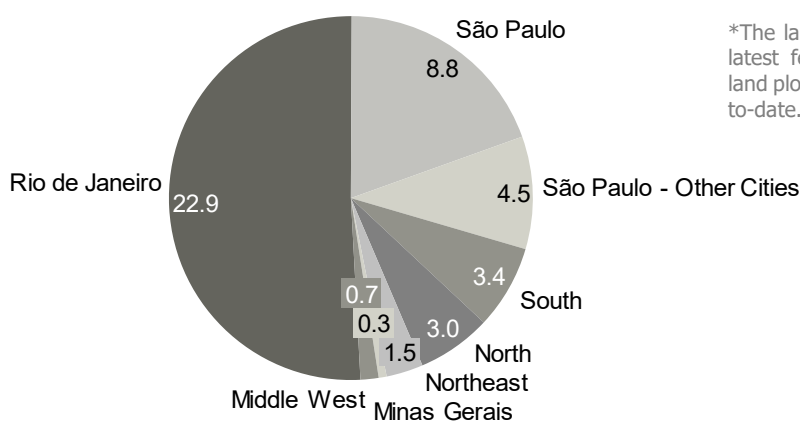
**Breakdown by Segment** (PSV in R\$ billion)



**Method of Acquisition** (in %)



**Breakdown by Region** (PSV in R\$ billion)

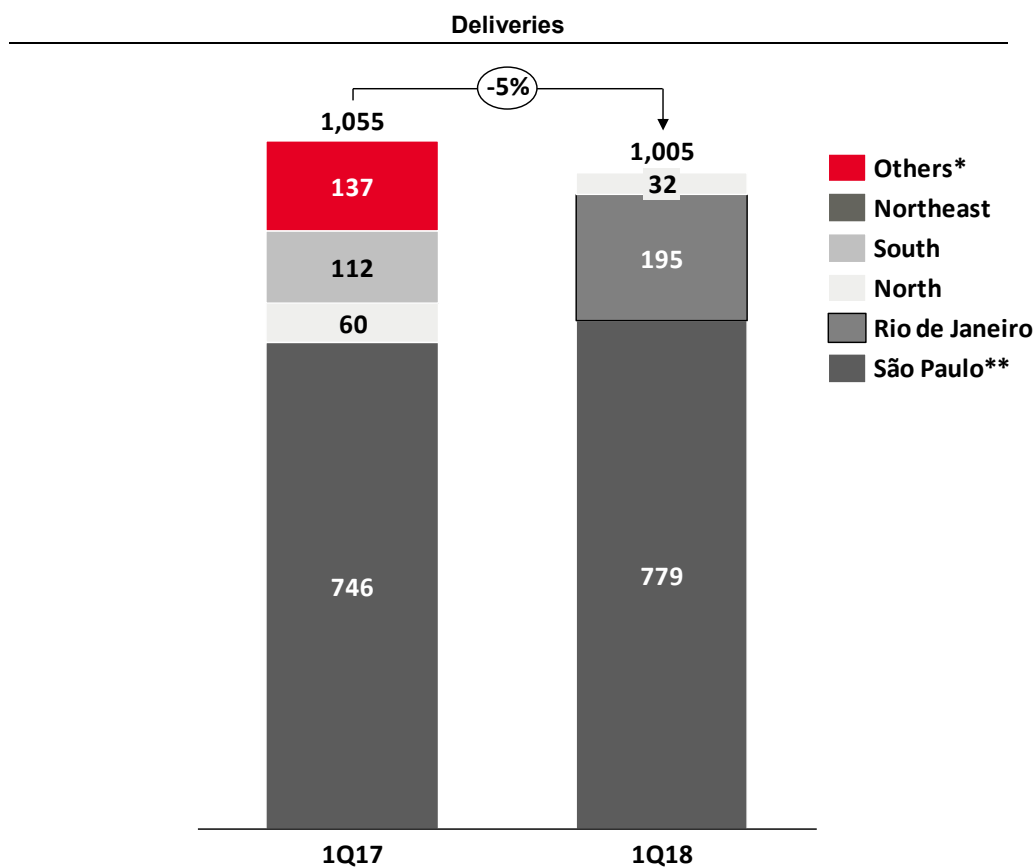


\*The landbank PSV is based on the latest feasibility assessment of the land plot, adjusted by the INCC year-to-date.

## DELIVERIES

Note: detailed information on delivered units can be found in the appendix tables at the end of this report.

Cyrela delivered 13 projects, with 3,200 units totaling a PSV of R\$1,005 million on the dates of their respective launches. Of all the projects delivered during the quarter, none belongs to the MCMV 1 segment.

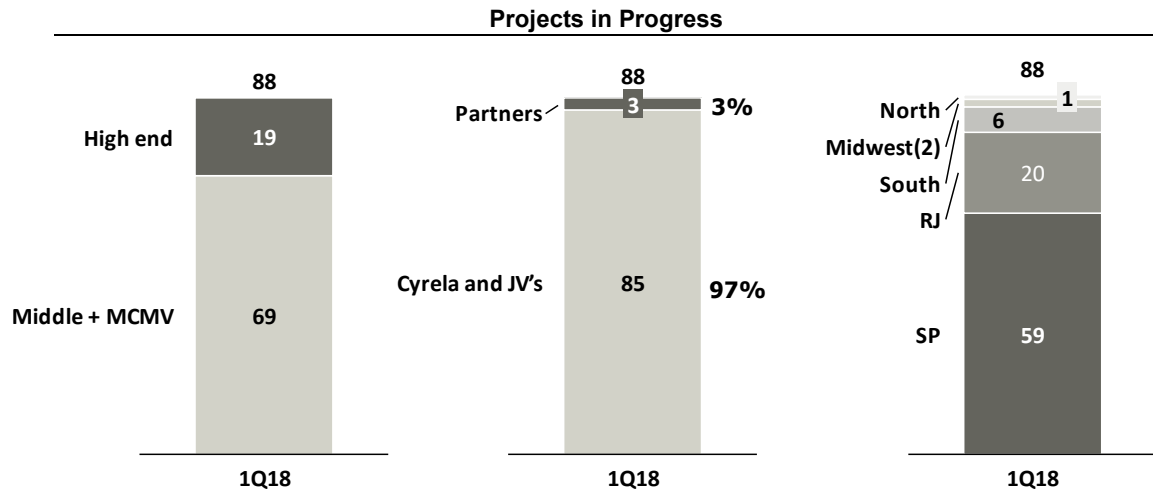


Note: \*Espírito Santo State, Central-West Region and Minas Gerais State. \*\*São Paulo and São Paulo–Interior.

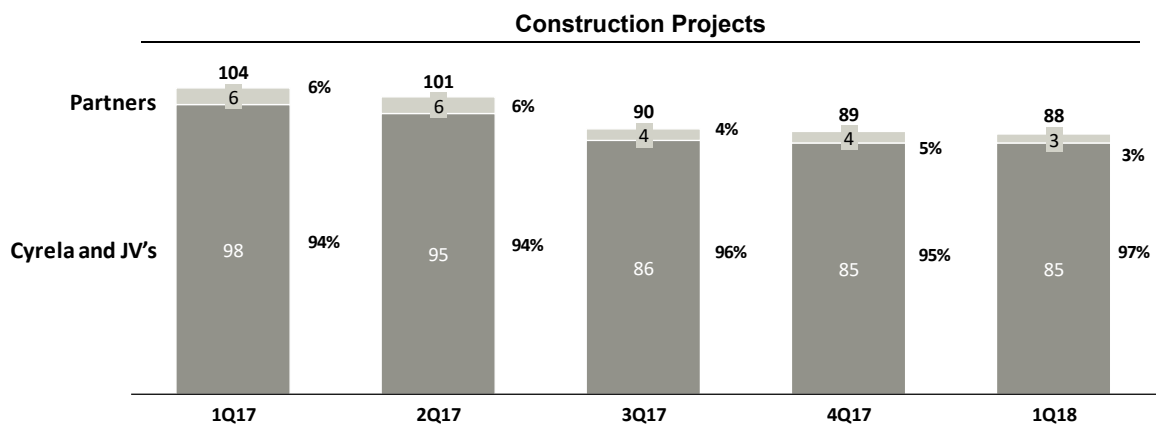
## CONSTRUCTION SITES

At the close of 1Q18, there were 88 projects in progress—broken down as follows by segment, execution and geographical location—according to the active construction site

criterion. Faixa 1 MCMV accounts for eight of all the projects in progress.



In line with its strategic direction, the Company manages a large share of the construction sites to monitor the execution of the works. At the close of 1Q18, 97% of the construction sites were managed by the Company's own teams or joint ventures. This clearly shows Cyrela's commitment to managing costs and ensuring product quality. Of all the 1Q18 launches, only one project will be constructed by third parties.



## Economic and Financial Performance

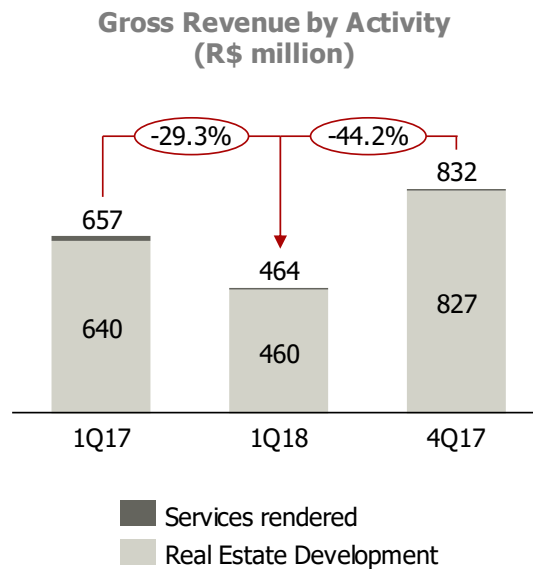
Because MAC has been accounted for in a different manner since 2Q17, we will be presenting only "proforma" numbers for 1Q17 and 2017, considering MAC through the equity method, so that comparisons between those periods and 4Q17 and/or 2017 can be

made.

In compliance with accounting practices, Cyrela adopted the CPC 48 (IFRS 9) - Financial Instruments, recording a provision for credit risk. The adequacy of this provision had a negative effect on the Shareholders' Equity for the period ended in December 2017 in the amount of R\$196 million. In 1Q18 there was a consumption of part of the provision, with a positive impact of R\$41 million on the result for the quarter.

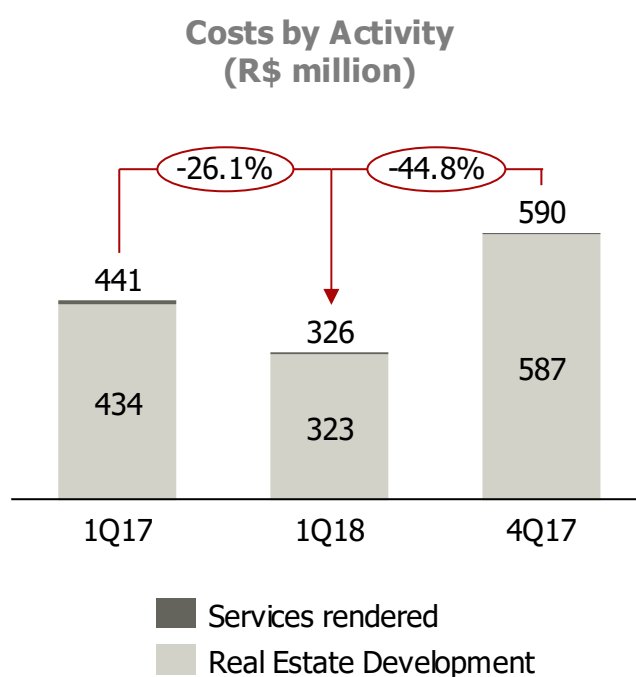
### REVENUE

The Company's total gross revenue amounted to R\$464 million in 1Q18, down 29.3% from R\$657 million in 1Q17 and 44.2% from R\$832 million in 4Q17. This quarter-over-quarter decrease reflects mainly lower net consolidated sales.



## COST OF GOODS SOLD AND/OR SERVICES RENDERED

Total cost came to R\$326 million, falling by 26.1% against 1Q17 and 44.8% against 4Q17.



The cost of development activities (99.3% of total costs) came to R\$323 million in 1Q18, down 44.9% from 4Q17 and 25.4% from 1Q17.

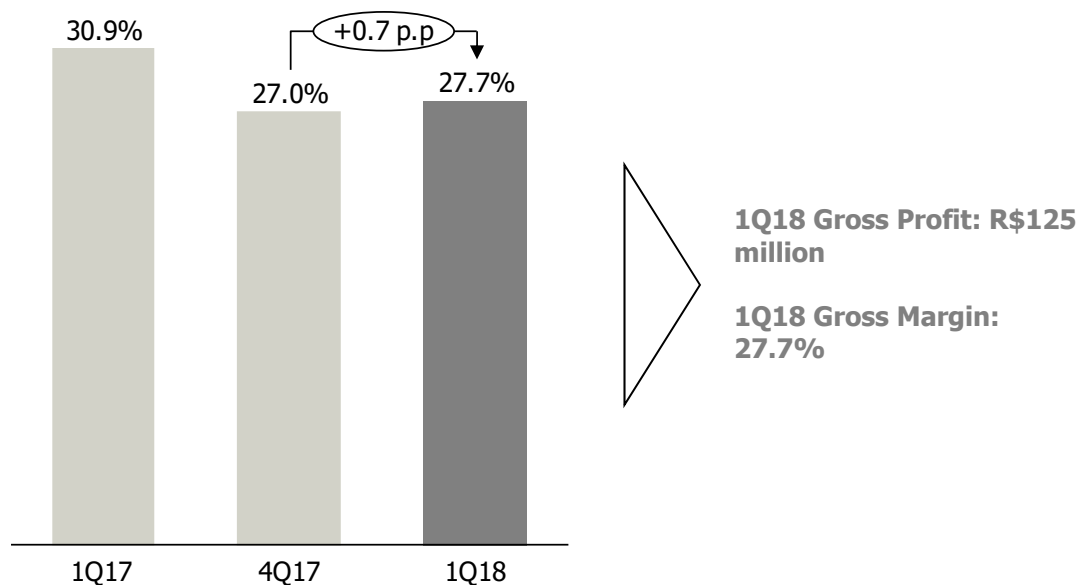
### GROSS MARGIN

The Company's total gross margin stood at 27.7% in 1Q18, 0.7 p.p. up on 4Q17, when gross margin came to 27.0%, and 3.2 p.p. down on 1Q17, when gross margin came to 30.9%.

Adjusted gross margin stood at 33.4% in 1Q18, up 0.9 p.p. from 4Q17 and down 4.6 p.p. from 1Q17.

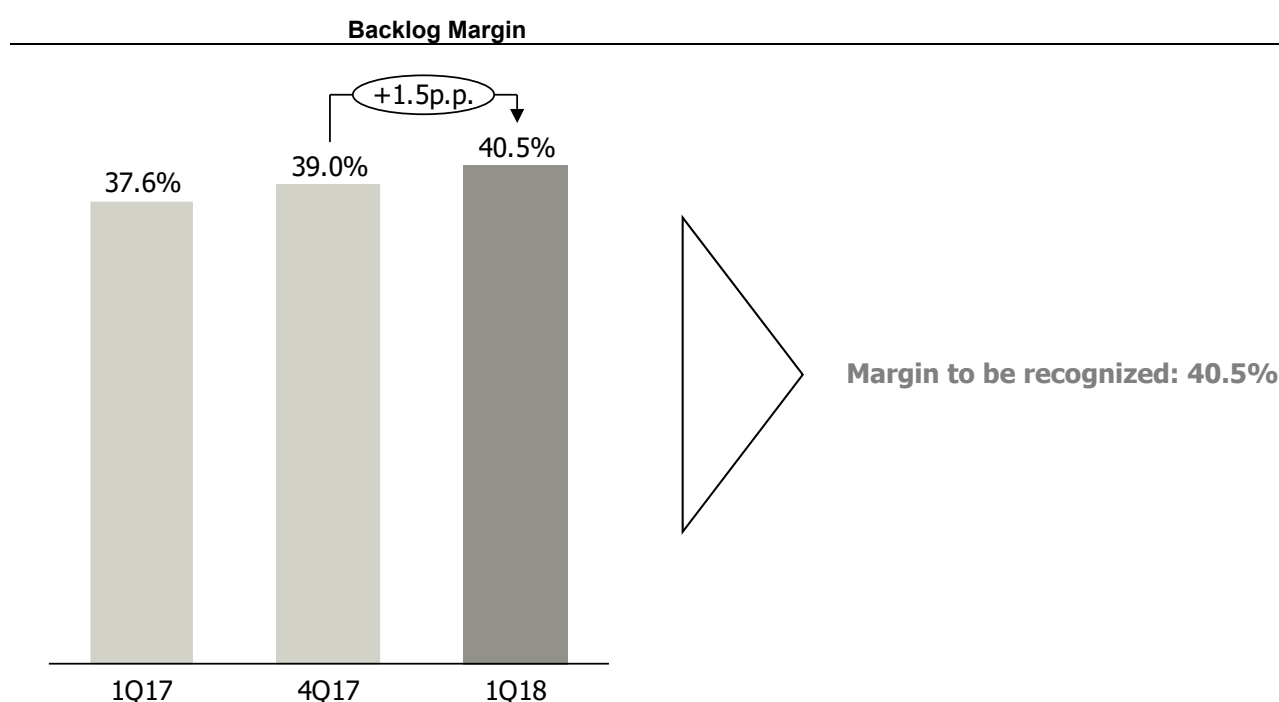
Adjusted Gross Margin	1Q18	4Q17	1Q18 x 4Q17	1Q17	1Q18 x 1Q17
	R\$ MM	R\$ MM		R\$ MM	
Net Revenue	451	809	-44,3%	638	-29,4%
Gross Profit	125	219	-42,9%	197	-36,8%
<b>Gross Margin</b>	<b>27,7%</b>	<b>27,0%</b>	<b>0,8 p.p.</b>	<b>30,9%</b>	<b>-3,1 p.p.</b>
Capitalized Interest from COGS	26	44	-41,9%	45	-42,9%
<b>Adjusted Gross Margin</b>	<b>33,4%</b>	<b>32,5%</b>	<b>0,9 p.p.</b>	<b>38,0%</b>	<b>-4,6 p.p.</b>

### Gross Margin



### SALES TO BE RECOGNIZED

At the close of 1Q18, net revenue from sales to be recognized totaled R\$1,586 million. Gross margin from revenue to be recognized stood at 40.5% in 1Q18, up 1.5 p.p. quarter-over-quarter and 2.9 p.p. year-over-year. It is worth noting gross backlog margin does not consider the PVA effect and SFH-related financing costs. These effects usually have an impact between five and seven p.p.



Sales to be Recognized (R\$ MM)	1Q18	4Q17	1Q18 x 4Q17	1Q17	1Q18 x 1Q17
Sales to be Recognized	1.621	1.689	-4,0%	1.979	-18,1%
Taxes to be Recognized	(35)	(35)	0,8%	(42)	-16,4%
<b>Net Revenues to be Recognized</b>	<b>1.586</b>	<b>1.654</b>	<b>-4,1%</b>	<b>1.937</b>	<b>-18,1%</b>
Costs of Units Sold to be Recognized	(944)	(1.009)	-6,5%	(1.208)	-21,9%
<b>Gross Profit to be Recognized</b>	<b>643</b>	<b>645</b>	<b>-0,3%</b>	<b>729</b>	<b>-11,8%</b>
<b>Gross Margin to be Recognized</b>	<b>40,5%</b>	<b>39,0%</b>	<b>1,5 p.p.</b>	<b>37,6%</b>	<b>2,9 p.p.</b>



### SELLING EXPENSES

Selling expenses totaled R\$73 million in 1Q18, down R\$7 million from 4Q17 and R\$12 million from 1Q17.

Commercial expenses	1Q18 R\$ MM	4Q17 R\$ MM	1Q18 x 4Q17	1Q17 R\$ MM	1Q18 x 1Q17
Show-rooms	18	16	11,4%	24	-25,7%
Media	10	22	-54,1%	14	-28,6%
Third-party Services	16	18	-10,7%	22	-25,4%
Finished Inventory Maintenance*	18	17	7,3%	16	13,9%
Others	11	7	59,1%	9	18,9%
<b>Total</b>	<b>73</b>	<b>80</b>	<b>-8,4%</b>	<b>85</b>	<b>-14,0%</b>

\* maintenance costs of the inventory of finished units such as carrying fees and property tax.

This quarter-over-quarter change is mainly explained by a R\$12 million drop in media spending due to the lower number of launches.

### GENERAL & ADMINISTRATIVE EXPENSES

General and administrative expenses totaled R\$99 million in 1Q18, flattening out quarter-over-quarter and rising by R\$5 million year-over-year.

General & Administrative Expenses	1Q18 R\$ MM	4Q17 R\$ MM	1Q18 x 4Q17	1Q17 R\$ MM	1Q18 x 1Q17
Salaries and Social Charges	26	27	-0,8%	26	0,0%
Board Members/Management Remuneration	1	1	-0,3%	2	-13,5%
Employees'	2	2	3,5%	4	-54,6%
Stock Options	1	2	-22,6%	2	-24,3%
Third-Party Services	21	16	36,1%	21	0,4%
Rent, travelling and representation	6	5	35,6%	7	-10,5%
Indemnities	28	33	-14,1%	21	35,0%
Others	12	15	-17,2%	11	7,9%
<b>Total</b>	<b>99</b>	<b>99</b>	<b>-0,3%</b>	<b>94</b>	<b>5,1%</b>

This quarter-over-quarter change was basically due to a decrease in indemnities to customers, offset by a rise in third-party services.

**FINANCIAL RESULT**

The Company recorded net financial income of R\$3 million in 1Q18 vs. R\$8 million in 4Q17.

R\$ million	1Q18	4Q17
<b>Financial Expenses</b>		
SFH Interest	(29)	(34)
Interest on Corporate Loans	(18)	(22)
Capitalized Interest	23	32
<b>Sub Total</b>	<b>(24)</b>	<b>(24)</b>
Monetary Adjustment on Loans	(0)	(0)
Bank Expenses	(3)	(3)
Other financial expenses	(2)	(2)
<b>Total Financial Expenses</b>	<b>(29)</b>	<b>(29)</b>
<b>Financial Revenues</b>		
Income on Investments	19	26
Income on Receivables	-	-
Monetary Adjustment	2	5
Other financial income	10	6
<b>Total Financial Revenues</b>	<b>32</b>	<b>37</b>
<b>Financial Result</b>	<b>3</b>	<b>8</b>

### **NET INCOME AND NET MARGIN**

In addition to the accounts discussed above, it is worth noting the following items:

- (i) A positive impact of R\$12 million from Cyrela's share in Cury's net income, recognized under "Equity Result and Other Appreciations in Equity";
- (ii) A negative impact of R\$14 million from contingencies on the 1Q18 income statement;
- (iii) A negative impact of R\$19 million from reparatory expenses in the Northeast region;
- (iv) A negative impact of R\$21 million from the cancellation of a land plot in Brasília;
- (v) A positive impact of R\$41 million from the consumption of the provision that had been recorded in the Shareholders' Equity in 4Q17 due to the initial adoption of the IFRS 9.

As a result of the performance described above, the Company recorded a net loss of R\$51 million in 1Q18, against net income of R\$4 million in 1Q17 and of R\$49 in 4Q17.

## **ARBITRATION CHAMBER**

The Company is subject to the Market Arbitration Chamber, in accordance with the Arbitration Clause included in the Company's Bylaws.

## **RELATIONSHIP WITH INDEPENDENT AUDITORS**

In compliance with CVM Instruction 381/03, we hereby inform you that we engaged KPMG Auditores Independentes to provide the following services in 1Q18: audit of the financial statements prepared in accordance with accounting practices adopted in Brazil and International Financial Reporting Standards ("IFRS"s); review of internal controls; and review of the quarterly interim financial information in accordance with Brazilian and international standards on review of interim financial information (NBC TR 2410 - "Revisão de Informações Intermediárias Executadas pelo Auditor da Entidade" and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). The Company did not engage the independent auditors to perform any other work, other than the audit of the financial statements.

The engagement of independent auditors is based on principles that protect the auditor's independence , which consist of the following: (a) the auditor should not audit his/her own work ; (b) the auditor should not exercise managerial duties; and (c) the auditor should not provide any services that can be considered a prohibited under prevailing standards . Additionally, Management obtains from the independent auditors a statement in the sense that the special services provided do not affect their professional independence.

The information in the performance report is not clearly identified as copy of the information included in the financial statements, nor has it been subjected to audit or review.

## CYRELA BRAZIL REALTY S.A. EMPREENDIMENTOS E PARTICIPAÇÕES

### NOTES TO INTERIM FINANCIAL INFORMATION FOR THE THREE-MONTH ENDED MARCH 31, 2018

(In thousands of reais, unless otherwise indicated)

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#### 1. OPERATIONS

Cyrela Brazil Realty S.A. Empreendimentos e Participações (“Company”) is a publicly-held corporation headquartered in the city of São Paulo, state of São Paulo; its shares are traded on the BM&FBOVESPA S.A. - Bolsa de Valores, Mercadorias e Futuros - Novo Mercado, under the acronym CYRE3.

The Company’s headquarters is located at Rua do Rocio, 109 - 2º andar, Sala 01, in city of São Paulo, in São Paulo State.

The Company is primarily engaged in the development and construction of residential properties, alone or jointly with other companies. The subsidiaries, companies under shared control and associated companies share with the parent company the corporate, managerial and operating costs and structures of the Company or of the partner, according to each situation.

Management affirms that all relevant information characteristic of financial information, are being evidenced and correspond to those used by Management.

#### 2. PRESENTATION OF INTERIM FINANCIAL INFORMATION

##### 2.1. Basis of presentation and preparation of individual and consolidated financial information

###### i) Compliance statement

The Company’s individual and consolidated interim information has been prepared and presented in accordance with Brazilian accounting practices and the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), applicable to real estate entities in Brazil and approved by the Accounting Pronouncement Committee (CPC), the Brazilian Securities and Exchange Committee (CVM) and the Federal Accounting Committee (CFC). In conformity with Guidance “OCPC 07 – Evidencing in Disclosure of General Purpose Accounting-Financial Reports”, relevant information typical of financial information is being evidenced and corresponds to those used by Management.

Accounting practices adopted in Brazil include those in Brazilian corporate law and in Pronouncements, Guidelines and Interpretations issued by CPC and approved by CVM and CFC.

Management affirms that all relevant information characteristic of financial information, are being evidenced and correspond to those used by Management.

Presentation of individual and consolidated Statements of Added Value is required by the Brazilian corporate law and Brazilian accounting practices applicable to publicly-held companies and has been prepared in accordance with CVM Resolution 557, of November

12, 2008, which approved accounting pronouncement CPC 09 – Statement of Added Value. IFRS standards do not require presentation of this statement. Accordingly, in conformity with IFRS standards, this statement is presented as supplementary information, without prejudice to financial information as a whole.

The information regarding the bases for preparation and presentation of the interim information, the summary of the significant accounting practices, and the use of estimates and judgments have not changed in relation to those disclosed in Note 2 to the Annual Financial Statements for the year ended December 31, 2017, published on March 22, 2018 in the publications “DCI - Diário Comércio Indústria & Serviços” and “Diário Oficial do Estado de São Paulo,” and available through the following websites: [www.cvm.gov.br](http://www.cvm.gov.br), [www.bmfbovespa.com.br](http://www.bmfbovespa.com.br) and [www.cyrela.com.br/ri](http://www.cyrela.com.br/ri).

ii) Basis of preparation

The individual and consolidated financial information was prepared based on the historical cost, except for certain financial instruments measured at its fair values, as described in the description of significant accounting practices of this report.

Individual quarterly information prepared in accordance with Technical Pronouncement CPC 21 (R1) – Interim Statement, contemplating guideline included in CVM/SNC/SEP Circular Letter 01/2018, related to application of Guidance OCPC 04, issued by the Accounting Pronouncement Committee (CPC) and approved by the Brazilian Securities and Exchange Commission (CVM) and Federal Accounting Council (CFC), on recognition of income throughout the time, and presented consistently with standards issued by the Brazilian Securities and Exchange Commission applicable to preparation of this Quarterly Information (ITR)”.

Consolidated Quarterly Information was prepared in accordance with Technical Pronouncement CPC 21(R1)– Interim statements, and international standard IAS 34 – Interim Financial Reporting, which considers guidance in Circular Official Letter /CVM/SNC/SEP 01/2018 related to adoption OCPC 04 guidance, issued by Accounting Pronouncement Committee and approved by the Brazilian Securities Commission (CVM) and the Federal Accounting Council (CFC) regarding the recognition of income overtime, as well as in a manner consistent with the standards issued by the Securities Commission, applicable to the preparation of the Quarterly Information - ITR.”

iii) Basis of consolidation

The Company’s consolidated financial information includes financial information of Cyrela, its direct and indirect subsidiaries. The Company controls an entity when it is exposed to, or has a right over the variable return arising from its involvement with the entity and has the ability to interfere in those returns due to its power over the entity. The existence and effects of potential voting rights, currently exercisable or convertible, are taken into account when assessing whether the Company controls other entity.

The subsidiaries are fully consolidated as of the date control is transferred, and stop being consolidated as of the date when control no longer exists. Accounting practices were uniformly applied to all subsidiaries included in consolidated financial information and these entities’ years coincide with that of the Company.

When necessary, subsidiaries' financial information accounting practices are adjusted to those of the Company.

All transactions, balances, income and expenses among subsidiaries or jointly-controlled subsidiaries are fully eliminated in consolidated financial information.

iv) Segment information

The operating segment information are disclosed in a consistent manner with the internal report provided to the main operating decision makers, represented by the Company's Management, who are responsible for resource allocation, performance evaluation of the operating segments and strategic decision making.

2.2. New and revised standards and interpretations already issued but not yet adopted

Standards and interpretations issued but not yet adopted by the Company up to date of issuance of this interim financial information. The Company intends to adopt these standards when they become effective.

IFRS	CPC	Theme	Maturity
IFRS 15	CPC 47	Income from contracts with clients	January 1, 2018
IFRS 16	CPC 06 (R2)	Leases	January 1, 2019
IFRIC 23	-	Uncertainty related to Income Tax Treatments	January 1, 2019

CPC 47 (IFRS 15)

In November 2016, "CPC 47- Income from Contracts with Clients" (IFRS 15) was issued by CPC. This pronouncement establishes new criteria on aspects related to income, including identification of performance obligation and time for recognition of income based on transfer of control over an asset or service. An entity evaluates compliance with certain criteria established in this pronouncement to evaluate if recognition of income should occur at a specific time or throughout time, when the entity meets performance obligations. Since then, there has been intense discussion regarding accounting treatment of said standard in Brazilian economic and legal environment referring to the real estate development industry.

CVM's technical area, by means of CVM/SNC/SEP Official Circular Letter 1/2018, guided entities to follow still prevailing provisions of current OCPC 04 (approved by CVM Resolution 653/2010), applying adjustments that are necessary due to validity of IFRS 15 for annual periods beginning as of January 1, 2018, until there is an agreement about application or not of income recognition throughout the time. Accordingly, the Company is waiting for the pacification of this theme to measure, if applicable, possible impact from application of CPC 47 to its financial statements.

CPC 06 R2 (IFRS 16) and IFRIC 23

The Company intends to adopt this pronouncement and interpretation, respectively, beginning as of the date in which they become effective, on January 1, 2019. Considering



current operations, Management does not expect that these changes will have material effects on the financial statements as of its adoption.

CPC 48 (IFRS 09) replaces CPC 38 (IAS 39) – Financial instruments: Recognition and measurement.

CPC 48 (IFRS 9) establishes requirements to recognize, measure and classify financial assets, financial liabilities and some contracts for the purchase or sale of non-financial items.

Based on its evaluation, the Company identified that the main difference in measurement of financial assets and liabilities deriving from adoption of a new pronouncement is related to the change in impairment concept of accounts receivable, which, in addition to the concept of verified loss, also incorporates the concept of expected loss. Pursuant to CPC 48 (IFRS 9), credit losses are recognized earlier than under CPC 38 (IAS 39).

Accordingly, the Company started to recognize expected credit loss in client contracts' accounts receivable, simultaneously with recognition of respective income from these contracts. Impact of first-time adoption on opening balance is as follows:

	Individual			Consolidated		
	01.01.2018			01.01.2018		
	Disclosed	Adoption effects CPC 48 (IFRS 9)	Adjusted	Disclosed	Adoption effects CPC 48 (IFRS 9)	Adjusted
<b>ASSETS</b>						
<b>CURRENT</b>						
Accounts Receivable	4,434	-	4,434	2,069,412	(183,991)	1,885,421
Others current assets	688,722	-	688,722	4,571,447	-	4,571,447
Total Current Assets	693,156	-	693,156	6,640,859	(183,991)	6,456,868
<b>NON - CURRENT</b>						
Accounts Receivable	5,685	-	5,685	597,822	(34,244)	563,578
Interest in subsidiaries	5,384,713	(195,985)	5,188,728	836,822	(11,009)	825,813
Others Non – Current Assets	42,191	-	42,191	39,809	-	39,809
Total Non – Current Assets	6,368,396	(195,985)	6,172,411	3,760,682	(45,253)	3,715,429
<b>TOTAL ASSETS</b>	<b>7,061,552</b>	<b>(195,985)</b>	<b>6,865,567</b>	<b>10,401,541</b>	<b>(229,244)</b>	<b>10,172,297</b>
<b>LIABILITIES AND SHAREHOLDERS' EQUITY</b>						
<b>CURRENT</b>						
Total Current Liabilities	639,577	-	639,577	2,203,122	-	2,203,122
<b>NON - CURRENT</b>						
Provisions for tax, labor and civil risks	(*) 4,196	-	4,196	143,806	(16,616)	127,190
Others Non - Current Liabilities	493,188	-	493,188	1,689,115	-	1,689,115
Total Non - Current Liabilities	497,384	-	497,384	1,832,921	(16,616)	1,816,305
<b>SHAREHOLDERS' EQUITY</b>						
Realized Capital	3,395,744	-	3,395,744	3,395,744	-	3,395,744
Treasury shares and others reserves	(257,638)	-	(257,638)	(257,638)	-	(257,638)
Profit reserve	2,842,547	(195,985)	2,646,562	2,842,547	(195,985)	2,646,562
Other comprehensive income	(56,062)	-	(56,062)	(56,062)	-	(56,062)
Interest of non-controlling shareholders	-	-	-	440,907	(16,643)	424,264
Total Shareholders' Equity	5,924,591	(195,985)	5,728,606	6,365,498	(212,628)	6,152,870
<b>TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY</b>	<b>7,061,552</b>	<b>(195,985)</b>	<b>6,865,567</b>	<b>10,401,541</b>	<b>(229,244)</b>	<b>10,172,297</b>

(\*) Refers to write-off of provision for cancellation of agreements to make it adequate to the provision for credit risk deriving from first-time adoption of CPC 48 (IFRS 9), which included the provision for expected loss.

In addition, CPC 48 (IFRS 09) changed definitions of contiguous financial instruments' categories in IAS 39. This change did not affect measurement of financial instruments (note 23.a).

### 2.3. Accounting judgments, estimates and policies

Accounting judgments, estimates and policies applied by the Company to this interim financial information on March 31, 2018 is the same presented in notes disclosed as of December 31, 2017, except for the adoption of the new pronouncement CPC 48 (IFRS 09), as presented in note 2.2 above.

## 3. CASH AND CASH EQUIVALENTS

	Individual		Consolidated	
	03/2018	2017	03/2018	2017
Cash and Banks - local currency	2,462	2,461	68,216	99,449
Bank certificates of deposit and repurchase agreements (i)	-	47,311	30,305	96,181
	<b>2,462</b>	<b>49,772</b>	<b>98,521</b>	<b>195,630</b>

- (i) Interest earning bank deposits that have immediate convertibility into a known amount of cash and are not subject to significant risk of change in value, and the Company has immediate redemption rights, have an average yield of 90.74% of the Interbank Deposit Certificate (CDI) rate.

## 4. SECURITIES

	Individual		Consolidated	
	03/2018	2017	03/2018	2017
Bank Certificates of deposit (i)	7,811	17,876	113,124	178,553
Exclusive investment funds (ii)	429,078	348,183	639,047	688,178
Financial treasury bills - LFT (iii)	20,897	20,452	20,897	20,452
Sundry investment funds (iv)	85,172	129,458	85,245	129,532
Real Estate Certificates (v)	17,947	32,484	17,947	32,484
Others (vi)	140,759	117,931	140,759	117,932
	<b>701,664</b>	<b>666,384</b>	<b>1,017,019</b>	<b>1,167,131</b>
<b>Current</b>	<b>599,097</b>	<b>547,401</b>	<b>913,952</b>	<b>1,047,498</b>
<b>Noncurrent</b>	<b>102,567</b>	<b>118,983</b>	<b>103,067</b>	<b>119,633</b>

- (i) Interest earning bank deposits remunerated at the average rate of 90.74% of the CDI rate, and have no immediate liquidity.
- (ii) The Company invested in exclusive investment funds BRACYR and CYR18, administrated by Banco Safra S.A. and Banco Santander S.A. This financial institution is responsible for the custody of assets in fund's portfolio and for financial settlement of its operations. The funds are composed of fixed-income securities and were remunerated at the average rate of 100.54% of the CDI rate.
- (iii) Financial letters remunerated at the average rate of 114.25% of the CDI rate.

- (iv) The Company has open and multi-market investments, administrated by Banco Credit Suisse Hedging-Griffo Corretora de Valores S.A., XP Investimentos CCTVM S.A., Banco Safra S.A., Banco Santander S.A., Caixa Economica Federal, Banco Bradesco S.A. and Banco BNY Mellon Banco S.A., respectively. The financial institution is responsible for the custody of the assets of the fund's portfolio and for the financial settlement of its operations. The Fund is comprised of variable income securities and remunerated at an average rate of 187.95% of the CDI rate.
- (v) The Company has investments in senior CRI of Banco Ourinvest S.A. and Tecnisa S.A.; these securities are remunerated at 8.25% p.a. + IPCA and 140% of CDI, respectively.
- (vi) These are substantially represented by real estate credit notes with average remuneration of 12% p.a. + inflation.

The breakdown of the exclusive investment fund, in proportion to the shares held by the Company, is shown below:

	<b>Consolidated</b>	<b>Consolidated</b>
	<b>03/2018</b>	<b>2017</b>
Federal government bonds (i)	65,459	67,661
Financial treasury bills (ii)	180,654	212,234
Investment funds (iii)	180,852	215,470
CDB/RDB	4,524	4,563
Repurchase agreements	207,558	188,250
	<b>639,047</b>	<b>688,178</b>

(i) Federal Government Bond at the average rate of 100.15% of the SELIC rate.

(ii) Financial bills remunerated at the average rate of 102.02% of the CDI rate.

(iii) Investment funds at the average rate of 100.54% of CDI.

## 5. ACCOUNTS RECEIVABLE

	<b>Individual</b>		<b>Consolidated</b>	
	<b>03/2018</b>	<b>2017</b>	<b>03/2018</b>	<b>2017</b>
<b>Real estate projects completed</b>	<b>11,609</b>	<b>10,119</b>	<b>1,377,969</b>	<b>1,399,075</b>
<b>Real Estate projects in construction</b>				
Recognized revenue	-	-	3,876,763	4,088,623
Installments received	-	-	(2,792,525)	(2,799,234)
	-	-	1,084,238	1,289,389
Adjustment to present value (AVP)	-	-	(23,731)	(24,466)
	-	-	1,060,507	1,264,923
<b>Receivables from sale recognized</b>	<b>11,609</b>	<b>10,119</b>	<b>2,438,476</b>	<b>2,663,998</b>
Provision for credit risk (*)	-	-	(178,249)	(218,235)
Services rendered	-	-	10,552	3,236
<b>Total accounts receivables</b>	<b>11,609</b>	<b>10,119</b>	<b>2,270,779</b>	<b>2,448,999</b>
<b>Current</b>	<b>5,935</b>	<b>4,434</b>	<b>1,688,398</b>	<b>1,885,421</b>
<b>Noncurrent</b>	<b>5,674</b>	<b>5,685</b>	<b>582,382</b>	<b>563,578</b>

(\*) Refers to write-off of provision for cancellation of agreements to conform to the provision for credit risk deriving from first-time adoption of CPC 48/IFRS 9, which included the provision for expected loss (note 2.2, item “adoption of new accounting pronouncement”).

Changes in provision for credit risk can be stated as follows:

<b>Balance as at 12.31.2017</b>	<b><u>218,235</u></b>
Increase	10,354
Decrease	(49,898)
Reversals	<u>(442)</u>
<b>Balance as at 03.31.2018</b>	<b><u>178,249</u></b>

Balance of accounts receivable from sale of properties under construction is adjusted at the Civil Construction National Index (INCC) until keys are delivered. After the delivery of keys, receivables accrue interest of 12% per year plus correction for inflation through the General Market Price Index (IGP-M).

The adjustment to present value is calculated on balances of accounts receivable from unfinished units considering the estimated period until the delivery of the keys, using either the average rate of remuneration of government bonds (NTN-B) or the average rate of funding practiced by the Company, whichever is higher, without inflation, for the financing obtained. The average rate used in the period ended March 31, 2018 was 4.89% p.a. (5.15% as of March 31, 2017 and 4.48% as of December 31, 2017). Adjustment to present value accounted for in income (loss), under caption “Net Income” totaled R\$ 735 in period ended March 31, 2018 (R\$10,699 as of March 31, 2017).

The balance of accounts receivable from the unfinished properties sold is not fully shown in consolidated financial information, because it is recorded only to the extent of the income recognized according to the progress of civil works, net of installments received.

As additional information, full balances not yet reflected in financial information are as follows:

	<b>Individual</b>		<b>Consolidated</b>	
	<b><u>03/2018</u></b>	<b><u>2017</u></b>	<b><u>03/2018</u></b>	<b><u>2017</u></b>
<b>Real estate development and resale</b>				
Total in current assets	5,935	4,434	1,818,501	2,066,176
Total in Noncurrent assets	<u>5,674</u>	<u>5,685</u>	<u>619,976</u>	<u>597,822</u>
	11,609	10,119	2,438,477	2,663,998
Total sales contracted to be appropriated	-	-	1,586,324	1,654,030
Portion classified as customers' advances	<u>-</u>	<u>-</u>	<u>(146,207)</u>	<u>(119,794)</u>
	<u>11,609</u>	<u>10,119</u>	<u>3,878,594</u>	<u>4,198,234</u>
<b>Current</b>	<b>5,935</b>	<b>4,434</b>	<b>2,385,430</b>	<b>2,700,188</b>
<b>Noncurrent</b>	<b>5,674</b>	<b>5,685</b>	<b>1,493,164</b>	<b>1,498,046</b>

Classification in non-current assets is determined by amounts that are expected to be received, according to contract flow, with maturity beginning as of the 12<sup>th</sup> month.

Schedule of the portfolio of receivables for real estate development and resale

The following portfolio is presented based on the expectation of receipts, considering the income already recognized and yet to be recognized, as follows:

	<b>Individual</b>		<b>Consolidated</b>	
	<b>03/2018</b>	<b>2017</b>	<b>03/2018</b>	<b>2017</b>
12 Months	5,935	4,434	2,385,430	2,700,188
24 Months	1,259	1,306	892,787	847,808
36 Months	1,045	999	462,354	477,155
48 Months	932	891	51,114	83,544
Above 48 Months	2,438	2,489	86,909	89,539
<b>Total</b>	<b>11,609</b>	<b>10,119</b>	<b>3,878,594</b>	<b>4,198,234</b>

As of March 31, 2018, the amount of installments overdue for more than 360 days in our consolidated receivables portfolio was R\$ 40,429 (R\$ 41,955 as of December 31, 2017).

## 6. PROPERTIES FOR SALE

Represented by the costs of real estate units available for sale (real estate properties completed and under construction), land for future developments and advances to acquisition of land as shown below:

	<b>Individual</b>		<b>Consolidated</b>	
	<b>03/2018</b>	<b>2017</b>	<b>03/2018</b>	<b>2017</b>
Properties under construction	-	-	1,372,352	1,439,956
Completed properties	14,937	16,670	1,149,409	1,201,285
Land for future developments (a)	31,622	30,928	1,702,481	1,782,213
Advances for acquisition of land	-	-	133,356	108,385
Interest capitalized in inventories (b)	-	-	211,954	217,916
	<b>46,559</b>	<b>47,598</b>	<b>4,569,552</b>	<b>4,749,755</b>
<b>Current</b>	<b>46,559</b>	<b>47,598</b>	<b>3,237,486</b>	<b>3,218,341</b>
<b>Noncurrent</b>	-	-	<b>1,332,066</b>	<b>1,531,414</b>

- (a) The classification of land for future developments between current and non-current assets is made based on the expectation of the period for launching of the real estate developments, periodically reviewed by Management. The properties under construction and finished properties are classified in current assets, considering their availability for sale.
- (b) The balance of capitalized charges in consolidated represented R\$ 140,950 relating to the Housing Financial System ("SFH") and R\$ 71,004 relating to charges of other debts, totaling R\$ 211,954 on March 31, 2018 (SFH charges: R\$ 144,687, charges of other debts: R\$ 73,229, totaling R\$ 217,915 on December 31, 2017).
- (b.1) The appropriation of capitalized charges in the consolidated income statement under "Cost of real estate sold" totaled R\$ 22,758 relating to SFH charges and R\$ 2,847 relating to charges of other debts, totaling R\$ 25,605 on March 31, 2018 (SFH charges of R\$ 39,619, charges of other debts of R\$ 5,262, totaling R\$ 44,881 on March 31, 2017), being appropriated to P/L in accordance with OCPC 01 (R1). The balance of charges capitalized to the inventory had a decrease by R\$ 3,661, relating to investees that were no longer consolidated or sold in the period.



	Total Equity Interest - %				Profit (loss) for the period				Share prof (loss) of subsidiaries			
	03/2018		2017		Equity		Investment					
	Total	Direct	Total	Direct	03/2018	2017	03/2018	2017	03/2018	2017		
Placon Cyrela Empreendimentos Imobiliários SPE Ltda	50.00	50.00	50.00	50.00	10,930	10,822	109	(4,892)	5,465	5,411	54	(2,446)
Queiroz Galvao Mac Cyrela Veneza Empreendimentos Imobiliários S/A	15.00	15.00	15.00	15.00	17,723	14,805	2,918	1,047	2,658	2,221	438	157
Ravenna Empreendimentos Imobiliários Ltda	100.00	100.00	100.00	100.00	51,150	51,448	(2,099)	2,101	51,150	51,448	(2,099)	2,101
Reserva Casa Grande Empreendimentos Imobiliários Ltda	50.00	50.00	50.00	50.00	33,928	29,699	1,429	370	16,964	14,850	714	185
Rua dos Alpes Empreendimentos Imobiliários Ltda	100.00	100.00	100.00	100.00	40,718	37,312	1,380	219	40,718	37,312	1,380	219
SCP Veredas Buritis Fase II	6.00	6.00	6.00	6.00	16,844	17,184	(123)	48	1,011	1,031	(7)	3
SCP Vinson Praça Piratininga	2.92	2.92	2.92	2.92	28,173	24,823	1,574	-	823	725	46	-
Seattle Empreendimentos Imobiliários Ltda	50.00	50.00	50.00	50.00	107,968	106,631	1,426	-	53,984	53,315	713	-
Seller Consultoria Imobiliária e Representações Ltda	100.00	100.00	100.00	100.00	10,423	14,173	(9,506)	(8,339)	10,423	14,173	(9,506)	(8,339)
SK Realty Empreendimentos Imobiliários S/A	50.00	50.00	50.00	50.00	177,308	172,245	5,063	9,430	88,654	86,122	2,531	4,715
SPE Barbaena Empreendimentos Imobiliários Ltda	50.00	50.00	50.00	50.00	48,619	47,592	1,027	683	24,310	23,796	314	342
SPE Brasil Incorp 28 Ltda	50.00	50.00	50.00	50.00	11,810	12,213	291	296	5,905	6,107	146	148
SPE Brasil Incorporação 83 Ltda	50.00	50.00	50.00	50.00	44,938	44,599	(534)	162	22,469	22,300	(267)	81
SPE CHL CV Incorporações Ltda	50.00	50.00	50.00	50.00	19,539	12,411	(1,312)	(1,618)	9,769	6,205	(656)	(809)
SPE Faicalville Incorporações 1 Ltda	50.00	50.00	50.00	50.00	13,667	14,424	(23)	(158)	6,834	7,212	(12)	(79)
Tamios Empreendimentos Imobiliários SPE Ltda	60.00	60.00	60.00	60.00	27,240	28,802	(1,532)	(94)	16,344	17,281	(919)	(56)
Tecnisa S.A	(ii)	7.68	7.68	7.91	995,389	1,051,472	(53,672)	(63,433)	53,561	56,464	(856)	(1,401)
Toulon Empreendimentos Imobiliários SPE Ltda	100.00	100.00	100.00	100.00	21,300	21,301	(1)	-	21,300	21,301	(1)	-
Vinson Empreendimentos Imobiliários Ltda	74.51	74.51	74.51	74.51	121,510	126,145	(4,592)	(668)	90,537	93,991	(3,422)	(498)
Others 351 SPEs with net equity up to 10MM					282,641	505,160	(51,510)	(17,219)	214,399	204,353	(12,802)	(17,454)
<b>Sub-total</b>									<b>5,116,089</b>	<b>5,139,255</b>	<b>(33,034)</b>	<b>29,742</b>
Interest capitalization (i)									<b>47,091</b>	<b>49,474</b>	<b>(2,426)</b>	<b>(3,883)</b>
									<b>5,163,180</b>	<b>5,188,728</b>	<b>(35,461)</b>	<b>25,859</b>

(i) The parent company's investments have capitalization of interest on loans, financing and debentures, which are identified directly to the real estate developments of its investees. In consolidated, these amounts are capitalized to inventories, according to Note 6.

(ii) Change derived from increase/(decrease) in interest.

Changes in the Company's investments may be presented as follow:

	Individual	Consolidated
<b>Balance as at December 31, 2016</b>	<b>5,721,686</b>	<b>903,345</b>
Subscription / (decrease) Capital	60,882	14,474
Dividends	(143,094)	(11,648)
Share profit (loss) of subsidiaries	25,858	1,752
Interest capitalization	819	-
<b>Balance as at March 31, 2017</b>	<b>5,666,151</b>	<b>907,923</b>
<b>Balance as at December 31, 2017</b>	<b>5,190,373</b>	<b>825,813</b>
Subscription / (decrease) Capital	165,156	(11,446)
Reclassification (*)	-	118,811
Dividends	(155,287)	(21,237)
Share profit (loss) of subsidiaries	(37,106)	10,149
Interest capitalization	44	-
<b>Balance as at March 31, 2018</b>	<b>5,163,180</b>	<b>922,090</b>

(\*) Change in control, going from subsidiary to associated company.

b) The total balances of the equity accounts and P/L accounts of consolidated and jointly-controlled companies or associated companies, directly and indirectly, included in the consolidated financial information, as of March 31, 2018 and December 31, 2017, can be demonstrated as follows:

## Total Equity Interest %

	03/2018					2017				
	03/2018	2017	Asset	Liabilite	Equity	Profit (loss) for the period	Asset	Liabilite	Equity	Profit (loss) for the period
Abdo Empreendimentos Imobiliários Ltda	100.00	100.00	28,563	1,291	27,272	(486)	28,738	2,134	26,604	2
Ak 19 - Empreendimentos E Participações Ltda	26.00	26.00	134,712	85,401	49,311	(3,462)	124,950	83,165	41,785	4,827
Alphaville Nova Esplanada 3 Empreendimentos Ltda	25.00	25.00	37,526	8,123	29,404	(9,742)	54,562	7,174	47,388	1,759
Andorra Empreendimentos Imobiliários Ltda	80.00	80.00	171,816	100,431	71,386	47,058	110,239	45,691	64,548	39,203
Api Spe35 Planejamento E Desenvolvimento Ltda	50.00	50.00	26,202	13,515	12,687	7,915	23,544	16,009	7,535	2,923
Australia Empreendimentos Imobiliários Ltda	100.00	100.00	27,077	5,949	21,129	2,498	33,162	15,762	17,400	(4,752)
Austria Incorporadora Ltda	50.00	50.00	34,342	5,390	28,953	1,435	31,679	4,698	26,981	2,967
Batel Empreendimentos Imobiliários Ltda	80.00	80.00	35,861	11,198	24,663	(2,391)	75,667	39,238	36,429	9,987
Bello Villarrinho Empreendimentos Imobiliários Ltda	50.00	50.00	13,904	93	13,810	27	13,947	163	13,783	122
Cabo Frio Incorporadora Ltda	50.00	50.00	35,897	354	35,543	(787)	40,199	3,989	36,210	20,709
Camargo Correa Cyrela Empreendimentos Imobiliários Spe Ltda	50.00	50.00	19,240	2,254	16,987	(340)	20,052	6,790	13,262	64
Campos Sales Empreendimentos Imobiliários Ltda	40.00	40.00	51,324	17,690	33,634	(6,453)	75,927	35,840	40,087	8,430
Canoa Quebrada Empreendimentos Imobiliários Ltda	100.00	100.00	28,144	46	28,098	(146)	27,597	327	27,270	(118)
Carapa Empreendimentos Imobiliários Ltda	60.00	60.00	137,786	89,393	48,393	13,564	99,789	64,724	35,065	25,500
CBR 008 Empreendimentos Imobiliários Ltda	100.00	100.00	152,144	78,708	73,436	(26,663)	200,335	136,400	63,935	(5,320)
CBR 011 Empreendimentos Imobiliários Ltda	32.50	32.50	98,151	13,148	85,003	17,414	187,023	47,714	139,309	(50,268)
CBR 014 Empreendimentos Imobiliários Ltda	100.00	100.00	23,565	9,543	14,023	(2,181)	22,797	7,511	15,285	10,261
CBR 016 Empreendimentos Imobiliários Ltda	100.00	100.00	11,530	790	10,739	1,888	6,431	500	5,930	13
CBR 024 Empreendimentos Imobiliários Ltda	50.00	50.00	261,400	97,609	163,791	(10,562)	225,860	70,792	155,068	(10,830)
CBR 030 Empreendimentos Imobiliários Ltda	50.00	50.00	243,420	133,052	110,368	64	231,080	120,776	110,304	(11)
CBR 031 Empreendimentos Imobiliários Ltda	100.00	100.00	133,051	25,975	107,076	12,010	134,407	17,244	117,163	22,176
CBR 051 Empreendimentos Imobiliários Ltda	(iii) 50.00	-	103,625	8	103,617	(3)	-	-	-	-
CCISA 02 Incorporadora Ltda	49.95	49.95	28,202	9,361	18,841	1,199	30,936	13,294	17,642	4,559
CCISA 03 Incorporadora Ltda	25.00	25.00	62,763	29,563	33,200	5,555	91,574	11,042	80,532	3,365
CCISA 04 Incorporadora Ltda	49.95	49.95	38,828	6,960	31,867	1,284	54,798	24,214	30,584	10,991
CCISA 05 Incorporadora Ltda	25.00	25.00	69,821	9,837	59,984	(251)	81,791	21,556	60,235	1,961
CCISA 11 Incorporadora Ltda	49.95	49.95	14,423	1,592	12,831	5,569	20,277	13,016	7,262	6,943
CCISA 12 Incorporadora Ltda	49.95	49.95	22,367	11,900	10,468	9,068	26,324	19,321	7,003	4,646
CCISA 25 Incorporadora Ltda	49.95	49.95	73,934	57,074	16,860	12,849	40,402	36,391	4,011	4,043
Chillan Investimentos Imobiliários Ltda	25.00	25.00	31,140	1,288	29,852	2,113	30,106	1,766	28,340	7,201
Chl Lxxviii Incorporações Ltda	50.00	50.00	35,593	17,317	18,276	756	35,979	17,182	18,797	(245)
Country De Investimentos Imobiliários Ltda	97.25	97.25	15,484	2,286	13,199	970	13,818	1,115	12,703	1,525
Cury Construtora E Incorporadora S/A	50.00	50.00	692,131	439,405	252,726	120,130	630,653	401,614	229,039	92,863
Cyrela Aconcagua Empreendimentos Imobiliários Ltda	100.00	100.00	50,890	1,364	49,526	(158)	52,919	876	52,043	(1,692)
Cyrela Andrade Mendonca Jcpm Empreendimentos Imobiliários Spe S/A	85.00	85.00	26,710	13,093	13,617	(3,776)	63,852	31,973	31,879	(8,759)
Cyrela Anis Empreendimentos Imobiliários Ltda	100.00	100.00	39,691	2,250	37,441	(2,274)	63,293	7,828	55,465	6,478
Cyrela Asteca Empreendimentos Imobiliários Ltda	100.00	100.00	44,924	67	44,857	(77)	38,890	302	38,588	(561)
Cyrela Asturias Empreendimentos Imobiliários Ltda	80.00	80.00	39,603	21,837	17,766	4,748	35,032	22,014	13,018	6,915
Cyrela Boronha Empreendimentos Imobiliários Ltda	80.00	80.00	12,679	8	12,671	(2)	3,074	13	3,061	173
Cyrela Brazil Realty Rjz Empreendimentos Imobiliários Ltda	100.00	100.00	74,920	26,657	48,263	(14,944)	79,989	13,339	66,450	18,044
Cyrela Ccp Canela Empreendimentos Imobiliários Ltda	50.00	50.00	32,003	8	31,995	(389)	32,287	9	32,278	(102)
Cyrela Cristal Empreendimentos Imobiliários Ltda	100.00	100.00	115,441	82,570	32,871	333	108,576	76,038	32,538	18,021
Cyrela Diamante Empreendimentos Imobiliários Ltda	51.02	51.02	17,274	2,089	15,186	1,977	19,684	5,517	14,167	318
Cyrela Empreendimentos Imobiliários Comercial Importadora E Exportadora I	100.00	100.00	22,257	1,601	20,656	(5,351)	36,795	1,475	35,320	1,210
Cyrela Europa Empreendimentos Imobiliários Ltda	100.00	100.00	119,753	68,273	51,480	(2,864)	141,268	82,660	58,608	(3,065)
Cyrela Greenwood De Investimentos Imobiliários Ltda	95.75	95.75	41,664	97	41,568	(551)	36,804	4,214	32,590	(651)
Cyrela Imobiliária Ltda	100.00	100.00	54,023	8,099	45,923	1,829	63,666	14,103	49,563	310
Cyrela Indico Empreendimentos Imobiliários Ltda	72.00	72.00	32,940	1	32,939	8,477	47,678	-	47,678	3,827
Cyrela Indonesia Empreendimentos Imobiliários Ltda	100.00	100.00	46,383	1,998	44,385	2,282	103,662	56,072	47,590	25,245
Cyrela Magik Monaco Empreendimentos Imobiliários Ltda	80.00	80.00	62,644	37,596	25,048	1,007	90,110	43,549	46,561	11,779
Cyrela Maguari Empreendimentos Imobiliários Ltda	100.00	100.00	29,587	17,734	11,853	6,493	23,662	15,758	7,904	5,104
Cyrela Malasia Empreendimentos Imobiliários Ltda	100.00	100.00	18,398	4,297	14,102	(1,989)	29,420	7,370	22,050	(3,882)
Cyrela Malibu Empreendimentos Imobiliários Ltda	100.00	100.00	10,244	-	10,243	(11)	10,257	36	10,221	11
Cyrela Montblanc Empreendimentos Imobiliários Ltda	100.00	100.00	172,073	37,988	134,084	(31,345)	223,139	68,754	154,385	(41,892)
Cyrela Monza Empreendimentos Imobiliários Ltda	100.00	100.00	209,187	22,855	186,332	11,136	261,391	58,613	202,778	26,650
Cyrela Nordeste Empreendimentos Imobiliários Ltda	100.00	100.00	89,336	3,863	85,474	4,580	115,584	2,590	112,994	(26,742)
Cyrela Pacifico Empreendimentos Imobiliários S/A	80.00	80.00	29,218	114	29,104	28	30,192	16	30,176	165
Cyrela Pamplona Empreendimentos Imobiliários Ltda	100.00	100.00	25,808	12,958	12,849	(326)	19,214	8,941	10,273	879
Cyrela Parana Empreendimentos Imobiliários Ltda	100.00	100.00	87,677	16,359	71,318	(1,894)	101,331	37,221	64,110	(12,403)
Cyrela Paris Empreendimentos Imobiliários Ltda	100.00	100.00	178,003	115,357	62,646	(14,391)	208,584	134,313	74,271	20,496
Cyrela Perola Empreendimentos Imobiliários Ltda	100.00	100.00	12,009	822	11,187	3,877	5,694	1	5,693	-
Cyrela Piracema Empreendimentos Imobiliários Ltda	100.00	100.00	27,993	1,428	26,565	(49)	31,892	6,382	25,510	19
Cyrela Polinesia Empreendimentos Imobiliários Ltda	100.00	100.00	72,501	15,660	56,841	(6,949)	128,162	51,967	76,195	(9,495)
Cyrela Portugal Empreendimentos Imobiliários Ltda	100.00	100.00	72,255	27,993	44,261	31,380	53,642	99	53,543	(2,638)
Cyrela Puglia Empreendimentos Imobiliários Ltda	100.00	100.00	29,674	1,051	28,624	(228)	10,439	8,390	2,049	3,540
Cyrela Recife Empreendimentos Imobiliários Ltda	100.00	100.00	457,588	295,153	162,435	(4,122)	422,306	255,749	166,557	35,687
Cyrela Rjz Construtora E Empreendimentos Imobiliários Ltda	100.00	100.00	123,509	15,995	107,514	(25,300)	120,625	18,865	101,760	(2,491)
Cyrela Rjz Empreendimentos Imobiliários Ltda	97.45	97.45	42,177	(39,931)	82,107	1,146	57,205	(40,935)	98,140	(830)
Cyrela Rjz Jcgentio Empreendimentos Imobiliários Ltda	43.00	43.00	219,789	97,636	122,152	33,872	291,351	101,854	189,497	15,316
Cyrela Somerset De Investimentos Imobiliários Ltda	83.00	83.00	25,436	384	25,052	(126)	25,144	1,677	23,467	(800)
Cyrela Suecia Empreendimentos Imobiliários Ltda	100.00	100.00	242,658	180,106	62,552	(9,367)	282,677	174,758	107,919	(14,382)
Cyrela Sul 001 Empreendimentos Imobiliários Spe Ltda	92.50	92.50	136,830	10,070	126,760	52,516	105,511	36,317	69,194	53,159
Cyrela Sul 002 Empreendimentos Imobiliários Spe Ltda	92.50	92.50	34,531	2,528	32,003	9,067	19,696	3,616	16,079	6,557
Cyrela Sul 003 Empreendimentos Imobiliários Spe Ltda	92.50	92.50	24,467	6,971	17,496	5,323	15,785	125	15,659	(56)
Cyrela Sul 004 Empreendimentos Imobiliários Spe Ltda	92.50	92.50	18,060	6	18,054	(144)	16,364	16	16,348	(322)
Cyrela Sul 006 Empreendimentos Imobiliários Spe Ltda	92.50	92.50	27,083	12,972	14,111	2,297	17,237	2,532	14,705	2,818
Cyrela Sul 008 Empreendimentos Imobiliários Spe Ltda	90.00	90.00	28,895	2,517	26,378	(1,219)	24,643	182	24,461	(1,049)
Cyrela Sul 013 Empreendimentos Imobiliários Spe Ltda	92.50	92.50	34,223	14,854	19,369	5,582	39,065	19,324	19,741	12,541
Cyrela Sul 014 Empreendimentos Imobiliários Spe Ltda	90.00	90.00	55,995	29,099	26,897	21,987	44,329	36,419	7,910	5,691
Cyrela Tupiza Empreendimentos Imobiliários Ltda	100.00	100.00	28,701	17,636	11,065	(2,417)	35,772	22,290	13,482	(3,402)



## Total Equity Interest %

03/2018

2017

	03/2018	2017	Asset	Liability	Equity	Profit (loss) for the period	Asset	Liability	Equity	Profit (loss) for the period
Cyrela Vermont de Investimento Imobiliária Ltda	97.90	97.90	13,499	-	13,499	(3)	13,500	2	13,498	(1)
Cyrela Violeta Empreendimentos Imobiliários Ltda	100.00	100.00	18,678	201	18,477	(262)	18,323	34	18,289	(2)
DGC João Gualberto Ltda	95.00	95.00	32,031	2,363	29,668	(414)	37,349	1,867	35,482	(6,748)
DGC Living Parana Empreendimentos Imobiliários Ltda	95.00	95.00	12,511	372	12,139	462	6,322	388	5,933	881
DGC Map Parana Empreendimentos Imobiliários Ltda	88.25	88.25	33,184	11,398	21,786	3,517	43,713	12,444	31,269	873
DGC Pinheirinho Empreendimentos Imobiliários Ltda	95.00	95.00	21,768	528	21,241	464	9,091	498	8,593	758
Dona Margarida II Empreendimentos Imobiliários Ltda	100.00	100.00	26,060	1,277	24,783	427	25,210	1,006	24,204	2,741
Emmerin Incorporações Ltda	49.95	49.95	49,099	28,225	20,874	8,340	62,405	49,088	13,317	4,355
Fazenda Sao Joao Empreendimentos Imobiliários SPE Ltda	85.00	85.00	23,433	-	23,433	-	23,433	-	23,433	-
Flamingo Investimento Imobiliária Ltda	100.00	100.00	13,897	-	13,897	(1)	13,707	281	13,426	(1)
Forest Hill de Investimento Imobiliária Ltda	49.45	49.45	10,103	-	10,102	-	10,228	9,807	420	(2)
Galeria Boulevard Negocios Imobiliários S/A	48.62	48.62	14,199	2,378	11,821	-	14,199	2,378	11,821	211
Garibaldi Empreendimentos Imobiliários Ltda	100.00	100.00	15,443	2,327	13,116	935	36,883	28,041	8,842	2,837
Gcln Incorporações E Empreendimentos Ltda	80.00	80.00	41,370	2,372	38,999	(393)	42,240	2,849	39,392	(589)
GCW Capao Da Canoa Empreendimentos Imobiliários Ltda	60.00	60.00	15,714	3	15,712	(1)	15,685	3	15,683	(21)
Goldstein Cyrela Empreendimentos Imobiliários S/A	100.00	100.00	756,787	93,430	663,357	(12,249)	839,140	129,680	709,460	23,459
Imperio do Ocidente Incorporações Ltda	75.00	75.00	16,098	655	15,442	21	16,153	758	15,395	(296)
Iracema Incorporadora Ltda	50.00	50.00	57,217	34	57,184	(84)	57,075	5	57,069	(1)
Jacira Reis Empreendimentos Imobiliários Ltda	50.00	50.00	53,299	25,037	28,262	(1,016)	69,319	37,407	31,913	(1,174)
Jaguariuna Empreendimentos Imobiliários Ltda	50.00	50.00	54,697	40,116	14,581	1,701	47,297	34,060	13,237	2,959
Jardim Leao Empreendimentos Imobiliários Ltda	100.00	100.00	19,478	1,584	17,895	214	20,287	2,606	17,681	(67)
Jardim Loureiro da Silva Empreendimentos Imobiliários Ltda	65.00	65.00	44,237	7,272	36,964	(1,283)	44,726	6,479	38,247	2,772
Lamballe Incorporadora Ltda	70.00	70.00	34,634	3,319	31,315	0	41,241	9,771	31,470	3,084
Lavvi Empreendimentos Imobiliários Ltda	50.00	50.00	12,114	358	11,756	(2,255)	9,715	1,868	7,847	(332)
Lider Cyrela Df01 Empreendimentos Imobiliários Ltda	100.00	100.00	35,016	363	34,653	238	35,039	488	34,551	(149)
Living 002 Empreendimentos Imobiliários Ltda	100.00	100.00	33,146	18,987	14,159	1,413	29,691	16,945	12,746	974
Living 006 Empreendimentos Imobiliários Ltda	100.00	100.00	36,826	24,240	12,586	710	35,774	23,035	12,739	1,890
Living Amoreira Empreendimentos Imobiliários Ltda	100.00	100.00	14,149	286	13,862	(1)	13,537	321	13,216	(2)
Living Amparo Empreendimentos Imobiliários Ltda	100.00	100.00	105,293	80,095	25,198	(1,815)	108,995	81,982	27,013	(414)
Living Apiari Empreendimentos Imobiliários Ltda	100.00	100.00	155,902	82,581	73,321	6,601	146,069	68,242	77,827	4,140
Living Batatais Empreendimentos Imobiliários Ltda	100.00	100.00	85,354	34,707	50,647	(1,448)	75,929	23,833	52,096	944
Living Batbacena Empreendimentos Imobiliários Ltda	100.00	100.00	23,124	7,965	15,159	(251)	26,747	11,676	15,071	(5,482)
Living Botucatu Empreendimentos Imobiliários Ltda	75.00	75.00	122,182	91,067	31,114	6,698	123,696	99,116	24,580	939
Living Carita Empreendimentos Imobiliários Ltda	100.00	100.00	31,912	1,800	30,112	1,696	38,475	1,271	37,204	(265)
Living Cedro Empreendimentos Imobiliários Ltda	100.00	100.00	96,051	6,174	89,877	2,560	130,225	4,908	125,317	(9,687)
Living Empreendimentos Imobiliários S/A	100.00	100.00	752,405	47,846	704,559	(5,821)	758,490	34,092	724,397	1,657
Living Jacaranda Empreendimentos Imobiliários Ltda	100.00	100.00	20,091	6,563	13,528	(566)	19,708	5,613	14,094	(2,649)
Living Martini Empreendimentos Imobiliários Ltda	100.00	100.00	48,810	36,651	12,160	(3,011)	59,496	44,325	15,171	830
Living Panama Empreendimentos Imobiliários Ltda	100.00	100.00	132,655	28,267	104,388	(2,885)	149,631	42,357	107,273	(8,042)
Living Pitangui Empreendimentos Imobiliários Ltda	98.95	100.00	97,072	74,346	22,726	(1,443)	99,003	80,095	18,908	3,384
Living Provance Empreendimentos Imobiliários Ltda	100.00	100.00	103,056	73,335	29,721	(1,110)	100,180	69,349	30,831	546
Living Ribeirao Empreendimentos Imobiliários Ltda	100.00	100.00	35,491	1,547	33,944	99	35,189	18,230	16,960	409
Living Sabara Empreendimentos Imobiliários Ltda	100.00	100.00	41,503	22,081	19,422	(413)	43,022	23,187	19,835	1,670
Living Sabino Empreendimentos Imobiliários Ltda	100.00	100.00	28,183	13,714	14,470	1,248	24,444	13,133	11,311	260
Living Salazares Empreendimentos Imobiliários Ltda	100.00	100.00	29,522	13,832	15,690	1,300	25,238	10,926	14,312	248
Living Sul Empreendimentos Imobiliários Ltda	100.00	100.00	106,186	25,039	81,146	1,047	90,013	4,080	85,933	2,158
Living Talara Empreendimentos Imobiliários Ltda	70.00	70.00	53,165	40,664	12,501	(142)	54,027	41,213	12,813	851
Lorena Empreendimentos Imobiliários SPE Ltda	55.00	55.00	56,344	35,609	20,735	3,378	51,269	33,912	17,358	4,120
Luanda Empreendimentos Imobiliários Ltda	100.00	100.00	165,649	61,409	104,241	(374)	160,013	56,560	103,453	1,523
Lucio Brazil Real Estate S/A	50.00	50.00	34,080	1,162	32,918	-	34,080	1,162	32,918	(57)
Mae Barcelona Empreendimentos Imobiliários Ltda	49.45	49.45	14,412	2,273	12,138	2,856	27,916	3,734	24,182	2,947
Mae Empreendimentos Imobiliários Ltda	50.00	50.00	171,555	20,936	150,618	5,060	177,527	21,619	155,908	14,837
Mae Massachusetts Empreend Imobiliários Ltda	50.00	50.00	35,626	10,447	25,178	765	38,740	21,326	17,414	964
Mae Otacilio Empreendimentos Imobiliários Ltda	50.00	50.00	15,373	2,808	12,564	688	18,708	3,332	15,376	3,043
Mae Pionner-4 Empreend Imobiliários Ltda	100.00	100.00	17,463	1,928	15,535	(17)	17,383	1,972	15,410	(11)
Magnum Investimento Imobiliária Ltda	30.00	30.00	12,474	253	12,221	(0)	77,288	73,063	4,225	(5)
Marques de Itu SPE Empreendimentos Imobiliários Ltda	50.00	50.00	45,766	23,709	22,058	(343)	58,405	33,896	24,509	735
Mnrf Empreendimentos Imobiliários S/A	35.00	35.00	29,732	1,989	27,743	(1,122)	30,853	2,012	28,841	(2,764)
Moinho Velho Empreendimentos Imobiliários SPE Ltda	50.00	50.00	12,105	45	12,060	(3)	12,022	94	11,928	-

(i)

	Total Equity Interest %		03/2018				2017			
	03/2018	2017	Asset	Liability	Equity	Profit (loss) for the period	Asset	Liability	Equity	Profit (loss) for the period
	Oaxaca Incorporadora Ltda	100.00	100.00	45,588	18,513	27,074	(13,563)	49,811	9,974	39,837
Plano & Plano Construções e Participações Ltda	(i) 97.90	100.00	310,907	51,633	259,274	(14,361)	326,182	52,547	273,635	(5,011)
Plano & Plano Desenvolvimento Imobiliários Ltda	50.00	50.00	121,130	87,618	33,512	2,827	135,932	95,246	40,686	1,310
Plano Amoreira Empreendimentos Imobiliários SPE Ltda	(i) 99.16	100.00	104,920	32,873	72,046	1,663	107,905	37,522	70,383	4,079
Plano Angelim Empreendimentos Imobiliários Ltda	50.00	50.00	57,876	28,703	29,173	2,919	57,304	31,097	26,207	(620)
Plano Cedro Empreendimentos Imobiliários Ltda	(i) 97.90	100.00	22,553	2,080	20,473	(479)	22,613	1,841	20,772	16
Plano Flamboyant Empreendimentos Imobiliários Ltda	(i) 97.90	100.00	26,627	12,126	14,502	(1,651)	29,924	15,156	14,768	81
Plano Jacaranda Empreendimentos Imobiliários Ltda	(i) 97.90	100.00	26,518	6,690	19,828	(46)	28,485	9,571	18,914	(6,821)
Plano Límoeiro Empreendimentos Imobiliários Ltda	(i) 97.90	100.00	50,309	31,013	19,296	(1,438)	63,879	43,970	19,908	3,231
Plano Macieira Empreendimentos Imobiliários Ltda	(i) 97.90	100.00	35,190	178	35,012	(694)	35,903	433	35,471	(649)
Plano Mangueira Empreendimentos Imobiliários Ltda	(i) 97.90	100.00	56,424	25,489	30,935	48	56,944	27,348	29,596	650
Plano Palmeiras Empreendimentos Imobiliários Ltda	(i) 97.90	100.00	14,188	1,543	12,645	(406)	15,669	4,335	11,333	(2,237)
Plano Peroba Empreendimentos Imobiliários Ltda	50.00	50.00	24,275	10,187	14,087	156	24,446	14,545	9,901	1,037
Plano Pinheiro Empreendimentos Imobiliários Ltda	50.00	50.00	24,133	11,201	12,932	453	23,611	11,298	12,314	(25)
Plano Pitangueiras Empreendimentos Imobiliários Ltda	(i) 97.90	100.00	35,186	18,339	16,846	(316)	36,248	18,236	18,012	(2,353)
Plano Tocantis Empreendimentos Imobiliários Ltda	50.00	50.00	21,832	7,253	14,579	(934)	20,211	7,407	12,804	70
Parcon Cyrela Empreendimentos Imobiliários SPE Ltda	50.00	50.00	14,151	3,221	10,930	109	14,015	3,193	10,822	(4,892)
Queiroz Galvao Mac Cyrela Veneza Empreendimentos Imobiliários S/A	30.00	30.00	55,613	37,890	17,723	2,918	55,590	40,785	14,805	1,047
Ravenna Empreendimentos Imobiliários Ltda	100.00	100.00	78,747	27,597	51,150	(2,099)	100,124	48,676	51,448	2,101
Reserva Casa Grande Empreendimentos Imobiliários Ltda	50.00	50.00	35,068	1,140	33,928	1,429	31,462	1,763	29,699	370
Rgc Urbanismo Ltda	50.00	50.00	28,829	1,459	27,370	(17)	30,596	5,638	24,958	-
Rua dos Alpes Empreendimentos Imobiliários Ltda	100.00	100.00	43,001	2,283	40,718	1,380	38,403	1,091	37,312	219
Santo Eliseu Empreendimentos Imobiliários Ltda	50.00	50.00	10,969	62	10,907	11	10,974	78	10,896	-
SCP Empreendimentos 2012	49.45	49.45	36,735	11,059	25,676	4,936	53,699	18,059	35,640	9,559
SCP Veredas Burtis Fase II	60.00	60.00	17,612	768	16,844	(123)	18,111	927	17,184	48
SCP Vinson Praça Piratininga	2.92	2.92	38,812	10,639	28,173	1,574	35,705	10,882	24,823	(668)
Seattle Empreendimentos Imobiliários Ltda	50.00	50.00	111,333	3,365	107,968	1,426	112,395	5,764	106,631	(1)
Seller Consultoria Imobiliária e Representações Ltda	100.00	100.00	27,597	17,173	10,423	(9,506)	30,234	16,000	14,173	(8,339)
SK Ipojuca Empreendimentos Imobiliários Ltda	50.00	50.00	15,600	1,516	14,084	(4)	15,671	1,603	14,068	(6)
SK Joaquim Ferreira Lobo Empreendimentos Imobiliários SPE Ltda	50.00	50.00	16,781	2,431	14,350	(55)	16,765	2,427	14,338	(61)
SK Jurucê Empreendimentos Imobiliários SPE Ltda	50.00	50.00	28,295	1,223	27,072	(52)	26,501	691	25,810	(246)
SK Mourato Coelho Empreendimentos Imobiliários SPE Ltda	50.00	50.00	14,996	700	14,296	301	14,711	716	13,995	(4)
SK Realty Empreendimentos Imobiliários S/A	50.00	50.00	178,430	1,123	177,308	5,063	178,119	5,874	172,245	9,430
SK Xxi Empreendimentos Imobiliários Ltda	50.00	50.00	45,700	30,312	15,389	(382)	17,767	3,017	14,750	(35)
SPE Barbacena Empreendimentos Imobiliários Ltda	50.00	50.00	68,148	19,528	48,619	1,027	69,098	21,506	47,592	683
SPE Brasil Incorp 28 Ltda	50.00	50.00	12,067	258	11,810	291	12,515	302	12,213	296
SPE Brasil Incorporação 83 Ltda	50.00	50.00	57,241	12,303	44,938	(534)	57,152	12,553	44,599	162
SPE CHL Cv Incorporacoes Ltda	50.00	50.00	22,409	2,870	19,539	(1,312)	36,625	24,214	12,411	(1,618)
SPE Faicalville Incorp 1 Ltda	50.00	50.00	19,605	5,937	13,667	(23)	19,737	5,312	14,424	(158)
Ssb Empreendimentos Imobiliários SPE S/A	84.25	84.25	10,748	424	10,324	(200)	11,073	549	10,524	(136)
Tamoios Empreendimentos Imobiliários SPE Ltda	60.00	60.00	27,596	356	27,240	(1,532)	29,403	600	28,802	(94)
Tecnisa S/A	(i) 7.68	7.91	1,866,553	871,164	995,389	(53,672)	1,944,129	892,657	1,051,472	(63,433)
Teresopolis Empreendimentos Imobiliários Ltda	80.00	80.00	24,406	12,464	11,942	(119)	24,421	12,360	12,061	7
Topazio Brasil Empreendimentos Imobiliários SPE Ltda	49.90	49.90	34,210	1,450	32,760	-	34,210	1,450	32,760	(2)
Torres Vedras Empreendimentos Imobiliários Ltda	80.00	80.00	84,236	51,978	32,257	(3,594)	94,855	63,023	31,831	(1,155)
Toulon Empreendimentos Imobiliários SPE Ltda	100.00	100.00	21,301	1	21,300	(1)	21,302	1	21,301	-
Vinson Empreendimentos Imobiliários Ltda	74.51	74.51	153,167	31,657	121,510	(4,592)	163,567	37,421	126,145	-
Vnss Empreendimentos Imobiliários SPE S/A	84.95	84.95	26,538	9,738	16,800	(745)	26,292	8,747	17,545	(12,278)
Others 533 SPEs with net equity up to 10MM			2,495,012	1,961,049	533,963	(40,297)	2,687,058	2,050,030	637,028	(8,999)
			16,910,692	6,772,493	10,138,200	(75,025)	17,726,947	7,432,445	10,294,502	73,655

(i) Change derived from increase / (decrease) on interest.

### c) Foreign investments:

The financial information of the jointly-controlled subsidiary Cyrsa S.A. (headquartered in Argentina), whose functional currency corresponds to the Argentine peso, were converted into Brazilian Real using the exchange rate in force on March 31, 2018 - R\$ 0.1653 (December 31, 2017: R\$0.1755). Effects of this balance sheet translation into the Company's presentation currency are reflected on "Other comprehensive income" in shareholders' equity, represented by R\$ 56,189 as of March 31, 2018.

### Investments in foreign companies

Brazil Realty Serviços e Investimentos Ltd.: This subsidiary is located in Bahamas and, in essence, is an extension of the Company's financial activities; its functional currency is the dollar. It does not have relevant assets and liabilities as of March 31, 2018.

d) Breakdown of investments presented in consolidated:

	Total Equity Interest - %										Share of profit (loss) subsidiaries		
	03/2018		2017		Equity		Profit (loss) for the period		Investment		03/2018	03/2017	
	Total	Direct (i)	Total	Direct (i)	03/2018	2017	03/2018	03/2017	03/2018	2017	03/2018	03/2017	
Ak 19 - Empreendimentos E Participações Ltda	26,00	26,00	26,00	26,00	38,354	49,311	(10,957)	8,428	9,972	12,821	(2,849)	77	
Austria Incorporadora Ltda	50,00	50,00	50,00	50,00	31,836	28,953	1,716	(643)	15,918	14,476	858	(321)	
Bello Vilarinho Empreendimentos Imobiliários Ltda	50,00	50,00	50,00	50,00	13,812	13,810	1	17	6,906	6,905	1	9	
Cabo Frio Incorporadora Ltda	50,00	50,00	50,00	50,00	35,568	35,543	129	13	17,784	17,771	64	7	
Camargo Correa Cyrela Empr Im SPE Ltda	50,00	50,00	50,00	50,00	18,043	16,987	(80)	(7)	9,021	8,493	(15)	(4)	
Campos Sales Empreendimentos Imobiliários Ltda	(iv)	40,00	40,00	40,00	33,680	-	46	-	13,472	-	18	-	
Carapa Empreendimentos Imobiliários S/A	(iv)	60,00	60,00	60,00	42,874	48,393	(5,519)	3,910	25,725	-	(3,311)	2,346	
CBR 011 Empreendimentos Imobiliários Ltda		32,50	32,50	32,50	68,702	85,003	699	341	22,328	27,626	227	111	
Cbr 051 Empreendimentos Imobiliários Ltda		50,00	50,00	50,00	104,071	103,617	(100)	-	52,035	51,808	(50)	-	
CHL Lxxviii Incorporações Ltda		-	-	50,00	18,276	18,276	756	136	-	9,138	-	68	
Cury Construtora E Incorp S/A		50,00	50,00	50,00	272,717	252,726	20,114	12,684	136,359	126,363	10,057	6,342	
Fazenda Sao Joao Empreendimentos Imobiliários SPE Ltda		85,00	85,00	85,00	23,433	23,433	-	-	19,918	19,918	-	(0)	
Forest Hill de Investimento Imobiliária Ltda		50,00	50,00	50,00	10,102	420	-	(2)	5,051	-	-	(1)	
Galeria Boulevard Negocios Imobiliários S/A		48,62	50,00	48,62	50,00	11,821	-	211	5,911	5,911	-	105	
Gcw Capao Da Canoa Empreendimentos Imobiliários Ltda	(iv)	60,00	60,00	60,00	15,712	-	(1)	-	9,427	-	(1)	-	
Imperio do Ocidente Incorporações Ltda	(ii)	50,00	50,00	50,00	15,442	15,395	21	(296)	7,721	7,697	10	(148)	
Iracema Incorporadora Ltda	(iv)	50,00	50,00	50,00	57,184	57,069	(84)	(1)	28,592	-	(42)	-	
Jacira Reis Empreendimentos Imobiliários Ltda		50,00	50,00	50,00	28,262	31,913	(1,016)	(1,174)	14,131	15,956	(508)	(587)	
Jardim Loureiro Da Silva Empreendimentos Imobiliários Ltda	(iv)	65,00	65,00	65,00	36,964	-	(1,283)	-	24,027	-	(834)	-	
Lamballe Incorporadora Ltda	(ii)	40,00	40,00	40,00	31,315	31,470	0	3,084	12,526	12,588	0	1,234	
Living Botucatu Empreendimentos Imobiliários Ltda	(ii)	50,00	50,00	50,00	31,114	24,580	6,698	939	15,557	12,290	3,349	470	
Living Talara Empreendimentos Imobiliários Ltda	(ii)	40,00	40,00	40,00	12,501	12,813	(142)	851	5,000	5,125	(57)	341	
Lucio Brazil Real Estate S/A		50,00	50,00	50,00	32,918	32,918	-	(57)	16,459	16,459	-	(29)	
Mac Empreendimentos Imobiliários Ltda		50,00	50,00	50,00	150,618	155,908	5,060	-	75,309	77,954	2,530	-	
Mac Veneza Empreendimentos Imobiliária Ltda		-	-	50,00	-	60,928	-	(1)	-	30,464	-	(1)	
Magnum Investimento Imobiliária Ltda		30,00	30,00	30,00	12,221	4,225	-	(5)	3,666	-	-	(2)	
Marques de Itu SPE Empreendimentos Imobiliários Ltda		50,00	50,00	50,00	22,058	24,509	(343)	735	11,029	12,255	(171)	368	
Moinho Velho Empreendimentos Imobiliários SPE Ltda		50,00	50,00	50,00	12,060	11,928	(3)	(0)	6,030	5,964	(1)	(0)	
Plarcon Cyrela Empreendimentos Imobiliários SPE Ltda		50,00	50,00	50,00	10,930	10,822	109	(4,892)	5,465	5,411	54	(2,446)	
Queiroz Galvao Mac Cyrela Veneza Empreendimentos Imobiliários S/A		30,00	15,00	30,00	17,723	14,805	2,918	1,047	2,658	2,221	438	471	
Reserva Casa Grande Empreendimentos Imobiliários Ltda		50,00	50,00	50,00	33,928	29,699	1,429	370	16,964	14,850	714	185	
Rgc Urbanismo Ltda		50,00	50,00	50,00	27,370	24,958	(17)	-	13,685	12,479	(9)	-	
Santo Eliseu Empreendimentos Imobiliários Ltda		50,00	50,00	50,00	10,907	10,896	11	-	5,454	5,448	5	-	
SCP Veredas Buritis Fase II		60,00	6,00	60,00	16,844	17,184	(123)	48	1,011	1,031	(7)	3	
Seattle Empreendimentos Imobiliários Ltda		50,00	50,00	50,00	107,968	106,631	1,426	(1)	53,984	53,315	713	(1)	
SPE Barbacena Empreendimentos Imobiliários Ltda		50,00	50,00	50,00	48,619	47,592	1,027	683	24,310	23,796	514	342	
SPE Brasil Incorp 28 Ltda		50,00	50,00	50,00	11,810	12,213	291	296	5,905	6,107	146	148	
SPE Brasil Incorporação 83 Ltda		50,00	50,00	50,00	44,938	44,599	(534)	162	22,469	22,300	(267)	81	
SPE CHL Cv Incorporacoes Ltda		50,00	50,00	50,00	19,539	12,411	(1,312)	(1,618)	9,769	6,205	(656)	(809)	
SPE Ficalville Incorp 1 Ltda		50,00	50,00	50,00	13,667	14,424	(23)	(158)	6,834	7,212	(12)	(79)	
Tamoios Empreendimentos Imobiliários SPE Ltda		60,00	60,00	60,00	27,240	28,802	(1,532)	(94)	16,344	17,281	(919)	(56)	
Tecnisa S/A	(iii) / (v)	-	7,91	-	7,91	995,389	1,051,472	(53,672)	(63,433)	-	56,017	-	(1,401)
Teresopolis Empreendimentos Imobiliários Ltda		80,00	80,00	80,00	11,942	12,061	(119)	7	9,553	9,649	(95)	6	
Others 117 SPEs with net equity up to 10MM		-	-	-	161,169	149,087	(4,467)	(11,716)	167,089	95,517	(1,477)	(5,076)	
										<b>931,368</b>	<b>836,822</b>	<b>8,418</b>	<b>1,752</b>

- (i) Corresponds to the stake of the parent company and its subsidiaries that compose the consolidated investments.
- (ii) Company controlled by Cury Construtora e Incorporadora S/A.
- (iii) Change derived from increase/(decrease) in interest.
- (iv) Change of control, going from subsidiary to associated company.
- (v) Considering the characteristics of significant influence over the investee (CPC 18 (R2) - Investment in Associated Company, Subsidiary, and Joint Ventures), the Company classified the investment as equity interest in a related company, and the equity income of subsidiaries was recognized as net of fair value adjustment. The Company calculated adjustment to fair value (CPC 15 - Business Combination) considering dates of admission to Tecnisa on August 25, 2016 and April 27, 2017.

e) Investment recorded at fair value

The Company's interest in Cyrela Commercial Properties S/A Empreendimentos e Participações was recognized as investment at fair value, in line with CPC 48 (IFRS 09) - Financial Instruments, since there is no significant influence on Investee's relevant decisions. As of March 31, 2018, the investment totaled R\$ 21,664, (R\$ 16,766 as of December 31, 2017) considering 1,883,805 shares held by the Company and marked-to-market per share of R\$ 11.50, pursuant to the last closing date on March 29, 2018.

## 8. PROPERTY, PLANT AND EQUIPMENT

Changes are shown below:

Cost:	Individual						Total
	Equipments and Machinery	Fixtures and Furnitures	Computers	Facilities	Company's Vehicles	Leasehold improvements (i)	
Balance as at Dec 31, 2016	1,498	5,917	11,104	374	92	24,220	43,205
Additions	-	-	-	-	-	60	60
Balance as at March 31, 2017	1,498	5,917	11,104	374	92	24,280	43,265
Balance as at Dec 31, 2017	1,517	5,921	11,277	374	92	25,947	45,128
Additions	-	-	18	-	-	2,970	2,988
Decrease	(160)	-	-	-	-	-	(160)
Balance as at March 31, 2018	1,357	5,921	11,295	374	92	28,917	47,957

Depreciation:	Individual						Total
	10% p.a. - Equipments and Machinery	10% a.a - Fixtures and Furnitures	20% p.a. - Computers	10% p.a. - Facilities	20% p.a. - Company's Vehicles	Leasehold improvements (i)	
Balance as at Dec 31, 2016	(1,020)	(4,307)	(10,151)	(247)	(92)	(16,816)	(32,633)
Depreciation	(34)	(148)	(150)	(9)	-	(241)	(582)
Balance as at March 31, 2017	(1,054)	(4,455)	(10,301)	(256)	(92)	(17,057)	(33,215)
Balance as at Dec 31, 2017	(1,268)	(4,936)	(10,666)	(294)	(92)	(18,503)	(35,759)
Depreciation	-	(105)	(95)	(9)	-	(552)	(761)
Decrease	82	-	-	-	-	-	82
Balance as at March 31, 2018	(1,186)	(5,041)	(10,761)	(303)	(92)	(19,055)	(36,439)

Residual Balance as at Dec 31, 2016	478	1,610	953	127	-	7,404	10,572
Residual Balance as at March 31, 2017	444	1,462	803	118	-	7,223	10,050
Residual Balance as at Dec 31, 2017	249	985	611	80	-	7,444	9,369
Residual Balance as at March 31, 2018	171	880	534	71	-	9,862	11,518

Cost:	Consolidated						Total	
	Equipments and Machinery	Fixtures and Furnitures	Computers	Facilities	Company's Vehicles	Leasehold improvements (i)		Stand of Sales (ii)
Balance as at Dec 31, 2016	5,761	13,976	17,890	1,083	162	37,277	566,199	642,348
Additions	12	136	94	-	-	1,668	2,440	4,350
Balance as at March 31, 2017	5,773	14,112	17,984	1,177	162	38,945	568,639	646,698
Balance as at Dec 31, 2017	5,559	18,012	17,036	1,083	162	41,423	578,394	661,669
Additions	-	-	19	1	-	3,127	11,356	14,503
Decrease	(120)	(1,885)	-	-	-	-	(1,513)	(3,518)
Balance as at March 31, 2018	5,439	16,127	17,055	1,084	162	44,550	588,237	672,654

Depreciação:	Consolidated						Total	
	10% p.a. - Equipments and Machinery	10% a.a - Fixtures and Furnitures	20% p.a. - Computers	10% p.a. - Facilities	20% p.a. - Company's Vehicles	Leasehold improvements (i)		Stand of Sales (ii)
Balance as at 31.12.2016	(3,958)	(9,263)	(15,949)	(738)	(151)	(24,095)	(502,504)	(556,658)
Depreciation	(124)	(348)	(278)	(27)	(3)	(965)	(15,999)	(17,744)
Balance as at 31.03.2017	(4,082)	(9,611)	(16,227)	(765)	(154)	(25,060)	(518,503)	(574,402)
Balance as at 31.12.2017	(4,445)	(10,530)	(15,883)	(876)	(160)	(27,882)	(540,735)	(600,510)
Depreciation	-	-	(172)	(22)	(2)	(952)	(11,653)	(12,781)
Decrease	5	1,078	-	-	-	-	-	1,083
Balance as at 31.03.2018	(4,440)	(9,452)	(16,055)	(898)	(162)	(28,814)	(552,388)	(612,208)

Residual Balance as at Dec 31, 2016	1,803	4,713	1,941	345	11	13,182	63,695	85,690
Residual Balance as at March 31, 2017	1,691	4,501	1,757	318	8	13,885	50,136	72,296
Residual Balance as at Dec 31, 2017	1,114	7,481	1,153	206	2	13,541	37,660	61,159
Residual Balance as at March 31, 2018	999	6,675	1,000	186	-	15,736	35,849	60,445

- (i) The expenses are appropriated to P/L according to the term of lease of the properties, ranging from three to five years.
- (ii) The depreciation is made according to the useful life of the assets, with average term of 24 months used during the year of sale of the joint ventures and recorded in the result under the caption "Sales Expenses".

As of March 31, 2018 and December 31, 2017, no assets requiring provision for impairment were identified.

## 9. INTANGIBLE ASSETS

Changes are shown below:

Cost:	Individual					
	Trademarks and patents	Implementation costs	Software license	Sub-total	Goodwill	Total
Balance as at Dec 31, 2016	37	72,763	25,214	98,014	139,624	237,638
Additions	-	27	-	27	-	27
Balance as at March 31, 2017	37	72,790	25,214	98,041	139,624	237,665
Balance as at Dec 31, 2017	37	72,789	25,379	98,205	139,624	237,829
Additions	-	2	1	3	163	166
Balance as at March 31, 2018	37	72,791	25,380	98,208	139,787	237,995
Amortization:	Individual					
	Trademarks and patents	14% p.a. - Implementation costs	20% p.a. - Software license	Sub-total	Goodwill	Total
Balance as at Dec 31, 2016	-	(35,805)	(17,352)	(53,157)	(107,054)	(160,211)
Amortization	-	(2,216)	(686)	(2,902)	(40)	(2,942)
Balance as at March 31, 2017	-	(38,021)	(18,038)	(56,059)	(107,094)	(163,153)
Balance as at Dec 31, 2017	-	(45,500)	(19,070)	(64,570)	(131,068)	(195,638)
Amortization	-	(2,673)	(931)	(3,605)	(51)	(3,656)
Balance as at March 31, 2018	-	(48,173)	(20,001)	(68,175)	(131,119)	(199,294)
Residual Balance as at Dec 31, 2016	37	36,958	7,862	44,857	32,570	77,427
Residual Balance as at March 31, 2017	37	34,769	7,176	41,982	32,530	74,512
Residual Balance as at Dec 31, 2017	37	27,289	6,309	33,635	8,556	42,191
Residual Balance as at March 31, 2018	37	24,618	5,379	30,033	8,668	38,701
Cost:	Consolidated					
	Trademarks and patents	Implementation costs	Software license	Sub-total	Goodwill	Total
Balance as at Dec 31, 2016	72	89,621	43,079	132,772	130,865	263,637
Additions	-	27	369	396	-	396
Decrease	(8)	-	-	(8)	-	(8)
Balance as at March 31, 2017	64	89,648	43,448	133,160	130,865	264,025
Balance as at Dec 31, 2017	72	89,719	38,665	128,456	131,612	260,068
Additions	-	-	8	8	163	171
Decrease	-	(1)	-	(1)	-	(1)
Balance as at March 31, 2018	72	89,718	38,673	128,463	131,775	260,238
Amortization:	Consolidated					
	Trademarks and patents	14% p.a. - Implementation costs	20% p.a. - Software license	Sub-total	Goodwill	Total
Balance as at Dec 31, 2016	-	(48,349)	(31,429)	(79,778)	(117,797)	(197,575)
Amortization	-	(2,516)	(1,211)	(3,907)	(2,099)	(6,005)
Balance as at March 31, 2017	-	(50,865)	(32,640)	(83,685)	(119,896)	(203,580)
Balance as at Dec 31, 2017	-	(59,331)	(32,090)	(91,421)	(128,836)	(220,257)
Amortization	-	(3,441)	(677)	(4,118)	(51)	(4,169)
Balance as at March 31, 2018	-	(62,772)	(32,767)	(95,539)	(128,887)	(224,426)
Residual Balance as at Dec 31, 2016	72	41,272	11,650	52,994	13,069	66,064
Residual Balance as at March 31, 2017	64	38,783	10,977	49,824	13,029	62,853
Residual Balance as at Dec 31, 2017	72	30,388	6,575	37,034	2,775	39,809
Residual Balance as at March 31, 2018	72	26,946	5,906	32,924	2,888	35,811

Asset gains balances have a defined useful life according to the construction of the joint ventures, and are allocated to the headings of “Real Estate to be Sold” in the consolidated financial information, and at the parent company, are in the Intangible Assets group.

As of March 31, 2018 and December 31, 2017, no assets requiring provision for impairment were identified.

For other intangibles, Management periodically reviews the useful life of the Company’s intangible assets.

The analytical movement of asset gains balances with defined useful lives is shown below:

	<b>Individual</b>						
	<b>Balance at</b>	<b>Goodwill</b>	<b>Amortization</b>	<b>Balance at</b>	<b>Amortization</b>	<b>Balance at</b>	
	<b>12.31.2016</b>			<b>12.31.2017</b>		<b>03.31.2018</b>	
<b>Goodwill in the Company</b>							
Cyrela Malasia Empreendimentos Imobiliários Ltda	13,811	-	(13,811)	-	-	-	
Mac Empreendimentos Imobiliários Ltda	10,000	-	(10,000)	-	-	-	
Spe Mg 02 Empreendimentos Imobiliários Ltda	4,410	-	-	4,410	-	4,410	
Spe Mg 03 Empreendimentos Imobiliários Ltda	3,289	-	-	3,289	-	3,289	
Spe Barbacena Empreendimentos Imobiliários S/A	1,019	-	(169)	850	(52)	798	
Others goodwill up to 500 thousands	41	-	(35)	6	-	6	
<b>Total</b>	<b>32,570</b>	<b>-</b>	<b>(24,015)</b>	<b>8,555</b>	<b>(52)</b>	<b>8,503</b>	
	<b>Consolidated</b>						
	<b>Balance at</b>	<b>Goodwill</b>	<b>Amortization</b>	<b>Balance at</b>	<b>Goodwill</b>	<b>Amortization</b>	<b>Balance at</b>
	<b>12.31.2016</b>			<b>12.31.2017</b>			<b>03.31.2018</b>
<b>Goodwill in the Company</b>							
Cyma Desenvolvimento Imobiliario S/A	-	745	-	745	162	-	907
Cyrela Indonesia Empreendimentos imobiliarios Ltda	835	-	(835)	-	-	-	-
Living Sul Empreendimentos imobiliarios Ltda	1,175	-	-	1,175	-	-	1,175
Mac Empreendimentos Imobiliários Ltda	10,000	-	(10,000)	-	-	-	-
Spe Barbacena Empreendimentos Imobiliários S/A	1,019	-	(169)	850	-	(52)	798
Others goodwill up to 500 thousands	41	-	(35)	6	-	-	6
<b>Total</b>	<b>13,070</b>	<b>745</b>	<b>(11,039)</b>	<b>2,776</b>	<b>162</b>	<b>(52)</b>	<b>2,886</b>

## 10. LOANS AND FINANCING

	<b>Individual</b>		<b>Consolidated</b>	
	<b>03/2018</b>	<b>2017</b>	<b>03/2018</b>	<b>2017</b>
	Loans - local currency	443,004	443,003	573,404
Interest payable - Loans	11,525	10,160	14,154	12,231
Transaction costs - Loans	(1,836)	(2,316)	(1,836)	(2,316)
Financing - local currency	25,115	-	1,167,367	1,527,216
Interest Payable - Financing	44	-	3,970	6,059
Net Interests - Swap (i)	(5,123)	(4,217)	(5,123)	(4,217)
	<b>472,729</b>	<b>446,630</b>	<b>1,751,936</b>	<b>2,113,444</b>
<b>Current</b>	<b>343,486</b>	<b>104,501</b>	<b>964,546</b>	<b>930,347</b>
<b>Noncurrent</b>	<b>129,243</b>	<b>342,129</b>	<b>787,390</b>	<b>1,183,097</b>

Loans in domestic currency are represented by:

<b>Issue</b>	<b>03/2018</b>	<b>2017</b>	<b>Tax</b>
dec-13	35,000	35,000	CDI + 0.703%
dec-13	94,643	95,569	TJLP + 3.78%
apr-14	262	350	3,5% p.a.
apr-14	100,000	100,000	TR + 8,75%
may-14	500	500	112% CDI
may-15	208,401	208,401	TR + 9,72%
jun-15	165	188	6% p.a.
dec-15	330	361	9,5% p.a.
feb-16	134,102	134,102	TR + 10,59%
<b>Total</b>	<b>573,404</b>	<b>574,471</b>	

On March 31, 2018, financing of R\$ 1,167,367 (R\$ 1,527,216 on December 31, 2017) corresponds to real estate loan agreements, subject to interest rates between 8.30% and 10.70% per annum, plus TR (Reference Rate). They have early maturity clauses in case of non-compliance with the commitments assumed therein, such as the investment of the resources in the object of the agreement, registration of the mortgage of the joint venture, compliance with the construction timetables, and others. The financing guarantees are comprised of collateral of receivables, representing 120% to 130% of the loan amounts, mortgage of the land and future units, as well as the Company's surety.

As of June 8, 2015, the Company contracted a Fixed Rate x DI swap at a pre rate of 10.52% p.a. (asset position), and a rate of 85.03% of CDI (liability position). This transaction is related to debt in the amount of R\$ 208,401, as mentioned in item (i) above and has the same maturity dates. As of March 31, 2018, the accounting position of such swap was R\$ 3,757 receivable.

As of February 1, 2016, the Company contracted a Fixed Rate x DI swap at a pre rate of 10.59% p.a. (asset position), and a rate of 71.86% of CDI (liability position). This transaction is related to debt in the amount of R\$ 134,102, as mentioned in item (i) above and has the same maturity dates. As of March 31, 2018, the accounting position of such swap was R\$ 1,252 receivable.

On December 22, 2017, a Swap transaction was contracted; the Company in asset position at fixed rate of 8.3% p.a. and liability position at 88.7% of CDI. This transaction corresponds to construction financing debt contracted in the same period. As of March 31, 2018, the accounting position of such swap was R\$ 114 receivable.

Interest on loans from real estate loan agreements, eligible for capitalization to inventories, net of yield from interest earning bank deposits totaled in the period ended March 31, 2018 totaled R\$ 22,538 (R\$ 49,424 on March 31, 2017).

The amounts of non-current liabilities are broken down by year of maturity as shown below:

Year	Individual		Consolidated	
	03/2018	2017	03/2018	2017
2019	104,128	342,129	217,388	575,683
2020	-	-	269,771	331,416
2021	8,689	-	164,963	166,193
2022	16,426	-	81,174	57,362
2023	-	-	11,755	11,734
2024 at 2027	-	-	42,339	40,709
<b>Total</b>	<b>129,243</b>	<b>342,129</b>	<b>787,390</b>	<b>1,183,097</b>

Changes in the balances are as follows:

	Individual		Consolidated	
	03/2018	2017	03/2018	2017
<b>Opening balance</b>	<b>446,630</b>	<b>612,947</b>	<b>2,113,444</b>	<b>2,870,821</b>
Additions	25,116	-	87,189	917,733
Principal repayment	-	(165,564)	(442,242)	(1,576,738)
Interest paid	(9,166)	(51,941)	(41,477)	(247,063)
Interest and charges	10,149	51,188	35,023	148,691
<b>Closing balance</b>	<b>472,729</b>	<b>446,630</b>	<b>1,751,936</b>	<b>2,113,444</b>

#### Covenants

Some loan agreements mentioned above have covenants that determine maximum levels of indebtedness and leverage, as well as minimum levels of coverage of installments falling due, which must be met on a quarterly basis. Below, we demonstrate the required indices:

	Contractually required ratio
Net debt (plus properties payable less SFH debt)/ Equity	Equal or lower than 0.7
Receivables (plus properties for sale)/ net debt (less properties payable and unrecognized costs and expenses)	Equal or higher than 1.5 or lower than 0
EBIT / finance costs, net	Equal or higher than 1.5 or lower than 0

All contractual clauses were addressed as of March 31, 2018.



## 11. DEBENTURES (PARENT COMPANY AND CONSOLIDATED)

a) The summary of the characteristics and the balances of the debentures shown below:

	<b>Cyma 01</b>	
Series issued	First	
Type of issuance	Simple	
Nature of issuance	Private	
Issuance date	10/31/2017	
Maturity date	10/31/2022	
Type of debenture	Unsecured	
Yield	0.3% of net units sales revenue from Klabin Cyma Development	
Par Value (unit)	500	
Securities issued (unit)	8	
Securities outstanding (unit)	8	
Securities redeemed (unit)	0	
Type of interest payment	6 months after maturity	
Amortization installments	1	
	<b>03/2018</b>	
	<b>CYMA 01</b>	
Debentures payable		4,000
Interest over Debentures payable		260
		<b>4,260</b>
<b>Current</b>		<b>260</b>
<b>Noncurrent</b>		<b>4,000</b>

The debentures may be redeemed in advance, at the sole discretion of the Company. The Company may also acquire debentures circulating on the market, subject to current legislation.

The balances of non-current liabilities are broken down as follow:

<u>Year</u>	<u>2017</u>
48 months	4,000
<b><u>Total</u></b>	<b><u>4,000</u></b>

Changes in the “Debentures” balance are shown below:

	Individual		Consolidated	
	CYMA 01	2017	CYMA 01	2017
<b>Opening Balance</b>	<b>44,450</b>	<b>45,640</b>	<b>48,555</b>	<b>45,640</b>
Additions	-	-	-	4,000
Principal repayment	(42,630)	-	(42,630)	-
Interest payment	(1,872)	(5,594)	(1,872)	(5,594)
Interest and charges	52	4,404	207	4,509
<b>Closing balance</b>	<b>-</b>	<b>44,450</b>	<b>4,260</b>	<b>48,555</b>

b) Covenants

Below, we demonstrate the required indices:

	Contractually required ratio
Net debt (plus properties payable less SFH debt)/ Equity	Equal or lower than 0.7
Receivables (plus properties for sale)/ net debt (less properties payable and unrecognized costs and expenses)	Equal or higher than 1.5 or lower than 0
EBIT / finance costs, net	Equal or higher than 1.5 or lower than 0

Debentures issuance deed CYMA 01 presents clauses that determine early maturity in case of Issuer’s bankruptcy or court-ordered reorganization claims.

All contractual clauses were addressed as of March 31, 2018.

12. CERTIFICATES OF REAL ESTATE RECEIVABLE - CRI (PARENT COMPANY AND CONSOLIDATED)

a) Brazil Realty Companhia Securitizadora de Créditos Imobiliários S/A (“Securitizadora”)

On June 14, 2011, Securitizadora carried out its 1st series of the 1st issuance of CRI operations, approved at a meeting of the Board of Directors held on February 23, 2011. On September 30, 2016, Securitizadora carried out the 5th issuance of CRI, approved at a meeting of the Board of Directors held on September 30, 2016. As of December 6, 2016, the Securitization Company carried out the 6th issuance of CRI approved in Board of Directors’ Meeting held on December 06, 2016. As of December 21, 2016, the Securitization Company carried out the 7th issuance of CRI approved in Board of Directors’ Meeting held on December 21, 2016.

The placement of the CRIs on the market of the 1st series of the 1st issuance occurred through the public offering of 900 nominative and book-entry CRIs with a unit value of R\$ 300, totaling R\$ 270,000; the fifth issuance with 150,000 nominative and book-entry CRIs, with an unit value of R\$ 1, totaling R\$ 150,000; the 6th issuance with 200,000 nominative and book-entry CRIs with a unit value of R\$ 1, totaling R\$ 200,000; and 7th issuance of 30,000 nominative and book-entry CRIs with a unit value of R\$ 1, totaling R\$ 30,000. As defined in the Terms of Securitization of Real Estate Credit, the CRIs of the 1st issuance is guaranteed by the lien of:

- Credit rights arising from the sale of real estate development units owned by the fiduciary assignor (investees of the Parent Company) and of the Company, rights and amounts deposited by the purchasers of the real estate units, by the fiduciary assignor or by the Parent Company, in bank accounts specifically designated for the receipt of such amounts, pursuant to the agreement on fiduciary assignment.

The CRIs of the 1st issuance are leveraged by real estate credits arising from CCBs issued by the Company, the CRIs of the 5th and 6th issuances are leveraged by real estate credits arising from Debentures issued by the Company, and the CRIs of the 7th issuance are leveraged by real estate credits arising from a CCB issued by Plano & Plano Desenvolvimento Imobiliário Ltda., represented by a Real Estate Credit Note (“CCI”), which were acquired by Securitizadora pursuant to Law 10931/04 (“Real Estate Credits”) and an assignment contract. Securitizadora established the “Fiduciary Regime” on Real Estate Credits, in accordance with the Term of Securitization, pursuant to article 9th of Law 9514/97, with the appointment of Pentágono S.A. Distributor of Securities as a fiduciary agent. The Real Estate Credits and the Guarantee subject to the Fiduciary Regime will be detached from the shareholder’s equity of the subsidiary and will become separate assets, specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law 9514 / 97. The CRIs were admitted to negotiation in the CETIP 21 System of CETIP S.A. - Organized Counter of Assets and Derivatives and, in the Bovespafix System of BM&FBOVESPA S.A. - Securities, Commodities and Futures Exchange, respectively.

The main characteristics of the 1st, 5th, 6th and 7th issuances, are:

Features	1st series from 1st issue (i)	1st serie from 5th issue (iii)
Issue date	06/14/2011	09/30/2016
Amortization date	Half-yearly interests and principal amount on 1st June, 2023.	December 06, 2018
Unit face value on the issue date	300	1
Amount of disclosed certificates	900	150,000
Remuneration	There will no be monetary update and will be interests over the unit face value balance, since issue date, corresponding the rate of 107% multiplied by DI rate evaluated and showed by CETIP.	The remuneratory interests corresponding to 98% (ninety eight per cent) of DI rate evaluated and showed by CETIP.
Retrocession	N/A	N/A
Restrictive contractual terms	The minimum hedge index calculation is realized by the ratio between: (a) related account balances multiplied by 1.1, summed with the amount equivalent to the outstanding balance of real state credit rights (b) the obligations guarantee outstanding balance on the calculus date. The ratio income should be equal or greater than 110%	The non-compliance of any financial index to be calculated quarterly by the debtor considering its audited consolidated financial statements from every quarter ending on corresponding period, and validated by Securitization, five day before the calculus sent by the Debtor. a. the ratio between (A) the Liquid debit and payables properties; and (b) Equity; should be always equal or greater than 0.80 (eighty hundredth); b. the ratio between (A) the total of trade receivables and properties for sale; and (B) the sum of Liquid debt, Payable properties and Costs and Expenses to be appropriated., should be equal or greater than 1.5 (one and half) or lower than 0 (zero); and c. the ratio between (A) EBIT and (B) Net Financial Expenses. should be equal or greater than 1.5 (one and half) or lower than 0 (zero). In additional the EBIT should be greater than zero.

Features	1st and 2nd series of the 6th issue - code (i)	1st series of the 7th issue - code (i)
Issue date	12/06/2016	12/21/2016
Amortization date	1st series: December 15, 2017 2nd series: September 17, October 15 and November 15, 2018	December 14, 2018
Unit par value on issuance	1	1
Number of certificates issued	200,000	30,000
Yield	Interest at 98% of the DI rate calculated and disclosed by CETIP.	Interest at 100% of the DI rate calculated and disclosed by CETIP.
Retrocession	None	None

Restrictive covenants	<p>The non-compliance with the covenants below, calculated on a quarterly basis by the Debtor based on the audited consolidated financial statements for the quarters ended March, June, September and December of each year, and verified by Securitizadora within up to five days after the receipt of the calculation submitted by the Debtor: a. the ratio between: (A) the sum of Net Debt and Properties for Sale; and (B) Equity must be always equivalent to or lower than 0.80; b. the ratio between: (A) the sum of Total Receivables and Properties for Sale; and (B) the sum of Net Debt, Properties Payable and Unaccrued Costs and Expenses must be equivalent to or higher than 1.5 or lower than 0; and c. the ratio between: (A) EBIT and (B) Net Finance Costs must be equivalent to or higher than 1.5 or lower than 0, provided that in any event the EBIT must be always positive.</p>	<p>The non-compliance with the covenants below, calculated on a quarterly basis by the Debtor based on the audited consolidated financial statements for the quarters ended March, June, September and December of each year, and verified by Securitizadora within up to five days after the receipt of the calculation submitted by the Debtor: a. the ratio between: (A) the sum of Net Debt and Properties for Sale; and (B) Equity must be always equivalent to or lower than 0.80; b. the ratio between: (A) the sum of Total Receivables and Properties for Sale; and (B) the sum of Net Debt, Properties Payable and Unaccrued Costs and Expenses must be equivalent to or higher than 1.5 or lower than 0; and c. the ratio between: (A) EBIT and (B) Net Finance Costs must be equivalent to or higher than 1.5 or lower than 0, provided that in any event the EBIT must be always positive.</p>
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- (i) The default of receivables linked to the issuance of the CRI does not have any impact on the operation, since the receivables are only a guarantee of future payment.
- (ii) Risk classification: On May 1, 2018, the Company obtained a rating report of Ba2 (global scale) and Aa3.br (national scale), through a rating agency. As per CVM Instruction 414/04, the Company monitors the risk rating reports of the securitization operations every three months, since the aforementioned Instruction requires this restatement for operations with a unit par value equal to or greater than R\$ 300.
- (iii) Risk rating: on December 21, 2017, the rating agency Standard & Poor's maintained the 'brAA- (sf)' risk rating assigned to the 1st series of the 5th issuance of CRIs. The risk classification of the issuance must exist during the entire duration of the CRIs, and such classification should be updated quarterly in accordance with the provisions of article 7, paragraph 7 of CVM Instruction 414/04.

#### b) Gaia Securitizadora S/A ("Gaia")

CRIs of Gaia's fourth issuance of the 102<sup>nd</sup> and 103<sup>rd</sup> series are backed by receivables portfolio acquired by Gaia, which, on its turn, issued 256 per Real Estate Credit Notes (CCI) in conformity with Law 10931/04 ("Real Estate Credits"). Gaia established the "Fiduciary Regime" on Real Estate Credits, in accordance with the Term of Securitization, pursuant to article 9 of Law 9514/97, with the appointment of Pentágono S.A. Distributor of Securities as a fiduciary agent. The Real Estate Credits and the Guarantee subject to the Fiduciary Regime will be detached from the shareholders' equity of Gaia and will become separate assets, specifically for the payment of CRIs and other obligations related to the Fiduciary Regime, pursuant to article 11 of Law 9514/97. CRI's were accepted for negotiation in CETIP 21 System of B3.

The placement of the CRIs in the market occurred through a public offer of 792 registered and book-entry senior CRIs (102<sup>nd</sup> series), with par value of R\$ 100, totaling R\$ 79,210, and 210

registered and book-entry subordinated CRIs (103<sup>rd</sup> series), with par value of R\$ 100, totaling R\$ 21,056, fully acquired by the Company. The Senior CRIs have preference in receiving interest, principal and late payment charges incurred in relation to Subordinated CRIs. Accordingly, Subordinated CRIs cannot be redeemed by the Issuer prior to the full redemption of Senior CRIs. Subordinated CRI's acquired by the Company are stated net of respective obligations.

Features	102nd serie of the 4th issue	103rd serie of the 4th issue
Issue date	07/06/2017	07/06/2017
Amortization date	Monthly as per Annex II to the Securitization Term	
Unit par value on issuance	100,013.04	100,266.24
Yield	Interest at 100% of the DI rate and increased by a spread of 1.2% p.a.	Interest at 100% of the DI rate and increased by a spread of 5% p.a.
Retrocession	None	
Restrictive covenants	Payment of Senior CRI: The resources of payments and prepayments of Total Loans will be used, in full and in accordance with the Cascade of Payments, for the exclusive payment of the Senior CRI ("Senior CRI Payment"), whenever (ii) the sum of the total amounts received in the period, is greater than or equal to 80% (eighty percent) ("Payment Event of the Senior CRI "). Payment of the Subordinated CRI: Observed the Cascade of Payments, the resources of the payments and prepayments of the Real Estate Credits due to the Subordinated CRI will be retained in the Centralizing Account if it is verified monthly that the ratio between (i) the value of the payment due to the Senior CRI in the period, and (ii) the sum of the total amounts received in the period, is less than 80% (eighty percent) and greater or equal to 77.50% (seventy-seven whole and fifty hundredths percent) , during the respective month, as verified by the Issuer ("Subordinated CRI Payment Event"). The resources held in the Centralizing Account, as provided in item 8.5 above, will be used to pay the Subordinated CRI ("Payment of Subordinated CRI") whenever: (i) the ratio of (i) the amount of the payment due to the CRI Seniors in the period, and (ii) the sum of the total amounts received in the period, is less than 77.50% (seventy-seven whole and fifty hundredths percent) during the respective month, as verified by the Issuer; and (ii) the following equation is complied with, respecting the payment dates established in the current Table: NPV CRI Senior / NPV ≤ 80%.	

### c) Balances, maturities and changes in CRIs

The funds obtained through the subscription of CRIs were used exclusively to pay the amount of the assignment of the receivables portfolio. The risks and benefits of the Real Estate Credits remain with the economic group; thus, the consolidated balance in liabilities, reported in the financial information, can be demonstrated as follows:

Issue	Individual					
	03/2018			2017		
	Balance	Interest payable	Total	Balance	Interest payable	Total
1st serie of the 1st issue - code 11F0013690	43,200	989	44,189	43,200	262	43,462
1st serie of the 5th issue - code 16I0999367	150,000	3,063	153,063	150,000	751	150,751
less: CRI issuance costs	(619)	-	(619)	(844)	-	(844)
1st and 2nd serie of the 6th issue - code 16L0074259 e 16L0074261	100,000	1,822	101,822	100,000	259	100,259
102nd serie of the 4th issue - code 17G0848381	27,420	124	27,544	30,287	123	30,410
103rd serie of the 4th issue - code 17G0848382	-	-	-	9,691	1,344	11,035
	<b>320,001</b>	<b>5,998</b>	<b>325,999</b>	<b>332,334</b>	<b>2,739</b>	<b>335,073</b>
<b>Current</b>	<b>255,916</b>	<b>5,998</b>	<b>261,914</b>	<b>258,662</b>	<b>2,739</b>	<b>261,401</b>
<b>Noncurrent</b>	<b>64,085</b>	<b>-</b>	<b>64,085</b>	<b>73,672</b>	<b>-</b>	<b>73,672</b>

Issue	Consolidated					
	03/2018			2017		
	Balance	Interest payable	Total	Balance	Interest payable	Total
1st serie of the 1st issue - code 11F0013690	43,200	989	44,189	43,200	262	43,462
1st serie of the 5th issue - code 16I0999367	150,000	3,063	153,063	150,000	751	150,751
<b>less:</b>						
CRI issuance costs	(619)	-	(619)	(844)	-	(844)
1st and 2nd serie of the 6th issue - code 16L0074259 e 16L0074261	100,000	1,822	101,822	100,000	259	100,259
1st serie of the 7th issue - code 16L0195217	30,000	566	30,565	30,000	87	30,087
102nd serie of the 4th issue - code 17G0848381	59,629	124	59,753	65,802	123	65,925
103rd serie of the 4th issue - code 17G0848382	-	-	-	21,058	1,343	22,401
	<b>382,209</b>	<b>6,563</b>	<b>388,773</b>	<b>409,216</b>	<b>2,825</b>	<b>412,041</b>
<b>Current</b>	<b>295,295</b>	<b>6,564</b>	<b>301,859</b>	302,151	2,825	<b>304,976</b>
<b>Noncurrent</b>	<b>86,914</b>	<b>-</b>	<b>86,914</b>	107,065	-	<b>107,065</b>

The balances of non-current liabilities are broken down as follows:

Year	Individual		Consolidated	
	03/2018	2017	03/2018	2017
2019	4,361	8,510	10,614	19,950
2020	4,543	6,284	10,441	14,411
2021	3,389	4,671	6,966	9,509
2022	2,675	3,527	5,075	6,648
2023 at 2027	49,116	50,680	53,819	56,547
<b>Total</b>	<b>64,085</b>	<b>73,672</b>	<b>86,914</b>	<b>107,065</b>

The movements of the balances are shown below:

	Individual		Consolidated	
	03/2018	2017	03/2018	2017
<b>Opening Balance</b>	<b>335,073</b>	<b>477,937</b>	<b>412,041</b>	<b>507,203</b>
Additions	-	115,456	-	168,180
Principal repayment	(12,558)	(255,567)	(27,229)	(261,411)
Interest payment	(1,344)	(51,872)	(1,344)	(55,640)
Interest and charges	4,828	49,119	5,305	53,709
<b>Closing balance</b>	<b>325,999</b>	<b>335,073</b>	<b>388,773</b>	<b>412,041</b>

### 13. CREDITS RECEIVABLE AND OBLIGATIONS PAYABLE WITH RELATED PARTIES

#### a) Loan operations with related parties to finance civil works

The balances of the loan operations maintained with related parties have no predetermined maturity and are not subject to financial charges, except those signed with the joint ventures, when indicated.

Balances in parent company and consolidated financial information is presented as follows:

	Individual				Consolidated			
	Receivables from Related Parties		Payables from Related Parties		Receivables from Related Parties		Payables from Related Parties	
	03/2018	2017	03/2018	2017	03/2018	2017	03/2018	2017
Angra Dos Reis Empreendimentos Imobiliários Ltda	-	11	1,406	1,412	-	-	933	1,455
Arizona Investimento Imobiliária Ltda	-	175	-	5,934	-	175	-	5,934
Bko Desenvolvimento Imobiliário Xviii Ltda	1,464	1,176	-	-	1,464	1,176	-	-
Carcavelos Empreendimentos Imobiliários Ltda	-	-	-	752	-	-	-	752
Cbr 030 Empreendimentos Imobiliários Ltda	-	8,109	-	-	-	1,913	5,347	9,706
Cbr 044 Empreendimentos Imobiliários Ltda.	2,067	2,055	-	-	-	-	-	-
Chiachiarretta Empreendimentos Imobiliários Ltda	-	3	-	-	665	661	-	6
Cipasa Votorantim Empreend Imob S/A	4,607	4,607	-	-	4,607	4,607	-	-
Construtora Santa Izaura Ltda	1,050	1,030	-	-	1,050	1,030	-	-
Crua Empreendimentos S/A	8,569	8,533	-	-	8,569	8,533	-	-
Cury Construtora E Incorporadora S/A	113,726	121,226	1	1	113,726	121,226	1	1
Cyrela Anis Empreendimentos Imobiliários Ltda	171	920	11,046	1,046	-	-	-	-
Cyrela Begonia Empreendimentos Imobiliária Ltda	2,235	490	-	-	545	-	-	-
Cyrela Boraceia Empreendimentos Imobiliários Ltda	2,859	2,676	-	-	4	-	-	-
Cyrela Braga Empreendimentos Imobiliários Ltda	3,080	3,146	-	-	1	-	-	-
Cyrela Chile Empreendimentos Imobiliários Ltda	2	598	-	-	-	-	-	105
Cyrela Comercial Imobiliária Ltda	2,724	3,116	-	-	106	106	855	1,026
Cyrela Cristal Empreendimentos Imobiliários Ltda	11,460	10,702	-	-	-	-	-	-
Cyrela Empreendimentos Imobiliários Comercial Importadora E Exportadora Ltda	1,277	1,279	-	-	13	13	-	-
Cyrela Esmeralda Empreendimentos Imobiliários Ltda	-	594	-	-	-	-	1	1
Cyrela Extrema Empreendimentos Imobiliários Ltda	119,447	121,674	-	-	-	-	-	-
Cyrela Iberia Empreendimentos Imobiliários Ltda	1,623	1,623	-	-	-	-	-	-
Cyrela Imobiliária Ltda	3	631	-	-	-	-	-	-
Cyrela Indonesia Empreendimentos Imobiliários Ltda	-	12	8,686	-	-	-	-	-
Cyrela Investimentos E Participações Ltda	-	2	-	-	388	388	2,564	2,564
Cyrela Mac Amazonas Empreendimentos Imobiliários Spe Ltda	726	2	-	-	-	-	220	-
Cyrela Malasia Empreendimentos Imobiliários Ltda	726	1,939	-	-	-	-	-	-
Cyrela Manaus Empreendimentos Imobiliários Ltda	4,632	4,644	-	-	1,475	1,475	-	-
Cyrela Maresias Empreendimentos Imobiliários Ltda	618	1,042	-	-	18	-	-	-
Cyrela Moinho Empreendimentos Imobiliários Ltda	23,994	27,581	-	-	-	-	-	-
Cyrela Montblanc Empreendimentos Imobiliários S/A	2,699	2,699	-	-	-	-	-	-
Cyrela Monza Empreendimentos Imobiliários Ltda	45	85	-	-	114	874	-	-
Cyrela Nordeste Empreendimentos Imobiliários Ltda	-	3	-	-	367	629	705	870
Cyrela Paris Empreendimentos Imobiliários Ltda	18,909	18,588	-	-	2	-	-	-
Cyrela Piemonte Empreendimentos Imobiliários Ltda	543	6	-	-	543	6	-	-
Cyrela Pompeia Empreendimentos Imobiliários Ltda	600	605	-	-	-	-	-	-
Cyrela Puglia Empreendimentos Imobiliários Ltda	4	14	27,296	27,296	11	-	6	-
Cyrela Recife Empreendimentos Imobiliários Ltda	74,388	61,623	-	-	-	-	-	-
Cyrela Rjz Construtora E Empreendimentos Imobiliários Ltda	95	147	-	-	82,743	80,892	562	278
Cyrela Rjz Empreendimentos Imobiliários Ltda	3	2,541	-	-	409	1	-	-
Cyrela Tolteca Empreendimentos Imobiliários Ltda	2,670	2,857	-	-	2	-	-	-
Cyrela White River Investimento Imobiliária Spe Ltda	464	465	580	580	-	-	-	-
Cytec Empreendimentos Imobiliários Ltda	-	-	-	-	2,449	-	-	613
Elbrus Empreendimentos Imob. Ltda	544	544	-	-	544	544	-	-
Emporio Jardim Shoppings Centers S.A.	965	965	-	-	-	-	241	-
Forest Hill De Investimento Imobiliária Ltda	-	-	-	2,720	-	-	-	2,720
Goldsstein Cyrela Empreendimentos Imobiliários S/A	1	18,435	-	-	22,446	22,494	-	-
Imobiliária 513 Do Brasil Projetos	54,012	53,168	-	-	54,012	53,168	-	-
Jacira Reis Empreendimentos Imobiliários Ltda	1	10,704	-	-	1	10,704	-	-
Jose Celso Gontijo Eng S/A	18,402	-	1,237	-	18,402	-	1,237	-
Lavvi Empreendimentos Imobiliários Ltda	-	-	-	-	-	-	-	1,692

	Individual				Consolidated			
	Receivables from Related Parties		Payables from Related Parties		Receivables from Related Parties		Payables from Related Parties	
	03/2018	2017	03/2018	2017	03/2018	2017	03/2018	2017
Living Abaete Empreendimentos Imobiliários Ltda	25,473	28,707	-	-	-	-	-	-
Living Afenas Empreendimentos Imobiliários Ltda	31,085	35,886	-	-	-	-	-	-
Living Amparo Empreendimentos Imobiliários Ltda	31,293	26,498	-	-	2	-	-	-
Living Empreendimentos Imobiliários S/A	-	-	-	-	650	733	3,829	5,309
Living Martini Empreendimentos Imobiliários Ltda	12,742	11,499	-	-	-	32	1	1
Living Nazare Empreendimentos Imobiliários Ltda	2,189	1,975	-	-	-	-	-	-
Living Pirassununga Empreendimentos Imobiliários Ltda	10,995	10,776	-	-	-	-	-	-
Living Provance Empreendimentos Imobiliários Ltda	64,640	61,158	-	-	1	-	-	-
Living Sul Empreendimentos Imobiliários Ltda	-	26	-	-	785	785	-	-
Living Talara Empreendimentos Imobiliários Ltda	3,428	3,428	-	-	3,428	3,428	-	-
Lombok Incorporadora Ltda	1,491	1,938	-	-	-	62	-	-
Mac Participacoes Ltda	10,877	-	-	-	10,877	-	-	-
Magnum Investimento Imobiliária Ltda	-	-	-	4,195	-	-	-	4,195
Mdl Realty Incorp S/A	-	-	-	841	-	-	-	841
Nova Zelandia Empreendimentos Imobiliários Ltda	415	542	-	-	-	-	-	-
Option De Investimento Imobiliária Ltda	-	-	644	642	-	-	-	-
Pdg Realty S/A Empreendimentos E Participações	-	-	2,314	2,314	-	-	2,314	2,314
Plano & Plano R2 Inc Ltda	996	-	-	-	996	-	-	-
Plarcon Cyrela Empreendimentos Imobiliários Spe Ltda	621	623	-	-	621	623	-	-
Queiroz Galvão Desenvolvimento Imobiliário Ltda	4,202	5,006	-	-	4,202	5,006	-	-
Sanca Desenvolvimento Urbano Ltda	-	-	476	695	-	-	476	695
Scp H.A.ídar (Cyrela Begonia)	-	-	-	-	-	-	545	-
Scp Isla Empreendimentos Imobiliários Ltda	2,598	2,598	-	-	2,598	2,598	-	-
Seller Consultoria Imobiliária E Representações Ltda	90	129	1	10	15,438	14,981	-	-
Sevilha Empreendimentos Imobiliários Ltda	793	1,041	-	-	-	-	-	-
Spe Brasil Incorporação 28 Ltda	-	-	1,905	1,005	-	-	1,905	1,005
Spe Chl Cv Incorporações Ltda	-	1,682	-	-	-	1,682	-	-
Spe Faicalville Incorporação 1 Ltda	-	-	2,111	1,236	-	-	2,111	1,236
Tm Participacoes Societarias E	2,659	2,574	-	-	2,659	2,574	-	-
Vinson Empreendimentos Imobiliários Ltda	-	-	-	-	-	-	-	5,513
Vix One Empreendimentos Imobiliários Spe Ltda	15,067	6,772	-	-	2,246	2,246	3	3
Vnss Empreendimentos Imobiliários Spe S/A	-	7	-	-	932	932	16	16
Others 249 SPEs with balance up tp R\$ 500	5,973	8,432	1,642	1,644	5,159	3,616	1,324	1,331
<b>Total</b>	<b>709,032</b>	<b>714,344</b>	<b>59,345</b>	<b>52,323</b>	<b>365,271</b>	<b>349,914</b>	<b>25,196</b>	<b>50,182</b>

The Company has loan balances totaling R\$ 7,027 in the consolidated, on March 31, 2018 (R\$ 7,027 on December 31, 2017). Guarantees given to the Company are linked to delivery of shares in subsidiary or jointly-controlled subsidiaries.

As of March 31, 2018, there is a balance of R\$ 55,357 (R\$ 54,490 as of December 31, 2017), which corresponds to advances granted to the company from which the land was acquired, as established in contract. Advances are subject to restatement based on the changes in CDI Interest is payable monthly, and the principal will be amortized through receipts corresponding to its stake in the joint venture.

As of March 31, 2018, the Company has dividends receivable from the investee Cury Construtora e Incorporadora S/A, totaling R\$ 113,029.

## b) Operations

Operations maintained with related parties mainly represent services that involve the technical responsibility of projects and the control of all contractors who provide skilled construction labor, applied in the development of the joint ventures of the Company and its investees.

These operations are classified as costs incurred by the units under construction and allocated to P/L according to the stage of marketing of the units of the joint venture.

## c) Directors' fees

### i) Global remuneration



The total remuneration to the Company's administrators for the year 2018 was fixed at R\$ 13,839, according to the Annual and General Shareholders' Meeting of April 27, 2018 (in 2017, the global remuneration paid totaled R\$12,562).

ii) Fixed Compensation

The fixed remunerations recorded in the Company's income (loss) are included under "Expenses on Management Fees" and may be stated as follows:

	<u>Individual</u>		<u>Consolidated</u>		<u>Members Total</u>	
	<u>03/2018</u>	<u>03/2017</u>	<u>03/2018</u>	<u>03/2017</u>	<u>03/2018</u>	<u>03/2017</u>
Executive Committee	396	261	396	525	8	6
Board of Directors	686	730	686	730	6	6
Charges	217	198	217	246	-	-
	<b>1,299</b>	<b>1,189</b>	<b>1,299</b>	<b>1,501</b>	<b>14</b>	<b>12</b>
Benefits - Executive Committee	774	732	774	700		
Benefits - Board of Directors	34	55	34	55		
	<b>808</b>	<b>787</b>	<b>808</b>	<b>755</b>		
<b>Total</b>	<b>2,107</b>	<b>1,976</b>	<b>2,107</b>	<b>2,256</b>		

**Compensation in the period:**

Executive Committee - higher comp	73	64	73	228
Executive Committee - lower comp	49	49	49	49
Board of Directors - higher comp	181	190	181	190
Board of Directors - lower compen	62	62	62	62

iii) Variable compensation

Payment of profit sharing to administrators will only occur in fiscal years in which shareholders are assured the payment of the minimum mandatory dividend provided for in Article 41 of the Bylaws.

The Company maintains stock options. All administrators who are entitled to receive the annual bonus, and who do not have commissions directly or indirectly linked to the sale or purchase of assets for the Company as a component of their remuneration, are eligible for this modality. Losses related to the provision for "stock options" are recorded in a specific caption of "General and administrative expenses".

The Company did not pay values as: (1) post-employment benefits (pensions, other retirement benefits, post-employment life insurance and medical care); (2) long-term benefits (license for years of service and long-term disability benefits); and (3) benefits on termination of employment contract.

#### 14. CURRENT ACCOUNTS WITH PARTNERS OF JOINT VENTURES

The balances in net assets and liabilities are shown below:

	Individual		Consolidated	
	03/2018	2017	03/2018	2017
ABC Realty de Investimento Imobiliária Ltda	-	-	768	1,227
CBR 014 Empreendimentos Imobiliários Ltda	-	-	(1,770)	(1,686)
Consórcio de Urbarnização Jundiá	6,079	5,972	6,079	5,972
Country de Investimento Imobiliária Ltda	-	-	1,634	-
Cyrela Begonia Empreendimentos Imobiliária Ltda	-	-	212	212
Cyrela Brazil Realty Rjz Empreendimentos Imobiliária Ltda	-	-	2,397	2,374
Cyrela Construtora Ltda	-	-	371	-
Cyrela Europa Empreendimentos Imobiliários Ltda	-	-	(4,323)	(4,168)
Cyrela Iberia Empreendimentos Imobiliários Ltda	-	-	615	615
Cyrela Imobiliária Ltda	-	-	888	1,102
Cyrela Jasmim Ltda	-	-	104	120
Cyrela Lambari Empreendimentos Imobiliários Ltda	-	-	(1,253)	(1,246)
Cyrela Paris Empreendimentos Imobiliários Ltda	-	-	(270)	(270)
Cyrela Polinesia Empreendimentos Imobiliários Ltda	-	-	489	488
Cyrela Rjz Construtora e Empreendimentos Imobiliários Ltda	-	-	(2,711)	(864)
Cyrela Roraima Empreendimentos Imobiliários Ltda	-	-	(1,288)	(881)
Cyrela Suecia Empreendimentos Imobiliários Ltda	-	-	(14,276)	(15,842)
Cyrela Urbanismo 5 - Empreendimentos Imobiliários Ltda	-	-	(3,401)	(3,507)
Goldsztein Cyrela Empreendimentos Imobiliários S/A	-	-	244	244
Kalahari Empreendimentos Imobiliários Ltda	-	-	(2,519)	(972)
Living Sabara Empreendimentos Imobiliários Ltda	-	-	(166)	(19)
Lorena Empreendimentos Imobiliários SPE Ltda	-	-	(101)	(313)
Plano Aroeira Empreendimentos Imobiliários Ltda	-	-	1,100	1,100
Plano Cambara Empreendimentos Imobiliários Ltda	-	-	(106)	(106)
Plano Cambui Empreendimentos Imobiliários Ltda	-	-	(2,461)	(3,292)
Plano Guapira Empreendimentos Imobiliários Ltda	-	-	(537)	(541)
SCP H.Aidar (Cyrela Begonia)	-	-	(228)	(470)
Vero Sta Isabel Empreendimentos Imobiliários SPE Ltda	-	-	(1,981)	(2,053)
Others 17 SPE's with balance up to R\$100	-	-	(165)	(259)
	<b>6,079</b>	<b>5,972</b>	<b>(22,655)</b>	<b>(23,035)</b>
<b>Noncurrent Assets</b>	<b>6,079</b>	<b>5,972</b>	<b>14,954</b>	<b>14,255</b>
<b>Current Liabilities</b>	<b>-</b>	<b>-</b>	<b>37,609</b>	<b>37,290</b>

## 15. WORKS IN PROGRESS

As a result of the procedure established by CVM Resolution 561/08 (OCPC 01 (R1)), as amended by Resolution 624/10, the balances of sales income and corresponding budgeted costs, for the units sold and with costs not yet incurred, are not reflected in the financial information of the Company and its subsidiaries.

The main balances to be reflected as costs are incurred are presented below:

- a) Contracted real estate operations to be appropriated from accumulated construction works in progress.

	<u>03/2018</u>	<u>2017</u>
(+) Total gross sales revenue	5,672,782	6,944,278
(-) Total recognized gross revenue	<u>(4,086,458)</u>	<u>(5,290,248)</u>
<b>(=) Unrecognized sales revenue:</b>	<b>(i) 1,586,324</b>	<b>1,654,030</b>
(+) Total cost of properties sold	3,372,977	4,165,791
(-) Total recognized cost	<u>(2,429,404)</u>	<u>(3,156,397)</u>
<b>(=) Unrecognized cost</b>	<b>(ii) 943,573</b>	<b>1,009,394</b>
<b>Unrecognized profit</b>	<b><u>642,751</u></b>	<b><u>644,636</u></b>

(i) It does not include taxes on income

(ii) It does not include expenses with unrecognized guarantees

b) Commitments to costs budgeted and not yet incurred, referring to units sold:

	<u>03/2018</u>	<u>2017</u>
<b>Amounts not reflected in the financial statements</b>		
Current	532,562	547,452
Noncurrent	<u>411,011</u>	<u>461,942</u>
	<b><u>943,573</u></b>	<b><u>1,009,394</u></b>

## 16. ADVANCES FROM CLIENTS

	<u>Consolidated</u>	
	<u>03/2018</u>	<u>2017</u>
<b>Amounts received for property sales</b>		
Amounts received for Project sales:		
Others advances	<u>7,282</u>	<u>4,991</u>
	<b>7,282</b>	<b>4,991</b>
<b>Sold units in projects under constructions</b>		
Allocated revenue	(209,695)	(1,201,625)
Receivable revenue	<u>355,902</u>	<u>1,321,419</u>
	<b>146,207</b>	<b>119,794</b>
	<b><u>153,489</u></b>	<b><u>124,785</u></b>
<b>Amount received for physical barter</b>		
Barter with land	<u>351,912</u>	<u>348,896</u>
<b>Total advances from clients</b>	<b><u>505,401</u></b>	<b><u>473,681</u></b>
<b>Current</b>	<b>331,786</b>	<b>314,803</b>
<b>Noncurrent</b>	<b>173,615</b>	<b>158,878</b>

## 17. PROVISION FOR PROPERTY MAINTENANCE

	<u>Individual</u>		<u>Consolidated</u>	
	<u>03/2018</u>	<u>2017</u>	<u>03/2018</u>	<u>2017</u>
Accrued construction warranties (i)	3	-	98,983	108,975
Other suppliers of goods and services (ii)	-	-	66,493	73,308
<b>Total</b>	<b><u>3</u></b>	<b><u>-</u></b>	<b><u>165,476</u></b>	<b><u>182,283</u></b>
<b>Current</b>	<b>-</b>	<b>-</b>	<b>87,101</b>	<b>96,268</b>
<b>Noncurrent</b>	<b>3</b>	<b>-</b>	<b>78,375</b>	<b>86,015</b>

- (i) The Company and its subsidiaries offer guarantees to their clients in the sale of their properties. These warranties have specific characteristics in accordance with certain items and are provided for years that vary to up to 5 years after the completion of the work and are partially shared with suppliers of goods and services.
- (ii) Balances of suppliers of operations in progress, also including the full provision for estimated indemnities and work costs required to renovate the Grand Parc Residential Resort project in Vitória - ES.

## 18. ACCOUNTS PAYABLE FOR ACQUISITION OF LAND

Refer to pieces of land acquired for the purpose of launching new joint ventures, isolated or with participation of third parties, with the following maturity schedule:

Year	Individual		Consolidated	
	03/2018	2017	03/2018	2017
2019	60,023	76,285	104,518	121,623
2020	-	-	2,782	2,075
2021	-	-	1,804	1,740.04
<b>Noncurrent</b>	<b>60,023</b>	<b>76,285</b>	<b>109,103</b>	<b>125,439</b>
<b>Current</b>	<b>18,778</b>	<b>2,516</b>	<b>165,835</b>	<b>107,932</b>
<b>Total</b>	<b>78,801</b>	<b>78,801</b>	<b>274,938</b>	<b>233,371</b>

They are adjusted at INCC change, IGP-M change, or change in the Special Clearance and Custody System (SELIC) rate.

Interest and inflation adjustment eligible to capitalization of inventories, referring to balance of land payable, totaled R\$ 766 in period ended March 31, 2018 (Reversal of R\$ 940 on March 31, 2017).

## 19. PROVISION FOR TAX, LABOR AND CIVIL RISKS

Provisions for risks of probable losses are summarized as follows:

	Individual		Consolidated	
	03/2018	2017	03/2018	2017
Civil lawsuits	2,619	3,010	70,985	88,550
Tax lawsuits	21	16	1,124	953
Labor lawsuits	1,075	1,170	34,451	37,687
	<b>3,715</b>	<b>4,196</b>	<b>106,561</b>	<b>127,190</b>

Total amount involving lawsuits classified as possible and remote loss on consolidated, it is presented as follows:

<b>03/2018</b>			
	<b>Possible</b>	<b>Remote</b>	<b>Total</b>
Civil	122,784	21,579	144,362
Labor	92,091	22,907	114,998
Tax	151,536	121,490	273,026
	<b>366,411</b>	<b>165,976</b>	<b>532,387</b>

<b>2017</b>			
	<b>Possible</b>	<b>Remote</b>	<b>Total</b>
Civil	133,308	19,105	152,413
Labor	97,206	23,635	120,841
Tax	165,457	89,054	254,511
	<b>395,971</b>	<b>131,794</b>	<b>527,765</b>

Main lawsuits classified as possible loss are as follows:

- The Company is a party to a tax administrative proceeding deriving from Federal Revenue Service (SRF) tax assessment notice referring to collection of alleged IRRF (withholding income tax) and INSS (national institute of social security) tax credits related to stock option plan. This proceeding is being defended in the administrative sphere and has not yet been analyzed by tax authorities.
- The Company and its investees are parties to tax administrative proceedings deriving from Federal Revenue Service decision on non-homologation of taxes paid through credit offset. These credits mostly derive from the use of withheld taxes of balance determined in annual adjustment return. These lawsuits are being defended in the administrative sphere and have not yet been analyzed by tax authorities. These lawsuits totaled R\$ 12,374 (R\$ 12,252 as of December 31, 2017) as of March 31, 2018.
- Certain Company's subsidiaries are parties to administrative proceeding deriving from tax assessment referring to collection of social security contributions on Profit Sharing distribution for calendar year 2008 and on contributions of self-employed workers. Companies challenged decisions and are awaiting tax authorities' position. This lawsuit totaled R\$ 6,704 (R\$ 6,562 as of December 31, 2017) as of March 31, 2018.
- Queiroz Galvão MAC Cyrela Veneza, organization in which the Company holds 30% of interest, is a party to public civil lawsuit that discusses validity of Construction License for joint venture Domínio Marajoara; on March 31, 2018, the Company considers likelihood of loss as probable, with possible monetary conviction regarding environmental aspects. The Company's management recorded a provision of R\$ 11,256 related to civil lawsuits linked to the joint venture.
- Cyrela, in the capacity of Developer of the real estate development denominated Condomínio Grand Parc Residencial Resort, clarifies that, on July 19, 2017, a collapse occurred in the external leisure area and causes are still unknown; and liabilities are being duly investigated by competent police authorities. Even though the Company is not responsible for joint venture construction, which was the responsibility of the construction company Incortel Incorporações e Construções Ltda., Company as the Developer, bore and is bearing indemnity amounts until the real cause of the accident is determined.

Change in provision balances is as follows:

	<b>Individual</b>			
	<b>Civil</b>	<b>Tax</b>	<b>Labor</b>	<b>Total</b>
<b>Balance as at 12.31.2016</b>	<b>7,164</b>	<b>610</b>	<b>586</b>	<b>8,360</b>
Additions	-	-	826	826
Payments	(13)	-	(420)	(433)
Reversal	(147)	(610)	(29)	(786)
Adjustments	(83)	-	(34)	(117)
<b>Balance as at 03.31.2017</b>	<b>6,921</b>	<b>-</b>	<b>929</b>	<b>7,850</b>
<b>Balance as at 12.31.2017</b>	<b>3,010</b>	<b>16</b>	<b>1,170</b>	<b>4,196</b>
Additions	1,965	-	157	2,121
Payments	(194)	-	(628)	(823)
Reversal	(2,196)	-	(22)	(2,219)
Adjustments	36	5	397	439
<b>Balance as at 03.31.2018</b>	<b>2,619</b>	<b>21</b>	<b>1,074</b>	<b>3,715</b>

	<b>Consolidated</b>				
	<b>Civil</b>	<b>Tax</b>	<b>Labor</b>	<b>Cancelled Sales (*)</b>	<b>Total</b>
<b>Balance as at 12.31.2016</b>	<b>107,693</b>	<b>4,568</b>	<b>78,702</b>	<b>22,996</b>	<b>213,959</b>
Additions	11,223	3	21,724	2,299	35,249
Payments	(12,927)	-	(7,825)	-	(20,752)
Reversal	(4,493)	(3,670)	(15,475)	-	(23,638)
Adjustments	16,934	21	2,265	-	19,220
<b>Balance as at 03.31.2017</b>	<b>118,430</b>	<b>922</b>	<b>79,391</b>	<b>25,295</b>	<b>224,038</b>
<b>Balance as at 12.31.2017</b>	<b>88,550</b>	<b>953</b>	<b>37,687</b>	<b>-</b>	<b>127,190</b>
Additions	12,599	219	7,846	-	20,664
Payments	(15,778)	-	(12,164)	-	(27,942)
Reversal (i)	(18,359)	(68)	-	-	(18,428)
Adjustments	3,973	21	1,082	-	5,077
<b>Balance as at 03.31.2018</b>	<b>70,985</b>	<b>1,124</b>	<b>34,451</b>	<b>-</b>	<b>106,561</b>

(\*) Refers to write-off of provision for cancellation of agreements to conform to the provision for credit risk deriving from first-time adoption of CPC 48/IFRS 9, which included the provision for expected loss (note 2.2, item "adoption of new accounting pronouncement").

(i) Includes reclassification of the amount of RS6,592, referring to change of control in investees

## 20. DEFERRED TAXES AND CONTRIBUTIONS FOR PAYMENT

### a) Breakdown of income tax, social contribution, PIS and COFINS for deferred payment

These are recorded to reflect tax effects deriving from tax basis temporary differences, which determine the time of payment, as property sales are received (SRF Regulatory Instruction 84/79), and effective recognition of real estate earnings, in conformity with CFC Resolution 1266/09 and CVM Decision 561/08, as amended by CVM Resolution 624/10 (OCPC 01(R1)).

Balances of taxes and contributions with deferred payments are as follows:

	Consolidated	
	03/2018	2017
<b>Assets</b>		
IRPJ	977	693
CSLL	513	365
<b>Subtotal</b>	<b>1,490</b>	<b>1,058</b>
PIS	369	285
COFINS	1,271	884
<b>Subtotal</b>	<b>1,640</b>	<b>1,169</b>
<b>Total:</b>	<b>3,130</b>	<b>2,227</b>
<b>Current</b>	<b>3,130</b>	<b>2,227</b>

	Individual		Consolidated	
	03/2018	2017	03/2018	2017
<b>Liabilities</b>				
IRPJ	916	875	32,836	35,378
CSLL	330	315	17,085	18,272
<b>Subtotal</b>	<b>1,246</b>	<b>1,190</b>	<b>49,921</b>	<b>53,649</b>
PIS	95	91	9,359	10,135
COFINS	438	419	43,242	46,826
<b>Subtotal</b>	<b>534</b>	<b>510</b>	<b>52,601</b>	<b>56,961</b>
<b>Total</b>	<b>1,779</b>	<b>1,700</b>	<b>102,522</b>	<b>110,610</b>
<b>Current</b>	<b>678</b>	<b>599</b>	<b>77,231</b>	<b>85,989</b>
<b>Noncurrent</b>	<b>1,102</b>	<b>1,102</b>	<b>25,291</b>	<b>24,621</b>

Effective payment of these taxes occurs as sales installments are received.

As a result of previously-mentioned tax credits and obligations, corresponding tax effects (deferred income tax and social contribution) were recognized, as follows:

#### Income tax and social contribution - Deferred charges

	Individual		Consolidated	
	03/2018	03/2017	03/2018	03/2017
<b>In current and nocurrent assets</b>				
Difference of profit on real estate activities - deemed income	-	-	256	242
Difference of profit on real estate activities - RET	-	-	1,234	816
	<b>-</b>	<b>-</b>	<b>1,490</b>	<b>1,058</b>
<b>In current and nocurrent liabilities</b>				
Difference of profit on real estate activities - taxable income	(1,246)	(1,190)	(2,681)	(2,639)
Difference of profit on real estate activities - deemed income	-	-	(6,350)	(5,840)
Difference of profit on real estate activities - RET	-	-	(40,890)	(45,170)
	<b>(1,246)</b>	<b>(1,190)</b>	<b>(49,921)</b>	<b>(53,649)</b>

b) Calculation basis for temporary differences from deferred income

The Company and its subsidiaries have the following negative balances to offset, deducted from or added to future taxable income calculation bases to be determined based on taxable income. In addition, certain subsidiaries have differences to be taxed in future years deriving from profit in real estate activities taxed at the cash system and recorded at the accrual system and Special taxation regime – RET, considering taxation at deemed profit, as follows:

	<b>Individual</b>		<b>Consolidated</b>	
	<b>03/2018</b>	<b>03/2017</b>	<b>03/2018</b>	<b>03/2017</b>
<b>Credits for offset - taxable income</b>				
Tax loss carryforwards to be offset against future taxable income	1,626,405	1,604,898	2,665,208	2,626,930
<b>Taxable obligations - taxable income</b>				
Difference between profit from real estate activities taxed on a cash basis and amount recorded on the accrual basis	(3,664)	(3,501)	(7,886)	(7,763)
<b>Taxable obligations - deemed income</b>				
Difference between the profit from taxable real estate activities on a cash basis and the amount recorded on the accrual basis				
Income tax base	-	-	15,471	14,575
Social contribution base	-	-	24,732	21,779
<b>Taxable obligations - special taxation regime - RET</b>				
Tax base	-	-	2,059,446	2,314,515

c) Balance of PIS and COFINS

Deferred PIS and COFINS calculated on the difference between income taxed at the cash system and income recognized at the accrual system are recorded under caption “Taxes and contributions with deferred payment” in current and non-current liabilities, according to expected settlement:

	<b>Individual</b>		<b>Consolidated</b>	
	<b>03/2018</b>	<b>2017</b>	<b>03/2018</b>	<b>2017</b>
Current	17	-	913	1,943
Deferred payment	534	510	52,601	56,961
	<b>550</b>	<b>510</b>	<b>53,515</b>	<b>58,904</b>

d) Income and social contribution tax expense for the period

Income and social contribution tax expenses for periods ended March 31, 2018 and 2017 may be reconciled with income (loss) before taxes:



	<b>Individual</b>		<b>Consolidated</b>	
	<b>01/01/2018</b>	<b>01/01/2017</b>	<b>01/01/2018</b>	<b>01/01/2017</b>
	<b>to</b>	<b>to</b>	<b>to</b>	<b>to</b>
	<b>03/31/2018</b>	<b>03/31/2017</b>	<b>03/31/2018</b>	<b>03/31/2017</b>
<b>Profit before income tax and social contribution</b>	<b>(52,875)</b>	<b>5,392</b>	<b>(24,546)</b>	<b>51,098</b>
(x) Statutory rate:	-34%	-34%	-34%	-34%
(=) <b>Expected income tax and social contribution expense</b>	<b>17,978</b>	<b>(1,833)</b>	<b>8,346</b>	<b>(17,373)</b>
(+/-) <b>Effect of the statutory rate on:</b>				
Share of profit of subsidiaries	(12,616)	9,268	3,451	1,072
Temporary additions and deductions and other	(i) (6,858)	(4,186)	(788)	(4,186)
Unrecognized tax credits	(ii) 1,441	(3,216)	(21,864)	(3,216)
Effect of tax gain from adopting the deemed income or RET regime	-	-	(899)	8,251
(=) <b>Income tax and social contribution expense</b>	<b>(55)</b>	<b>34</b>	<b>(11,755)</b>	<b>(15,451)</b>
	(55)	34	2,418	6,159
Deferred taxes	-	-	(14,173)	(21,610)
Current taxes	<b>(55)</b>	<b>34</b>	<b>(11,755)</b>	<b>(15,451)</b>

(i) Refers to balance of unaccounted tax losses and negative basis.

(ii) Refers to unrecorded tax loss balances

## 21. SHAREHOLDERS' EQUITY

### a) Capital

On March 31, 2018, subscribed and paid-in capital totals R\$ 3,395,744 (R\$ 3,395,744 as of December 31, 2017) is represented by 399,742,799 nominative common shares.

The Company's Board of Directors is authorized to increase capital - regardless of Shareholders' Meeting or amendments to the Bylaws - up to the limit of 750,000,000 common nominative shares for distribution in the country and/or abroad, either publicly or privately.

### b) Treasury shares

According to decision of the Board of Directors, the Company may acquire its own shares to keep them in treasury and, then, cancel them or dispose of them.

Considering provisions of Article 8 of CVM Instruction 10/80, the following was decided:

- (i) The Company's purpose is to acquire its own shares to keep them in treasury and then cancel them or dispose of them in order to invest funds available and maximize value to shareholders.
- (ii) The number of common shares issued by the Company that is outstanding in the market is 253,999,070, as informed by depositary institution on March 31, 2018 (252,703,489 as of December 31, 2017).

#### Program for repurchase of shares / cancellation of shares

Quotation of said shares on March 31, 2018 was R\$ 15.29 per share, market value expressed in Brazilian Reais (R\$ 13.22 – value expressed in Brazilian Reais as of December 31, 2017).

Market value is obtained using quotation of the Company's shares at BM&FBOVESPA S.A. – Bolsa de Valores, Mercadorias e Futuros as reference.

The balance may be shown as follows as of March 31, 2018:

Position	Amount	Buypack price	Average Buypack price	Market price
<b>Balance as at December 31, 2017</b>	<b>17,035,589</b>	<b>214,887</b>	<b>12.61</b>	<b>229,088</b>
Plan 2011 (Retention) - granted - 10/01/2011	(66,269)	(836)		(1,012)
Plan 2014- Match Employee (2x) - 3 Years- 05/02/2014	(77,600)	(979)		(1,186)
Plan 2013- Match Employee (1x) - 5 Years- 03/28/2013	(46,000)	(580)		(702)
<b>Balance as at March 31, 2018</b>	<b>16,845,720</b>	<b>212,492</b>	<b>12.61</b>	<b>226,188</b>

c) Other reserves

These are represented by expenditures with issuance of shares and changes in capital transactions. Capital reserves are primarily explained by acquisition of minority interests in entities that were already consolidated in the Company's financial information.

d) Capital management

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

The Company controls its capital structure by adjusting it to the current economic conditions. In order to maintain an adjusted structure, the Company may pay dividends, return capital to the shareholders, take out new loans and issuances of debentures. Since the year ended December 31, 2008, there was no change in the objectives, policies or processes of capital structure.

## 22. BENEFITS TO DIRECTORS AND EMPLOYEES

Benefits to employees and administrators are all in the form of remuneration paid, payable, provided by the Company or on behalf of it, in exchange for services that are provided to the Company.

a) Post-retirement benefits

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

b) Profit sharing program - PLR

The Company and other Group's companies have a profit sharing program in accordance with the collective agreement entered into with the São Paulo Civil Construction Worker Industries' Union. On March 31, 2018, this provision is R\$ 8,153 (R\$ 3,804 on March 31, 2017), recorded in income under caption "General and administrative expenses" and in liabilities under "Salaries, payroll charges and interests", based on indicators and parameters defined in signed agreement and on projections of results.

c) Stock options

## Plan description

To take part in the program, manager or collaborator must acquire shares from the Company at predefined terms, using own resources or resources deriving solely from receipt of annual bonus granted according to prevailing remuneration policy.

In return for acquisition of shares, the Company enters or will enter into an Instrument for the Grant of Stock Options with each beneficiary; through this instrument, the Company grants stock options within previously-defined limits and conditions to each acquired share.

Calculation of these amounts and accounting recognition of stock options are performed in accordance with criteria established in CVM Resolution 650/10 – Share-based Payments (CPC 10 (R1)).

Number of granted stock options, grace period and exercise period approved in the Company's Shareholders' Meeting are commented below:

## Plan's quantities, values and terms

	Granted plans on								Total
	2007	2008	2011	2012	2013	2014	2015	2016	
Grant dates	05/17/2007 10/08/2007 10/01/2009 12/01/2010 02/01/2011 08/01/2012 09/02/2013	04/29/2008	08/11/2011	05/02/2012	03/28/2013 05/02/2013 10/01/2013 12/12/2013	05/02/2014	08/10/2015	10/01/2016	
Vesting period	05 (five) years 05/17/2012 10/08/2012 10/01/2014 12/01/2015 02/01/2016 08/01/2017 09/02/2018	05 (five) years	5 (five) years 3 (three) years 2.5 (two and half years)	3 (three) years 5 (five) years	5 (five) years 3 (three) years 2 (two) years	05 (five) years 03 (three) years	05 (five) years	05 (five) years	
Exercise period	09/02/2018	04/28/2013	08/10/2016 08/10/2014 02/10/2014	04/27/2015 04/27/2017	03/30/2018 04/30/2016 05/30/2015	05/02/2017 05/02/2019	08/10/2020	10/01/2021	
Average strike price	RS 0.01	RS 0.01	RS 0.01	RS 0.01	RS 0.01	RS 0.01	RS 0.01	RS 0.01	RS 0.01
	<b>2007</b>	<b>2008</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>Total</b>
Amount of shares as at December 31, 2016	161,894	11,533	-	148,908	1,934,740	523,485	77,600	200,000	3,058,160
Reactivated shares	-	224	-	-	-	-	-	-	224
Exercised shares	-	(224)	-	-	-	-	-	-	(224)
Amount of shares as at March 31, 2017	161,894	11,533	-	148,908	1,934,740	523,485	77,600	200,000	3,058,160
Amount of shares as at December 31, 2017	66,269	417	-	-	1,929,609	207,959	77,600	200,000	2,481,854
Exercised shares	-	-	(66,269)	-	(45,999)	(77,600)	-	-	(189,868)
Cancelled shares	-	(417)	-	-	-	-	-	-	(417)
Amount of shares as at March 31, 2018	66,269	-	(66,269)	-	1,883,610	130,359	77,600	200,000	2,291,569

Market value of each stock option is estimated on grant date using “Black-Scholes” model of share pricing, which uses grant price, exercise price, grace period, volatility of share price, percentage of distributed dividends, and risk-free rate as basic assumptions.

Amounts of amortizations recorded as expenses in financial information, as a contra-entry to the Company's shareholders' equity from grant date to March 31, 2018, are described below:

Plan	Average strike price	Grant date	Accumulated expenses 03/2018	Accumulated expenses 03/2017
2006	14.60	05/04/2006	2,744	2,744
		05/17/2007		
2007	0.01	10/08/2007 10/01/2009 12/01/2010 02/01/2011 08/01/2012 09/02/2013	78,473	77,339
2008	0.01	04/29/2008	22,457	22,451
2011	0.01	08/11/2011	3,794	4,055
2012	0.01	05/02/2012	5,029	4,806
2013	0.01	03/28/2013 05/02/2013 10/01/2013 12/12/2013	32,536	22,494
2014	0.01	05/02/2017 05/02/2019	5,362	3,172
2015	0.01	08/10/2015	264	60
2016	0.01	09/01/2016	532	-
		<b>Total</b>	<b>151,190</b>	<b>137,121</b>

## 23. FINANCIAL INSTRUMENTS

### a) Description of significant financial instruments

The Company and its subsidiaries are parties in transactions involving financial instruments, all recorded in assets and liabilities, which are designed to satisfy their needs, and to reduce credit, currency and foreign exchange and interest rate risk exposure. The management of these risks is performed by means of the definition of strategies, establishment of control systems and determination of limits of positions. The Company does not carry out financial instrument transactions for speculative purposes.

	Individual		Consolidated		Classification
	03/2018	2017	03/2018	2017	
<b>FINANCIAL ASSETS</b>	<b>1,430,847</b>	<b>1,446,591</b>	<b>3,766,546</b>	<b>4,394,164</b>	
Cash and cash equivalents	2,462	49,772	98,521	195,630	Fair value through profit or loss (*)
Securities	701,664	666,384	1,017,019	1,167,131	Fair value through profit or loss (*)
Trade receivables	11,609	10,119	2,270,780	2,667,234	Amortized cost (**)
Related Parties	709,033	714,344	365,272	349,914	Amortized cost (**)
Current accounts with venture partners	6,079	5,972	14,954	14,255	Amortized cost (**)
<b>FINANCIAL LIABILITIES</b>	<b>940,997</b>	<b>960,137</b>	<b>2,619,299</b>	<b>3,009,825</b>	
Loans and financing	472,729	446,630	1,751,936	2,113,144	Amortized cost
Debentures	-	44,450	4,260	48,555	Amortized cost
Real Estate Certificates (CRIs)	325,999	335,073	388,773	412,041	Amortized cost
Payables for property acquisitions	78,801	78,801	274,938	233,371	Amortized cost
Trade payables and provision for guarantee	4,123	2,860	136,587	115,242	Amortized cost
Related Parties	59,345	52,323	25,196	50,182	Amortized cost
Current accounts with venture partners	-	-	37,609	37,290	Amortized cost

(\*) Financial assets recognized at fair values with level 2 measurement. In accordance with CPC 48 (IFRS 09), these financial assets were designated as measured at fair value through profit or loss because they are administered based on their fair values and their performances are monitored on that basis.

(\*\*) Previously classified as loans and receivables. Change in classification deriving from first-time adoption of CPC 48 (IFRS 09).

## b) Sensitivity analysis of financial assets and liabilities

### Financial assets

Based on probable scenario in the next 12 months for accumulated CDI, scenarios with financial assets' deterioration of 25% and 50% were defined. Probable rate for accumulated CDI in the next 12 months was defined – 6.29% p.a. – based on pre-swap reference rates x one-year DI disclosed by BM&FBOVESPA and alternative scenarios considering CDI of 4.72% p.a. and 3.15% p.a. The "gross financial income" was calculated for each scenario, not taking into account the incidence of taxes on investment yields. Sensitivity of securities to scenarios of monthly average remuneration was calculated based on balance on March 31, 2018. For cases in which risk factor is the change in USD rate over the following 12-month scenario, of R\$ 3.52, scenarios with deterioration of 25% and 50% were defined, considering North-American dollar at R\$2.64 and R\$1.76, respectively.

Said rates used for market projections were extracted from an external source.

<u>Transaction</u>	<u>Position 03/2018</u>	<u>Risk Factor</u>	<u>Scenario I Probable</u>	<u>Scenario II</u>	<u>Scenario III</u>
Investment fund - fixed income Projected income	639,047	CDI	6.29% 40,196	4.72% 30,163	3.15% 20,130
Sundry investment funds Projected income	85,245	CDI	6.29% 5,362	4.72% 4,024	3.15% 2,685
Bank deposit certificates Projected income	143,428	CDI	6.29% 9,022	4.72% 6,770	3.15% 4,518
Financial treasury bills - LFT Projected income	20,897	CDI	6.29% 1,314	4.72% 986	3.15% 658
Certificate of Real Estate Credits - Seniors Projected income	17,947	CDI and IPCA	11.07% 1,986	9.46% 1,698	7.87% 1,412
Other Projected income	140,759	IGPM	16.76% 23,591	15.57% 21,916	14.38% 20,241
	<b>1,047,323</b>		<b>81,471</b>	<b>65,557</b>	<b>49,644</b>

## Financial liabilities

The Company has securities (debentures and CRI's) at the total amount of R\$393,652, gross of issuance expenditures, that are remunerated at interest rates from 98% to 107% of CDI. In order to verify the sensitivity of indebtedness linked to CDI, interest rate risk factor to which the Company had a liability exposure on March 31, 2018, 03 different scenarios were defined. Accumulated CDI probable rate for the next 12-month period of 6.29% p.a. was defined based on pre-swap reference rate x one-year DI disclosed by BM&FBOVESPA, which is equivalent to probable scenarios listed below. Based on probable scenario for CDI, deterioration scenarios with average rate of 7.86% p.a. and 9.44% p.a. were defined for the following 12 months. Sensitivity of financial expenses to the scenarios for risk of changes in CDI rate was calculated based on balances existing on March 31, 2018, gross of issuance expenditures, as highlighted below:

<u>Transaction</u>	<u>Position 03/2018</u>	<u>Risk Factor</u>	<u>Scenario I Probable</u>	<u>Scenario II</u>	<u>Scenario III</u>
Debêntures CYMA 01 Projected expense	4,260	IPCA	4.11% 175	3.09% 219	2.06% 263
CRI - 1st Issue Projected expense	44,189	CDI	6.74% 2,978	8.43% 3,725	10.13% 4,476
CRI - 5th Issue Projected expense	153,063	CDI	6.16% 9,429	7.70% 11,786	9.24% 14,143
CRI - 6th Issue Projected expense	101,822	CDI	6.16% 6,272	7.70% 7,840	9.24% 9,408
CRI - 7th Issue Projected expense	30,566	CDI	6.29% 1,923	7.86% 2,402	9.44% 2,885
CRI - 4th Issue - 102nd serie Projected expense	59,753	CDI	7.57% 4,523	9.15% 5,467	10.75% 6,423
<b>Total</b>	<b>393,652</b>		<b>25,300</b>	<b>31,439</b>	<b>37,598</b>

Financing for the construction of properties are subject to interest of 9.04% p.a., as average, indexed at Reference Rate. Accordingly, for the purpose of showing sensitivity of “financial expenses” to Reference Rate, interest rate risk factor to which the Company is exposed on March 31, 2018, three different scenarios were defined. Future Reference Rate (12 months) was used based on projection of Reference Rate for one year, which is equivalent to probable Reference Rate scenario of 0.01% p.a. Based on probable scenario for Reference Rate, scenarios with deteriorations of 25% and 50% were defined, and annual rate applied to financing of construction work was recalculated. For each scenario, financial expenses were calculated not taking into consideration tax effects and payment flow scheduled for 2018. Sensitivity of financial expenses was calculated based on balance existing on March 31, 2018.

Debt assumed with the National Bank for Economic and Social Development (BNDES) is remunerated at 3.78% p.a., added to TJLP (long-term reference rate). For the purpose of verifying sensitivity of indebtedness pegged to TJLP, interest rates risk factors to which the Company was exposed on base date March 31, 2018, three different scenarios were defined using TJLP of 6.68% p.a. for probable scenario. Based on it, scenarios with deteriorations of 25% and 50% were defined and annual rate applied to this financing was recalculated as follows:

Transaction	Position 03/2018	Risk Factor	Scenario I Probable	Scenario II	Scenario III
BNDES Projected expense	96,528	TJLP	10.72% 10,348	12.45% 12,018	14.18% 13,688
Domestic Borrowing Projected expense	491,030	CDI e TR	9.58% 47,041	9.70% 47,630	9.81% 48,170
Construction Financing Projected expense	1,171,337	TR	9.24% 108,232	9.24% 108,232	9.25% 108,349
	<b>1,758,895</b>		<b>165,621</b>	<b>167,880</b>	<b>170,207</b>

### c) Operation with derivative financial instrument

According to CVM Resolution 550 dated October 17, 2008 states that publicly-held companies must disclose, in a specific explanatory note, information on all derivative financial instruments. Derivative financial instruments are used by the Company to manage market risks related to interest rate, mainly for CCB-type loans, which are fixed.

#### (i) Cash flow swap

This type of swap permits payment of interest difference during contract period at periodic intervals (constant flow). The Company has two transactions of that type:

- ✓ The Company is in the long leg at fixed rate of 10.52% p.a. and in the short leg at rate of 85.03% of CDI, contracted on June 08, 2016, with maturity on May 6, 2019 and amortization of principal value in the last four months of the contract.

Description	Original amount in thousand R\$	Long position (Cyrela)	Short position (Banco Morgan Stanley)	Fair value Position (Cyrela).
Cash flow swap linked to borrowing	200,000	10.52% p.a.	85.03% CDI	3,757

- ✓ The Company is in the long leg at fixed rate of 10.59% p.a. and in the short leg at rate of 71.86% of CDI, contracted on February 01, 2016, with maturity on February 5, 2019 and amortization of principal value on contract maturity.

Description	Original amount in thousand R\$	Long position (Cyrela)	Short position (Banco Morgan Stanley)	Fair value Position (Cyrela).
Cash flow swap linked to borrowing	145,439	10.59% p.a.	71.86% CDI	1,252

- ✓ The Company is in the asset position at pre-rate of 8.30% p.a. and liability position at the rate of 88.70% of CDI, contracted on December 22, 2017, with maturity on February 1, 2022 and amortization of principal value according to debt maturity dates on which the contract is related.

Description	Original amount in thousand R\$	Long position (Cyrela)	Short position (Banco Morgan Stanley)	Fair value Position (Cyrela).
Cash flow swap linked to borrowing	162,474	8.3% p.a.	88.7% CDI	114

#### d) Considerations on capital risks and management

Key market risks to which the Company and its subsidiaries are exposed to in conducting their activities are:

##### (i) Market risk

Market risk is linked to fluctuations in fair value of a financial instrument's future cash flows in active market. Market prices are mainly affected by the change in interest rate (inflation) and by foreign currency fluctuation. Financial instruments affected by market risk include securities, accounts receivable, accounts payable, loans payable, financial instruments available for sale and derivative financial instruments.

- Risk of interest rate: the Company and its subsidiaries' income are subject to changes in interest rates levied on investments, securities and debts, mainly by CDI in trade accounts receivable that are remunerated at INCC-M and IGPM according to contract model.
- Risk of client contract cancellation: The Company efficiently applies its policies for credit analysis for the purpose of guaranteeing credit at the end of construction work and definitive client transfer to the bank. In spite of that, a greater number of clients have sought the Company to cancel their respective purchase and sale promise agreements, reflex of Brazilian economic retraction.
- Currency risk: the Company maintains foreign currency transactions that are exposed to market risks deriving from changes in these currencies' quotations. Any change in foreign exchange rate may increase or reduce said balances. As of March 31, 2018 and December 31, 2017, the Company did not present balance of loans in foreign currency. Securities in foreign currency presented balance of R\$ 6,317 on March 31, 2018 (R\$ 6,377 as of December 31, 2017), and this exposure was protected by future receivables from real estate development already delivered in Argentina, in US dollars.

##### (ii) Credit risk

Credit risk is the risk of a deal counterparty not complying with an obligation provided for in financial instruments and contracts for the purchase and sale of properties, which would lead to financial loss. The Company is exposed to credit risk in its operating activities.

The credit risk in Company's operating activities is managed by specific client acceptance standards, credit analysis and setting of limits of exposure by the client, which are periodically reviewed.

In addition, Management conducts periodic analyses to identify if there are objective evidences that economic benefits associated to recognized income may not flow to the entity. Examples: (i) late payment of installments; (ii) unfavorable local or national economic conditions; among others. In case there are such evidences, respective provision for cancellation of agreement is recorded. Amount to be recorded in this provision considers that the property will be recovered by the Company, that



possible amounts may be retained upon payment of indemnities to respective promising buyers, among others.

(iii) Liquidity risk

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

Control of the liquidity and cash flow of the Company and its subsidiaries is monitored daily by the Company's management areas, in order to guarantee that operating cash generation and the previous obtainment of funding, when necessary, are sufficient for the maintenance of its schedule of commitments, not generating liquidity risks for the Company and its subsidiaries.

The Company's net debt could be presented as follows:

	Individual		Consolidado	
	03/2018	2017	03/2018	2017
( + ) Adjusted debts (principal) (i)	788,739	819,485	2,127,599	2,558,376
( - ) Cash and Cash Equivalents and securities	(704,126)	(716,156)	(1,115,539)	(1,362,761)
<b>Net debt</b>	<b>84,613</b>	<b>103,329</b>	<b>1,012,060</b>	<b>1,195,615</b>

(i) Comprised of loans and financing, debentures and CRI's, gross of issuance expenditures.

## 24. GROSS INCOME (LOSS)

We present below the breakdown of net income and costs related to income, presented in the statement of income:

	Individual		Consolidated	
	01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017	01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017
<b>Gross revenue</b>				
Real estate development and resale	2,075	597	445,472	678,581
Land subdivision	106	605	14,559	16,224
Service rendering and other	461	(5)	4,121	17,607
	<b>2,642</b>	<b>1,197</b>	<b>464,152</b>	<b>712,412</b>
Deductions from gross revenue	(186)	(17)	(13,530)	(20,025)
<b>Net revenue</b>	<b>2,456</b>	<b>1,180</b>	<b>450,622</b>	<b>692,387</b>
<b>Cost of sales and services</b>				
Sold units Real Estate	(1,034)	(748)	(317,073)	(463,095)
Land subdivision	-	(238)	(6,374)	(6,748)
Service rendering	-	(389)	(2,392)	(7,527)
	<b>(1,034)</b>	<b>(1,375)</b>	<b>(325,839)</b>	<b>(477,370)</b>
<b>Gross profit (period)</b>	<b>1,422</b>	<b>(195)</b>	<b>124,783</b>	<b>215,017</b>

## 25. SALES EXPENSES

The main expenditures incurred in the periods may be presented as follows:

	Individual		Consolidated	
	01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017	01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017
Sales stands	(25)	(40)	(17,768)	(24,141)
Advertising and publicity (media)	(321)	-	(10,076)	(14,901)
Professional services	(2,474)	(3,015)	(16,374)	(22,685)
Inventory maintenance	(1)	(1)	(17,882)	(16,419)
Other selling expenses (i)	(15)	-	(10,974)	(9,230)
	<b>(2,836)</b>	<b>(3,055)</b>	<b>(73,073)</b>	<b>(87,376)</b>

(i) Refers to recognized expenses with sales commission, salaries and other expenses of the Group's sale companies.

## 26. GENERAL AND ADMINISTRATIVE EXPENSES

Main expenditures incurred over the years may be presented as follows:

	Individual		Consolidated	
	01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017	01/01/2018 to 03/31/2018	01/01/2017 to 03/31/2017
Payroll and related taxes	(10,772)	(8,382)	(26,435)	(29,164)
Profit sharing (PLR)	3,454	(4,003)	274	(3,804)
Share-based expense (stock options)	(1,293)	(1,708)	(1,293)	(1,708)
Professional services	(6,941)	(8,941)	(24,435)	(23,535)
Leases, travel and representations	(3,045)	(3,538)	(6,414)	(7,217)
Indemnities for sundry risks (i)	(823)	(433)	(27,942)	(20,752)
Other administrative expenses	(6,006)	(4,956)	(11,170)	(11,829)
	<b>(25,425)</b>	<b>(31,962)</b>	<b>(97,415)</b>	<b>(98,009)</b>

(i) As Note 19.

## 27. FINANCIAL INCOME (LOSS)

The main expenditures and income incurred in the periods may be presented as follow:

	<b>Individual</b>		<b>Consolidated</b>	
	<b>01/01/2018 to 03/31/2018</b>	<b>01/01/2017 to 03/31/2017</b>	<b>01/01/2018 to 03/31/2018</b>	<b>01/01/2017 to 03/31/2017</b>
<b>Finance costs:</b>				
Interest - National Housing System (SFH)	-	-	(28,768)	(53,670)
Interest - domestic and foreign financing	(15,376)	(34,483)	(17,818)	(38,873)
Interest Capitalization	44	819	22,538	50,242
Inflation adjustments	(132)	(2,005)	(436)	(2,792)
Banking Fees	(1,645)	(1,886)	(2,722)	(3,118)
Discounts granted	-	-	(1)	(470)
Other finance costs	(1,379)	(948)	(1,986)	(3,320)
	<b>(18,488)</b>	<b>(38,503)</b>	<b>(29,193)</b>	<b>(52,001)</b>
<b>Finance income:</b>				
Income from short-term investments	11,670	25,091	19,068	49,469
Inflation adjustments	97	59	2,419	4,394
Discounts obtained	5	-	61	61
Sundry interest gains	9,613	12,407	6,885	11,062
Other finance income	4,857	557	5,307	2,492
Cofins/Pis on finance income	(1,532)	(1,780)	(1,786)	(2,510)
	<b>24,710</b>	<b>36,334</b>	<b>31,953</b>	<b>64,968</b>
<b>Finance income (costs)</b>	<b>6,222</b>	<b>(2,169)</b>	<b>2,760</b>	<b>12,967</b>

## 28. EARNING (LOSSES) PER SHARE

Basic and diluted income/losses per share are as follows:

	<u>03/2018</u>	<u>03/2017</u>
<b>Basic and diluted earnings per share</b>		
Profit (losses) of the period	(51,283)	4,025
Number of outstanding shares (-) treasury	382,731	382,149
<b>Earnings per share - in R\$</b>	<b><u>(0.13399)</u></b>	<b><u>0.01053</u></b>
<b>Diluted earnings per share:</b>		
Profit (losses) of the period	(51,283)	4,025
Weighted average number of shares in the year	382,731	376,985
Increase in the number of shares arising on the Stock Options Plans if all granted stocks options were exercised	2,292	3,058
<b>Average number of shares during the plans - Diluted</b>	<b><u>385,022</u></b>	<b><u>380,043</u></b>
<b>Diluted earnings per share - in R\$</b>	<b><u>(0.13319)</u></b>	<b><u>0.01059</u></b>

## 29. SEGMENT REPORTING

a) Criteria for identifying operating segments

The Company defined segmentation of its operating structure taking into consideration the way in which Management manages the business. Operating segments presented in financial information are as follows:

- (i) Merger activity.
- ii) Service fee income

Development segment contemplates sale and resale of properties and allotment activity and is subdivided and presented in accordance with developed product to be traded, as follows:

- (i) Cyrela Products: projects defined by the Launching Committee as high standard and luxury, both belonging to the parent company and to joint ventures, are classified.
- (ii) Living products plus MCMV (government real estate project): projects defined by the Launching Committee as Living or *Minha Casa, Minha Vida*, both belonging to the parent company and to joint ventures, are classified.

Information on allotment activities and provision of services is presented in this note under term “Others”.

b) Consolidated information from operating segments

	Consolidated 03/2018				
	Cyrela	Living + MCMV	Others	Corporate	Total
Net revenue	223,145	193,478	34,000	-	450,622
Cost of sales and services	(154,581)	(141,789)	(29,469)	-	(325,839)
<b>Gross profit</b>	<b>68,564</b>	<b>51,689</b>	<b>4,530</b>	<b>-</b>	<b>124,783</b>
Operating expenses	(28,941)	(24,825)	(19,307)	(77,369)	(150,442)
<b>Operating income (expenses) before finance income (costs)</b>	<b>39,623</b>	<b>26,864</b>	<b>(14,777)</b>	<b>(77,369)</b>	<b>(25,659)</b>
<b>Total assets</b>	<b>3,755,017</b>	<b>2,913,632</b>	<b>94,684</b>	<b>2,888,936</b>	<b>9,652,269</b>
<b>Total liabilities</b>	<b>1,411,624</b>	<b>1,070,815</b>	<b>118,884</b>	<b>1,015,803</b>	<b>3,617,126</b>
<b>Total Equity</b>	<b>2,343,393</b>	<b>1,842,817</b>	<b>(24,200)</b>	<b>1,873,133</b>	<b>6,035,143</b>

	Consolidated 03/2017				
	Cyrela	Living + MCMV	Others	Corporate	Total
Net revenue	454,244	205,106	33,037	-	692,387
Cost of sales and services	(302,840)	(151,628)	(22,901)	-	(477,370)
<b>Gross profit</b>	<b>151,403</b>	<b>53,478</b>	<b>10,135</b>	<b>-</b>	<b>215,017</b>
Operating expenses	(44,908)	(31,963)	(10,505)	(90,911)	(178,287)
<b>Operating income (expenses) before finance income (costs)</b>	<b>106,495</b>	<b>21,515</b>	<b>(370)</b>	<b>(90,911)</b>	<b>36,730</b>
<b>Total assets</b>	<b>5,472,848</b>	<b>3,587,801</b>	<b>106,233</b>	<b>2,781,684</b>	<b>11,948,566</b>
<b>Total liabilities</b>	<b>1,971,509</b>	<b>1,623,199</b>	<b>41,117</b>	<b>1,533,089</b>	<b>5,168,914</b>
<b>Total Equity</b>	<b>3,501,339</b>	<b>1,964,602</b>	<b>65,116</b>	<b>1,248,595</b>	<b>6,779,652</b>

Amounts presented as corporative values involve mainly expenses of the corporate unit not allocated to other segments.

c) Information on net sales

A substantial portion of consolidated net income derives from Brazilian domestic market.

d) Information on main clients

The Company and its investees' clients do not concentrate relevant interest (above 10%) in their joint ventures which could affect operating results.

### 30. INSURANCE

The Company and its subsidiaries maintain insurance as shown below, to cover possible risks on its assets and/or responsibilities:

a) Engineering risk:

(i) Basic – R\$ 1,981,008: cover accidents (sudden and unforeseen cause) in construction work site, such as damages caused by nature or by force majeure, wind, storm, ray, flood, earthquake, damage inherent to construction work, use of faulty or improper material, failures in construction, and collapse of structures.

(ii) Projects - R\$ 1,981,008: coverage of indirect damages caused by possible project errors.

(iii) Other - R\$ 410,527: refers to extraordinary expenses, debris removal, riots, strikes and civil commotion, among others.

b) Sales stand: fire - R\$ 12,850, theft - R\$ 450, and other risks - R\$ 1,450.

c) Contractual guarantees: R\$186,655.

d) Risk of physical damage to mortgaged properties: R\$445,880.

e) Construction risks - civil liability - R\$ 151,000.

f) Civil Liability on actions of Directors and Managers– R\$ 99,690.

### 31. SUBSEQUENT EVENTS

The Company's Board of Directors' meeting held on May 2, 2018 approved distribution of interim dividends in the total amount of R\$200,000, equivalent to R\$0.52 per share, which will be made available on July 2, 2018 to those holding Company's shares on May 7, 2018.

### 32. APPROVAL OF FINANCIAL INFORMATION

The Company's individual and consolidated financial statements were approved in the Board of Directors' Meeting held on May 10, 2018.

In compliance with provisions of CVM Instruction 480/09, the Company's Executive Board declared that it discussed, reviewed and agreed with the Company's individual and consolidated financial statements and with conclusion expressed in the independent auditors' report for the period ended March 31, 2018.

<b>SHAREHOLDING OF HOLDERS OF OVER 5% OF COMPANY'S SHARES OF ANY TYPE AND CLASS, UP TO INDIVIDUAL LEVEL</b>				
<b>Company: Cyrela Brazil Realty S.A. Empreendimentos e Participações</b>			<b>Shareholding on 03/31/2018 (Shares in Units)</b>	
<b>Shareholder</b>	<b>Common Shares</b>		<b>Total</b>	
	<b>Number</b>	<b>%</b>	<b>Number</b>	<b>%</b>
Eirenor Sociedad Anônima (1)	21,900,008	5,5%	21,900,008	5,5%
Elie Horn	90,784,400	22,7%	90,784,400	22,7%
EH Capital Management (2)	7,502,400	1,9%	7,502,400	1,9%
Dynamo	35,552,453	8,9%	35,552,453	8,9%
Orbis Investment	24,881,885	6,2%	24,881,885	6,2%
Treasury Shares	16,845,720	4,2%	16,845,720	4,2%
Others	202,275,933	50,6%	202,275,933	50,6%
<b>Total</b>	<b>399,742,799</b>	<b>100,0%</b>	<b>399,742,799</b>	<b>100,0%</b>

(1) Holding company incorporated pursuant to the laws of Uruguay, in which Elie Horn holds a 100,0% stake,

(2) Holding company incorporated pursuant to the laws of the British Virgin Islands, in which Elie Horn holds a 100,0% stake,

<b>CONSOLIDATED SHAREHOLDING OF CONTROLLING SHAREHOLDERS, MANAGEMENT AND FREE FLOAT.</b>				
<b>Shareholding on 03/31/2018</b>				
<b>Shareholders</b>	<b>Number of Common Shares (In Units)</b>	<b>%</b>	<b>Number of Common Shares (In Units)</b>	<b>%</b>
<b>Controlling Shareholder</b>	126,164,093	31,6%	126,164,093	31,6%
<b>Managers</b>				
Board of Directors	2,187,539	0,5%	2,187,539	0,5%
Board of Executive Officers	546,377	0,1%	546,377	0,1%
<b>Fiscal Council</b>	-	0,0%	-	0,0%
<b>Treasury Shares</b>	16,845,720	4,21%	16,845,720	4,2%
<b>Others Shareholders</b>	253,999,070	63,5%	253,999,070	63,5%
<b>Total</b>	<b>399,742,799</b>	<b>100,0%</b>	<b>399,742,799</b>	<b>100,0%</b>
<b>Outstanding Shares</b>	253,999,070	63,5%	253,999,070	63,5%

<b>CONSOLIDATED SHAREHOLDING OF CONTROLLING SHAREHOLDERS, MANAGEMENT AND FREE FLOAT.</b>				
Shareholding on 03/31/2017 (12 months ago)				
<b>Shareholders</b>	<b>Number of Common Shares (In Units)</b>	<b>%</b>	<b>Number of Common Shares (In Units)</b>	<b>%</b>
<b>Controlling Shareholder</b>	134,927,820	33,8%	134,927,820	33,8%
<b>Managers</b>				
Board of Directors	987,354	0,2%	987,354	0,2%
Board of Executive Officers	527,978	0,1%	527,978	0,1%
<b>Fiscal Council</b>	-	0,0%	-	0,0%
<b>Treasury Shares</b>	17,593,309	4,4%	17,593,309	4,4%
<b>Others Shareholders</b>	245,706,338	61,5%	245,706,338	61,5%
<b>Total</b>	<b>399,742,799</b>	<b>100,0%</b>	<b>399,742,799</b>	<b>100,0%</b>
<b>Outstanding Shares</b>	245,706,338	61,5%	245,706,338	61,5%

In accordance with the Bylaws, chapter X, article 51, the Company, its shareholders, managers and the Fiscal Council members undertake to resolve by means of arbitration every and all dispute or controversy which may arise among them, especially related to or derived from enforcement, validity, effectiveness, construal, violation and their effects of provisions contained in these Bylaws, in the possible shareholders' agreements filed at the Company's headquarters, in Law no, 6,404/76, in the rules issued by the Brazilian Monetary Council (CMN), by the Brazilian Central Bank and by the Brazilian Securities and Exchange Commission (CVM), as well as other rules applicable to the capital markets operation in general and those included in the "Novo Mercado" Listing Regulation, in the "Novo Mercado" Listing Agreement and in the Arbitration Regulation of the Market Arbitration Panel, in conformity with the Market Arbitration Panel Regulation established by B3.

**DECLARATIONS FOR THE PURPOSES OF ARTICLE 25, PARAGRAPH 1, ITEM VI, OF CVM RULE 480/09**

We hereby declare, in the capacity of Executive Officers of Cyrela Brazil Realty S.A. Empreendimentos e Participações, a corporation headquartered in the city and state of São Paulo, Rua do Rócio, nº 109, 2º floor, room 1, Zip Code 04552-000, Vila Olímpia, Corporate Taxpayer's ID (CNPJ/MF) no. 73.178.600/0001-18 ("Company"), pursuant to item VI, Paragraph 1, of Article 25 of CVM Instruction 480 of December 7, 2009, that we have reviewed, discussed and approved the interim financial statements of the Company for the quarter ended March 31, 2018.

São Paulo, May 10, 2018.

The Administration



**DECLARATIONS FOR THE PURPOSES OF ARTICLE 25, PARAGRAPH 1, ITEM V, OF CVM RULE 480/09**

We hereby declare, in the capacity of Executive Officers of Cyrela Brazil Realty S.A. Empreendimentos e Participações, a corporation headquartered in the city and state of São Paulo, at Rua do Rócio, nº 109, 2º floor, room 1, Zip Code 04552-000, Vila Olímpia, Corporate Taxpayer's ID (CNPJ/MF) no. 73.178.600/0001-18 ("Company"), pursuant to item V, Paragraph 1, of Article 25 of CVM Instruction 480 of December 7, 2009, that we have reviewed, discussed and agreed with the opinion stated in the report of the Company's independent auditors (KPMG) related to the Company's financial statements for the interim financial statements of the Company for the quarter ended March 31, 2018.

São Paulo, May 10, 2018.

The Administration