

October 08, 2012
To Rossi Residencial S/A
Attn.: Mr. Cássio Elias Audi

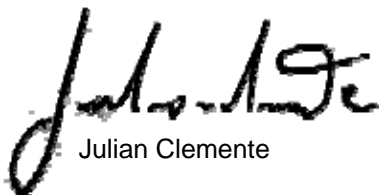
Re.: Quarterly Financial Information together with the Special Review Report of Independent Public Accountants n. 2892i/12.

(Translation of the report originally issued in the Portuguese language)

Dear Sir,

We hereby forward you the Quarterly Financial Information (ITR), together with the Special Review Report of Independent Public Accountants relative to the quarter ended June 30, 2009.

Sincerely Yours,



Julian Clemente

Rossi Residencial S/A

**Quarterly Financial Information (ITR)
together with the Special Review Report
of Independent Public Accountants**

June 30, 2009

(A free translation of the original in Portuguese)

FEDERAL GOVERNMENT SERVICE
CVM - BRAZILIAN SECURITIES COMMISSION
QUARTERLY INFORMATION - ITR
COMMERCIAL, INDUSTRY AND OTHER TYPES OF COMPANY

June 30, 2009 Brazilian Corporate Law

REGISTRATION WITH CVM SHOULD NOT BE CONSTRUED AS AN EVALUATION OF THE COMPANY.
COMPANY MANAGEMENT IS RESPONSIBLE FOR THE INFORMATION PROVIDED.

01.01 - IDENTIFICATION

1 - CVM CODE 01630-6	2 - COMPANY NAME ROSSI RESIDENCIAL S/A	3 - CNPJ (Corporate Taxpayer's ID) 61.065.751/0001-80
4 - NIRE (Corporate Registry ID) 35300108078		

01.02 - HEAD OFFICE

1 - ADDRESS Av. Mj. Sylvio de M. Padilha, 5200 3º a		2 - DISTRICT Morumbi		
3 - ZIP CODE 05677-000	4 - CITY São Paulo		5 - STATE SP	
6 - AREA CODE 011	7 - TELEPHONE 3759-8500	8 - TELEPHONE -	9 - TELEPHONE -	10 - TELEX
11 - AREA CODE 011	12 - FAX 3759-8547	13 - FAX -	14 - FAX -	
15 - E-MAIL mariabiolchini@rossiresidencial.com.br				

01.03 - INVESTOR RELATIONS OFFICER (Company Mailing Address)

1- NAME Cássio Elias Audi				
2 - ADDRESS Av. Mj. Sylvio de M. Padilha, 5200 3º a		3 - DISTRICT Morumbi		
4 - ZIP CODE 05677-000	5 - CITY São Paulo		6 - STATE SP	
7 - AREA CODE 011	8 - TELEPHONE 3759-7516	9 - TELEPHONE -	10 - TELEPHONE -	11 - TELEX
12 - AREA CODE 011	13 - FAX 3759-8501	14 - FAX -	15 - FAX -	
15 - E-MAIL cassioaudi@rossiresidencial.com.br				

01.04 - ITR REFERENCE AND AUDITOR INFORMATION

CURRENT YEAR		CURRENT QUARTER			PREVIOUS QUARTER		
1 - BEGINNING	2 - END	3 - QUARTER	4 - BEGINNING	5 - END	6 - QUARTER	7 - BEGINNING	8 - END
01/01/2009	12/31/2009	2	4/1/2009	6/30/2009	1	1/1/2009	3/31/2009
09 - INDEPENDENT PUBLIC ACCOUNTING FIRM BDO RCS Auditores Independentes					10 - CVM CODE 00635-1		
11 - TECHNICIAN IN CHARGE Julian Clemente					12 - TECHNICIAN'S CPF (Individual Taxpayer's Register) 085.922.988-22		

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01.05 - CAPITAL STOCK

Number of Shares (Units)	1 - CURRENT QUARTER 6/30/2009	2 - PREVIOUS QUARTER 3/31/2009	3 - SAME QUARTER, PREVIOUS YEAR 6/30/2008
Paid-in Capital			
1 - Common	192,186,388	192,186,388	157,703,628
2 - Preferred	0	0	0
3 - Total	192,186,388	192,186,388	157,703,628
Treasury shares			
4 - Common	1,512,200	1,512,000	1,512,200
5 - Preferred	0	0	0
6 - Total	1,512,200	1,512,000	1,512,200

01.06 - COMPANY PROFILE

1 - TYPE OF COMPANY Commercial, Industry and Other Types of Company
2 - STATUS Operational
3 - NATURE OF OWNERSHIP Domestic Private Company
4 - ACTIVITY CODE 1110 - Home-building, building materials and décor
5 - MAIN ACTIVITY Development and Building
6 - CONSOLIDATION TYPE Total
7 - TYPE OF REPORT OF INDEPENDENT PUBLIC ACCOUNTANTS Unqualified

01.07 - COMPANIES NOT INCLUDED IN THE CONSOLIDATED FINANCIAL STATEMENTS

1 - ITEM	2 - CNPJ (Corporate Taxpayer's ID)	3 - COMPANY NAME
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01.08 - CASH DIVIDENDS APPROVED AND/OR PAID DURING AND AFTER THE QUARTER

1 - ITEM	2 - EVENT	3 - APPROVAL	4 - TYPE	5 - DATE OF PAYMENT	6 - TYPE AND CLASS OF SHARE	7 - AMOUNT PER SHARE
01	AGO	04/30/2009	Dividend	05/15/2009	Common	0.1478000000

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01.09 - SUBSCRIBED CAPITAL AND CHANGES IN THE CURRENT YEAR

1 - ITEM	2 - DATE OF CHANGE	3 - CAPITAL STOCK (Reais thousand)	4 - AMOUNT OF CHANGE (Reais thousand)	5 - NATURE OF CHANGE	7 - NUMBER OF SHARES ISSUED (Units)	8 - SHARE PRICE WHEN ISSUED (In Reais)
01	12/15/2008	595,117,141	150,000,006	Private Subscription in Cash	34,482,760	4.3500000000

01.10 - INVESTOR RELATIONS OFFICER

1 - DATE 8/10/2009	2 - SIGNATURE
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02.01 - BALANCE SHEET - ASSETS (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 6/30/2009	4 - 3/31/2009
1	Total assets	2,694,305	2,535,359
1.01	Current assets	615,016	575,548
1.01.01	Cash and cash equivalents	96,106	138,162
1.01.01.01	Cash and banks	96,106	138,162
1.01.02	Credits	270,419	202,071
1.01.02.01	Clients	270,419	202,071
1.01.02.01.01	Accounts receivable from customers	270,419	202,071
1.01.02.02	Sundry credits	0	0
1.01.03	Inventories	168,445	164,019
1.01.03.01	Real estate to be sold	168,445	164,019
1.01.04	Other	80,046	71,296
1.01.04.01	Prepaid expenses	24,263	25,232
1.01.04.02	Deferred income tax and social contribution	4,028	3,291
1.01.04.03	Other credits	51,755	42,773
1.02	Non-current assets	2,079,289	1,959,811
1.02.01	Long-term assets	781,813	868,503
1.02.01.01	Sundry credits	247,467	275,796
1.02.01.01.01	Accounts receivable from customers	211,180	238,325
1.02.01.01.02	Financial investments	1,131	1,131
1.02.01.01.03	Real estate to be sold	8,845	9,392
1.02.01.01.04	Court deposits	23,166	23,066
1.02.01.01.05	Deferred income tax and social contribution	3,145	3,882
1.02.01.02	Credits with related parties	534,346	592,707
1.02.01.02.01	Direct and indirect associated companies	0	0
1.02.01.02.02	Subsidiaries	534,346	592,707
1.02.01.02.03	Other related parties	0	0
1.02.01.03	Other	0	0
1.02.02	Permanent assets	1,297,476	1,091,308
1.02.02.01	Investments	1,286,427	1,080,018
1.02.02.01.01	In direct/indirect associated companies	0	0
1.02.02.01.02	In direct/indirect associated companies - goodwill	0	0
1.02.02.01.03	In subsidiaries	1,286,427	1,080,018
1.02.02.01.04	In subsidiaries - goodwill	0	0
1.02.02.01.05	Other investments	0	0
1.02.02.02	Property, plant and equipment	6,868	7,620
1.02.02.03	Intangible assets	4,181	3,670
1.02.02.04	Deferred charges	0	0

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02.02 - BALANCE SHEET - LIABILITIES (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 6/30/2009	4 - 3/31/2009
2	Total liabilities	2,694,305	2,535,359
2.01	Current liabilities	237,336	197,957
2.01.01	Loans and financing	132,593	76,305
2.01.01.01	Building financing	121,453	65,462
2.01.01.02	Working capital loans	11,140	10,843
2.01.02	Debentures	6,406	6,403
2.01.03	Suppliers	14,208	16,679
2.01.04	Taxes, fees and contributions	5,185	4,897
2.01.05	Dividends payable	14,285	28,182
2.01.06	Provisions	0	0
2.01.07	Debts with related parties	0	0
2.01.08	Other	64,659	65,491
2.01.08.01	Payroll and related charges	10,413	8,877
2.01.08.02	Accounts payable by acquisition of land	31,479	28,156
2.01.08.03	Deferred income tax and social contribution	6,807	4,908
2.01.08.04	Advance from clients	3,445	4,720
2.01.08.05	Employee and Management profit sharing payable	6,935	13,061
2.01.08.06	Other accounts payable	5,580	5,769
2.02	Non-current liabilities	1,138,772	1,070,435
2.02.01	Long-term liabilities	1,138,772	1,070,435
2.02.01.01	Loans and financing	328,537	356,567
2.02.01.01.01	Building financing	91,424	120,398
2.02.01.01.02	Working capital loans	237,113	236,169
2.02.01.02	Debentures	350,592	342,884
2.02.01.03	Provisions	36,714	36,497
2.02.01.03.01	Taxes and contributions payable	22,082	22,082
2.02.01.03.02	Deferred income tax and social contribution	5,316	5,789
2.02.01.03.03	Provision for contingencies	7,329	7,329
2.02.01.03.04	Provision for guarantees	1,987	1,297
2.02.01.04	Debts with related parties	410,439	319,350
2.02.01.05	Advance for future capital increase	0	0
2.02.01.06	Other	12,490	15,137
2.02.01.06.01	Accounts payable by acquisition of land	12,490	15,137
2.03	Deferred income	0	0
2.05	Shareholders' equity	1,318,197	1,266,967
2.05.01	Paid-up capital	595,117	595,117
2.05.02	Capital reserves	548,188	548,115
2.05.02.01	Capital reserves – Goodwill	548,115	548,115
2.05.02.02	Shared-based payment	73	0
2.05.03	Revaluation reserves	0	0
2.05.03.01	Own assets	0	0

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02.02 - BALANCE SHEET - LIABILITIES (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 6/30/2009	4 - 3/31/2009
2.05.03.02	Subsidiaries/direct and indirect associated companies	0	0
2.05.04	Profit reserves	95,140	95,140
2.05.04.01	Legal	20,585	20,585
2.05.04.02	Statutory	0	0
2.05.04.03	For contingencies	0	0
2.05.04.04	Unrealized profit	0	0
2.05.04.05	Profit retention	91,824	91,824
2.05.04.06	Special for undistributed dividends	0	0
2.05.04.07	Other profit reserves	(17,269)	(17,269)
2.05.04.07.01	Treasury shares	(17,269)	(17,269)
2.05.05	Assets valuation adjustments	0	0
2.05.05.01	Securities adjustments	0	0
2.05.05.02	Accumulated translation adjustments	0	0
2.05.05.03	Business combination adjustments	0	0
2.05.06	Retained earnings/accrued losses	79,752	28,595
2.05.07	Advance for future capital increase	0	0

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03.01 - STATEMENT OF INCOME (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 4/1/2009 to 6/30/2009	3 - 1/1/2009 to 6/30/2009	5 - 4/1/2008 to 6/30/2008	6 - 1/1/2008 to 6/30/2008
3.01	Gross revenue from sales and/or services	136,174	259,806	109,180	183,026
3.02	Gross revenue deductions	(4,899)	(9,854)	(4,106)	(6,074)
3.03	Net revenue from sales and/or services	131,275	249,952	105,074	176,952
3.04	Cost of goods and/or services sold	(104,992)	(200,148)	(72,767)	(130,919)
3.05	Gross income	26,283	49,804	32,307	46,033
3.06	Operating expenses/revenue	30,047	37,609	23,013	26,538
3.06.01	Sales	(7,261)	(12,949)	(8,191)	(18,979)
3.06.02	General and administrative	(22,907)	(47,252)	(24,865)	(47,508)
3.06.02.01	Administrative expenses	(20,549)	(42,343)	(23,154)	(43,956)
3.06.02.02	Board of Executive Officers fees	(939)	(1,956)	(699)	(1,402)
3.06.02.03	Depreciation and amortization	(1,419)	(2,953)	(1,012)	(2,150)
3.06.03	Financial	853	4,158	(7,016)	(5,921)
3.06.03.01	Financial revenues	3,755	8,679	2,221	5,680
3.06.03.02	Financial expenses	(2,902)	(4,521)	(9,237)	(11,601)
3.06.04	Other operating revenues	0	0	0	0
3.06.05	Other operating expenses	(2,025)	(2,611)	(2,365)	(5,083)
3.06.06	Equity in the earnings of subsidiaries	61,387	96,263	65,450	104,029
3.07	Operating income	56,330	87,413	55,320	72,571
3.08	Non-operating income	0	0	0	0
3.08.01	Revenues	0	0	0	0
3.08.02	Expenses	0	0	0	0
3.09	Income before tax/profit sharing	56,330	87,413	55,320	72,571
3.10	Provision for income tax and social contribution	0	0	0	0
3.11	Deferred income tax	0	0	0	0
3.12	Statutory profit sharing/contributions	(5,173)	(7,661)	(4,426)	(5,806)
3.12.01	Profit sharing	(5,173)	(7,661)	(4,426)	(5,806)
3.12.02	Contributions	0	0	0	0

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03.01 - STATEMENT OF INCOME (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 4/1/2009 to 6/30/2009	3 - 1/1/2009 to 6/30/2009	5 - 04/01/2008 to 6/30/2008	6 - 1/1/2008 to 6/30/2008
3.13	Reversal of interest on own capital	0	0	0	0
3.15	Income/loss for the period	51,157	79,752	50,894	66,765
	No. SHARES, EX-TREASURY (Units)	190,674,188	190,674,188	156,191,428	156,191,428
	EARNINGS PER SHARE (Reais)	0.26830	0.41826	0.32584	0.42746
	LOSS PER SHARE (Reais)				

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04.01 – STATEMENT OF CASH FLOWS - INDIRECT METHOD (in thousands of Reais)

1 - CODE	2 – DESCRIPTION	3 - 4/1/2009 to 6/30/2009	4 - 1/1/2009 to 6/30/2009	5 - 4/1/2008 to 6/30/2008	6 - 1/1/2008 to 6/30/2008
4.01	Net cash from operating activities	(38,363)	(87,198)	(19,458)	(38,774)
4.01.01	Cash generated in the operations	7,813	19,410	(35,433)	(57,423)
4.01.01.01	Income before taxes	56,331	87,413	55,320	72,571
4.01.01.02	Depreciation and amortization	1,419	2,953	1,012	2,150
4.01.01.03	Result from investment sales	1,908	1,925	(905)	(1,239)
4.01.01.04	Deferred income and social contribution taxes, net	1,426	4,127	715	621
4.01.01.05	Financial charges on debts, net	7,353	18,492	(28,461)	(31,563)
4.01.01.06	Equity accounting	(61,387)	(96,263)	(65,450)	(104,029)
4.01.01.07	Provisions	763	763	2,336	4,066
4.01.02	Variation on assets and liabilities	(46,176)	(106,608)	15,975	18,649
4.01.02.01	Accounts receivable from customers	(32,593)	(91,615)	13,092	19,638
4.01.02.02	Real estate to be sold	(5,491)	(3,797)	(21,089)	(5,002)
4.01.02.03	Prepaid expenses	969	1,252	(6,971)	(25,543)
4.01.02.04	Sundry credits	(8,871)	67	(3,227)	5,267
4.01.02.05	Accounts payable for land acquisition	2,132	(1,132)	30,800	18,953
4.01.02.06	Income and social contribution taxes	288	(650)	105	(214)
4.01.02.07	Advance from clients	(1,275)	(8,317)	4,995	6,395
4.01.02.08	Other	(1,335)	(2,416)	(1,730)	(845)
4.01.03	Other	0	0	0	0
4.02	Net cash from investment activities	11,366	1,772	(28,004)	(66,205)
4.02.01	Investment acquisitions	12,544	3,853	(26,843)	(63,835)
4.02.02	Acquisition of fixed assets	(438)	(1,027)	(336)	(1,589)
4.02.03	Software development	(740)	(1,054)	(825)	(781)
4.03	Net cash from financing activities	(15,059)	(45,580)	56,345	(26,157)

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04.01 – STATEMENT OF CASH FLOWS - INDIRECT METHOD (in thousands of Reais)

1 - CODE	2 – DESCRIPTION	3 - 4/1/2009 to 6/30/2009	4 - 1/1/2009 to 6/30/2009	5 - 4/1/2008 to 6/30/2008	6 - 1/1/2008 to 6/30/2008
4.03.01	Debenture payments	(1,263)	(24,060)	0	(17,559)
4.03.02	Fund raising – loans and financings	56,409	102,853	135,116	151,764
4.03.03	Amortization – loans and financings	(34,984)	(60,367)	(18,027)	(33,829)
4.03.04	Dividend payments	(13,897)	(13,897)	(279)	(31,238)
4.03.05	Profit sharing payment	(11,300)	(11,300)	(664)	(9,243)
4.03.06	Related Parties	(10,024)	(38,809)	(59,801)	(86,052)
4.04	Foreign exchange variation on cash and cash equivalents	0	0	0	0
4.05	Increase (decrease) of cash and cash equivalents	(42,056)	(131,006)	8,883	(131,136)
4.05.01	Opening balance of cash and cash equivalents	138,162	227,112	70,730	210,749
4.05.02	Closing balance of cash and cash equivalents	96,106	96,106	79,613	79,613

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05.01 – STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FROM 4/1/2009 TO 6/30/2009 (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - CAPITAL STOCK	4 - CAPITAL RESERVES	5 - REVALUATION RESERVES	6 - PROFIT RESERVES	7 - ACCRUED PROFIT/LOSS	8 - ASSET VALUATION ADJUSTMENTS	9 - TOTAL SHAREHOLDERS' EQUITY
5.01	Opening balance	595,117	548,115	0	95,140	28,595	0	1,266,967
5.02	Adjustments of previous years	0	0	0	0	0	0	0
5.03	Adjusted balance	595,117	548,115	0	95,140	28,595	0	1,266,967
5.04	Net income/loss for the period	0	0	0	0	51,157	0	51,157
5.05	Allocations	0	0	0	0	0	0	0
5.05.01	Dividends	0	0	0	0	0	0	0
5.05.02	Interest on equity	0	0	0	0	0	0	0
5.05.03	Other allocations	0	0	0	0	0	0	0
5.06	Realization of profit reserves	0	0	0	0	0	0	0
5.07	Assets valuation adjustments	0	0	0	0	0	0	0
5.07.01	Securities adjustments	0	0	0	0	0	0	0
5.07.02	Accumulated translation adjustments	0	0	0	0	0	0	0
5.07.03	Business combination adjustments	0	0	0	0	0	0	0
5.08	Increase/decrease in capital stock	0	0	0	0	0	0	0
5.09	Constitution/realization of capital reserves	0	0	0	0	0	0	0
5.10	Treasury shares	0	0	0	0	0	0	0
5.11	Other capital transactions	0	73	0	0	0	0	73
5.11.01	Share-based payment	0	73	0	0	0	0	0
5.12	Other	0	0	0	0	0	0	0
5.13	Closing balance	595,117	548,188	0	95,140	79,752	0	1,318,197

(A free translation of the original in Portuguese)

**FEDERAL GOVERNMENT SERVICE
CVM - BRAZILIAN SECURITIES COMMISSION
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05.02 – STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FROM 1/1/2009 TO 6/30/2009 (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - CAPITAL STOCK	4 - CAPITAL RESERVES	5 - REVALUATION RESERVES	6 - PROFIT RESERVES	7 - ACCRUED PROFIT/LOSS	8 - ASSET VALUATION ADJUSTMENTS	9 - TOTAL SHAREHOLDERS' EQUITY
5.01	Opening balance	595,117	548,115	0	95,140	0	0	1,238,372
5.02	Adjustments of previous years	0	0	0	0	0	0	0
5.03	Adjusted balance	595,117	548,115	0	95,140	0	0	1,238,372
5.04	Net income/loss for the period	0	0	0	0	79,752	0	79,752
5.05	Allocations	0	0	0	0	0	0	0
5.05.01	Dividends	0	0	0	0	0	0	0
5.05.02	Interest on equity	0	0	0	0	0	0	0
5.05.03	Other allocations	0	0	0	0	0	0	0
5.06	Realization of profit reserves	0	0	0	0	0	0	0
5.07	Assets valuation adjustments	0	0	0	0	0	0	0
5.07.01	Securities adjustments	0	0	0	0	0	0	0
5.07.02	Accumulated translation adjustments	0	0	0	0	0	0	0
5.07.03	Business combination adjustments	0	0	0	0	0	0	0
5.08	Increase/decrease in capital stock	0	0	0	0	0	0	0
5.09	Constitution/realization of capital reserves	0	0	0	0	0	0	0
5.10	Treasury shares	0	0	0	0	0	0	0
5.11	Other capital transactions	0	73	0	0	0	0	73
5.11.01	Share-based payment	0	73	0	0	0	0	0
5.12	Other	0	0	0	0	0	0	0
5.13	Closing balance	595,117	548,188	0	95,140	79,752	0	1,318,197

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08.01- CONSOLIDATED BALANCE SHEET - ASSETS (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 6/30/2009	4 - 3/31/2009
1	Total assets	3,112,575	2,976,516
1.01	Current assets	1,924,202	1,776,118
1.01.01	Cash and cash equivalents	177,697	211,766
1.01.01.01	Cash and banks	177,697	211,766
1.01.02	Credits	662,255	539,779
1.01.02.01	Clients	662,255	539,779
1.01.02.01.01	Accounts receivable from customers	662,255	539,779
1.01.02.02	Sundry credits	0	0
1.01.03	Inventories	886,073	843,805
1.01.03.01	Real estate to be sold	886,073	843,805
1.01.04	Other	198,177	180,768
1.01.04.01	Prepaid expenses	41,101	37,800
1.01.04.02	Deferred income tax and social contribution	11,729	10,204
1.01.04.03	Other credits	145,347	132,764
1.02	Non-current assets	1,188,373	1,200,398
1.02.01	Long-term assets	1,151,075	1,161,337
1.02.01.01	Sundry credits	1,151,075	1,161,337
1.02.01.01.01	Accounts receivable from customers	935,501	900,290
1.02.01.01.02	Financial investments	1,131	1,131
1.02.01.01.03	Real estate to be sold	152,244	194,602
1.02.01.01.04	Court deposits	30,977	30,883
1.02.01.01.05	Deferred income tax and social contribution	31,222	34,431
1.02.01.02	Credits with related parties	0	0
1.02.01.02.01	Direct and indirect associated companies	0	0
1.02.01.02.02	Subsidiaries	0	0
1.02.01.02.03	Other related parties	0	0
1.02.01.03	Other	0	0
1.02.02	Permanent assets	37,298	39,061
1.02.02.01	Investments	4,072	4,082
1.02.02.01.01	In direct/indirect associated companies	0	0
1.02.02.01.02	In subsidiaries	4,072	4,082
1.02.02.01.03	Other investments	0	0
1.02.02.02	Property, plant and equipment	29,045	31,309
1.02.02.03	Intangible assets	4,181	3,670
1.02.02.04	Deferred charges	0	0

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08.02 - CONSOLIDATED BALANCE SHEET - LIABILITIES (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 6/30/2009	4 - 3/31/2009
2	Total liabilities	3,112,575	2,976,516
2.01	Current liabilities	807,121	667,944
2.01.01	Loans and financing	205,233	115,474
2.01.01.01	Building financing	194,093	104,631
2.01.01.02	Working capital loans	11,140	10,843
2.01.02	Debentures	6,406	6,403
2.01.03	Suppliers	34,611	35,139
2.01.04	Taxes, fees and contributions	14,852	10,991
2.01.05	Dividends payable	14,285	28,182
2.01.06	Provisions	0	0
2.01.07	Debts with related parties	0	0
2.01.08	Other	531,734	471,755
2.01.08.01	Payroll and related charges	12,024	9,791
2.01.08.02	Accounts payable by acquisition of land	196,489	174,046
2.01.08.03	Deferred income tax and social contribution	44,515	37,867
2.01.08.04	Advance from clients	261,223	226,898
2.01.08.05	Employee and Management profit sharing	6,935	13,061
2.01.08.06	Other accounts payable	10,548	10,092
2.02	Non-current liabilities	987,257	1,041,605
2.02.01	Long-term liabilities	987,257	1,041,605
2.02.01.01	Loans and financing	437,273	460,641
2.02.01.01.01	Building financing	200,160	224,472
2.02.01.01.02	Working capital loans	237,113	236,169
2.02.01.02	Debentures	350,592	342,884
2.02.01.03	Provisions	84,067	81,541
2.02.01.03.01	Taxes and contributions payable	26,374	26,374
2.02.01.03.02	Deferred income tax and social contribution	45,925	44,089
2.02.01.03.03	Provision for contingencies	9,781	9,781
2.02.01.03.04	Provision for guarantees	1,987	1,297
2.02.01.04	Debts with related parties	0	0
2.02.01.05	Advance for future capital increase	0	0
2.02.01.06	Other	115,325	156,539
2.02.01.06.01	Accounts payable by acquisition of land	115,325	156,539
2.03	Deferred income	0	0
2.04	Interest of non-controlling shareholders	0	0
2.05	Shareholders' equity	1,318,197	1,266,967
2.05.01	Paid-up capital	595,117	595,117
2.05.02	Capital reserves	548,188	548,115
2.05.02.01	Capital reserves - Goodwill	548,115	548,115
2.05.02.02	Share-based payment	73	0
2.05.03	Revaluation reserves	0	0

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08.02 - CONSOLIDATED BALANCE SHEET - LIABILITIES (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 6/30/2009	4 - 3/31/2009
2.05.03.01	Own assets	0	0
2.05.03.02	Subsidiaries/direct and indirect associated companies	0	0
2.05.04	Profit reserves	95,140	95,140
2.05.04.01	Legal	20,585	20,585
2.05.04.02	Statutory	0	0
2.05.04.03	For contingencies	0	0
2.05.04.04	Unrealized profit	0	0
2.05.04.05	Profit retention	91,824	91,824
2.05.04.06	Special for undistributed dividends	0	0
2.05.04.07	Other profit reserves	(17,269)	(17,269)
2.05.04.07.01	Treasury shares	(17,269)	(17,269)
2.05.05	Assets valuation adjustments	0	0
2.05.05.01	Securities adjustments	0	0
2.05.05.02	Accumulated translation adjustments	0	0
2.05.05.03	Business combination adjustments	0	0
2.05.06	Retained earnings/accrued losses	79,752	28,595
2.05.07	Advance for future capital increase	0	0

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09.01 - CONSOLIDATED STATEMENT OF INCOME (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 4/1/2009 to 6/30/2009	4 - 1/1/2009 to 6/30/2009	5 - 4/1/2008 to 6/30/2008	6 - 1/1/2008 to 6/30/2008
3.01	Gross revenue from sales and/or services	381,994	688,768	354,190	577,958
3.02	Gross revenue deductions	(12,634)	(22,988)	(11,851)	(18,578)
3.03	Net revenue from sales and/or services	369,360	665,780	342,339	559,380
3.04	Cost of goods and/or services sold	(246,851)	(458,157)	(213,783)	(362,901)
3.05	Gross income	122,509	207,623	128,556	196,479
3.06	Operating expenses/revenue	(56,552)	(108,958)	(72,114)	(120,795)
3.06.01	Sales	(25,303)	(51,528)	(35,031)	(56,686)
3.06.02	General and administrative	(27,740)	(56,670)	(28,360)	(52,761)
3.06.02.01	Administrative expenses	(22,081)	(44,977)	(26,047)	(48,026)
3.06.02.02	Board of Executive Officers fees	(939)	(1,956)	(699)	(1,402)
3.06.02.03	Depreciation and amortization	(4,720)	(9,737)	(1,614)	(3,333)
3.06.03	Financial	(1,523)	1,796	(6,960)	(6,871)
3.06.03.01	Financial revenues	5,888	13,231	3,682	8,414
3.06.03.02	Financial expenses	(7,411)	(11,435)	(10,642)	(15,285)
3.06.04	Other operating revenues	0	0	0	0
3.06.05	Other operating expenses	(1,986)	(2,556)	(1,763)	(4,477)
3.06.06	Equity in the earnings of subsidiaries	0	0	0	0
3.07	Operating income	65,957	98,665	56,442	75,684
3.08	Non-operating income	0	0	0	0
3.08.01	Revenues	0	0	0	0
3.08.02	Expenses	0	0	0	0
3.09	Income before tax/profit sharing	65,957	98,665	56,442	75,684
3.10	Provision for income tax and social contribution	(3,774)	(6,378)	(1,524)	(2,539)
3.11	Deferred income tax	(5,853)	(4,874)	402	(574)
3.12	Statutory profit sharing/contributions	(5,173)	(7,661)	(4,426)	(5,806)

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09.01 - CONSOLIDATED STATEMENT OF INCOME (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - 4/1/2009 to 6/30/2009	4 - 1/1/2009 to 6/30/2009	5 - 4/1/2008 to 6/30/2008	6 - 1/1/2008 to 6/30/2008
3.12.01	Profit sharing	(5,173)	(7,661)	(4,426)	(5,806)
3.12.02	Contributions	0	0	0	0
3.13	Reversal of interest on own capital	0	0	0	0
3.14	Interest of non-controlling shareholders	0	0	0	0
3.15	Income/loss for the period	51,157	79,752	50,894	66,765
	No. SHARES, EX-TREASURY (Units)	190,674,188	190,674,188	156,191,428	156,191,428
	EARNINGS PER SHARE (Reais)	0.26830	0.41826	0.32584	0.42746
	LOSS PER SHARE (Reais)				

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10.01 – CONSOLIDATED STATEMENT OF CASH FLOWS - INDIRECT METHOD (in thousands of Reais)

1 - CODE	2 – DESCRIPTION	3 - 4/1/2009 to 6/30/2009	4 - 1/1/2009 to 6/30/2009	5 - 4/1/2008 to 6/30/2008	6 - 1/1/2008 to 6/30/2008
4.01	Net cash from operating activities	(63,781)	(166,874)	(106,701)	(189,932)
4.01 .01	Cash generated in the operations	71,378	122,601	(7,512)	5,979
4.01 .01.01	Income before taxes	65,958	98,665	56,442	75,684
4.01 .01.02	Depreciation and amortization	4,721	9,738	1,614	3,333
4.01.01.03	Result from investment sales	1,853	1,870	(900)	(1,239)
4.01.01.04	Deferred income and social contribution taxes, net	4,348	9,502	5,566	7,743
4.01 .01.05	Financial charges on debts, net	(6,265)	2,063	(72,570)	(83,608)
4.01 .01.06	Provisions	763	763	2,336	4,066
4.01 .02	Variation on assets and liabilities	(135,159)	(289,475)	(99,189)	(195,911)
4.01.02.01	Accounts receivable from customers	(131,233)	(257,048)	(62,217)	(111,601)
4.01.02.02	Real estate to be sold	(18,254)	(32,661)	(70,297)	(62,908)
4.01.02.03	Prepaid expenses	(3,301)	(4,660)	(9,895)	(10,697)
4.01.02.04	Sundry credits	(12,127)	(18,725)	2,800	(24,268)
4.01.02.05	Accounts payable for land acquisition	(6,185)	(23,174)	38,616	14,676
4.01.02.06	Income and social contribution taxes	5	(6,013)	350	(2,717)
4.01.02.07	Advance from clients	34,325	44,606	1,295	(505)
4.01.02.08	Other	1,611	8,200	159	2,109
4.01 .03	Other	0	0	0	0
4.02	Net cash from investment activities	(3,386)	(7,736)	(4,080)	(14,208)
4.02.01	Investment acquisition	(418)	(1,781)	(2,836)	(11,492)
4.02.02	Acquisition of fixed assets	(2,228)	(4,901)	(419)	(1,935)
4.02.03	Software development	(740)	(1,054)	(825)	(781)
4.03	Net cash from financing activities	33,098	50,239	125,204	82,455
4.03.01	Debenture payments	(1,262)	(24,059)	0	(17,559)
4.03.02	Fund raising – loans and financings	113,689	191,999	167,390	197,607

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10.01 – CONSOLIDATED STATEMENT OF CASH FLOWS - INDIRECT METHOD (in thousands of Reais)

1 - CODE	2 – DESCRIPTION	3 - 4/1/2009 to 6/30/2009	4 - 1/1/2009 to 6/30/2009	5 - 4/1/2008 to 6/30/2008	6 - 1/1/2008 to 6/30/2008
4.03.03	Amortizations – loans and financings	(54,132)	(92,609)	(41,835)	(67,556)
4.03.04	Dividend payments	(13,897)	(13,897)	(279)	(31,238)
4.03.05	Profit sharing payments	(11,300)	(11,300)	(664)	(9,243)
4.03.06	Related Parties	0	105	592	10,444
4.04	Foreign exchange variation on cash and cash equivalents	0	0	0	0
4.05	Increase (decrease) of cash and cash equivalents	(34,069)	(124,371)	14,423	(121,685)
4.05.01	Opening balance of cash and cash equivalents	211,766	302,068	118,603	254,711
4.05.02	Closing balance of cash and cash equivalents	177,697	177,697	133,026	133,026

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11.01 – CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FROM 4/1/2009 TO 6/30/2009 (in thousands of Reais)

1 - CODE	2 - DESCRIPTION	3 - CAPITAL STOCK	4 - CAPITAL RESERVES	5 - REVALUATION RESERVES	6 - PROFIT RESERVES	7 - ACCRUED PROFIT/LOSS	8 - ASSET VALUATION ADJUSTMENTS	9 - TOTAL SHAREHOLDERS' EQUITY
5.01	Opening balance	595,117	548,115	0	95,140	28,595	0	1,266,967
5.02	Adjustments of previous years	0	0	0	0	0	0	0
5.03	Adjusted balance	595,117	548,115	0	95,140	28,595	0	1,266,967
5.04	Net income/loss for the period	0	0	0	0	51,157	0	51,157
5.05	Allocations	0	0	0	0	0	0	0
5.05.01	Dividends	0	0	0	0	0	0	0
5.05.02	Interest on equity	0	0	0	0	0	0	0
5.05.03	Other allocations	0	0	0	0	0	0	0
5.06	Realization of profit reserves	0	0	0	0	0	0	0
5.07	Assets valuation adjustments	0	0	0	0	0	0	0
5.07.01	Securities adjustments	0	0	0	0	0	0	0
5.07.02	Accumulated translation adjustments	0	0	0	0	0	0	0
5.07.03	Business combination adjustments	0	0	0	0	0	0	0
5.08	Increase/decrease in capital stock	0	0	0	0	0	0	0
5.09	Constitution/realization of capital reserves	0	0	0	0	0	0	0
5.10	Treasury shares	0	0	0	0	0	0	0
5.11	Other capital transactions	0	73	0	0	0	0	73
5.11.01	Share-based payment	0	73	0	0	0	0	0
5.12	Other	0	0	0	0	0	0	0
5.13	Closing balance	595,117	548,188	0	95,140	79,752	0	1,318,197

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11.02 – CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FROM 1/1/2009 TO 6/30/2009 (in thousands of Reais)

1 - CODE	2 – DESCRIPTION	3 - CAPITAL STOCK	4 - CAPITAL RESERVES	5 - REVALUATION RESERVES	6 - PROFIT RESERVES	7 - ACCRUED PROFIT/LOSS	8 - ASSET VALUATION ADJUSTMENTS	9 - TOTAL SHAREHOLDERS' EQUITY
5.01	Opening balance	595,117	548,115	0	95,140	0	0	1,238,372
5.02	Adjustments of previous years	0	0	0	0	0	0	0
5.03	Adjusted balance	595,117	548,115	0	95,140	0	0	1,238,372
5.04	Net income/loss for the period	0	0	0	0	79,752	0	79,752
5.05	Allocations	0	0	0	0	0	0	0
5.05.01	Dividends	0	0	0	0	0	0	0
5.05.02	Interest on equity	0	0	0	0	0	0	0
5.05.03	Other allocations	0	0	0	0	0	0	0
5.06	Realization of profit reserves	0	0	0	0	0	0	0
5.07	Assets valuation adjustments	0	0	0	0	0	0	0
5.07.01	Securities adjustments	0	0	0	0	0	0	0
5.07.02	Accumulated translation adjustments	0	0	0	0	0	0	0
5.07.03	Business combination adjustments	0	0	0	0	0	0	0
5.08	Increase/decrease in capital stock	0	0	0	0	0	0	0
5.09	Constitution/realization of capital reserves	0	0	0	0	0	0	0
5.10	Treasury shares	0	0	0	0	0	0	0
5.11	Other capital transactions	0	73	0	0	0	0	73
5.11.01	Share-based payment	0	73	0	0	0	0	0
5.12	Other	0	0	0	0	0	0	0
5.13	Closing balance	595,117	548,188	0	95,140	79,752	0	1,318,197

(A free translation of the original in Portuguese)

FEDERAL PUBLIC SERVICE
BRAZILIAN SECURITIES COMMISSION (CVM)
QUARTERLY FINANCIAL INFORMATION (ITR)
COMMERCIAL, INDUSTRY AND OTHER

June 30, 2009 Brazilian Corporate Law

01630-6

ROSSI RESIDENCIAL S/A

61.065.751/0001-80

06.01 – NOTES TO THE FINANCIAL STATEMENTS

ROSSI RESIDENCIAL S.A. AND SUBSIDIARIES

NOTES TO THE FINANCIAL STATEMENTS

FOR THE PERIOD ENDED JUNE 30, 2009.

(Amounts expressed in thousands of Reais, except for amounts per share or when otherwise stated)

1. OPERATIONS

The operations of Rossi Residencial S/A (“Company” or “Rossi Residencial”) comprise the development, building, sale of residential and commercial properties, land subdivision and civil engineering services, through own operations, interest in Special Purpose Entities (SPE) and consortiums.

2. PRESENTATION OF THE QUARTERLY INFORMATION AND MAIN PRACTICES

2.1. Presentation basis

The individual and consolidated quarterly information referring to the quarter ended June 30, 2009 was prepared in accordance with the accounting practices adopted in Brazil, based on the provisions of the Brazilian Corporation Law – Law no. 6,404/76, amended by Law no. 11,638/07 and by Provisional Measure no. 449/08, and subsequently converted into Law no. 11,941/09, standards set forth by the Brazilian Securities and Exchange Commission (CVM), and Pronouncements, Directions and Interpretations issued by the Brazilian Accounting Standards Board (CPC).

The Quarterly Information (ITR) referring to the period ended June 30, 2008 was adjusted in order to be consistent with the new accounting practices, allowing comparison.

For the purpose of improving its financial statements for the years ended December 31, 2009 and 2008 as a whole, the Company’s management decided to modify them, and improve the disclosure under Brazilian accounting practices. Accordingly, these financial statements were modified and are being republished.

2.1.1. Summary of the accounting practices changed and statement of effects on income and shareholders’ equity.

As described in 2.1, changes introduced by Law no. 11,638 and Provisional Measure no. 449 produced material effects on the Quarterly Information (ITR) referring to quarter ended June 30, 2008.

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The main changes in accounting practices introduced by Law no. 11,638 and by Articles 36 and 37 of Provisional Measure no. 449 applicable to the Company and adopted in the preparation of the Quarterly Information (ITR) were the following:

- CPC 12 Present Value Adjustment approved by CVM Resolution no. 564 – adjustment of the balances of accounts receivable and accounts payable for land acquisition;
- OCPC 01 Real Estate Development Entities, approved by CVM Resolution no. 561 – change in criteria for recognition and measurement of the following items: (i) determination of the cost of real estate, concerning the costs of the common area and the development costs; (ii) expenses with sales commissions; (iii) expenses with construction of sales stands; (iv) physical swaps; (v) provision for guarantee; (vi) financial expenses from real estate financing.

In compliance with the requirements for disclosing the initial adoption of the new accounting practices, the Company is presenting, in the table below, a brief description of and the amounts corresponding to the impacts on income by changes introduced by Law no. 11,638/07 and by Provisional Measure no. 449/08 for the quarter ended on June 30, 2008, for the parent company and consolidated:

	June 30, 2008	
	Parent Company	Consolidated
Net income before the adjustments resulting from the adoption of Law no. 11,638/07 and Provisional Measure no. 449/08	71,122	71,122
Effects represented by:		
Present value adjustment of assets and liabilities	688	(3,450)
Financial expenses from real estate financing	(4,222)	(4,489)
Common area costs and development expenses	(1,460)	7,331
Expenses with construction of sales stands	(397)	(3,596)
Expenses with sales commissions	1,528	4,127
Write off of sales expenses	(593)	(593)
Provision for guarantees	(3,687)	(3,687)
Equity accounting	3,786	-
Adjusted net income	66,765	66,765

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2.1.2. New accounting pronouncements approved in 2009

The following accounting pronouncements of the Accounting Pronouncements Committee (CPC) were issued in 2009 and are mandatory for fiscal years beginning in 2010:

CPC	Resolution	Targets
CPC 15 –Business Combinations	CVM Resolution 580	Determines the accounting treatment of business combinations related to the recognition and measurement of acquired assets and assumed liabilities, goodwill for expected future profitability and the minimum amount of information to be disclosed by the Company in these transactions.
CPC 16 – Inventory	CVM Resolution 575	Determines the cost of inventory and recognizes as expense in income, including any impairment.
CPC 17 – Construction Contracts	CVM Resolution 576	Accounting treatment of revenues and costs associated with construction contracts.
CPC 20 – Borrowing Costs	CVM Resolution 576	Accounting treatment of borrowing costs and a possible inclusion in assets when these are attributable to acquisition, construction or production of an asset.
CPC 21 – Interim Financial Statement	CVM Resolution 581	Establishes the minimum content of an interim financial statement and the principles for recognition and measurement for complete or condensed interim financial statements.
CPC 22 –Segment Information	CVM Resolution 582	Establishes manners in which to disclose information on the company’s operating segments in the annual financial statements that allow users thereof to evaluate the nature and financial effects of the business activities in which the company is involved and the economic environments in which it operates.
CPC 27 – Property, Plant and Equipment	CVM Resolution 583	Determines the accounting treatment for property, plant and equipment in regard to the recognition, measurement, depreciation and depreciation losses.
CPC 28 – Real Estate for Investment	CVM Resolution 584	Determines the accounting treatment of real estate for investment and their respective disclosure requirements.

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2.1.3. Authorization for conclusion of financial statements

The conclusion of these financial statements was authorized at the Board of Directors' and Fiscal Council's meeting on October 8, 2012, considering all subsequent events that took place until that date.

2.2. Accounting Practices

The main accounting practices adopted by the Company can be summarized as follows:

a) Cash and cash equivalents

These include cash, positive balances in checking accounts, and marketable securities with insignificant risk of market value variation. Most of the financial investments are classified in the "financial assets at fair value through income" category. The opening of these securities per type of classification is presented in Note 4.

b) Real state to be sold

These are appraised at building or acquisition cost, which are lower than the market value. The cost of real estate is determined by expenses with land acquisition, materials, applied labor, development expenses and capitalized interest. The classification between short and long term is based on the expectation of launchings of real estate projects.

c) Accounts receivable from clients and allowance for doubtful accounts

These are stated at their present and realization values according to the criteria described in Note 5. The allowance for doubtful accounts is established based on the risk assessment of realization of accounts receivable in an amount deemed sufficient by the management to cover possible losses estimated in the realization of such credits.

d) Investments

The equity interest in subsidiaries is assessed by the equity accounting method. The investments include goodwill on acquisition (net of accumulated amortization). The cost of acquisition is measured by the value of assets transferred or liabilities assumed on the acquisition date, added to the costs directly attributable to the acquisition. The acquisition cost amount exceeding the book value of the acquired subsidiary's assets is recorded as goodwill.

Goodwill referring to asset surplus is amortized as the project's result is realized.

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e) Property, plant and equipment

This is assessed at the acquisition cost, net of depreciation, recorded by the straight-line method, taking into account the rates mentioned in Note 09. It includes expenses with building sales stands – which are depreciated according to their useful life – when their estimated useful life exceeds twelve months.

f) Intangible assets

Intangible assets acquired separately are measured at the acquisition cost when they are first recognized, and the accumulated amortization and impairment are subsequently subtracted from these assets, when applicable.

g) Determination of development income and sale of real estate

On credit sale of housing unit built, the income is appropriated when sale is materialized, regardless of the term to receive the contractual amount.

Pre-fixed interest rates and monetary variations according to the General Market Price Index (IGPM), and the Construction Price Index (INCC) are appropriated to income in the item “revenue from real estate development” observing the accrual basis of accounting.

On sales of housing units not yet concluded, the income is appropriated according to the criteria set forth by Resolution 963/03 of the Federal Accounting Board (CFC) and by the provisions set forth in OCPC 01, detailed as follows:

(i) Costs derived from units sold, including land cost, are fully appropriated to the result;

(ii) Revenues from sales are appropriated to income, by using the method of conclusion percentage of each development, and this percentage is measured in view of the cost incurred in relation to the total cost budgeted for respective developments;

(iii) Revenues from sales verified as per item (ii), including the monetary restatement, net of installments already received, are accounted as accounts receivable, or as advance payments from clients in view of the ratio between revenues recorded and amounts received;

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(iv) Financial charges from real estate financing, debts from purchased land, debentures and working capital, when restricted to production, comprise the cost of the property and are capitalized at real estate inventories and recorded to income in the proportion of sold notional fractions, under “cost of sold properties”;

(v) Sales commissions are capitalized and recognized in income based on the same criteria used for revenue recognition;

(vi) Provision for guarantee is established in an amount the management deems sufficient to cover potential future disbursements. The units delivered under guarantee were considered based on historical cost and learning curve;

(vii) Physical swaps aiming to deliver a unit to be built are recorded at fair value, accounted for as a component of land inventory in contra account to advance payments from clients in liabilities, at the time when resolatory provisions are met. The same criteria applied for the income from real estate development as a whole are applied for these transactions.

h) Accounts payable and advance payments from clients for real estate acquisition

In operations of real estate acquisitions the commitments may be undertaken for payment in cash or at the moment of delivery of future real estate units. Both amounts are initially recognized by their contractual values and changed when the product to be developed in the land is determined. Write-off is carried out according to the curve (settlement of obligations) or to the construction work financing (revenue allocation), respectively.

i) Other current and non-current assets and liabilities

Assets are recognized in the balance sheet when their future economic advantages are likely to be generated on behalf of the Company and their cost or value can be measured with confidence. Liabilities are recognized in the balance sheet when the Company has a legal obligation or an obligation established as a result of a past event, and an economic resource is likely to be required to settle it. Corresponding charges and monetary variations are added to these liabilities when applicable.

Provisions are recorded based on the best estimates about the risks involved. Assets and liabilities are classified as current when their realization or liquidation is likely to take place within the next twelve months, otherwise they are stated as non-current.

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j) Income tax and social contribution

Income tax and social contribution are determined at the 15% regular rates (plus an additional 10%), for income tax and 9% for social contribution applied over taxable income, in compliance with the criterion established by the tax legislation. Some subsidiary companies have chosen the “presumed profit system” (taxable income computed based on a percentage of gross sales), whose calculation basis for income tax is determined at the ratio of 8% for real-estate sales income and for social contribution at the ratio of 12% over gross sales (100%, for both taxes, in case the revenue earned comes from financial revenues), over which there is application of the regular rates of the respective tax and contribution.

k) Contingent assets and liabilities and legal liabilities

The accounting practices for recording and disclosing contingent assets and liabilities and legal liabilities are the following:

i) Contingent assets are recognized only when there are actual guarantees or favorable final and unappealable court decisions. Contingent assets likely to be successful are only disclosed in explanatory notes;

ii) Contingent liabilities are provisioned when the losses are deemed as probable and the amounts involved are measurable with sufficient safety. Contingent liabilities deemed as being of remote losses are neither provisioned nor disclosed;

iii) Legal liabilities are recorded as payable, regardless of the assessment on possibilities of success, of lawsuits in which the Company questioned the unconstitutionality of taxes.

l) Impairment test

The Management reviews annually the net book value of assets with the purpose of determining whether there are any events or changes in economic, operational or technological circumstances that may indicate a loss in their recoverable value. When these events or circumstances are identified and the net book value exceeds the recoverable value, a provision for impairment is constituted, adjusting the asset’s net book value to its recoverable value.

m) Present value adjustment of assets and liabilities

Monetary assets and liabilities are adjusted to present value in the transaction’s initial record, taking into account the contractual cash flows, the explicit and, in some cases, implicit interest rate applied to the respective assets and liabilities, and the market rates for similar transactions.

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Subsequently, they are allocated to income by using the effective interest rate method in relation to contractual cash flows.

n) Employee and management profit sharing

Provision for employee and management profit sharing is recorded at the accrual basis of accounting, based on criteria and assumptions established in the program maintained by the Company.

The share-based payment, qualified as an equity instrument (share settlement), is calculated based on the amount attributed to services received from employees in the plans, which is determined by the fair value of granted shares, established on the granting date of each plan, through an option pricing model, and is recognized as an expense during the vesting period, which is the period between the granting date and the date when the employee acquires the right to exercise the option, in contra account to shareholders' equity.

o) Financial instruments

Financial instruments are only recognized as of the date when the Company becomes a part of the contractual provisions. When they are recognized, they are initially recorded at their fair value added to transaction costs that are directly attributable to their acquisition or issuance (when applicable). They are subsequently measured on each balance sheet date according to the rules set forth for each type of classification of financial assets and liabilities, as described in Note 20.

p) Statements of cash flow

The Company is presenting the statement of cash flows, prepared according to the CPC 03 issued by the Accounting Pronouncements Committee.

q) Accounting estimates

In the preparation of financial statements, it is necessary to use estimates to account for specific assets, liabilities and other operations. The financial statements include, therefore, several estimates related to the selection of useful lives of property, plant and equipment, provisions needed for contingent liabilities, determination of tax provisions, budgeted costs, appropriation of sales expenses, goodwill amortization and similar operations; actual results may differ from the estimates.

r) Earnings per share

Earnings per share are calculated based on the number of outstanding shares on the balance sheets dates.

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3. CONSOLIDATION CRITERIA

The consolidated information was prepared pursuant to the consolidation practices arising from the Brazilian Corporate Law and CVM Instruction 247/96 and comprise Rossi Residencial and investees (individually or under common control, created for the specific purpose of real estate development), listed in Note 8.

The accounting practices are consistently applied in all consolidated companies.

In the consolidation, investments in investees, as well as balances receivable and payable, revenues, expenses and unrealized profits resulting from intercompany transactions are eliminated.

Considering that the control of investees is shared, they are consolidated proportionally.

4. CASH AND CASH EQUIVALENTS

These are substantially represented by bank account balances and financial investments in private securities (bank deposit certificates and debentures) issued by financial institutions; those having average return equivalent to 96% - 104% of DI CETIP “CDI”. The debentures represent purchase and sale commitments, recorded in CETIP.

	Parent Company		Consolidated	
	June 2009	March 2009	June 2009	March 2009
Current:				
Securities				
Cash and Banks	31,372	4,269	56,261	20,515
CDB	42,441	79,131	44,444	83,868
Debentures	14,534	43,396	43,859	77,346
Other	7,759	11,366	33,133	30,037
	<u>96,106</u>	<u>138,162</u>	<u>177,697</u>	<u>211,766</u>
Non-current:				
Real Estate Receivables				
Certificate – CRI	1,131	1,131	1,131	1,131
	<u>97,237</u>	<u>139,293</u>	<u>178,828</u>	<u>212,897</u>

Investments recorded in current assets are classified as cash and cash equivalents because their fair values are neither restricted nor undergo any significant changes when redeemed in advance.

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5. ACCOUNTS RECEIVABLE FROM CLIENTS

They are represented by:

Parent Company	June 2009			March 2009		
	Current	Non Current	Total	Current	Non Current	Total
Units under construction	162,783	117,695	280,478	111,907	116,997	228,904
Present value adjustments	(12,073)	-	(12,073)	(12,707)	-	(12,707)
Units concluded	192,954	146,251	339,205	160,848	183,009	343,857
Unearned income	(67,567)	(52,766)	(120,333)	(52,299)	(61,681)	(113,980)
Allowance for doubtful accounts	(5,678)	-	(5,678)	(5,678)	-	(5,678)
	<u>270,419</u>	<u>211,180</u>	<u>481,599</u>	<u>202,071</u>	<u>238,325</u>	<u>440,396</u>

Consolidated	June 2009			March 2009		
	Current	Non Current	Total	Current	Non Current	Total
Units under construction	603,398	751,537	1,354,935	495,708	704,754	1,200,462
Present value adjustments	(71,374)	-	(71,374)	(73,164)	-	(73,164)
Units concluded	267,675	370,096	637,771	225,742	367,042	592,784
Unearned income	(131,766)	(186,132)	(317,898)	(102,829)	(171,506)	(274,335)
Allowance for doubtful accounts	(5,678)	-	(5,678)	(5,678)	-	(5,678)
	<u>662,255</u>	<u>935,501</u>	<u>1,597,756</u>	<u>539,779</u>	<u>900,290</u>	<u>1,440,069</u>

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a) Clients from real estate development

The amounts related to accounts receivable from real estate are monetarily restated according to contractual clauses, as follows:

- Until delivery of keys of real estate sold, by the variance of the National Civil Construction Index (INCC);
- After delivery of keys of real estate sold, by the variance of the General Market Price Index (IGP-M), with 12% interest p.a. (“Price” table).

b) Unearned income

Unearned income represents the portion of accounts receivable related to interest rates to be appropriated in future periods, in accordance with the accrual basis of accounting.

c) Allowance for doubtful accounts

The Allowance For Doubtful Accounts is deemed as sufficient to cover related loss risks with receivables portfolio, mainly those related to the balances receivable from conditional sales with guarantees on promissory notes and monetary restatements of overdue accounts receivable, since the accounts receivable have as main guarantee the real estate itself purpose of the sale.

d) Present value adjustment

This was calculated on unfinished units and the amount proportionally allocated was recorded, pursuant to CPC 12 and OCPC 01, using the average discount rate of 8.19% - June 2009, 7.90% - March 2009, and 7.33% - December 2008. The discount rate is represented by the Company’s weighted average funding cost minus the 12-month expected IGPM.

e) Credit assignment and receivable operations

The Company and its subsidiaries carry out the assignment or securitization of receivables regarding credits with conditional sale of concluded projects. This securitization is carried out by issuing housing loan certificates (CCI), which are assigned to credit-assigning financial institutions. After assigning the CCIs, these institutions obtain all the rights and obligations related to housing loans. The receivable is fully written off due to the fact that the Company does not manage this portfolio.

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6. REAL ESTATE TO BE SOLD

These are represented by the historical costs of apartments, houses and commercial blocks to be sold, either concluded or under construction, land for future developments and materials to be used in works, distributed as follows:

	Parent Company		Consolidated	
	June 2009	March 2009	June 2009	March 2009
Current				
Real estate concluded	8,013	10,470	17,719	15,465
Real estate under construction	85,832	80,869	345,877	361,319
Land for future developments	68,456	64,934	513,710	457,098
Materials	6,144	7,746	8,767	9,923
	168,445	164,019	886,073	843,805
Non-current				
Land for future developments	8,845	9,392	152,244	194,602
	177,290	173,411	1,038,317	1,038,407

The effect of present value adjustment of accounts payable for land acquisition recorded in contra account to inventory was R\$2,809 (R\$16,879 - consolidated) in June 2009 and R\$3,114 (R\$17,196 – consolidated) in March 2009.

The balances of goodwill on the acquisition of SPEs arising from asset surplus were reclassified in the consolidated balance sheet to the land for future developments item in the amount of R\$12,676 in June 2009 (R\$14,028 in March 2009).

7. OTHER RECEIVABLES

They are represented by:

	Parent Company		Consolidated	
	June 2009	March 2009	June 2009	March 2009
Accounts receivable – business partners	13,580	15,612	81,595	87,574
Dividends receivable	3,770	3,469	-	-
Advances to suppliers	12,693	11,070	25,298	21,063
Taxes recoverable	5,419	3,980	9,662	6,788
Clients on-lending	12,597	5,946	24,971	14,465
Other receivables	3,696	2,696	3,821	2,874
	51,755	42,773	145,347	132,764

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Regarding operations with partners in SPEs (Note 15), the balance of accounts receivable – business partners refers to investments carried out in larger amounts than the Company's interest in the projects, which are offset throughout the execution of these projects.

Clients' on-lending refers to funds or amortization to be released derived from bank financing.

8. INVESTMENTS

a. The main investment information on June 30, 2009 is summarized below:

	Assets	Liabilities	Shareholders' equity	Income for the period	Interest %	Equity accounting	Investment balance	AFAC	Total
Açafate Empr. S/A	10,726	8,253	2,473	2,165	99.90	2,163	2,471	-	2,471
Acalifa Empr. S/A	8,786	6,013	2,773	(482)	60.00	(289)	1,664	-	1,664
Agerato Empr. S/A	31,126	23,826	7,300	5,155	70.00	3,609	5,110	-	5,110
Alcea Empr. Imob. Ltda	92,223	54,084	38,139	13,324	99.99	13,324	38,139	8,915	47,054
Aliberti Empr. S/A	26,250	23,393	2,857	1,789	75.00	1,341	2,143	-	2,143
Alium Empr. S/A	9,978	408	9,570	(933)	99.99	(933)	9,570	-	9,570
Allure Des. Imob. S/A	13,488	6,213	7,275	720	99.99	720	7,275	-	7,275
Alpen Haus Des. Imob. S/A	9,934	3,356	6,578	1,098	70.00	768	4,605	-	4,605
Alpen Haus Neg. Imob. S/A	12,570	11,678	892	657	70.00	460	625	-	625
Alpínia Des. Imob. Ltda.	24,085	3,128	20,957	885	99.99	885	20,957	-	20,957
Alquemila Empr. S/A	4,585	1,574	3,011	-	99.99	-	3,011	-	3,011
Altea Empr. Imob. Ltda.	34,148	8,680	25,468	981	99.99	981	25,468	267	25,735
Alternantera Empr. S/A	9,369	724	8,645	(193)	99.90	(193)	8,636	-	8,636
Ambassador Empr. S/A	2,296	170	2,126	1,461	99.90	1,459	2,124	-	2,124
América Properties Ltda.	49,091	17,183	31,908	(756)	99.99	(756)	31,908	-	31,908
Anagalís Empr. S/A	10,453	8,766	1,687	1,911	50.00	956	843	-	843
Ancusa Empr. S/A	10,834	744	10,090	938	99.90	937	10,080	-	10,080
Antocleista Empr. S/A	4,854	756	4,098	(143)	70.00	(100)	2,869	-	2,869
Apetenia Empr. S/A	36,306	31,177	5,129	3,362	70.00	2,354	3,591	-	3,591
Apuléia Empr. Imob. Ltda.	12,390	6,044	6,346	(4,198)	99.99	(4,198)	6,346	-	6,346
Araucaia Empr. S/A	35,358	23,252	12,106	2,391	99.90	2,389	12,093	-	12,093
Aristasia Empr. S/A	16,535	8,027	8,508	150	70.00	105	5,955	-	5,955
Arquitotis Empr. S/A	29,045	17,134	11,911	1,403	99.99	1,403	11,911	-	11,911
Artocarpus Empr. S/A	916	-	916	-	99.90	-	915	-	915
Arundina Empr. Imob. Ltda	4,636	268	4,368	567	33.93	192	1,482	-	1,482
Asmiscada Empr. S/A	10,209	675	9,534	1,867	70.00	1,307	6,674	-	6,674
Asplenium Empr. S/A	3,458	1,610	1,848	-	99.90	-	1,846	-	1,846
Astir Ass. Técnica Imob. Part. Ltda	1,436	657	779	358	99.90	357	778	-	778
Autentic Des. Imob. S/A	3,945	2,496	1,449	159	70.00	111	1,014	-	1,014
Autentic Empr. S/A	7,446	2,974	4,472	846	70.00	592	3,130	-	3,130
Barão de Café Incorp. S/A	7,839	5,898	1,941	20	50.00	10	970	-	970
BCP Empr. Imob. Ltda.	23,312	1,211	22,101	1,808	99.99	1,808	22,101	-	22,101
Betaquem Adm. de Bens Ltda	5,819	1,987	3,832	(5)	70.00	(3)	2,682	-	2,682
Betimobili Adm. de Bens Ltda	2,068	686	1,382	(4)	70.00	(3)	968	-	968
Bétula Empr. S/A	27,782	1,425	26,357	2,758	70.00	1,931	18,450	-	18,450
Bordo Empr. S/A	8,992	465	8,527	(11)	99.90	(11)	8,519	-	8,519
Bromélia Incorp. Ltda.	7,142	2,477	4,665	37	99.99	37	4,665	-	4,665
Cairica Empr. S/A	2,619	292	2,327	215	60.00	129	1,396	-	1,396
Calaminta Empr. S/A	19,919	15,688	4,231	3,018	50.00	1,509	2,115	-	2,115
Calêndula Empr. Imob. Ltda.	16,052	7,170	8,882	1,488	99.99	1,488	8,882	3,054	11,936
Caliandra Incorp. Ltda	42,154	20,972	21,182	(1,542)	99.95	(1,542)	21,171	-	21,171
Califórnia 5 Empr. Imob. Ltda.	6,494	481	6,013	575	36.00	207	2,165	-	2,165
Campanula Empr. S/A	9,351	493	8,858	4,736	75.00	3,552	6,643	-	6,643
Capuchinha Empr. S/A	9,303	3,912	5,391	201	70.00	141	3,774	-	3,774
Carimbosa Empr. S/A	24,478	18,749	5,729	(323)	99.90	(323)	5,724	-	5,724
Caroba Empr. S/A	736	14	722	-	99.99	-	722	-	722
Cartamus Empr. S/A	31,087	23,320	7,767	(1,562)	99.99	(1,562)	7,767	-	7,767
Cartatica Empr. Imob. Ltda.	11,927	5,419	6,508	3,556	99.99	3,556	6,508	-	6,508
Caudata Empr. Imob. Ltda.	13,211	5,009	8,202	(1,259)	99.99	(1,259)	8,202	-	8,202
Cedrela Empr. Imob. Ltda.	1,618	22	1,596	(1)	99.99	(1)	1,596	-	1,596
Celebrity Icaraf Des. Imob. Ltda	9,552	2,968	6,584	(164)	80.00	(131)	5,267	-	5,267
Centela Empr. S/A	24,204	23,025	1,179	3,426	65.00	2,227	767	-	767
Chác. Sto. Antonio Vivanti Des. Imob. Ltda.	14,607	1,160	13,447	1,342	99.99	1,342	13,447	-	13,447
Cheflera Empr. S/A	10,961	2,900	8,061	400	99.98	400	8,060	-	8,060
Cianus Empr. S/A	6,550	2,465	4,085	2,789	50.00	1,394	2,043	-	2,043
Ciclame Des. Imob. S/A	21,437	2,622	18,815	984	99.99	984	18,815	-	18,815

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**FEDERAL PUBLIC SERVICE
BRAZILIAN SECURITIES COMMISSION (CVM)
QUARTERLY FINANCIAL INFORMATION (ITR)
COMMERCIAL, INDUSTRY AND OTHER**

June 30, 2009 Brazilian Corporate Law

01630-6 ROSSI RESIDENCIAL S/A 61.065.751/0001-80

06.01 – NOTES TO THE FINANCIAL STATEMENTS

	Assets	Liabilities	Shareholders' equity	Income for the period	Interest %	Equity accounting	Investment balance	AFAC	Total
Ciclame Empr. S/A	21,436	16,255	5,181	990	70.00	693	3,626	-	3,626
Cinara Empr. S/A	10,207	404	9,803	-	70.00	-	6,862	-	6,862
Citrus Empr. Imob. Ltda.	14,359	3,580	10,779	1,695	99.99	1,695	10,779	2,231	13,010
Cleome Empr. S/A	6,991	2,001	4,990	(399)	99.90	(398)	4,985	-	4,985
Cleomeia Empr. S/A	15,220	10,021	5,199	1,985	60.00	1,191	3,120	-	3,120
Colocasia Empr. S/A	5,917	54	5,863	(5)	99.99	(5)	5,863	-	5,863
Colorata Empr. Imob. Ltda.	19,115	18,202	913	(122)	99.99	(122)	913	6,775	7,688
Cond. das Palmeiras Empr. S/A	5,124	3,840	1,284	423	70.00	296	899	-	899
Congea Empr. S/A	7,296	318	6,978	1,520	99.99	1,520	6,978	-	6,978
Congorsa Empr. S/A	2,567	511	2,056	(141)	99.90	(140)	2,054	-	2,054
Congossa Empr. S/A	11,913	4,473	7,440	516	99.90	516	7,432	-	7,432
Cordifolia Empr. S/A	2,170	704	1,466	387	99.90	386	1,465	-	1,465
Crispa Empr. S/A	8,919	4	8,915	(4)	99.99	(4)	8,915	-	8,915
Dalia Empr. Imob. Ltda.	7,287	(1,989)	9,276	(96)	50.00	(48)	4,638	-	4,638
Del Monte Des. Imob. Ltda.	8,314	1,129	7,185	(649)	99.99	(649)	7,185	-	7,185
Del Monte Neg. Imob. S/A	12,454	11,494	960	(2,944)	99.90	(2,941)	959	-	959
Dipladênia Empr. Imob. Ltda	9,087	5,222	3,865	11	50.00	5	1,933	-	1,933
Duetto Desenv. Imob. Ltda	6,904	3,008	3,896	167	50.00	84	1,948	-	1,948
Duetto Neg. Imob. S/A	20,340	18,766	1,574	1,245	50.00	622	787	-	787
Esculenta Empr. S/A	1,869	191	1,678	1,609	99.90	1,607	1,676	-	1,676
Estramoio Empr. S/A	5,223	305	4,918	204	70.00	143	3,442	-	3,442
Euriabe Empr. S/A	9,957	4,163	5,794	(1)	99.90	(1)	5,789	-	5,789
Falcatus Empr. S/A	12,543	5,891	6,652	1,117	80.00	893	5,322	-	5,322
Fasciata Empr. Imob. Ltda.	7,550	6,383	1,167	(234)	99.99	(234)	1,167	1,162	2,329
Florença Participações S/A	1,701	1	1,700	-	99.90	-	1,699	-	1,699
Fucsia Empr. S/A	62,426	56,653	5,773	340	60.00	204	3,464	-	3,464
Galeria Boulevard Des. Imob. S/A	29,734	1,555	28,179	1,443	50.00	722	14,089	-	14,089
Galeria Boulevard Neg. Imob. S/A	51,096	32,987	18,109	6,785	50.00	3,392	9,054	-	9,054
Garden Up Des. Imob. Ltda	7,975	5,590	2,385	118	50.00	59	1,193	-	1,193
Gardênia Participações S/A	4,672	1,702	2,970	66	50.00	33	1,485	-	1,485
Gazania Empr. S/A	38,184	21,770	16,414	1,642	99.90	1,640	16,398	-	16,398
Gelsemino Empr. Ltda.	5,706	215	5,491	(14)	99.99	(14)	5,491	-	5,491
Gestia Empr. S/A	26,487	20,969	5,518	(91)	70.00	(64)	3,862	3,367	7,229
Girassol Incorp. Ltda	3,285	320	2,965	-	99.99	-	2,964	-	2,964
Glicínia Des. Imob. Ltda.	3,042	1,271	1,771	(68)	99.99	(68)	1,771	11	1,782
Glicínia Empr. S/A	5,646	4,121	1,525	(281)	70.00	(197)	1,068	-	1,068
Gramínea Des. Imob. S/A	12,388	10,338	2,050	(10)	50.00	(5)	1,025	-	1,025
Gran Vita Des. Imob. Ltda	28,363	16,857	11,506	(512)	99.99	(512)	11,506	187	11,693
Guaraná Empr. S/A	33,906	31,748	2,158	2,614	70.00	1,830	1,510	-	1,510
Helicônias Des. Imob. S/A	1,391	36	1,355	23	99.95	23	1,355	-	1,355
Hibisco Incorp. Ltda	6,821	5,377	1,444	(6)	99.99	(6)	1,444	-	1,444
Hirtela Empr. S/A	5,495	43	5,452	-	99.90	-	5,447	-	5,447
Ibero Empr. Imob. Ltda.	3,358	565	2,793	(2)	99.90	(2)	2,790	-	2,790
Iguatemi Sul Des. Imob. Ltda	11,463	3,838	7,625	136	99.99	136	7,625	-	7,625
Ipomoea Empr. S/A	9,704	948	8,756	5,845	99.90	5,840	8,747	-	8,747
Jardins de Londres Des. Imob. Ltda.	4,265	2,880	1,385	(31)	99.99	(31)	1,385	339	1,724
Jetirana Empr. S/A	16,674	515	16,159	(5)	50.00	(3)	8,079	-	8,079
Klabim Segall Empr. Imob. SPE Ltda	56,065	31,582	24,483	6,119	50.00	3,060	12,241	1,511	13,752
Laciniata Empr. S/A	851	29	822	(1)	99.99	(1)	822	-	822
Lavatera Empr. S/A	2,659	1,125	1,534	273	50.00	137	767	-	767
Linum Empr. S/A	3,770	7	3,763	(3)	99.90	(3)	3,759	-	3,759
Lobulama Empr. S/A	1,213	140	1,073	741	70.00	519	751	-	751
Lonicera Empr. S/A	4,146	165	3,981	773	99.90	772	3,977	-	3,977
Malmequer Empr. S/A	59,457	4,635	54,822	6,429	42.50	2,732	23,299	-	23,299
Malvaico Empr. S/A	15,680	3,962	11,718	1,990	99.90	1,988	11,706	-	11,706
Mandevila Empr. Imob. Ltda.	1,699	-	1,699	-	99.99	-	1,699	-	1,699
Manêtia Empr. S/A	15,324	7,231	8,093	1,175	70.00	822	5,665	-	5,665
Moinho Velho Empr. Imob. SPE Ltda	36,652	27,972	8,680	1	50.00	-	4,340	734	5,074
Monstera Empr. S/A	30,042	26,138	3,904	2,609	80.00	2,087	3,123	-	3,123
Moscato Empr. S/A	46,044	25,188	20,856	501	99.99	501	20,856	-	20,856
Nepeta Empr. S/A	11,663	1,581	10,082	5,881	99.90	5,875	10,071	-	10,071
Nigra Empr. S/A	30,088	15,733	14,355	736	70.00	515	10,049	281	10,330
North York Empr. S/A	2,479	379	2,100	114	50.00	57	1,050	-	1,050
Olerácea Empr. S/A	16,179	5,748	10,431	257	50.00	128	5,215	-	5,215
Onagra Empr. S/A	9,850	346	9,504	1,782	99.90	1,780	9,495	-	9,495

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**FEDERAL PUBLIC SERVICE
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QUARTERLY FINANCIAL INFORMATION (ITR)
COMMERCIAL, INDUSTRY AND OTHER**

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01630-6 ROSSI RESIDENCIAL S/A 61.065.751/0001-80

06.01 – NOTES TO THE FINANCIAL STATEMENTS

	Assets	Liabilities	Shareholders' equity	Income for the period	Interest %	Equity accounting	Investment balance	AFAC	Total
Pachira Empr. S/A	5,883	-	5,883	-	99.90	-	5,877	-	5,877
Pelargonium Empr. Imob. Ltda	943	99	844	(50)	99.99	(50)	844	-	844
Peônia Empr. Imob. S/A	70,827	22,537	48,290	(107)	33.70	(36)	16,274	-	16,274
Perpetuas Empr. Imob. Ltda	2,506	846	1,660	(3)	99.99	(3)	1,660	-	1,660
Petrea Empr. Imob. Ltda.	1,716	291	1,425	-	99.99	-	1,425	-	1,425
Piper Empr. S/A	39,864	24,270	15,594	3,724	60.00	2,234	9,357	708	10,065
Piripiri Empr. S/A	9,116	5,196	3,920	1,934	99.90	1,932	3,916	-	3,916
Plinia Empr. Imob. Ltda	18,086	2,431	15,655	1,088	99.99	1,088	15,655	-	15,655
Poejo Empr. S/A	4,835	508	4,327	2,875	99.90	2,872	4,323	-	4,323
Porto Central Des. Imob. S/A	5,599	1,725	3,874	103	99.99	103	3,874	-	3,874
Porto Paradiso Empr. S/A	9,300	5,560	3,740	(53)	75.00	(40)	2,805	-	2,805
Porto Paradiso Incorp. S/A	26,157	22,403	3,754	(2,280)	75.00	(1,710)	2,815	-	2,815
Praça Capital Des. Imob. Ltda	12,597	4,224	8,373	2,597	70.00	1,818	5,861	-	5,861
Praça Capital Empr. Dois S/A	9,394	4,592	4,802	85	70.00	60	3,361	-	3,361
Praça Capital Empr. S/A	6,201	2,956	3,245	461	70.00	323	2,271	-	2,271
Praça Capital Neg. Imob. S/A	19,222	15,083	4,139	626	70.00	438	2,897	-	2,897
Praça Paris Des. Imob. S/A	20,655	1,480	19,175	743	90.00	668	17,257	-	17,257
Praça Vila Romana Des. Imob. Ltda	17,091	1,452	15,639	1,526	33.33	509	5,213	-	5,213
Prunus Empr. S/A	66,294	28,445	37,849	2,274	42.50	967	16,086	-	16,086
Purpurata Empr. S/A	15,897	877	15,020	(143)	70.00	(100)	10,514	-	10,514
Rarität Des. Imob. S/A	6,314	1,708	4,606	93	70.00	65	3,224	-	3,224
Rarität Neg. Imob. S/A	16,300	13,996	2,304	(502)	70.00	(351)	1,613	-	1,613
Recreio Des. Imob. S/A	4,647	172	4,475	293	99.90	292	4,470	-	4,470
Recreio Empr. Imob. Ltda.	16,320	2,238	14,082	1,361	99.99	1,361	14,082	-	14,082
Reserva Petrópolis Empr. S/A	9,154	2,140	7,014	23	99.90	23	7,007	-	7,007
Riservato Alto da Lapa Des. Imob. Ltda	17,947	1,381	16,566	837	99.99	837	16,566	-	16,566
Riservato Neg. Imob. Ltda.	1,714	1	1,713	-	99.99	-	1,713	-	1,713
Rossi Empr. Imob. S/A	1,989	101	1,888	17	99.99	17	1,888	-	1,888
Rossi Melnick Empr. S/A	2,255	397	1,858	225	70.00	158	1,301	-	1,301
Rossi Montante Incorp. S/A	42,086	40,679	1,407	(1,606)	70.00	(1,124)	985	-	985
Rossi Oscar Porto Incorp. Ltda	24,762	9,168	15,594	1,224	99.95	1,224	15,587	-	15,587
Rossi Securities Empr. Imob. S/A	19,303	9,603	9,700	1,119	99.99	1,119	9,700	-	9,700
RRTI Des. Imob. Ltda	16,016	4,270	11,746	445	99.99	445	11,746	-	11,746
Salmiana Empr. S/A	54,485	32,171	22,314	306	50.00	153	11,157	-	11,157
Sambucus Empr. S/A	6,771	2,970	3,801	-	45.00	-	1,710	-	1,710
Sândalo Des. Imob. Ltda.	63,540	19,776	43,764	4,566	99.99	4,566	43,764	-	43,764
Sanderæ Empr. Imob. Ltda.	8,639	6,930	1,709	217	99.90	216	1,708	-	1,708
Sanquezia Empr. Imob. Ltda	78,810	26,252	52,558	3,044	70.00	2,131	36,791	-	36,791
Santa Odete Empr. Imob. Ltda	2,983	503	2,480	1,785	99.99	1,785	2,480	-	2,480
Santa Odília Empr. Imob. Ltda	2,489	774	1,715	(3)	99.99	(3)	1,715	-	1,715
Santa Olga Empr. Imob. Ltda	2,455	739	1,716	(3)	99.99	(3)	1,716	-	1,716
Santa Otavia Empr. Imob. Ltda	2,453	731	1,722	(3)	99.99	(3)	1,722	-	1,722
São Cornelio Empr. Imob. Ltda	3,827	96	3,731	-	99.99	-	3,731	-	3,731
Saponaria Empr. S/A	7,341	786	6,555	299	70.00	209	4,589	-	4,589
Saratoga Empr. S/A	28,326	24,902	3,424	(9)	99.90	(9)	3,420	-	3,420
SCON-Rossi Incorp. S/A	6,967	3,937	3,030	104	99.99	104	3,030	-	3,030
Senecio Empr. S/A	15,029	1,539	13,490	(6)	45.00	(3)	6,071	-	6,071
Sibipuruna Empr. S/A	6,402	4,785	1,617	483	99.99	483	1,617	-	1,617
SPE Novo Pier Empr. Imob. Ltda.	16,530	5,225	11,305	-	50.00	-	5,652	2,798	8,450
SPE Pier Empr. Imob. Ltda.	40,031	20,430	19,601	674	50.00	337	9,801	6,798	16,599
Tenela Empr. S/A	8,668	175	8,493	(6)	99.99	(6)	8,493	-	8,493
Tibouchina Empr. S/A	21,405	7,231	14,174	(35)	50.00	(18)	7,087	-	7,087
Trimestis Empr. S/A	2,045	1,374	671	-	99.90	-	670	-	670
Trombeta Empr. S/A	23,100	19,866	3,234	(10)	80.00	(8)	2,587	18,946	21,533
Tumbergia Empr. S/A	16,294	945	15,349	1,862	50.00	931	7,675	-	7,675
Vardaman Empr. Imob. Ltda	4,807	328	4,479	1,635	50.00	817	2,239	-	2,239
Venusta Empr. Imob. Ltda.	41,644	39,308	2,336	-	50.00	-	1,168	-	1,168
Vernonia Empr. Ltda.	18,051	1,225	16,826	617	70.00	432	11,778	-	11,778
Vila Albani Empr. Imob. Ltda	18,451	3,022	15,429	1,011	99.99	1,011	15,429	546	15,975
Vila Solo Empr. Imob. Ltda.	13,289	773	12,516	304	99.99	304	12,516	-	12,516
Visnaga Empr. S/A	10,055	824	9,231	615	45.00	277	4,154	-	4,154
Other						(17,458)	13,460	7,299	20,759
Goodwill in investments						-	12,676	-	12,676
Parent Company	96,263	1,220,498	65,929	1,286,427					
Consolidated	-	1,945	2,127	4,072					

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06.01 – NOTES TO THE FINANCIAL STATEMENTS

b. Changes in investments may be presented as follows:

	Beginning of the period	Increase (decrease)	Equity accounting	End of the period
Açafate Empr. S/A	1	307	2,163	2,471
Acalifa Empr. S/A	1,439	514	(289)	1,664
Agerato Empr. S/A	-	1,501	3,609	5,110
Alcea Empr. Imob. Ltda	24,815	-	13,324	38,139
Aliberti Empr. S/A	-	802	1,341	2,143
Alium Empr. S/A	8,782	1,721	(933)	9,570
Allure Des. Imob. S/A	4,203	2,352	720	7,275
Alpen Haus Des. Imob. S/A	3,836	1	768	4,605
Alpen Haus Neg. Imob. S/A	-	165	460	625
Alpínia Des. Imob. Ltda.	20,072	-	885	20,957
Alquemila Empr. S/A	896	2,115	-	3,011
Alteia Empr. Imob. Ltda.	24,487	-	981	25,468
Alternantera Empr. S/A	-	8,829	(193)	8,636
Ambassador Empr. S/A	-	665	1,459	2,124
América Properties Ltda.	32,664	-	(756)	31,908
Anagalis Empr. S/A	-	(113)	956	843
Ancusa Empr. S/A	3,806	5,337	937	10,080
Antocleista Empr. S/A	2,969	-	(100)	2,869
Apetenia Empr. S/A	1,237	-	2,354	3,591
Apuléia Empr. Imob. Ltda.	10,544	-	(4,198)	6,346
Araucaia Empr. S/A	5,968	3,736	2,389	12,093
Aristasia Empr. S/A	5,850	-	105	5,955
Arquitotis Empr. S/A	7,281	3,227	1,403	11,911
Artocarpus Empr. S/A	-	915	-	915
Arundina Empr. Imob. Ltda	1,290	-	192	1,482
Asmiscada Empr. S/A	2,422	2,945	1,307	6,674
Asplenium Empr. S/A	1	1,845	-	1,846
Astir Ass. Técnica Imob. Part. Ltda	421	-	357	778
Autentic Des. Imob. S/A	903	-	111	1,014
Autentic Empr. S/A	2,538	-	592	3,130
Barão de Café Incorp. S/A	960	-	10	970
BCP Empr. Imob. Ltda.	20,293	-	1,808	22,101
Betaquem Adm. de Bens Ltda	2,686	(1)	(3)	2,682
Betimobili Adm. de Bens Ltda	971	-	(3)	968
Bétula Empr. S/A	15,485	1,034	1,931	18,450
Bordo Empr. S/A	-	8,530	(11)	8,519
Bromélia Incorp. Ltda.	3,509	1,119	37	4,665
Cairica Empr. S/A	1,078	189	129	1,396
Calaminta Empr. S/A	606	-	1,509	2,115
Calêndula Empr. Imob. Ltda.	7,394	-	1,488	8,882
Caliandra Incorp. Ltda	13,425	9,288	(1,542)	21,171
Califórnia 5 Empr. Imob. Ltda.	1,958	-	207	2,165
Campanula Empr. S/A	3,091	-	3,552	6,643
Capuchinha Empr. S/A	3,633	-	141	3,774
Carimbosa Empr. S/A	-	6,047	(323)	5,724
Caroba Empr. S/A	99	623	-	722
Cartamus Empr. S/A	-	9,329	(1,562)	7,767
Cartatica Empr. Imob. Ltda.	2,952	-	3,556	6,508
Caudata Empr. Imob. Ltda.	8,966	495	(1,259)	8,202
Cedrela Empr. Imob. Ltda.	1,597	-	(1)	1,596
Celebrity Icarai Des. Imob. Ltda	4,914	484	(131)	5,267
Centela Empr. S/A	-	(1,460)	2,227	767
Chác. Sto. Antonio Vivanti Des. Imob. Ltda.	12,105	-	1,342	13,447
Cheflera Empr. S/A	7,632	28	400	8,060
Cianus Empr. S/A	648	1	1,394	2,043
Ciclame Des. Imob. S/A	17,831	-	984	18,815
Ciclame Empr. S/A	2,934	(1)	693	3,626

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Cinara Empr. S/A	4	6,858	-	6,862
Citrus Empr. Imob. Ltda.	9,085	(1)	1,695	10,779
Cleome Empr. S/A	-	5,383	(398)	4,985
Cleomeia Empr. S/A	1,929	-	1,191	3,120
Colocasia Empr. S/A	5,627	241	(5)	5,863
Colorata Empr. Imob. Ltda.	1,035	-	(122)	913
Cond. das Palmeiras Empr. S/A	603	-	296	899
Congea Empr. S/A	2,323	3,135	1,520	6,978
Congorsa Empr. S/A	1,246	948	(140)	2,054
Congossa Empr. S/A	-	6,916	516	7,432
Cordifolia Empr. S/A	1,079	-	386	1,465
Crispa Empr. S/A	8,919	-	(4)	8,915
Dalia Empr. Imob. Ltda.	4,674	12	(48)	4,638
Del Monte Des. Imob. Ltda.	7,834	-	(649)	7,185
Del Monte Neg. Imob. S/A	198	3,702	(2,941)	959
Dipladênia Empr. Imob. Ltda	1,927	1	5	1,933
Duetto Desenv. Imob. Ltda	3,115	(1,251)	84	1,948
Duetto Neg. Imob. S/A	165	-	622	787
Esculenta Empr. S/A	-	69	1,607	1,676
Estramoio Empr. S/A	3,300	(1)	143	3,442
Euriabe Empr. S/A	1	5,789	(1)	5,789
Falcatus Empr. S/A	4,428	1	893	5,322
Fasciata Empr. Imob. Ltda.	1,401	-	(234)	1,167
Florença Participações S/A	-	1,699	-	1,699
Fucsia Empr. S/A	3,260	-	204	3,464
Galeria Boulevard Des. Imob. S/A	13,368	(1)	722	14,089
Galeria Boulevard Neg. Imob. S/A	2,236	3,426	3,392	9,054
Garden Up Des. Imob. Ltda	1,134	-	59	1,193
Gardênia Participações S/A	2,242	(790)	33	1,485
Gazania Empr. S/A	13,603	1,155	1,640	16,398
Gelsemino Empr. Ltda.	4,979	526	(14)	5,491
Gestia Empr. S/A	3,926	-	(64)	3,862
Girassol Incorp. Ltda	2,965	(1)	-	2,964
Glicínia Des. Imob. Ltda.	1,839	-	(68)	1,771
Glicínia Empr. S/A	1,264	1	(197)	1,068
Graminea Des. Imob. S/A	1,030	-	(5)	1,025
Gran Vita Des. Imob. Ltda	12,018	-	(512)	11,506
Guaraná Empr. S/A	-	(320)	1,830	1,510
Helicônias Des. Imob. S/A	1,331	1	23	1,355
Hibisco Incorp. Ltda	1,450	-	(6)	1,444
Hirtela Empr. S/A	-	5,447	-	5,447
Ibero Empr. Imob. Ltda.	-	2,792	(2)	2,790
Iguatemi Sul Des. Imob. Ltda	4,375	3,114	136	7,625
Ipomoea Empr. S/A	2,184	723	5,840	8,747
Jardins de Londres Des. Imob. Ltda.	1,416	-	(31)	1,385
Jetirana Empr. S/A	8,082	-	(3)	8,079
Klabin Segall Empr. Imob. SPE Ltda	11,682	(2,501)	3,060	12,241
Laciniata Empr. S/A	823	-	(1)	822
Lavatera Empr. S/A	630	-	137	767
Linum Empr. S/A	-	3,762	(3)	3,759
Lobulama Empr. S/A	233	(1)	519	751
Lonicera Empr. S/A	1	3,204	772	3,977
Malmequer Empr. S/A	20,567	-	2,732	23,299
Malvaisco Empr. S/A	9,244	474	1,988	11,706
Mandevila Empr. Imob. Ltda.	1,486	213	-	1,699
Manêtia Empr. S/A	629	4,214	822	5,665
Moinho Velho Empr. Imob. SPE Ltda	4,340	-	-	4,340
Monstera Empr. S/A	1,036	-	2,087	3,123
Moscatu Empr. S/A	17,980	2,375	501	20,856
Nepeta Empr. S/A	1	4,195	5,875	10,071
Nigra Empr. S/A	7,926	1,608	515	10,049
North York Empr. S/A	993	-	57	1,050
Olerácea Empr. S/A	5,087	-	128	5,215
Onagra Empr. S/A	337	7,378	1,780	9,495

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Pachira Empr. S/A	1	5,876	-	5,877
Pelargonium Empr. Imob. Ltda	895	(1)	(50)	844
Peônia Empr. Imob. S/A	15,364	946	(36)	16,274
Perpetuas Empr. Imob. Ltda	1,663	-	(3)	1,660
Petrea Empr. Imob. Ltda.	1,425	-	-	1,425
Piper Empr. S/A	7,122	1	2,234	9,357
Piripiri Empr. S/A	1,984	-	1,932	3,916
Plinia Empr. Imob. Ltda	14,567	-	1,088	15,655
Pojejo Empr. S/A	-	1,451	2,872	4,323
Porto Central Des. Imob. S/A	2,430	1,341	103	3,874
Porto Paradiso Empr. S/A	2,845	-	(40)	2,805
Porto Paradiso Incorp. S/A	4,525	-	(1,710)	2,815
Praça Capital Des. Imob. Ltda	4,043	-	1,818	5,861
Praça Capital Empr. Dois S/A	3,302	(1)	60	3,361
Praça Capital Empr. S/A	1,949	(1)	323	2,271
Praça Capital Neg. Imob. S/A	2,459	-	438	2,897
Praça Paris Des. Imob. S/A	16,589	-	668	17,257
Praça Vila Romana Des. Imob. Ltda	4,704	-	509	5,213
Prunus Empr. S/A	14,310	809	967	16,086
Purpurata Empr. S/A	10,614	-	(100)	10,514
Rarità Des. Imob. S/A	3,159	-	65	3,224
Rarità Neg. Imob. S/A	1,964	-	(351)	1,613
Recreio Des. Imob. S/A	3,409	769	292	4,470
Recreio Empr. Imob. Ltda.	12,721	-	1,361	14,082
Reserva Petrópolis Empr. S/A	6,984	-	23	7,007
Riservato Alto da Lapa Des. Imob. Ltda	15,730	(1)	837	16,566
Riservato Neg. Imob. Ltda.	1,469	244	-	1,713
Rossi Empr. Imob. S/A	1,871	-	17	1,888
Rossi Melnick Empr. S/A	1,143	-	158	1,301
Rossi Montante Incorp. S/A	2,109	-	(1,124)	985
Rossi Oscar Porto Incorp. Ltda	14,363	-	1,224	15,587
Rossi Securities Empr. Imob. S/A	8,581	-	1,119	9,700
RRTI Des. Imob. Ltda	11,301	-	445	11,746
Salmiana Empr. S/A	11,004	-	153	11,157
Sambucus Empr. S/A	90	1,620	-	1,710
Sândalo Des. Imob. Ltda.	16,145	23,053	4,566	43,764
Sanderae Empr. Imob. Ltda.	-	1,492	216	1,708
Sanquezia Empr. Imob. Ltda	34,659	1	2,131	36,791
Santa Odete Empr. Imob. Ltda	695	-	1,785	2,480
Santa Odilia Empr. Imob. Ltda	1,718	-	(3)	1,715
Santa Olga Empr. Imob. Ltda	1,719	-	(3)	1,716
Santa Otavia Empr. Imob. Ltda	1,725	-	(3)	1,722
São Cornelio Empr. Imob. Ltda	-	3,731	-	3,731
Saponaria Empr. S/A	4,380	-	209	4,589
Saratoga Empr. S/A	-	3,429	(9)	3,420
SCON-Rossi Incorp. S/A	1,463	1,463	104	3,030
Senecio Empr. S/A	2,713	3,361	(3)	6,071
Sibipuruna Empr. S/A	1,134	-	483	1,617
SPE Novo Pier Empr. Imob. Ltda.	5,652	-	-	5,652
SPE Pier Empr. Imob. Ltda.	9,464	-	337	9,801
Tenela Empr. S/A	7,345	1,154	(6)	8,493
Tibouchina Empr. S/A	5,542	1,563	(18)	7,087
Trimestis Empr. S/A	1	669	-	670
Trombeta Empr. S/A	2,595	-	(8)	2,587
Tumbergia Empr. S/A	6,491	253	931	7,675
Vardaman Empr. Imob. Ltda	1,422	-	817	2,239
Venusta Empr. Imob. Ltda.	1,168	-	-	1,168
Vernonia Empr. Ltda.	11,346	-	432	11,778
Vila Albani Empr. Imob. Ltda	14,417	1	1,011	15,429
Vila Solo Empr. Imob. Ltda.	12,212	-	304	12,516
Visnaga Empr. S/A	3,613	264	277	4,154
Other	33,179	(2,261)	(17,458)	13,460
Goodwill in investments	16,621	(3,945)	-	12,676
	929,890	194,345	96,263	1,220,498

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Special Purpose Entities (SPE) and other investees have as purpose the real estate projects related to building and sale of residential and commercial real estate, similar to the Company.

9. PROPERTY, PLANT AND EQUIPMENT

They are represented by:

	Annual amortization rate %	Parent Company		Consolidated	
		June 2009	March 2009	June 2009	March 2009
Machinery and equipment	10	12	12	12	12
Furniture and fixtures	10	1,492	1,430	1,663	1,592
Facilities	10	5,064	5,064	5,375	5,341
Data processing equipment	20	2,713	2,711	2,871	2,867
Stands	50	4,051	4,031	36,820	35,070
Other property, plant and equipment	-	194	193	219	219
		13,526	13,441	46,960	45,101
Accumulated depreciations	-	(6,658)	(5,821)	(17,915)	(13,792)
		6,868	7,620	29,045	31,309

Expenses with construction of sales stands are classified as Property, Plant and Equipment when their use exceeds twelve months and are depreciated according to their useful life, which may vary from project to project but is usually considered to be two years on average.

10. INTANGIBLE ASSETS

They are represented by:

	Annual amortization rate %	Parent Company		Consolidated	
		June 2009	March 2009	June 2009	March 2009
Software expenses	20	11,670	10,929	11,980	11,239
Accumulated amortization		(7,489)	(7,259)	(7,799)	(7,569)
		4,181	3,670	4,181	3,670

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11. LOANS AND FINANCING

They are represented by:

	Parent Company		Consolidated	
	June 2009	March 2009	June 2009	March 2009
Current:				
Housing credit	121,453	65,462	194,093	104,631
Working capital loans	11,140	10,843	11,140	10,843
	<u>132,593</u>	<u>76,305</u>	<u>205,233</u>	<u>115,474</u>
Non-current:				
Housing credit	91,424	120,398	200,160	224,472
Working capital loans	237,113	236,169	237,113	236,169
	<u>328,537</u>	<u>356,567</u>	<u>437,273</u>	<u>460,641</u>
	<u>461,130</u>	<u>432,872</u>	<u>642,506</u>	<u>576,115</u>

a) Housing credits

These correspond to financing for building real estate, subject to interest rates ranging from 10.00% to 12.00% p.a., indexed by the Reference Rate (TR), to be paid in installments with maturity until 2012. This financing is guaranteed by mortgages of respective real estate.

b) Working capital loans

On June 30, 2009 total resources resulting from these lines amounted to R\$245 million, which are used to develop real estate projects.

These loans are subject to full CDI (Interbank Deposit Certificates) variation (from 100% to 117%) and, when applicable, plus interest from 1.7% to 2.0% p.a. Interest incurred are monthly paid and the amortization of the principal shall begin in May 2010, with final payment 2013. These loans are guaranteed by the controlling shareholders, by means of guarantee letters and promissory notes issued by the Company.

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c) Consolidated schedule of maturities

The following table shows the schedule of maturities of loans and financing outstanding on June 30, 2009:

Year	Parent Company	Consolidated
2009	40,001	69,704
2010	227,107	350,024
2011	94,131	112,914
2012	66,513	76,486
2013	33,378	33,378
	<u>461,130</u>	<u>642,506</u>

12. ACCOUNTS PAYABLE BY LAND ACQUISITION AND ADVANCED PAYMENTS FROM CLIENTS

a) Accounts payable for land acquisitions

They refer to acquisitions of land in stock for the real estate development projects, whose disbursement flow is as follows:

Year	June 2009	
	Parent Company	Consolidated
2009	23,910	132,555
2010	14,701	119,205
2011	3,725	47,010
2012	388	5,897
2013	1,245	7,147
	<u>43,969</u>	<u>311,814</u>
Current	<u>31,479</u>	<u>196,489</u>
Non-current	<u>12,490</u>	<u>115,325</u>

Of a total of R\$43,969 (R\$311,814 - consolidated), the amount of R\$27,247 (R\$114,571 - consolidated) will be paid through the participation in the revenue of the project launched in the respective land. The remaining of R\$16,722 (R\$197,243 - consolidated) will be paid in domestic currency, monetarily restated (mainly IGPM, INCC and POUPANÇA), as per flow. These accounts payable are guaranteed by promissory notes, sureties or by the real estate itself.

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The analysis of present value adjustment was carried out in accordance with the contractual provisions regarding interest and restatement of balances payable and, for applicable cases, the discount rates described in Note 5 were used. The effects were recorded in inventory and allocated to income in proportion to the units sold.

b) Advances from clients

They are represented by:

	Parent Company		Consolidated	
	June 2009	March 2009	June 2009	March 2009
Current:				
Advances from clients (963/03)	3,445	4,720	178,543	150,964
Advances from clients – swaps	-	-	82,680	75,934
	<u>3,445</u>	<u>4,720</u>	<u>261,223</u>	<u>226,898</u>

Land acquired by means of physical swaps in projects not yet being sold, whose contractual resolatory provisions have been met, are recorded in the advance payments from clients item – swap at their fair value.

13. OTHER ACCOUNTS PAYABLE

They are represented by:

	Parent Company		Consolidated	
	June 2009	March 2009	June 2009	March 2009
Amounts payable for client rescissions	732	1,361	1,927	2,640
Contractual retentions from suppliers	4,688	4,199	8,445	7,206
Other accounts payable	160	209	176	246
	<u>5,580</u>	<u>5,769</u>	<u>10,548</u>	<u>10,092</u>

- Contractual retentions – retained amounts from contractors to ensure the execution of services hired and the settlement of any future labor proceedings. These retentions are established by the agreement.

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14. PROVISION FOR CONTINGENCIES

a) Civil and labor matters

The Company is responsible for certain proceedings before several courts, mainly deriving from solidarity towards certain contractors, whose controls used for reducing exposure are monitored by the Company, which also makes contractual retentions for provisions to such disbursements. In conformity with the evaluation of its legal advisors and with the contractual retentions (Note 13), the Company performs complements for provisions for risks of probable losses.

b) Tax matters

The Company challenges in court the constitutionality of federal taxes in relation to the Contribution for Social Security Financing (COFINS) and Social Integration Program (PIS), specifically as to the extension of basis and triggering of said taxes over revenues earned on sale of real estate, prior to Law no. 9,718/98, to which a court deposit exists. On May 27, 2009, upon the enactment of Law no. 11,941/09, legislative amendments were made regarding this issue. The Company will evaluate the impacts thereof with its legal advisors.

c) A summary of the constituted provisions and court deposits performed is presented below:

Parent Company	June 2009			March 2009		
	Court Deposit	Provision	Net	Court Deposit	Provision	Net
Tax	20,451	22,082	1,631	20,451	22,082	1,631
Civil	1,589	3,830	2,241	1,493	3,830	2,337
Labor	1,126	3,499	2,373	1,122	3,499	2,377
	<u>23,166</u>	<u>29,411</u>	<u>6,245</u>	<u>23,066</u>	<u>29,411</u>	<u>6,345</u>

Consolidated	June 2009			March 2009		
	Court Deposit	Provision	Net	Court Deposit	Provision	Net
Tax	25,488	26,374	886	25,488	26,374	886
Civil	4,403	6,282	1,879	4,313	6,282	1,969
Labor	1,086	3,499	2,413	1,082	3,499	2,417
	<u>30,977</u>	<u>36,155</u>	<u>5,178</u>	<u>30,883</u>	<u>36,155</u>	<u>5,272</u>

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The Company is also involved with other civil and labor proceedings which arose during the normal course of its businesses, which, in the opinion of the Management and its legal advisors, have an expectation of loss classified as possible. Consequently, no provision was constituted in order to eventually face unfavorable decisions. The amounts of these proceedings, as of June 30, 2009, are: civil R\$6,141 and labor R\$2,175.

Net balance operations may be summarized as follows:

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on March 31, 2009	6,345	5,272
Court deposits made/redeemed	(100)	(94)
Balance on June 30, 2009	<u>6,245</u>	<u>5,178</u>

15. RELATED PARTIES

a) Checking accounts with partners in ventures

The Company participates in real estate development projects along with other partners in a direct way, through joint-ventures or related parties, by means of shareholding interest (normally in SPEs) or through consortiums.

The management structure of these ventures and the cash management are centralized in the company leading the project, which supervises the evolution of the construction works and the budgets, being able to ensure that the necessary investments are made and allocated according to the plan. The changes in financial position of the venture are reflected in these balances, observing the respective interest percentage, which are not subject to restatement or financial charges and do not have a pre-determined maturity.

The average term for the development and conclusion of the ventures in which the funds have been invested is three years, always based on the physical and financial projects and schedules for each work. Thus, the allocation of funds allows the conditions for negotiation settled with each partner and in each of the projects to be concentrated in specific structures, more adequate to its characteristics.

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The balances are presented in the following table:

	Jun-09		Mar-09	
	Assets	Liabilities	Assets	Liabilities
Special Purpose Entities				
Açafate Empreend. S/A	14,250	-	308	-
Acalifa Empreend. S/A	1,964	-	1,117	-
Acer Participações S/A	8,380	680	14	492
Afelandra Empreend. S/A	-	689	12,313	698
Agerato Empreend. S/A	674	-	7,256	1,900
Agraecum Empreend. S/A	2,218	113	6	-
Alcea Empreend. Imob. Ltda	-	2,310	18,748	1,310
Aliberti Empreend. S/A	482	-	2,048	-
Alium Empreend. S/A	312	-	1,834	-
Allure Des. Imob. S/A	1,290	-	2,569	-
Alocasia Empreend. S/A	-	2,788	5,946	2,067
Alpen Haus Des. Imob. S/A	1,064	-	787	-
Alpen Haus NEg. Imob. S/A	-	-	1,584	1,005
Alquemila Empreend. S/A	1,138	-	1,806	-
Alternantera Empreend. S/A	181	-	4,857	103
América Piqueri Incorp. S/A	-	817	5,634	-
América Properties Ltda.	644	36,892	5,196	35,534
Anagalide Empreend. S/A	1,077	2	744	2
Anagalis Empreend. S/A	-	-	2,489	-
Aneliasia Empreend. S/A	2,652	-	252	-
Anona Empreend. S/A	-	1,376	3,256	1,201
Apuléia Empreend. Imob. Ltda.	-	500	3,352	130
Ardisia Empreend. S/A	-	3,206	2,658	215
Argentea Empreend. S/A	-	3,877	4,165	3,273
Aristasia Empreend. S/A	14,479	-	104	-
Arkansas Empreend. S/A	1,817	19	566	17
Arquitotis Empreend. S/A	49	-	1,530	-
Artocarpus Empreend. S/A	-	759	973	815
Arundina Empreend. Imob. Ltda	3,633	-	2	-
Asplenium Empreend. S/A	403	22	2,017	22
Atromeia Empreend. S/A	1,191	723	21	876
Auriculata Empreend. S/A	1,810	2,029	1,431	448
BCP Empreend. Imob. Ltda.	69	1,885	35	1,885
Beaumontia Empreend. S/A	2,060	457	491	491
Bétula Empreend. S/A	1,604	-	1,183	-
Bipinatus Empreend. S/A	1,331	-	841	-
Borago Empreend. S/A	139	162	2,133	8
Brassica Empreend. S/A	-	1,374	6,693	4,531
Bromélia Incorp. Ltda.	-	1,537	701	-
Cairica Empreend. S/A	2,158	130	321	-
Calaminta Empreend. S/A	724	1,032	632	-
Calêndula Empreend. Imob. Ltda.	-	-	3,201	-
Caliandra Incorp. Ltda	-	499	4,164	-
Carimbosa Empreend. S/A	-	1,500	7,334	1,288
Cariniana Empreend. S/A	569	441	152	689
Cartamus Empreend. S/A	2,413	1,620	13,596	4,899
Cartatica Empreend. Imob. Ltda.	5,299	-	127	-
Catarantus Empreend. S/A	13,753	1,029	3,815	164
Centela Empreend. S/A	-	7,000	3,841	477
Chenopodio Empreend. S/A	1,886	1,011	20	481
Cianus Empreend. S/A	3,324	-	1,508	-
Ciclame Des. Imob. S/A	2,650	2,687	609	2,687
Ciclame Empreend. S/A	609	437	2,647	437
Cinara Empreend. S/A	404	-	7,294	177
Clarquia Empreend. S/A	131	683	2,152	194
Cleome Empreend. S/A	2,001	-	5,075	-

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	Assets	Liabilities	Assets	Liabilities
Special Purpose Entities				
Cleomeia Empreend. S/A	7,615	-	50	-
Clube Tuiuti Empreend. S/A	5,634	-	357	162
Colorata Empreend. Imob. Ltda.	3,588	-	1,152	-
Congossa Empreend. S/A	-	70	8,590	904
Consolda Empreend. S/A	1,076	136	526	136
Coreópolis Empreend. S/A	-	2,235	8,210	1,931
Costa São Caetano Empreend. S/A	-	48	2,441	48
Courgete Empreend. S/A	885	282	884	311
Cravina Empreend. S/A	102	1,490	7	1,680
Damacena Empreend. S/A	1,614	585	3,642	615
Del Monte Des. Imob. Ltda.	3,328	43	208	40
Del Monte NEg. Imob. S/A	-	1,410	6,124	1,492
Diantus Empreend. S/A	-	1,344	2,691	902
Dipladênia Empreend. Imob. Ltda	901	-	4,405	-
Equinacia Empreend. S/A	-	719	2,683	590
Erinus Empreend. S/A	86	1,097	2	1,266
Estramoio Empreend. S/A	5,047	110	11	121
Euriabe Empreend. S/A	1,417	-	6,028	-
Falcatus Empreend. S/A	4,582	500	4,577	500
Fasciata Empreend. Imob. Ltda.	5,070	-	4,063	216
Fucsia Empreend. S/A	5,683	55	4,359	36
Galeria Boulevard Des. Imob. S/A	4,680	-	322	-
Galeria Boulevard NEg. Imob. S/A	-	-	6,685	-
Garden Up NEg. Imob. S/A	7,933	-	6,069	-
Gazania Empreend. S/A	706	-	1,413	-
Gerberras Empreend. S/A	-	3,050	1,305	1,647
Glicínia Des. Imob. Ltda.	2,264	1,124	91	1,124
Glicínia Empreend. S/A	-	1,000	2,214	-
Gran Vita Des. Imob. Ltda	8,363	3,789	5,104	2,419
Grandiflora Empreend. Imob. Ltda	645	380	884	254
Guaraná Empreend. S/A	-	7,827	10,216	490
Helicônias Des. Imob. S/A	1,334	550	80	550
Hibisco Incomp. Ltda	3	1,382	47	1,372
Housing Barão do Café Ltda.	3,577	-	402	-
Ibero Empreend. Imob. Ltda.	439	-	3,247	258
Ibicela Empreend. S/A	11	-	2,031	-
Iguatemi Sul Des. Imob. Ltda	1,840	80	3,771	80
Image Empreend. Imob. Ltda.	-	-	340	2,376
Incana Empreend. S/A	2,928	857	2,143	965
Jardins de Londres Des. Imob. Ltda.	-	939	648	290
Kansas Empreend. Imob. Ltda.	-	1,029	1,554	692
Linania Empreend. S/A	-	4,488	3,034	2,182
Linum Empreend. S/A	7	-	3,783	17
Londres Empreend. S/A	2,441	116	2,822	89
Lonicera Empreend. S/A	35	500	2,937	-
Malmequer Empreend. S/A	6,004	-	1,520	-
Manêtia Empreend. S/A	-	2,300	6,157	1,000
Marianinha Empreend. S/A	3,780	5,377	1,758	1,365
Mesembrianteme Empreend. Imob. Ltda	1,572	2,094	1,253	1,288
Mínulo Empreend. S/A	-	12,626	507	9,840
Molie Empreend. Imob. Ltda.	1,514	202	51	109
Moscatu Empreend. S/A	-	-	3,162	-
Mucuna Empreend. S/A	1,672	-	1,546	-
Nepeta Empreend. S/A	244	-	5,102	1,002
Nicandra Empreend. S/A	4,266	2,075	3,014	1,483
Nicotiana Empreend. Imob. Ltda.	1,675	1,117	1,439	871
Nidus Empreend. S/A	225	1,899	225	2,096
Nigra Empreend. S/A	14,591	-	5,126	-
North York NEg. Imob. S/A	-	335	1,334	338
Onagra Empreend. S/A	10	237	7,389	237
Orquídea Incomp. Ltda	3,353	14,701	2,376	7,546
Pacino Empreend. Imob. Ltda	1,213	794	24	4
Parnaso Empreend. S/A	5,331	-	16	202

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Special Purpose Entities				
Parnaso Incorp. S/A	-	5,089	2,956	3,965
Pátio das Alamedas Des. Imob. S/A	16,279	-	325	80
Pátio das Alamedas Incorp. S/A	-	15,872	8,748	13,327
Perpetuas Empreend. Imob. Ltda	4,345	60	184	60
Pervinca Empreend. S/A	3,139	637	2,857	393
Piracanta Empreend. S/A	601	387	2,088	1,165
Piripiri Empreend. S/A	-	-	8,561	6,689
Plinia Empreend. Imob. Ltda	-	330	1,270	-
Poejo Empreend. S/A	179	-	1,752	-
Porto Paradiso Empreend. S/A	4,160	-	16	-
Porto Paradiso Incorp. S/A	-	-	2,578	-
Procumbens Empreend. Imob. Ltda	339	419	597	682
Pumila Empreend. S/A	-	664	1,850	557
Rarità NEg. Imob. S/A	-	1,586	636	800
Reserva Petrópolis Empreend. S/A	481	6,838	416	-
Rilstone Empreend. Imob. Ltda.	325	580	1,234	949
Rossi Consultoria de Imóveis Ltda	1,324	1,178	661	341
Rossi Empreend. Imob. S/A	92	1,478	90	1,478
Rossi Melnick Des. Imob. S/A	-	1,400	2,861	1,400
Rossi Melnick Empreend. S/A	2,937	-	6	-
Rossi Montante Incorp. S/A	13	-	1,912	-
Rossi Morumbi Incorp. S/A	-	9,784	3,670	5,815
Rossi Securities Empreend. Imob. S/A	607	1,310	6,925	1,310
Rubrum Empreend. Imob. Ltda.	-	69	1,491	69
Salmiana Empreend. S/A	-	1,500	5,683	-
Sândalo Des. Imob. Ltda.	-	900	23,105	-
Sândalo Empreend. S/A	-	-	2,709	1,936
Sanderæ Empreend. Imob. Ltda.	2,108	460	3,847	2,694
Sanquezia Empreend. Imob. Ltda	-	7,000	65	-
Santa Felicidade Incorp. S/A	914	659	594	175
Santa Matilda Empreend. Imob. Ltda	1,722	-	1,522	-
Santa Priscila Empreend. Imob. Ltda	1,239	1,585	263	1,353
São Crispim Empreend. Imob. Ltda	1,028	22	1,003	-
Saratoga Empreend. S/A	-	-	3,445	19
SCON-Rossi Incorp. S/A	-	3,775	1,820	3,775
Senecio Empreend. S/A	-	-	4,899	-
Tapiriri Empreend. S/A	4,700	752	4,695	567
Tenela Empreend. S/A	175	719	1,050	719
Tibouchina Empreend. S/A	-	1,000	5,335	700
Tulipa Incorp. Ltda	797	4,847	1,917	2,971
Venusta Empreend. Imob. Ltda.	2,260	-	1,493	-
Vila Flora Hortolândia Emp. Imob. Ltda.	-	385	2,867	1,410
Vitis Empreend. S/A	-	783	942	783
Zuquini Empreend. S/A	2,311	17	2,307	16
Other	29,540	19,087	49,603	16,427
	311,731	252,450	501,147	194,277
Consortia				
Alegro	281	14	2,102	-
Allure Condominium Club	2,796	7,757	555	5,925
Alta Vista	2,534	8,373	848	6,136
Ampla	110	172	970	163
Aquagreen	4,768	2,168	6	1,554
Atelier Galeria	17	328	302	-
Atmosfera	2,463	706	2,614	869
Avallon Pq das Pças 1	2,427	-	393	-
Barão do Café	315	-	333	3
Barra Mais	5,492	-	791	-
Boiuna	4,167	-	-	-
Breeze	-	-	984	-
Celebrity	2,400	-	71	-

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Consortia				
Chác. Santo Antonio Vivanti	5,684	4,756	58	3,812
Colinas do Morumbi	1,694	1,008	18,125	-
Cond. Das Palmeiras	1,420	-	1,456	3
Country	935	970	625	434
Croma - Humaitá Quadra O	1,101	-	1,415	70
Del Monte	949	180	2,640	180
Every Day	-	-	1,162	-
Garden UP	2,079	2,716	77	2,716
Garten Haus	3,657	5,072	319	3,911
Giardino	6,061	6,103	3,689	5,756
Gran Vita	1,287	15,126	666	15,046
Horizzon	7,486	-	27	-
Humaitá - Quadra K	883	-	517	-
Humaitá Alqueires	530	-	518	-
Iguatemi POA	485	4,159	424	4,050
Jardinatti	2,985	-	162	-
Jardins de Londres	1,165	2,541	1,266	-
Jardins D'Itália	-	-	52	2,174
Minas Máquinas	1,345	-	-	-
Monte Serrat	315	706	363	658
North York	6,222	721	14	721
Olympia Self Living	-	-	369	272
Osasco Prime Center	2,493	290	580	290
Pantai II	5,655	567	49	567
Parigi	-	2,414	4	2,414
Parnaso	-	-	854	-
Pateo Catalunya	3,694	4,686	178	2,651
Pateo das Alamedas	-	-	924	-
Personale Residence	142	-	622	-
Porto Central	1,498	2,258	1,620	-
Pq. Prado QD CN1	3,218	-	9	-
Praças Residenciais-Funcef 2	1,533	-	-	-
Rarité	740	-	428	-
Recanto Praças Residenciais	1,520	-	24	-
Reserva Campolim	106	9,156	26	146
Reserva Petrópolis	-	-	1,855	6,774
Reviva - Cond 1	-	523	10	532
Reviva - Cond 2	330	16	436	450
Riservato	973	9,796	257	7,027
Rivieira	2,169	-	1	-
Rossi - Melnick	196	116	282	16
Rossi Alegre 1	714	-	679	-
Rossi Alegre 2	309	-	309	-
Rossi Arboreto	-	539	183	469
Rossi Lumina Parque Clube	4,675	164	1,256	80
Rossi Parque Laranjeiras	3,765	1,938	879	1,893
Rossi Piazza Praças Residenciais	1,968	390	1,904	390
Rossi Up Life	1,819	-	340	-
Rossi Viva	(9)	-	617	-
Rossini	619	4,117	619	3,091
Ruas da Vila - Eco	-	-	734	942
Ruas da Vila - Town 2	-	-	648	283
Splendore	730	3,715	1	2,576
Terra Mater	3,420	1,937	1,531	1,577
Triade	301	761	257	685
Tuiuti	2,099	2,773	(362)	46
Ulbra - Ipiranga Qd D	27,399	(10)	4,315	(10)
Ulbra - Qd D2	447	-	422	-
Ulbra - Qd F	457	-	457	-
Ulbra-Ipiranga Qd. A	870	-	870	-
Ulbra-Ipiranga Qd. B	-	292	1,878	2,170

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Consortia				
Ulbra-Ipiranga Qd. C	1,957	-	1,957	-
Ulbra-Ipiranga Qd. E	110	-	2,820	-
Universe	505	100	372	2,571
Ventura Res. Club	1,196	12,330	1,088	8,800
Verdi 2 Praças Residencias	182	954	118	880
Vila Flora - Votorantim 1B	8,184	3	34	-
Vila Flora Votorantim 3A	3	2	684	2
Vila Imperial	8	1,255	19	875
Villagio Praças Residenciais	7,838	1,638	1,421	1,246
Vintage	3,061	3	21	-
Vivenda Ecoville	2,186	1,919	105	1,432
Vivendas do Lago	8,916	-	-	-
Weekend	4	-	905	-
Autentique	1,691	6,976	1,757	5,710
Brooklin To Live (Afinity)	324	1,879	35	1,529
Liberty Garden	42	1,224	6	752
Liberty Green	119	1,387	115	889
Ruas da Vila Reserva Original	18,871	1,042	132	713
Spot Galleria	420	-	341	-
Vitória Bay	1,430	6,860	62	5,687
Haras Patente Partnership	1,385	-	877	-
Other	16,280	10,403	9,082	4,475
	<u>222,615</u>	<u>157,989</u>	<u>91,560</u>	<u>125,073</u>
Parent Company	<u>534,346</u>	<u>410,439</u>	<u>592,707</u>	<u>319,350</u>
Consolidated	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

b) Operations

In September 2008 the Company executed an agreement to lease two commercial rooms for the improvement of its regional premises located in the city of Campinas with the company Itabens Construção e Administração Ltda, owned by the controlling shareholder. The monthly value is R\$28.7 thousand, with clause of annual restatement by IGPM, for a 10-year term.

c) Management and Executive Officers' compensation

The total and annual amount for the year of 2009 authorized by the annual general meeting is R\$4,500.

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16. DEBENTURES

Balances are broken down as follows:

	June 2009			March 2009		
	Current	Non-current	Total	Current	Non-current	Total
Public	-	316,960	316,960	-	309,266	309,266
Private	6,406	33,632	40,038	6,403	33,618	40,021
	<u>6,406</u>	<u>350,592</u>	<u>356,998</u>	<u>6,403</u>	<u>342,884</u>	<u>349,287</u>

a) Public issuance:

On July 25, 2007, the Company executed its first issuance of thirty thousand (30,000) simple debentures, non-convertible into shares, of the unsecured type, in a single tranche, excluding possibilities of renegotiation, with unit face value of ten thousand eighty reais and twenty-four centavos (R\$10,080.24), and valid through seven (7) years as of the issuance date, in the total amount of R\$302,407, with remuneration that will earn interest equivalent to 106.6% of daily average rates of one day Interbank Deposits (DI), extra-group (“DI Rates”), expressed on a percentage basis per annum (252 business days), calculated and disclosed by CETIP.

Covenant contractual clauses

The private instrument of deed of the first issuance of simple debentures has restrictive clauses determining maximum levels of indebtedness and leverage, as well as minimum levels of coverage of outstanding installments and costs to be incurred.

There are other financial commitments in addition to these, among which are:

- non-renewal of authorizations and licenses, including environmental ones;
- transformation into a limited-liability company;
- non-compliance with final and unappealable court decisions;
- reduction of the capital stock not destined to absorb losses;
- transfers or assignments of share control; and
- changes in the shareholding structure, such as mergers, spin-offs and incorporations in transactions exceeding 10% of shareholders’ equity.

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These contractual clauses were fully complied with in the period ended on June 30, 2009.

b) Private issuance:

At the meeting held on September 25, 2008, the Board of Directors approved the issuance of Private Simple Debentures, not convertible into shares, guaranteed by Banco Votorantim, as per CVM Instruction 400, of December 29, 2003 (“CVM Instruction 400”), in the amount of R\$40,000, for a 36-month term, as of the issuance date. The Debenture financial settlement occurred on October 21, 2008, providing resources in the amount of R\$40,440 for the Company. Total issuance expenses was R\$824 fully recorded in the income for the year.

The Debenture will be amortized in twenty-five monthly and consecutive installments as of the 12th month after the issuance date, beginning on September 26, 2009. The amounts related to remuneration must be monthly paid and will pay interest equivalent to 100% of DI (Interfinancial Deposits) average rates of one day, “over extra-group”, expressed in the form of percentage per annum, based on 252 business days, calculated and disclosed by CETIP plus spread of 3.5% per annum. The installment recorded in current liabilities totaled R\$4,636 on December 31, 2008.

The Debenture does not have any restrictive clauses determining maximum indebtedness and leverage levels; however, it has clauses establishing certain events that the Company may not incur, which are similar to those of public issuance.

17. SHAREHOLDERS' EQUITY

a) Capital stock:

The capital stock is R\$595,117 on June 30, 2009 and December 31, 2008, represented by 192,186,388 registered common shares. The authorized capital stock is composed of 297,703,628 common shares.

At meeting held on October 6, 2008 the Board of Directors approved the proposal of increasing the Company's capital stock within the authorized capital limit by means of private subscription. The subscription was ratified on December 15, 2008, in the amount of R\$150 million, to be carried out by means of issuance of 34,482,760 new non-par registered common shares.

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b) Treasury shares:

On June 30, 2009, 1,512,200 common shares in the total amount of R\$17,269 had been acquired and remained in treasury. The minimum weighted average and maximum cost per share are, respectively, R\$15.96, R\$23.60 and R\$25.32 and the market value of such shares was R\$8.20 per registered common share as of June 30, 2009. Acquisitions are limited to reserve amounts and may subsequently be sold or cancelled.

c) Allocation of net income for the year:

The year's net income, after compensations and deductions set forth by Law and pursuant to the statutory provision, will be allocated as follows:

- 5% to the legal reserve, up to the limit of 20% of the paid-up capital stock or 30% of total reserves;
- 25% of the balance, after allocation to the legal reserve, will be earmarked to the payment of minimum mandatory dividends to all shareholders. Unreceived or unclaimed dividends will be time-barred in three (3) years as of the date when they were made available to shareholders and will be transferred back to the Company.

d) Capital reserves:

The Company, in compliance with its Bylaws, maintains Profit Reserves with the purpose of guaranteeing funds to finance additional investments of fixed and current capital, comprising up to 90% of the remaining net profit after legal and statutory deductions. These reserves may not exceed the amount of the capital stock.

18. DEFERRED TAXES AND CONTRIBUTIONS

Deferred taxes and contributions (parent company and consolidated) derive from balances of tax losses and social contribution negative basis, and from temporary non-deductible expenses in assets, and difference in the practice of recognition of profits in the real estate activity for tax purposes (cash basis) and accounting purposes (accrual basis) in liabilities. The Management of the Company and its subsidiaries, based on deferred income projections, estimates its realization at the conclusion of the project, after the disconnection of clients.

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The balance of assets and liabilities are presented below:

	June 2009			
	Parent Company		Consolidated	
	Base	Deferred	Base	Deferred
Deferred income tax and social contribution – assets on:				
Tax losses	-	-	105,229	26,307
Social contribution negative basis	-	-	105,229	9,471
Temporary non-deductible expenses	21,097	7,173	21,097	7,173
		<u>7,173</u>		<u>42,951</u>
	Current	4,028		11,729
	Non-current	3,145		31,222

	June 2009			
	Parent Company		Consolidated	
	Base	Deferred	Base	Deferred
Deferred taxes and contributions – liabilities on the difference in appropriation of real estate income:				
Companies taxed by taxable income				
Income tax and social contribution	-	-	49,987	16,996
COFINS and PIS	131,055	12,123	181,265	16,767
		<u>12,123</u>		<u>33,763</u>
Companies taxed by the “presumed profit system”				
Income tax and social contribution	-	-	842,156	25,938
COFINS and PIS	-	-	842,156	30,739
		-		<u>56,677</u>
		<u>12,123</u>		<u>90,440</u>
	Current	6,807		44,515
	Non-current	5,316		45,925

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06.01 – NOTES TO THE FINANCIAL STATEMENTS

Consolidated income tax and social contribution amounts in income for the period are distributed as follows:

	<u>June 2009</u>	<u>June 2008</u>
Current taxes on:		
Companies taxed by the taxable income method	(1,740)	-
Companies taxed by the presumed profit method	<u>(4,638)</u>	<u>(2,539)</u>
Total current taxes	<u>(6,378)</u>	<u>(2,539)</u>
Deferred taxes on:		
Tax losses – taxable income	<u>(1,837)</u>	<u>8,517</u>
Difference between profit recognition methods for tax and accounting purposes:		
Companies taxed by the taxable income method	497	(4,004)
Companies taxed by the presumed profit method	<u>(3,534)</u>	<u>(5,087)</u>
	<u>(3,037)</u>	<u>(9,091)</u>
Total deferred taxes	<u>(4,874)</u>	<u>(574)</u>
	<u>(11,252)</u>	<u>(3,113)</u>

The amounts of income tax and social contribution (current and deferred) stated in the result present the following conciliation in their values at nominal rate:

	Parent Company		Consolidated	
	<u>June 2009</u>	<u>June 2008</u>	<u>June 2009</u>	<u>June 2008</u>
Result before taxation	87,413	72,571	98,665	75,684
Rate in force	<u>34%</u>	<u>34%</u>	<u>34%</u>	<u>34%</u>
Income tax and social contribution estimate	(29,720)	(24,674)	(33,546)	(25,733)
Equity in the earnings of subsidiaries	32,729	35,370	-	-
Permanent differences arising from companies taxed by the “presumed profit system”	-	-	35,688	34,231
Tax credits of companies taxed by taxable income, whose deferred asset was not recorded	(3,009)	(10,696)	(7,016)	(9,072)
	<u>-</u>	<u>-</u>	<u>(4,874)</u>	<u>(574)</u>

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19. REAL ESTATE DEVELOPMENT AND SALE OPERATIONS

As described in Note 2(g), income from real estate development and sale operations is recorded based on cost incurred; therefore, the balance of accounts receivable from units sold and not concluded is not fully reflected in the Company's financial statements, since its book record is limited to the recognized revenue, that is, the percentage of work concluded, subtracted from the installments already received.

Revenues to be appropriated resulting from real estate units sold from developments under construction (not concluded) and the respective costs to be incurred regarding the respective units sold are not reflected in the financial statements.

Amounts shown in the following table represent the revenue from sales to appropriate, subtracted from the budgeted cost to be incurred from units sold and not concluded:

	Parent Company		Consolidated	
	June 2009	March 2009	June 2009	March 2009
Revenues from contracted sales to appropriate	494,129	550,752	1,889,581	1,797,582
Budgeted costs to be incurred (*)	(293,983)	(335,104)	(1,309,602)	(1,212,604)
Net income to appropriate	<u>200,146</u>	<u>215,648</u>	<u>579,979</u>	<u>584,978</u>
(*) Short term	222,166	254,660	778,526	698,507
Long term	71,817	80,444	531,076	514,097
	<u>293,983</u>	<u>335,104</u>	<u>1,309,602</u>	<u>1,212,604</u>

20. FINANCIAL INSTRUMENTS

The Company and its subsidiaries participate in operations involving financial instruments with a view to finance its activities or apply its available funds. The management of such risks is carried out by defining conservative strategies, aiming liquidity, profitability and safety. The control policy consists of permanently following-up rates contracted versus those prevailing in the market. Operations involving financial instruments with speculation purposes are not carried out.

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The Company limits the exposure to credit risks associated with banks and cash and cash equivalents by making its investments in prime financial institutions and with remuneration in short-term securities. Credit risks in accounts receivable are managed according to specific standards of credit analysis and by establishing limits on exposure per client.

The financial instruments are recorded in equity accounts and are represented by financial investments (Note 4), loans and financing (Note 11), debentures (Note 16) and treasury shares (Note 17), whose estimated market values are substantially similar to their respective book values, excluding treasury shares, whose balance is represented by the fair value in contra account to the asset valuation adjustments account, in shareholders' equity. In addition, when the trade accounts receivable (Note 5) are relative to construction works already concluded, they can be traded in securitization and/or assignment operations.

The Company did not contract any operations with derivative financial instruments up to the period ended on June 30, 2009.

21. BENEFITS TO EMPLOYEES AND MANAGERS

Profit sharing program

Employee and management profit sharing, pursuant to the provisions of the legislation in force, may occur based on spontaneous programs maintained by the companies or in agreements with the employees or union entities and was resolved at a Board of Executive Officers' meeting.

Management profit sharing shall be purpose of resolutions at the General Meeting, pursuant to the provisions in item XV of article 21 of the Company's Bylaws.

Thus, for the period ended June 30, 2009, the Company provisioned R\$7,661 of employee and management profit sharing of this year.

Stock option plan

On March 3, 2008, the Company's Board of Directors approved, at an Extraordinary General Meeting, the Stock Option Plan ("Plan"), whose purpose is granting stock options to managers and employees at management level, as well as individuals who render services to the Company under its control. The Plan is limited to a maximum number of options that results in a dilution of up to 3% of the Company's capital stock on the date of approval of each Program and the strike price of each program is determined based on the weighted average per trading volume between the closing price of the Company's shares in the sixty trading sessions prior to the last day of the month before the month when each program was approved.

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Once the Option is exercised, the Board of Directors will decide whether the Company's capital stock will be increased through the issue of new shares to be subscribed by the Participants, pursuant to Article 166, item III, of Law no. 6,404/76, or whether treasury shares will be used to settle the Option exercise, with due regard for the applicable regulation. Under the terms of Article 171, paragraph 3, Law no. 6,404/76, shareholders have no preemptive right in the granting and exercise of the Options resulting from the Plan.

Based on this Plan, on May 26, 2009, the Board of Directors approved the 2008 Stock Option Program ("2008 Program"), which granted a total of 494,881 options, 25% of which shall be vested each year as of the program's second anniversary. The strike price was established at R\$4.22 and will not be monetarily restated.

The fair value of the 2008 Program was R\$ 2,710, calculated according to the "Black & Scholes" method, considering a 5-year exercise period, a 68% annual volatility based on the record of the Company's shares, a risk-free rate of 11% per year and a dividend yield of 2.47%.

On June 30, 2009 the balance of non-exercised options was 494,881 shares and the amount of R\$72 was allocated to income in the item Administrative Expenses.

22. INSURANCE

The Company and its subsidiaries adopted the policy of taking out insurance coverage for assets subject to risks at amounts deemed as sufficient by the management to cover possible claims, taking into consideration its activity. These policies are in effect and the premiums were duly paid. We consider we have a risk management program with a view to setting out risks, seeking on the market coverage compatible with our size and operations, and our insurance coverage is consistent with other similar sized-companies operating in the industry. Below, the insurance coverage:

- a) Engineering risks – (R\$ 1,813,153):
 - i) Civil liability: coverage for property and bodily damage involuntarily caused to third parties resulting from the execution of work, facilities and setting up at the site, purpose of insurance;
 - ii) Physical damages to real estate (housing credit): coverage for damages, losses and property damage derived from sudden and unforeseen accidents to real estate;

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- b) Fire – (R\$ 135,996) lightning and explosion at headquarters and regional offices;
- c) Building conclusion insurance – (R\$ 164,690) it ensures the delivery of building to committed purchasers;
- d) Civil liability insurance for executives (D&O) – (R\$ 18,000) coverage of defense costs in occasional court suits and arbitration chambers.

The assumptions of risks adopted, given their nature, are not included in the scope of audit of the financial statements, and therefore they were not audited by our independent auditors.

23. EXPLANATION ADDED TO THE TRANSLATION INTO THE ENGLISH VERSION

The accompanying financial statements were translated into English from the original Portuguese version prepared for local purposes. Certain accounting practices applied by the Company that conform to those accounting practices adopted in Brazil may not conform to the generally accepted accounting principles in the countries where these financial statements may be used.

24 SUBSEQUENT EVENTS

The Company discloses the following subsequent events:

- a) At the minutes of the Board of Directors of July 16, 2012, the issue of 269,168 new common shares was approved, to be subscribed by the participants of the share purchase option plan of 2011 (“Program 2011”). Due to the issue of these shares, the capital stock went from R\$ 2,025,145 to R\$ 2,025,414, an increase of R\$ 269;
- b) On September 4, 2012 the granting of 8,148,000 (eight million, one hundred and forty-eight thousand) restricted share purchase options under the restrictive share purchase option plan of the Company was agreed at the Board of Directors’ meeting;
- c) On September 10, 2012, the Company sent a call notice of extraordinary shareholders’ meeting, in order to guarantee the subscription of an increase in private capital, at the amount of up to R\$ 500 million at the price of R\$4.50 per share, based on the weighted average of the Company’s share prices set at the 60 last trading sessions at BM&FBOVESPA, with a discount of 11.3%. The increase in capital is intended to adequate the Company’s capital structure.

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- d) The Company is in advanced negotiations with the Brazilian Securities Companhia de Securitização (“Debenture holder”), sole debenture holder of the 4th Issue of simple, not convertible into shares, single series debentures of Rossi, offered with Restricted Efforts and with secured guarantees for Public Distribution, to obtain exemption from the obligation to meet the financial covenants until the end of 2012. Additionally the Company renegotiated in advance the financial covenants of the debt instruments kept with the Banks Bradesco (1st Issue of debentures), Caixa Econômica Federal (3rd Issue of debentures), and BTG Pactual.
- e) On October 8, 2012, an increase in the authorized capital up to the limit of 500 million common shares and other matters concerning the change in the Company's bylaws, mainly concerning adapting to new rules of the Novo Mercado Listing Regulation, was decided by the shareholders.

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07.01 – COMMENTS ON THE COMPANY’S PERFORMANCE IN THE QUARTER

Rossi Residencial S.A. and its subsidiaries’ operations exclusively consist of development, sale and building of residential and commercial properties. As a result of peculiar conditions of the real estate development market, the Company needs to use unincorporated joint ventures and/or special purpose entities for the performance of said real estate developments. For accounting purposes, these investees are considered as independent companies.

Thus, with a view to enabling a comprehensive analysis of its businesses, the Company’s comments on the performance should be analyzed under the consolidated form (comprising all its developments, regardless of legal-corporate structuring), shown in the form “Comments on the Consolidated Performance in the Quarter”.

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12.01 – COMMENTS ON THE COMPANY'S CONSOLIDATED PERFORMANCE IN THE QUARTER

2Q09 Results

São Paulo, August 13, 2009 – **Rossi Residencial S.A.** (Bovespa: RSID3; OTC: RSRZY), one of Brazil's leading residential real estate developers, announces its results for the 2Q09. Except where stated otherwise, the financial and operating information herein is presented in BRGAAP and in millions of Brazilian Reals (R\$ million) and has already been adjusted for the accounting practices introduced by Law 11,638/07 and the pronouncements and guidelines of the CPC – Accounting Pronouncements Committee. For a better understanding of the Company's performance, the financial and operating information for 2Q08 was also adjusted for the new accounting practices, thereby enabling comparisons between the periods.

Economic Segment Highlights

- ✓ *Units sales growth of 143% between 1H09 and 1H08.*
- ✓ *5,012 units launched by the end of July, 2,595 of which in July only.*
- ✓ *Economic segment landbank with 95,000 units.*
- ✓ *54% of the PSV launched in 1H09 has been sold.*

Financial Highlights

- ✓ *Net Income grows 79% in comparison to 1Q09, and reaches R\$ 51.2 million.*
- ✓ *Margin increase:*
 - Gross margin* stable at 34.7% (+ 5.7 p.p. vs 2Q08),*
 - Ebitda margin** of 24.4% (+ 5.4 p.p. vs 2Q08),*
 - Net margin of 13.9%.*
- ✓ *Increased efficiency of selling and administrative expenses.*

Operating Highlights

- ✓ *Continued and consistent SOS growth since October 2008.*
- ✓ *Recovery of commercial, and medium and high income segments (consolidated sales growth of 65% on 1Q09).*
- ✓ *Net reduction of R\$ 167 million in inventories at market value in 1H09.*

* Excluding financial factors - page 12

** Methodology comparable to main competitors - page 14

Investor Relations:

Cássio Audi
CFO and Investor Relations Officer

Maria Biolchini
IR Manager

Ph. (55 11) 3759-7516
E-mail: mariabiolchini@rossiresidencial.com.br

RSID3: R\$ 11,30 per share
OTC: RSRZY
Total shares: 192,186,388
Market value: R\$ 2,172 million
Closing price: 08/12/2009

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12.01 – COMMENTS ON THE COMPANY'S CONSOLIDATED PERFORMANCE IN THE QUARTER

Message from the CEO

2009 is a milestone for the real estate development sector. We began the year following a decline in launches and sales at the end of 2008 and there was no sign of a clear trend in the macroeconomic or sector indicators. The government has taken important measures in order to minimize the impact of the global crisis on the local economy and accelerate the resumption of growth. These measures include the historical *Minha Casa, Minha Vida* (My House, My Life) program, which gives the population access to every family's dream – their own home.

The *Minha Casa, Minha Vida* program has been generating substantial demand, increasing Rossi's unit sales in the economic segment by a massive 143% over the first half of 2008, with even more auspicious results in July. It is also worth noting that the other segments also presented a strong sales recovery.

In this quarter, several of the company's indicators improved gradually and consistently chiefly due to two factors: (i) the change in the mix, with an increase in exposure to the economic segment from 28% of PSV in 2008 to 52% of PSV in 2009 and (ii) an internal process review with staff adjustments in order to improve efficiency and reduce operating costs. As a result, margins improved significantly and our net income grew by 79% quarter-on-quarter, accompanied by a net margin of 13.9% and an EBITDA margin of 24.4%.

In terms of operating indicators, it is worth noting a reduction in inventory levels thanks to the higher pace of sales. *Rossi Vendas*, our dedicated sales team, played an important role in the reduction of inventories, which closed the quarter at only 2% of concluded units at market value. We will continue our efforts to acquire land via exchanges in all the regions where we operate.

We are confident that the second quarter will be even better. July, which is usually a weaker month, proved to be even better than the preceding months in 2009 in the economic segment. We launched 2,417 units in the economic segment in the first half of the year and 2,595 units in July alone. This pace of launches makes us confident that we will reach our launch target of between 13,000 and 15,000 units in 2009.

Looking into the future, we see growing demand in all segments, especially the economic one. We now have an efficient internal structure, which can support the capture of these new opportunities. This structure is supported by our SAP system, which has been in place for over 10 years, scalable administrative processes, a robust landbank diversified in both geographic and income segment terms and, last but not least, an important mastery of specific construction processes for each of the segments in which we operate.

Heitor Cantergiani

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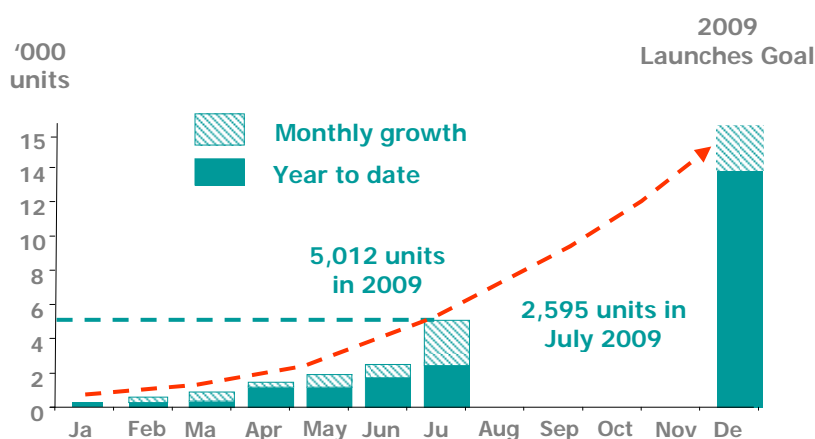
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Economic Segment and *Minha Casa Minha Vida* Program

- ✓ Units sales growth of 143% between 1H09 and 1H08.
- ✓ 5,012 units launched by the end of July, 2,595 of which in July only.
- ✓ Economic segment landbank with 95,000 units.
- ✓ 54% of the PSV launched in 1H09 has been sold.

The "*MINHA CASA, MINHA VIDA*" program has been generating substantial demand, increasing Rossi's unit sales in the economic segment by a massive 143% over the first half of 2008.

We are very well positioned to meet the current demand from the economic segment fueled by the "*Minha Casa, Minha Vida*" program. The graph shows that the pace of launches has picked up substantially. By the end of July, we had launched 5,012 units, 2,595 of which in July alone, and so we are confident of reaching our launch target of between 13,000 and 15,000 units in 2009 disclosed during the event we held in May.



We have more than 95,000 units in our landbank, equivalent to a PSV of R\$9.9 billion, and most of these units are eligible for the government *Minha Casa Minha Vida* program. We have extensive experience in construction and sales for the economic segment and a strong relationship with CEF. The operating process with CEF is made regionally and independently, therefore, we benefit from our geographical diversification.

Launches	Until July 31
Projects launched	26
Units launched	5,012
Launches PSV – 100% (R\$ million)	585
Launches PSV – % Rossi (R\$ million)	460

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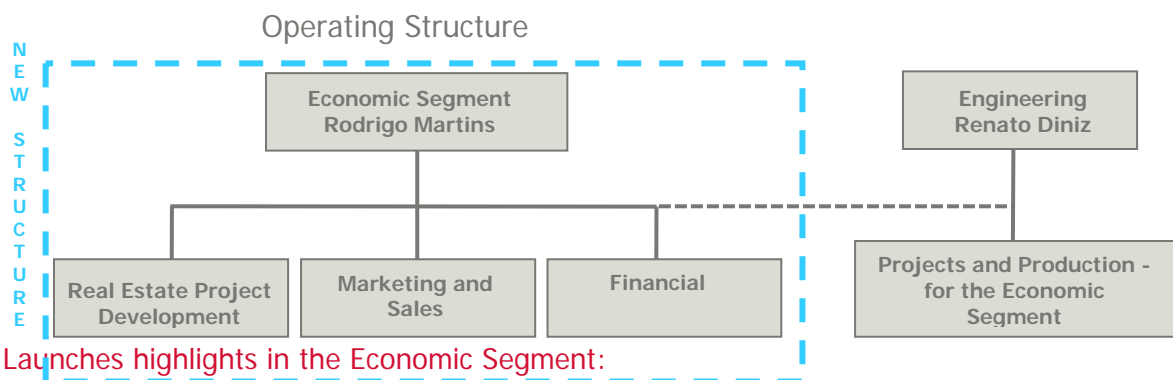
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12.01 – COMMENTS ON THE COMPANY’S CONSOLIDATED PERFORMANCE IN THE QUARTER

Economic Segment Structure

In order to maximize our results, we created an independent business unit focused on the economic segment, which has improved operating process efficiency. This structure is divided into 4 pillars (development, marketing/sales, financial and product/execution) and relies on the support of the other organizational areas (HR, legal affairs, IT, etc.). As a result, we have a leaner, low-cost structure.

Below we present the economic segment structure:



Riviera Praças Residenciais
Lauro de Freitas – BA

220 units
PSV % Rossi: R\$ 28.7 million
% sold until Jul/31: 89%



Rossi Ideal Vila Brasil
Rio de Janeiro – RJ

192 units
PSV % Rossi: R\$ 23.4 million
% sold until Jul/31: 35%

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Rossi Ideal Parque Bela
Porto Alegre - RS

260 units
PSV % Rossi: R\$ 27 million
Launch: July, 2009



Rossi Ideal Jardim Figueira
Canoas - RS

400 units
PSV % Rossi: R\$ 42 million
Launch: July, 2009



Rossi Ideal Vila Jardim
Manaus - AM

1040 units
PSV % Rossi: R\$ 41 million
Launch: July, 2009

We will also present launches in Fortaleza, Esteio, São José dos Campos, Belo Horizonte, Serra, São José do Rio Preto, among others, in the near future.

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LAUNCHES

- ✓ *In 1H09, 52% of the launches came from the economic segment.*
- ✓ *164% launches growth (% Rossi) vs. 1Q09.*

In 2Q09, we launched 2,147 units totaling R\$ 454 million PSV (R\$ 377 million - % Rossi). We concentrated launches on the economic segment, with 12 of the 17 launches being in this segment. We remain focused on the economic segment although we also remained alert to the recovery of the other segments this quarter, underlined by the higher pace of launches in the middle and mid-high segments.

The following tables give a breakdown of our launches and sales by income segment and state in order to emphasize our strategy of geographical and product diversification by income segment.

Table – Launches by Income Segment

Launches in 2Q09 (R\$ million)	Units	Total PSV	Rossi PSV
Residential Property			
Economic segment*	1,545	211	167
Until R\$ 200,000	-	-	-
From R\$ 200,000 to R\$ 350,000	-	-	-
From R\$ 350,000 to R\$ 500,000	46	22	15
Above R\$ 500,000	254	163	137
Commercial Property	302	58	58
Total	2,147	454	377

Launches in 1H09 (R\$ million)	Units	Total PSV	Rossi PSV
Residential Property			
Economic segment*	2,417	320	258
Until R\$ 200,000	-	-	-
From R\$ 200,100 to R\$ 350,000	90	21	21
From R\$ 350,100 to R\$ 500,000	132	53	46
Above R\$ 500,100	254	163	137
Commercial Property	302	58	58
Total	3,195	615	520

*Economic Segment: Standardized projects - Villa Flora, Praças Residenciais, Rossi Ideal and properties of up to R\$ 160,000.

Table – Launches by State

Launches in 2Q09 (R\$ million)	Units	Total PSV	Rossi PSV
Bahia	220	36	29
Goiás	243	34	17
Paraná	400	52	52
Rio de Janeiro	192	23	23
Rio Grande do Sul	285	142	139
São Paulo (other cities)	505	109	59
São Paulo (metropolitan region)	302	58	58
Total	2,147	454	377

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Launches in 1H09 (R\$ million)	Units	Total PSV	Rossi PSV
Bahia	220	36	29
Goiás	243	34	17
Minas Gerais	90	21	21
Paraná	700	87	87
Rio de Janeiro	192	23	23
Rio Grande do Sul	384	157	151
São Paulo (other cities)	1,064	199	134
São Paulo (metropolitan region)	302	58	58
Total	3,195	615	520

Highlights in the medium and high income segments:



Rossi Parque Ibirapuera Fase 1, 2 e 3
Porto Alegre RS
190 units
PSV % Rossi: R\$ 127.7 million
% sold until Jul/31: 55%



Reserva Botanique
CampinasSP
46 units
PSV % Rossi: R\$ 15.2 million
% sold until Jul/31: 91%

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12.01 – COMMENTS ON THE COMPANY'S CONSOLIDATED PERFORMANCE IN THE QUARTER

SALES

- ✓ *Recovery of commercial and medium and high income segments (consolidated sales growth of 65% on 1Q09).*
- ✓ *Continued and consistent SOS growth since October 2008*
- ✓ *Net reduction of R\$ 167 million in inventories at market value in 1H09*

Contracted sales totaled R\$ 506 million in 2Q09 (of which Rossi's share was R\$ 404 million). In addition to the strong performance of the economic segment, sales from our other segments grew by 65% in quarter-on-quarter terms. We are prepared to meet the resumption of these segments.

Sales in R\$ million (% Rossi)	2Q09	1Q09	Var.
Residential Property			
Economic segment*	141	129	9%
Until R\$ 200,000	11	7	63%
From R\$ 200,100 to R\$ 350,000	58	30	92%
From R\$ 350,100 to R\$ 500,000	52	38	38%
Above R\$ 500,100	92	45	105%
Commercial Property	50	34	46%
Total	404	283	43%

+65%

The following tables give a breakdown of our sales by income segment and state in order to emphasize our strategy of geographical and product diversification by income segment.

Table – Contracted Sales by Income Segment

Contracted Sales in 2Q09 (R\$ million)	Units	Total PSV	% Rossi - PSV
Residential Property			
Economic segment*	1,233	175	141
Until R\$ 200,000	94	19	11
From R\$ 200,100 to R\$ 350,000	240	66	58
From R\$ 350,100 to R\$ 500,000	205	79	52
Above R\$ 500,100	223	117	92
Commercial Property	279	50	50
Total	2,274	506	404

Contracted Sales in 1H09 (R\$ million)	Units	Total PSV	% Rossi - PSV
Residential Property			
Economic segment*	2.360	326	270
Until R\$ 200,000	154	28	18
From R\$ 200,100 to R\$ 350,000	365	101	88
From R\$ 350,100 to R\$ 500,000	367	135	90
Above R\$ 500,100	363	174	137
Commercial Property	527	84	84
Total	4.136	848	687

*Economic Segment: Standardized projects - Villa Flora, Praças Residenciais, Rossi Ideal and properties of up to R\$ 160,000.

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12.01 – COMMENTS ON THE COMPANY'S CONSOLIDATED PERFORMANCE IN THE QUARTER

Table – Contracted Sales by State

Contracted Sales in 2Q09 (R\$ million)	Units	Total PSV	% Rossi - PSV
Bahia	242	37	30
Ceará	29	5	3
Espírito Santo	128	16	9
Goiás	64	8	4
Minas Gerais	108	21	21
Paraná	215	36	34
Pernambuco	30	8	5
Rio de Janeiro	201	40	28
Rio Grande do Norte	4	3	2
Rio Grande do Sul	308	88	85
São Paulo (other cities)	556	118	82
São Paulo (metropolitan region)	389	126	101
Total	2,274	506	404

Contracted Sales in 1H09 (R\$ million)	Units	Total PSV	% Rossi - PSV
Bahia	368	57	46
Ceará	53	9	6
Espírito Santo	197	26	17
Goiás	148	18	9
Minas Gerais	211	41	41
Paraná	526	77	72
Pernambuco	61	15	10
Rio de Janeiro	318	66	45
Rio Grande do Norte	4	3	2
Rio Grande do Sul	550	132	127
São Paulo (other cities)	1.113	212	158
São Paulo (metropolitan region)	587	191	153
Total	4.136	848	687

The following table lists the percentage of units sold of the projects launched in 2006, 2007 and 2008.

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R\$ million

2006 Launches	Sold until 06/30/2009	Sold until 07/31/2009	Rossi PSV
Total 1Q06	99%	99%	82
Total 2Q06	98%	98%	210
Total 3Q06	87%	88%	315
Total 4Q06	92%	92%	277

2007 Launches	Sold until 06/30/2009	Sold until 07/31/2009	Rossi PSV
Total 1Q07	79%	79%	410
Total 2Q07	82%	81%	401
Total 3Q07	80%	81%	535
Total 4Q07	78%	79%	635

2008 Launches	Sold until 06/30/2009	Sold until 07/31/2009	Rossi PSV
Total 1Q08	69%	69%	178
Total 2Q08	72%	74%	776
Total 3Q08	66%	70%	518
Total 4Q08	57%	59%	572

City	Project	Units launched	Sold until 06/30/2009	Sold until 07/31/2009	Rossi PSV	% Rossi
Total 1Q09		1,048	79%	84%	143	
Valinhos	Vila Ventura fase 2	100	38%	39%	9	60%
Colombo	Vida Bella Praças Residenciais fase 4	100	58%	69%	13	100%
Porto Alegre	Rossi Parque Ibirapuera fase 1 e 2	76	79%	86%	44	100%
Goiânia	Recanto Praças Residenciais fase 2	243	15%	25%	17	50%
Marília	Rossi Allegra fase 2	94	38%	38%	13	100%
Campinas	Reserva Botanique	46	91%	91%	15	70%
Lauro de Freitas	Riviera Praças Residenciais	220	79%	89%	29	80%
Votorantim	Condomínio dos Ipês	62	34%	37%	3	50%
Votorantim	Condomínio das Tulipas	40	8%	8%	3	50%
Campinas	Condomínio Varandas do Parque	64	2%	3%	9	25%
Rio de Janeiro	Rossi Ideal Vila Brasil	192	31%	35%	23	100%
Sumaré	Condomínio das Primaveras	21	95%	95%	2	100%
Colombo	Vida Bella Praças Residenciais fases 5, 6 e 7	300	14%	19%	38	100%
Porto Alegre	Rossi Brisa Praças Residenciais fase 2	95	14%	20%	12	80%
Porto Alegre	Rossi Parque Ibirapuera fase 3	114	17%	24%	84	100%
Osasco	Osasco Prime Center fase 2	302	0%	16%	58	100%
Piracicaba	Verano Praças Residenciais fase 2	78	18%	29%	6	50%
Total 2Q09		2,147	30%	37%	377	
Total 2009		3,195	46%	52%	520	

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Sales Over Supply

The sales over supply ratio has also been growing substantially in recent quarters, leading to a decline in inventories. It is worth noting that this performance was achieved without any discount campaign. The sales-over-supply ratio (SOS) and launch sales in 2Q09 are detailed in the table below. SOS was 5.5 p.p. higher quarter on quarter.

R\$ million

Sales over supply (SOS)	2Q09	1Q09	4Q08
Initial inventory	1,630	1,770	1,472*
Launches	377	143	573
Initial inventory + Launches	2,007	1,913	2,045
Sales in the period	404	283	276
SOS in the period	20.1%	14.8%	13.5%
Final inventory	1,603	1,630	1,770

*the phases that did not open for Sales were disregarded in the calculation of the 4Q08 SOS.

R\$ million

Launches Sales over Supply - % Rossi	2Q09	1Q09	4Q08
Launches	377	143	573
Sales of launches	120	69	135
Sales over supply	32%	48%	24%

Sales over supply – Economic Segment

	2Q09	1H09
Sales over supply (SOS)	29.7%	42.4%
Launches Sales over supply	36.5%	54.1%

Rossi Vendas

Rossi Vendas sold R\$ 156 million in the 2Q09, corresponding to 31% of the total contracted sales. Currently operating in São Paulo, Rio de Janeiro, Porto Alegre and Campinas, Rossi Vendas will expand its operations to Vitoria, Fortaleza, Goiania, Brasília, Curitiba and Belo Horizonte.

Developments under construction and concluded

On June 30, 2009, the Company had 111 construction sites, totaling 147 developments and representing 26,138 units under construction. Between 1992, when we expanded our operations to different regions in Brazil, and June 30, 2009, we launched 57,915 units with a total built-up area of 5,781,221 m², of which 30,501 units, corresponding to 3,028,389 m², have already been delivered. The following table shows the PSV of the projects delivered in the last 12 months.

R\$ million

Quarter	# of Projects	Units	Total PSV	Rossi PSV
2Q09	5	504	126	98
1Q09	5	600	198	143
4Q08	5	804	158	151
3Q08	7	607	94	77

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LAND BANK

- ✓ *R\$ 9.9 billion PSV in the economic segment*
- ✓ *R\$ 20.9 billion total PSV*
- ✓ *75% acquired by swaps*

On June 30, 2009, our land bank contained 143 sites for future developments in 61 cities, with a total PSV of R\$ 20.9 billion, of which Rossi's share was R\$ 13.7 billion (65%). We have succeeded in building a top-quality land bank in line with our strategy of geographical and product diversification by income segment. Only 25% of our landbank was acquired in cash, 37% being acquired through unit swaps and 38% through financial swaps.

We also continued to increase our exposure to the economic segment. At the end of the quarter, R\$ 9.9 billion of our landbank PSV was in this segment, which we define as properties costing up to R\$ 160,000 or standardized projects (Villa Flora, Praça Residencial or Rossi Ideal).

Landbank R\$ million	Eco. Seg.	< R\$ 200,000	R\$ 200,000 to R\$ 350,000	R\$ 350,000 to R\$ 500,000	> R\$ 500,000	Commercial	Lots	Total	%
Amazonas	457	74		66	-	-	-	597	3%
Bahia	-	-	879	449	-	-	-	1,328	6%
Ceará	396	-	-	104	-	-	-	500	2%
Distrito Federal	914	203	-	-	-	578	-	1,695	8%
Espírito Santo	621	-	-	-	-	116	-	736	4%
Goiás	861	31	-	-	-	-	-	892	4%
Mato Grosso do Sul	53	-	-	-	-	-	-	53	0%
Minas Gerais	1,682	140	36	246	-	-	-	2,104	10%
Paraná	64	-	-	-	-	-	-	64	0%
Rio de Janeiro	647	70	534	992	88	-	-	2,331	11%
Rio Grande do Norte	155	-	-	-	-	82	-	237	1%
Rio Grande do Sul	2,048	-	586	771	-	-	-	3,405	16%
São Paulo (other cities)	1,626	188	1,167	635	344	49	544	4,553	22%
São Paulo (Metro. region)	351	-	192	622	1,089	30	140	2,423	12%
Total	9,875	706	3,394	3,884	1,521	854	684	20,918	100%
Distribution	47%	3%	16%	19%	7%	4%	3%	100%	

SFH = 85%

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12.01 – COMMENTS ON THE COMPANY'S CONSOLIDATED PERFORMANCE IN THE QUARTER

FINANCIAL PERFORMANCE

- ✓ *Net income grows 79% in comparison to 1Q09, and reaches R\$ 51.2 million.*
- ✓ *Gross margin* grows 5.7 p.p. (vs. 2Q08) to 34.7%*
- ✓ *EBITDA margin* grows 5.4 p.p. (vs. 2Q08) to 24.4%.*

Net Revenue

Net revenue increased by 8%, from R\$ 342.3 million in 2Q08 to R\$ 369.4 million in 2Q09. In quarter-on-quarter terms, net revenue grew by 25%. Pursuant to the new accounting practices, the Company recognizes the monetary variation and interest on accounts receivable from clients as revenue from property sales. This quarter, variation of the INCC and IGPM indexes – used to update accounts receivable from clients is down 44% when compared to 2Q08.

R\$ million

Net revenue	2Q09	%Net Rev.	1Q09	%Net Rev.	2Q08	%Net Rev.
Property sales and services	356	96.3%	297	100.4%	307	89.6%
Monetary variation and interest	26	7.2%	9	3.1%	47	13.8%
(-)Sales taxes	(13)	-3.4%	(10)	-3.5%	(12)	-3.5%
Total	369		296		343	

Net revenue	1H09	%Net Rev.	1H08	%Net Rev.
Property sales and services	653	98.1%	505	90%
Monetary variation and interest	36	5.3%	73	13%
(-)Sales taxes	(23)	-3.5%	(19)	-3.3%
Total	666		559	

Cost of properties and services sold

The cost of properties and services sold climbed by 15%, from R\$ 213.8 million in 2Q08 to R\$ 246.9 million in 2Q09.

Financial charges arising from production financing, debt from acquired sites, debentures and working capital loans whose funds are used in production, either through site acquisitions or project construction, are capitalized under inventories and recognized proportionally to the number of units sold.

R\$ million

Costs	2Q09	1Q09	2Q08	Var. 2Q09 vs. 2Q08
Works + sites	224	191	209	7%
Financial charges	23	20	4	418%
Total	247	211	213	15%

Costs	1H09	1H08
Works + sites	415	350
Financial charges	43	13
Total	458	363

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Adjusted Gross Margin

For transparency and comparative purposes, we present the gross margin according to Law 11,638/07 and the gross margin excluding the financial factors. As a result, we can see the gross margin of the real estate business, excluding interest and monetary restatement, which may vary from quarter to quarter.

Adjusted gross margin (excluding financial impacts) climbed 1.3 p.p., from 33.4% in 1Q09 to 34.7% in 2Q09. In comparison to the 2Q08, adjusted gross margin climbed 5.7 p.p.. The period's gross margin was impacted by lower monetary variations recognized in the period, coupled with higher financial charges recognized.

	2Q09	1Q09	Var.	2Q08	Var.	1H09	1H08	Var.
Gross margin excluding financial impacts	34.7%	33.4%	1.3pp	29.0%	5.7pp	34.1%	28.1%	6.0 pp

Gross Income

Gross income dropped by 4.7%, from R\$ 128.6 million in 2Q08 to R\$ 122.5 million in 2Q09. In comparison to the previous quarter, gross income climbed 44%.

R\$ million

	2Q09	1Q09	Var.	2Q08	Var.	1H09	1H08	Var.
Gross Income	122	85	44%	129	4,7%	208	196	5,7%

Contracted Sales x Revenue Recognition

In the Real Estate sector, sales revenue is recognized in accordance with the PoC method (percentage of completion), which is the ratio of costs incurred to budgeted costs. Accordingly, the increase in revenue recognition is directly related to the progress of the projects under construction.

The table below presents contracted sales and revenue recognized in 2008 and 2009 by year of launch.

R\$ million

Year	2009				2008			
	Contracted Sales		Net Revenue		Contracted Sales		Net Revenue	
	R\$ million	%	R\$ million	%	R\$ million	%	R\$ million	%
2009	223	33%	54	8%	-	0%	0	0%
2008	325	47%	165	25%	57	18%	88	16%
2007	92	13%	291	44%	195	62%	156	28%
2006	35	5%	133	20%	22	7%	201	36%
2005	7	1%	11	2%	6	2%	59	11%
2004	3	0%	7	1%	27	9%	45	8%
2003	1	0%	5	1%	5	2%	9	2%
Total	687	100%	666	100%	313	100%	559	100%

Selling and Administrative Expenses

Thanks to the increased cost-effectiveness of selling and administrative expenses, this line fell by 22% on 2Q08 and 4% on 1Q09. Administrative expenses totaled R\$ 23.0 million in 2Q09 and stood at 6.2% as a percentage of net revenue, 1.6 p.p. down on 2Q08 and 1.9 p.p. down on 1Q09.

It is worth noting that, as economic segment launches increase their share of total launches, selling expenses, which are standardized in the segment, will consequently decline.

The table below shows a substantial decline in expenses as a percentage of net revenue.

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R\$ million

Operating expenses	2Q09	1Q09	Var.	2Q08	Var.	1H09	1H08	Var.
Administrative	23	24	-4%	27	-14%	47	49	-5%
Selling	25	26	-4%	35	-28%	52	57	-9%
Administrative / Net revenue	6.2%	8.1%	-2 p.p.	7.8%	-2 p.p.	7.0%	8.8%	-1,8 p.p.
Selling/ Net revenue	6.9%	8.8%	-2 p.p.	10.2%	-3 p.p.	7.7%	10.1%	-2,4 p.p.

EBITDA

For comparative purposes, we have adopted the same methodology as the sector's leading players, excluding SFH financial charges embedded in COGS. According to this new methodology, EBITDA totaled R\$ 90.0 million in the quarter, accompanied by an EBITDA margin of 24.4% (5.4 p.p. up year on year).

EBITDA (new methodology)	2Q09	2Q08	Var	1H09	1H08	Var
Net Income	51	51	1%	80	67	19%
(+/-) Financial revenue (expenses), net	2	7	-78%	(2)	7	-126%
(+) Deferred income tax and social contribution	10	1	758%	11	3	261%
(+) Depreciation and amortization	5	2	192%	10	3	192%
(+) interest	23	4	418%	43	13	224%
Adjusted EBITDA	90	65	38%	142	93	52%
Adjusted EBITDA Margin	24.4%	19.0%	5.4 p.p.	21.3%	16.7%	4.6 p.p.

According to this methodology, the EBITDA margin widened by 0.4 p.p. on 2Q08, as shown in the table below.

R\$ million

EBITDA	2Q09	2Q08	Var.	1H09	1H08	Var.
Operating Income (Loss)	66	56	17%	99	76	30%
(+) Depreciation and Amortization	5	2	192%	10	3	192%
(+/-) Financial Expenses (Revenues), Net	2	7	-78%	(2)	7	-126%
(+) Profit sharing	(5)	(4)	17%	(8)	(6)	32%
EBITDA	67	61	11%	99	80	24%
EBITDA Margin	18.1%	17.7%	0.4 p.p.	14.9%	14.3%	0.5 p.p.

Depreciation and amortization

With the adoption of the new accounting practices, project sales stands were booked under fixed assets, being depreciated over their estimated working life as long as this is more than 12 months. If these stands are disposed over before the initially estimated period, either due to the beginning of construction works or due to the sale of 100% of the units, the remaining balance will be recognized in the month of write-down, impacting the period result.

Due to the adoption of this accounting practice, depreciation and amortization expenses went from R\$ 1.6 million in 2Q08 to R\$ 4.7 million in 2Q09.

Net Income

The Company posted a 79% increase in 2Q09 net income, from R\$ 28.6 million in 1Q09 to R\$ 51.2 million in 2Q09, with a 14% net margin. Year-to-date net income totaled R\$ 79.8 million, 19% up on 1H08, and the net margin moved up 0.04 p.p. in the same period.

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Cash Burn

The following table shows the cash burn, which keeps declining and is already one of the lowest in the sector. In the last 12 months the company used 482 million, and in 2Q09, only 108 million.

Cash Burn	Variation in Net Debt	Capitalization	Cash Burn
2Q09	108		108
1Q09	138		138
4Q08	(31)	150	119
3Q08	117		117
Total in the last 12 months	332	150	482

Balance Sheet

Cash position

Total cash position in 2Q09 was R\$ 177.7 million, a 16.1% decline in comparison to 1Q09. The cash position varies according to the key delivery schedule.

Accounts Receivable

Accounts receivable increased by 11%, from R\$ 1.4 billion in 1Q09 to R\$ 1.6 billion in 2Q09.

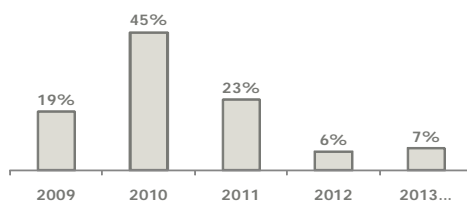
We should emphasize that we conduct a rigorous, pre-sale analysis of customer creditworthiness and therefore invariably pass on healthy credit portfolios to the banks.

The following table lists short-term and long-term receivables from developments, as well as the receivables to be recognized in the result according to the PoC method.

R\$ million

Receivable from developments	2Q09	1Q09	Var.
Short Term	662	540	23%
Long Term	936	900	4%
Total	1,598	1,440	11%
Receivables from developments to be recognized according to the PoC method			
Short Term	710	691	3%
Long Term	1,003	1,030	-3%
Total	1,713	1,720	0%
Total Accounts Receivable	3,311	3,160	5%

Receivables (R\$ 3.3 billion) by year:



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Inventories

On June 30, 2009, the total number of units for sale at market value totaled R\$ 1.6 billion. The table below shows the distribution of our inventory by income segment and conclusion period.

R\$ million

Income Segment	Time for key delivery					Total
	Ready	< 6 months	7 to 12 months	13 to 24 months	> 25 months	
Economic Segment	1.6	40.4	49.4	203.3	11.5	306.3
Until R\$ 200,000	0.7	1.9	1.2	29.8	-	33.6
From R\$ 200,100 to R\$ 350,000	17.5	22.2	81.9	136.8	-	258.4
From R\$ 350,100 to R\$ 500,000	2.8	18.2	73.1	82.4	25.7	202.2
Above R\$ 500,100	2.4	18.9	72.6	140.1	297.7	531.8
Commercial	0.7	0.1	2.2	27.3	240.2	270.4
Total	25.7	101.7	280.4	619.7	575.1	1.602.7
%	2%	6%	17%	39%	36%	

R\$ million

Marketable properties	2Q09	1Q09
Current:		
Units built	18	15
Units under construction	355	371
Sites for future projects	514	457
Total	886	844
Non Current:		
Sites for future projects	152	195
Total	1,038	1,038

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Debt

The Company reached the end of 2Q09 with total debt of R\$ 999.5 million, 39% of which, or R\$ 394.3 million, refers to construction financing, 36% to debentures and 25% to working capital loans. Of this total, 79% is long-term, as shown in the tables below:

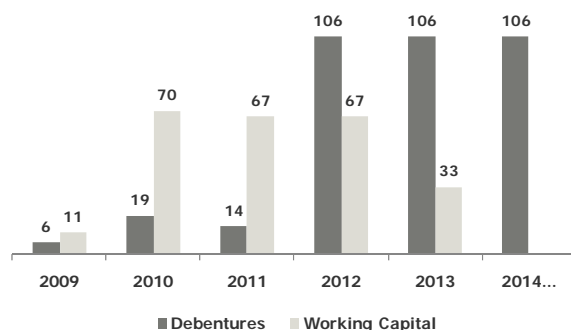
R\$ million

Debt	Interest Rate	Jun/09	Mar/09	Var.
Debt – Short Term		211.6	121.9	74%
Loans – working capital	CDI + 1.5 – 2.0%	11.1	10.8	3%
Construction financing	TR + 9-11%	194.1	104.6	86%
Debentures	-	6.4	6.4	0%
Debt – Long Term		787.9	803.5	-2%
Loans – working capital	CDI + 1.5 – 2.0%	237.1	236.2	0%
Construction financing	TR + 9-11%	200.2	224.5	-11%
Debentures	106.6% of CDI	350.6	342.9	2%
Total Debt		999.5	925.4	8%
Cash Position				
Short term investments	CDB indexed to CDI	177.7	211.8	-16%
Long term investments	CDB indexed to CDI	1.1	1.1	0%
Total Cash Position		178.8	212.9	-16%
Net Debt		820.7	712.5	15%
Net Debt/Shareholders' Equity		62.3%	56.2%	
Net debt (-SFH)/ Shareholders' Equity		32.4%	30.3%	

Excluding the effect of the close maturity of SFH debt, our short- and long-term debt profile did not change significantly.

The net-debt-to-equity ratio was 62%, 6 p.p. higher than in the previous quarter. The net-debt-to-equity ratio excluding SFH debt edged up by 2 p.p. to 32%.

Debt Amortization Schedule (R\$ million)



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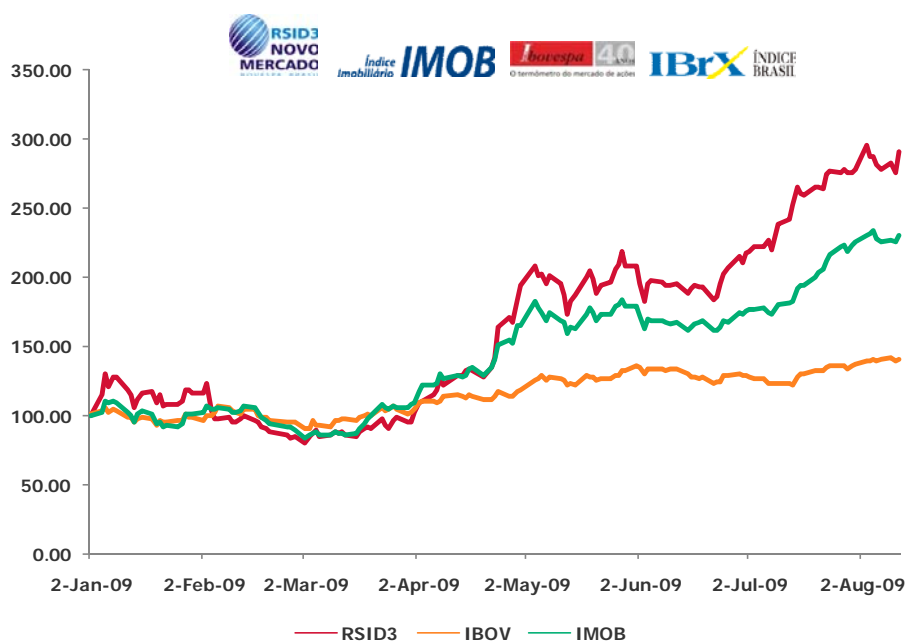
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Share Performance

RSID3

Number of Shares	192,186,388
Closing Price at 08/13/2009	R\$ 11.30
Valor de Mercado	R\$ 2,172

The first estimate for the Ibovespa's theoretical portfolio for the four-month period between September and December 2009, published on July 31, shows a higher percentage of Rossi's common shares compared with the theoretical portfolio for May through August 2009. The company will represent 0.57% of the index, 45th position in the portfolio.



Source: *Econômica* (Aug/13/2009)

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ROSSI RESIDENCIAL S/A

61.065.751/0001-80

12.01 – COMMENTS ON THE COMPANY’S CONSOLIDATED PERFORMANCE IN THE QUARTER

Conference Calls

In Portuguese

Friday, August 14, 2009

10:00 am (Brasília) / 9:00 am (EST)

Dial in access: (55 11) 2188-0188

Conference ID: Rossi

Replay (available until 08/21/09):

Dial in access: (55 11) 2188-0188

Replay ID: Rossi

In English

Friday, August 14, 2009

12:00 pm (Brasília) / 11:00 am (EST)

Dial in access: (1 973) 935-8893

Conference ID: 19300349

Replay (available until 08/21/09):

Dial in access: (1 706) 645-9291

Replay ID: 19300349

About Rossi

Rossi is one of Brazil’s main real estate developers. Through its regional offices in São Paulo, Rio de Janeiro, Porto Alegre, Belo Horizonte, Fortaleza, Campinas and São José do Rio Preto, the company operates in more than 60 Brazilian cities that are characterized by housing shortage, purchasing power higher than the national average, and the economic and population growth. Since 1980, Rossi has been serving different segments of the real estate industry through its integrated operations, which have the flexibility to adapt its product portfolio to market changes. One of its business focuses is residential projects for the middle-income and affordable segments, which have a high growth potential. Rossi is listed on the Novo Mercado segment of the São Paulo Stock Exchange, and is traded under the ticker BM&FBovespa: RSID3 and OTC: RSRZY.

For more information, please access our website www.rossiresidencial.com.br/RI

(A free translation of the original in Portuguese)

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12.01 – COMMENTS ON THE COMPANY'S CONSOLIDATED PERFORMANCE IN THE QUARTER

Main Operating Indicators

Launches (R\$ million)	2Q09	1Q09	Var.	2Q08	Var.	1H09	1H08	Var.
Projects launched	17	9	89%	18	-6%	26	23	13%
Units launched (units)	2,147	1,048	105%	3,661	-41%	3,195	4,726	-32%
Launches PSV - 100%	454	161	183%	1,085	-58%	615	1,353	-55%
Launches PSV - % Rossi	377	143	164%	776	-51%	520	954	-45%
Sales (R\$ million)	2Q09	1Q09	Var.	2Q08	Var.	1H09	1H08	Var.
Contracted Sales - 100%	506	342	48%	711	-29%	848	1,127	-25%
Contracted Sales - % Rossi	404	283	43%	533	-24%	687	846	-19%
Units sold (units)	2,274	1,862	22%	2,819	-19%	4,136	4,430	-7%
Launches contracted sales - 100%	140	77	82%	367	-62%	261	508	-49%
Launches contracted sales - % Rossi	120	69	75%	259	-54%	226	351	-36%
% Launches sold - % Rossi	32%	48%	-16.0 p.p.	33%	1,5 p.p.	44%	37%	6.7 p.p.
SOS (sales over supply)	20.1%	14.8%	5.3 p.p.					

Land Bank (R\$ billion)	2Q09	1Q09	Var.
Potential PSV - 100%	21	21	1%
Potential PSV - % Rossi	14	14	-1%
Number of sites	143	142	1%
% Swap	75%	75%	0,0 p.p.
Inventories (R\$ million)	2Q09	1Q09	Var.
Inventories at market value	1,603	1,630	-2%

Main Indicators – Economic Segment

Launches (R\$ million)	2Q09	1Q09	Var.	2Q08	Var.	1H09	1H08	Var.
Projects launched	12	7	71%	8	50%	19	8	138%
Units launched (units)	1,545	872	77%	1,655	-7%	2,417	1,655	46%
Launches PSV - 100%	211	109	94%	264	-20%	320	264	21%
Launches PSV - % Rossi	167	91	84%	229	-27%	258	229	13%
Sales (R\$ million)	2Q09	1Q09	Var.	2Q08	Var.	1H09	1H08	Var.
Contracted Sales - 100%	175	152	15%	107	64%	326	126	160%
Contracted Sales - % Rossi	141	129	9%	99	43%	270	118	129%
Units sold (units)	1,233	1,127	9%	789	56%	2,360	973	143%
Launches contracted sales - 100%	74	60	24%	84	-11%	168	84	101%
Launches contracted sales - % Rossi	61	52	18%	76	-20%	139	76	84%
% Launches sold - % Rossi	36%	57%	-21.0 p.p.	33%	3.0 p.p.	54%	33%	20.8 p.p.
SOS (sales over supply)	29.7%	30.0%	-0.3 p.p.					

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12.01 – COMMENTS ON THE COMPANY'S CONSOLIDATED PERFORMANCE IN THE QUARTER

Land Bank (R\$ billion)	2Q09	1Q09	Var.
Potential PSV - 100%	10	9	15%
Potential PSV - % Rossi	7	6	11%
Number of sites	68	63	8%
% Swap	82%	81%	0.5 p.p.
Inventories (R\$ million)	2Q09	1Q09	Var.
Inventories at market value	306	340	-10%

Main Financial Indicators

Financial Indicators (R\$ million)	2Q09	1Q09	Var.	2Q08	Var.	1H09	1H08	Var.
Net Operating Revenue	369	296	25%	342	8%	666	559	19%
Gross Income	122	85	44%	129	-5%	208	196	6%
<i>Gross Margin</i>	<i>33%</i>	<i>29%</i>	<i>4,5 p.p.</i>	<i>38%</i>	<i>-4.4 p.p.</i>	<i>31%</i>	<i>35%</i>	<i>-3.9</i>
<i>Gross margin excluding financial factors</i>	<i>35%</i>	<i>33%</i>	<i>1,3 p.p.</i>	<i>29%</i>	<i>5,7 p.p.</i>	<i>34%</i>	<i>28%</i>	<i>6,0 p.p.</i>
Operating Income	66	33	102%	56	17%	99	76	30%
<i>Operating Margin</i>	<i>18%</i>	<i>11%</i>	<i>6,9 p.p.</i>	<i>16%</i>	<i>1,4 p.p.</i>	<i>15%</i>	<i>13%</i>	<i>1,3 p.p.</i>
Adjusted EBITDA	90	52	74%	65	38%	142	93	52%
<i>Adjusted EBITDA Margin* (%)</i>	<i>24%</i>	<i>17%</i>	<i>6,9 p.p.</i>	<i>19%</i>	<i>5,4 p.p.</i>	<i>21%</i>	<i>17%</i>	<i>4,6 p.p.</i>
Net Income	51	29	79%	51	1%	80	67	19%
<i>Net Margin</i>	<i>14%</i>	<i>10%</i>	<i>4,2 p.p.</i>	<i>15%</i>	<i>-1,0 p.p.</i>	<i>12%</i>	<i>12%</i>	<i>0,0 p.p.</i>
EPS(R\$)	0,27	0,15						

*Ebitda Margin: methodology comparable to main competitors, p. 14

Unearned Results (R\$ million)	2Q09	1Q09	Var.
Unearned revenue	1,890	1,798	5%
Unearned result	580	585	-1%
Backlog gross margin	30.7%	32.5%	-1.8 p.p.

Balance Sheet (R\$ million)	2Q09	1Q09	Var.
Net debt	821	713	15%
Cash position	179	213	-16%
Shareholders' Equity – SE	1,318	1,267	4%
Total Assets	3,113	2,977	5%
Net Debt /SE	62.3%	56.2%	6.0 p.p.
Net Debt – SFH / SE	32.4%	30.3%	2.1 p.p.

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Income Statement

Income Statement (R\$ thousand)	2Q09	2Q08	Var (%)
Gross Operating Revenue			
Property sales and services	355,539	306,785	15.9%
Monetary variation and interest	26,455	45,405	-44.2%
(-) Sales taxes	(12,635)	(11,851)	-6.6%
Net Operating Revenue	369,359	342,339	7.9%
Cost of Property and Services	(246,851)	(213,783)	15.5%
Works+ sites	(223,933)	(209,361)	7.0%
Financial charges	(22,918)	(4,422)	418.3%
Gross Income	122,508	128,556	-5%
<i>Gross margin</i>	<i>33.2%</i>	<i>37.6%</i>	<i>-4.4 p.p.</i>
Operating income			
Selling	(25,303)	(35,031)	-27.8%
Administrative	(23,019)	(26,746)	-13.9%
Depreciation and amortization	(4,720)	(1,614)	192.4%
Financial Revenue (Expenses), Net	(1,524)	(6,960)	-78.1%
Other Operating Revenue (Expenses)	(1,983)	(1,763)	12.5%
Total	(56,549)	(72,114)	-21.6%
Operating Income (Loss)	65,959	56,442	16.9%
<i>Operating margin</i>	<i>17.9%</i>	<i>16.5%</i>	<i>1.4 p.p.</i>
Deferred income tax and social contribution	(9,628)	(1,122)	758.1%
Profit sharing	(5,174)	(4,426)	16.9%
Net Income (Loss) for the Period	51,157	50,894	0.5%
<i>Net margin</i>	<i>13.9%</i>	<i>14.9%</i>	<i>-1.0 p.p.</i>

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Income Statement (R\$ thousand)	1H09	% of Net Rev	1H08	% Net Rev	Var.
Gross Operating Revenue					
Property sales and services	653,193	98.1%	504,788	90.2%	29.4%
Monetary variation and interest	35,575	5.3%	73,170	13.1%	-51.4%
(-) Sales taxes	(22,988)	-3.5%	(18,578)	-3.3%	23.7%
Net Operating Revenue	665,780	100.0%	559,380	100.0%	19.0%
Cost of Property and Services					
Works+ sites	(415,365)	-62.4%	(349,709)	-62.5%	18.8%
Financial charges	(42,792)	-6.4%	(13,192)	-2.4%	224.4%
Gross Income	207,623	31.2%	196,479	35.1%	5.7%
<i>Gross margin</i>	<i>31.2%</i>		<i>35.1%</i>		<i>-3.9 p.p.</i>
Operating expense					
Selling	(51,528)	-7.7%	(56,686)	-10.1%	-9.1%
Administrative	(46,932)	-7.0%	(49,428)	-8.8%	-5.0%
Depreciation and amortization	(9,737)	-1.5%	(3,333)	-0.6%	192.1%
Financial Revenue (Expenses), Net	1,795	0.3%	(6,871)	-1.2%	-126.1%
Other Operating Revenue (Expenses)	(2,555)	-0.4%	(4,477)	-0.8%	-42.9%
Total	(108,957)	-16.4%	(120,795)	-21.6%	-9.8%
Operating Income (Loss)	98,666	14.8%	75,684	13.5%	30.4%
<i>Operating margin</i>	<i>14.8%</i>		<i>13.5%</i>		<i>1.3 p.p.</i>
Deferred income tax and social contribution	(11,253)	-1.7%	(3,113)	-0.6%	261.5%
Profit sharing	(7,661)	-1.2%	(5,806)	-1.0%	31.9%
Net Income (Loss) for the Period	79,752	12.0%	66,765	11.9%	19.5%
<i>Net margin</i>	<i>12.0%</i>		<i>11.9%</i>		<i>0.04 p.p.</i>

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12.01 – COMMENTS ON THE COMPANY'S CONSOLIDATED PERFORMANCE IN THE QUARTER

Balance Sheet

ASSETS (R\$ thousand)	2Q09	% of Total	1Q09	% of Total
CURRENT				
Cash and equivalents	177,697	6%	211,766	7%
Accounts receivable from clients	662,255	21%	539,779	18%
Marketable property	886,073	28%	843,805	28%
Prepaid expenses	41,101	1%	37,800	1%
Deferred income tax and social contribution	11,729	0%	10,204	0%
Other receivables	145,347	5%	132,764	4%
Total Current Assets	1,924,202	61,8%	1,776,118	59,7%
NON CURRENT				
LONG TERM				
Financial investment	1,131	0%	1,131	0%
Accounts receivable from clients	935,501	30%	900,290	30%
Judicial deposits	30,977	1%	30,883	1%
Marketable property	152,244	5%	194,602	7%
Deferred income tax and social contribution	31,222	1%	34,431	1%
Total Long Term Assets	1,151,075	37%	1,161,337	39%
Investments	4,072	0%	4,082	0%
Fixed	29,045	1%	31,309	1%
Intangible	4,181	0%	3,670	0%
Total non current	1,188,373	1%	1,200,398	1%
TOTAL ASSETS	3,112,575	100%	2,976,516	100%

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LIABILITIES (R\$ thousand)	2Q09	% of Total	1Q09	% of Total
CURRENT				
Construction financing - real estate credit	194,093	6%	104,631	4%
Loans – working capital	11,140	0%	10,843	0%
Suppliers	34,611	1%	35,139	1%
Accounts payable to land site acquisition	196,489	6%	174,046	6%
Salaries and payroll charges	12,024	0%	9,791	0%
Taxes and contributions payable	14,852	0%	10,991	0%
Debentures	6,406	0%	6,403	0%
Dividends payable	14,285	0%	28,182	1%
Profit sharing payable	6,935	0%	13,061	0%
Advances to clients	261,223	8%	226,898	8%
Deferred taxes and contributions	44,515	1%	37,867	1%
Other payables	10,548	0%	10,092	0%
Total Current	807,121	26%	667,944	22%
NON CURRENT				
Construction financing - real estate credit	200,160	6%	224,472	8%
Loans – working capital	237,113	8%	236,169	8%
Accounts payable to land site acquisition	115,325	4%	156,539	5%
Debentures	350,592	11%	342,884	12%
Taxes and contributions payable	26,374	1%	26,374	1%
Provision for contingencies	9,781	0%	9,781	0%
Provision for guarantees	1,987	0%	1,297	0%
Deferred taxes and contributions	45,925	1%	44,089	1%
Total non current	987,257	326%	1,041,605	35%
SHAREHOLDERS' EQUITY				
Capital Stock	595,117	19%	595,117	20%
Capital reserve – goodwill	548,188	18%	548,115	18%
Legal reserve	20,585	1%	20,585	1%
Retained earnings reserve	91,824	3%	91,824	3%
Treasury stock	(17,269)	-1%	(17,269)	-1%
Accrued earnings	79,752	3%	28,595	1%
Total Shareholders' Equity	1,318,197	42%	1,266,967	43%
TOTAL LIABILITIES	3,112,575	100%	2,976,516	100%

(A free translation of the original in Portuguese)

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01.01 – IDENTIFICATION

1 - CVM CODE 01630-6	2 - COMPANY NAME ROSSI RESIDENCIAL S/A	3 - CNPJ (Corporate Taxpayer's ID) 61.065.751/0001-80
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14.01 – CHARACTERISTICS OF PUBLIC OR PRIVATE ISSUANCE OF DEBENTURES

1 – ITEM	01
2 – ORDER no.	1
3 – REGISTRY No. AT CVM	CVM/SRE/PRO/2007/023
4 – REGISTRATION DATE AT CVM	7/23/2007
5 – ISSUED SERIES	UN
6 – TYPE OF ISSUE	SIMPLE
7 – NATURE OF ISSUE	PUBLIC
8 – DATE OF ISSUE	7/01/2007
9 – EXPIRATION DATE	7/01/2014
10 – TYPE OF DEBENTURE	FLOATING
11 – CONDITION FOR CURRENT REMUNERATION	
12 – PREMIUM/NEGATIVE GOODWILL	
13 – NOMINAL VALUE (Reais)	10,080.24
14 – AMOUNT ISSUED (Thousands of Reais)	302,407,200
15 – NUMBER OF SECURITIES ISSUED (UNIT)	30,000
16 – OUTSTANDING SECURITIES (UNIT)	30,000
17 – TREASURY SECURITIES (UNIT)	0
18 – CALLED AWAY SECURITIES (UNIT)	0
19 – CONVERTED SECURITIES (UNIT)	0
20 – SECURITIES TO BE DISTRIBUTED (UNIT)	0
21 – DATE OF THE LAST RENEGOTIATION	
22 – DATE OF NEXT EVENT	

(A free translation of the original in Portuguese)

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01.01 – IDENTIFICATION

1 - CVM CODE 01630-6	2 - COMPANY NAME ROSSI RESIDENCIAL S/A	3 - CNPJ (Corporate Taxpayer's ID) 61.065.751/0001-80
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14.01 – CHARACTERISTICS OF PUBLIC OR PRIVATE ISSUANCE OF DEBENTURES

1 – ITEM	02
2 – ORDER no.	2
3 – REGISTRY No. AT CVM	CVM/SRRE/PRO/2007/023
4 – REGISTRATION DATE AT CVM	7/23/2007
5 – ISSUED SERIES	UN
6 – TYPE OF ISSUE	SIMPLE
7 – NATURE OF ISSUE	PRIVATE
8 – DATE OF ISSUE	9/26/2008
9 – EXPIRATION DATE	9/26/2011
10 – TYPE OF DEBENTURE	FLOATING
11 – CONDITION FOR CURRENT REMUNERATION	
12 – PREMIUM/NEGATIVE GOODWILL	
13 – NOMINAL VALUE (Reais)	40,000,000.00
14 – AMOUNT ISSUED (Thousands of Reais)	40,000,000
15 – NUMBER OF SECURITIES ISSUED (UNIT)	1
16 – OUTSTANDING SECURITIES (UNIT)	1
17 – TREASURY SECURITIES (UNIT)	0
18 – CALLED AWAY SECURITIES (UNIT)	0
19 – CONVERTED SECURITIES (UNIT)	0
20 – SECURITIES TO BE DISTRIBUTED (UNIT)	0
21 – DATE OF THE LAST RENEGOTIATION	
22 – DATE OF NEXT EVENT	

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20.01 – OTHER INFORMATION DEEMED AS RELEVANT BY THE COMPANY

1 – Ownership of shareholders with more than 5% of shares on 7/31/2009:

	Common	%	Preferred	%	Total	%
Rossi Residencial S/A						
Edmundo Rossi Cuppoloni	48,219,016	25.09			48,219,016	25.09
João Rossi Cuppoloni	47,804,647	24.87	-	-	47,804,647	24.87
Treasury Shares	1,512,200	0.79	-	-	1,512,200	0.79
Other	94,650,525	49.25	-	-	94,650,525	49.25
	192,186,388	100.00	-	-	192,186,388	100.00

2 – On 7/31/2009 the number of outstanding shares (free-float) corresponds to 91,267,070, representing 47.49% of the Company's capital.

Chart of direct and indirect ownership interest of controlling shareholders:

Shareholders	Shares held	Interest %
Controlling shareholders	99,245,152	51.64
Board of Directors	135,856	0.07
Executive Officers	26,110	0.01
Treasury shares	1,512,200	0.79
Outstanding shares	91,267,070	47.49
Total	192,186,388	100

3 – Increase in the number of shares held by controlling shareholders, board members and executive officers over the past twelve (12) months:

Shareholders	Position on 7/31/2008		Purchase / Subscription	Sale	Position on 7/31/2009		Increase %
	Number	%			Number	%	
Controlling shareholders	68,455,056	43.41	30,790,096	-	99,245,152	51.64	44.98
Board of Directors	8	-	135,848	-	135,856	0.07	1698100
Executive Officers	-	-	26,110	-	26,110	0,01	26110
Treasury shares	1,512,200	0.96	-	-	1,512,200	0.79	0.00
Outstanding shares	87,736,364	55.63	3,530,706	-	91,267,070	47.49	4.02
Total	157,703,628	100.00	34,482,760	-	192,186,388	100.00	0.00

4 – Arbitration clause

The Company is committed to the Market Arbitration Chamber, pursuant to the Arbitration Clause set forth in its Bylaws.

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ROSSI RESIDENCIAL S/A

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21.01 – SPECIAL REVIEW REPORT - UNQUALIFIED

(Convenience translation into English from the original previously issued in Portuguese)

INDEPENDENT AUDITORS' REVIEW REPORT ON THE QUARTERLY INFORMATION

To the Shareholders, Board Members and Management of
Rossi Residencial S/A
São Paulo - SP

1. We have reviewed the quarterly information of Rossi Residencial S/A (company and consolidated) (the "Company") and controlled companies for the quarter and the six-month period ended June 30, 2009, consisting of the balance sheet and the related statements of income, changes in shareholders' equity, cash flows for the quarter then ended, explanatory notes and the performance report, prepared under the responsibility of the Company's management.
2. Our review was performed in accordance with specific standards established by IBRACON (Brazilian Institute of Independent Auditors) together with the CFC (Federal Association of Accountants), which consisted principally of: (a) inquiry of and discussion with the managers responsible for the accounting, financial and operating areas of the Company and its controlled companies as to the main criteria adopted in preparing the Quarterly Information; and (b) review of the information and subsequent events that have or may have material effects on the financial situation and operations of the Company and its controlled companies.
3. Based on our special review, we are not aware of any material modifications that should be made to the Quarterly Information referred to in paragraph 1 for it to be in conformity with Brazilian accounting practices and standards established by the Brazilian Securities Commission (CVM), specifically applicable to the preparation of Quarterly Information.
4. As described in Note 2.1, the Company's management, for the purpose of improving its quarterly information for the quarters and six-month periods ended June 30, 2009 and 2008, decided to modify part of it. Quarterly information has been changed and is being restated. Our opinion is not qualified due to this issue.
5. The financial statements as of March 31, 2009 (company and consolidated), for comparison purposes, were previously audited and reviewed by us and our unqualified opinion is dated May 13, 2009.

(A free translation of the original in Portuguese)

FEDERAL PUBLIC SERVICE
BRAZILIAN SECURITIES COMMISSION (CVM)
QUARTERLY FINANCIAL INFORMATION (ITR)
COMMERCIAL, INDUSTRY AND OTHER

June 30, 2009 Brazilian Corporate Law

01630-6

ROSSI RESIDENCIAL S/A

61.065.751/0001-80

21.01 – SPECIAL REVIEW REPORT - UNQUALIFIED

6. According to note 2.1, due to the changes in Brazilian accounting practices during 2008, the statements of income and cash flows for the quarter ended June 30, 2008 (company and consolidated), presented for comparative purposes, were adjusted and are now being republished pursuant to NPC 12 - Accounting Practices, Changes in Accounting Estimates and Correction of Errors, approved by CVM Resolution No. 506/06.
7. The accompanying financial statements have been translated into English for the convenience of readers outside Brazil.

São Paulo, 08 October 2012.



BDO RCS Auditores Independentes SS
CRC 2 SP 013846/O-1

Julian Clemente
Accountant CRC 1 SP 197232/O-6

Francisco de Paula dos Reis Junior
Accountant CRC 1 SP 139268/O-6

(A free translation of the original in Portuguese)

**FEDERAL PUBLIC SERVICE
BRAZILIAN SECURITIES COMMISSION (CVM)
QUARTERLY FINANCIAL INFORMATION (ITR)
COMMERCIAL, INDUSTRY AND OTHER**

June 30, 2009 Brazilian Corporate Law

01.01 - IDENTIFICATION

1 - CVM CODE 01630-6	2 - COMPANY NAME ROSSI RESIDENCIAL S/A	3 - CNPJ (Corporate Taxpayer's ID) 61.065.751/0001-80
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