

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. 2893i/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 September 30, 2009.

Sincerely Yours,



Julian Clemente

Rossi Residencial S/A
Quarterly Financial Information (ITR)
together with the Special Review Report
of Independent Public Accountants
September 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

September 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 05693-000	4 - CITY São Paulo		5 - STATE SP	
6 - AREA CODE 011	7 - TELEPHONE 3759-7516	8 - TELEPHONE -	9 - TELEPHONE -	10 - TELEX
11 - AREA CODE 011	12 - FAX 3759-8501	13 - FAX -	14 - FAX -	
15 - E-MAIL carolinaburg@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 05693-000	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
1/1/2009	12/31/2009	3	7/1/2009	9/30/2009	2	4/1/2009	6/30/2009
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 9/30/2009	2 - PREVIOUS QUARTER 6/30/2009	3 - SAME QUARTER, PREVIOUS YEAR 9/30/2008
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	1,512,200	1,512,200
5 - Preferred	0	0	0
6 - Total	1,512,200	1,512,200	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
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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	10/01/2009	1,420,117	825,000	Public Subscription	66,000,000	12.5000000000
02	10/14/2009	1,523,242	103,125	Public Subscription	8,250,000	12.5000000000

01.10- INVESTOR RELATIONS OFFICER

1 - DATE 11/12/009	2 - SIGNATURE
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02.01 - BALANCE SHEET - ASSETS (in thousands of Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 9/30/2009	4 - 6/30/2009
1	Total assets	2,748,166	2,694,305
1.01	Current assets	623,990	615,016
1.01.01	Cash and cash equivalents	67,319	96,106
1.01.01.01	Cash and banks	67,319	96,106
1.01.02	Credits	311,222	270,419
1.01.02.01	Clients	311,222	270,419
1.01.02.01.01	Accounts receivable from customers	311,222	270,419
1.01.02.02	Sundry credits	0	0
1.01.03	Inventories	159,053	168,445
1.01.03.01	Real estate to be sold	159,053	168,445
1.01.04	Other	86,396	80,046
1.01.04.01	Prepaid expenses	22,742	24,263
1.01.04.02	Deferred income tax and social contribution	4,170	4,028
1.01.04.03	Other credits	59,484	51,755
1.02	Non-current assets	2,124,176	2,079,289
1.02.01	Long-term assets	745,284	781,813
1.02.01.01	Sundry credits	261,579	247,467
1.02.01.01.01	Accounts receivable from customers	224,153	211,180
1.02.01.01.02	Financial investments	1,131	1,131
1.02.01.01.03	Real estate to be sold	10,109	8,845
1.02.01.01.04	Court deposits	23,183	23,166
1.02.01.01.05	Deferred income tax and social contribution	3,003	3,145
1.02.01.02	Credits with related parties	483,705	534,346
1.02.01.02.01	Direct and indirect associated companies	0	0
1.02.01.02.02	Subsidiaries	483,705	534,346
1.02.01.02.03	Other related parties	0	0
1.02.01.03	Other	0	0
1.02.02	Permanent assets	1,378,892	1,297,476
1.02.02.01	Investments	1,368,363	1,286,427
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	1,356,426	1,273,751
1.02.02.01.04	In subsidiaries - goodwill	11,937	12,676
1.02.02.01.05	Other investments	0	0
1.02.02.02	Property, plant and equipment	6,100	6,868
1.02.02.03	Intangible assets	4,429	4,181
1.02.02.04	Deferred charges	0	0

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02.02 - BALANCE SHEET - LIABILITIES (in thousands of Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 9/30/2009	4 - 6/30/2009
2	Total liabilities	2,748,166	2,694,305
2.01	Current liabilities	332,077	237,336
2.01.01	Loans and financing	213,968	132,593
2.01.01.01	Building financing	156,810	121,453
2.01.01.02	Working capital loans	57,158	11,140
2.01.02	Debentures	19,236	6,406
2.01.03	Suppliers	14,440	14,208
2.01.04	Taxes, fees and contributions	4,026	5,185
2.01.05	Dividends payable	14,285	14,285
2.01.06	Provisions	0	0
2.01.07	Debts with related parties	0	0
2.01.08	Other	66,122	64,659
2.01.08.01	Payroll and related charges	11,777	10,413
2.01.08.02	Accounts payable by acquisition of land	24,396	31,479
2.01.08.03	Deferred income tax and social contribution	7,875	6,807
2.01.08.04	Advance from clients	3,458	3,445
2.01.08.05	Employee and Management profit sharing payable	12,300	6,935
2.01.08.06	Other accounts payable	6,316	5,580
2.02	Non-current liabilities	1,035,916	1,138,772
2.02.01	Long-term liabilities	1,035,916	1,138,772
2.02.01.01	Loans and financing	287,219	328,537
2.02.01.01.01	Building financing	101,108	91,424
2.02.01.01.02	Working capital loans	186,111	237,113
2.02.01.02	Debentures	326,078	350,592
2.02.01.03	Provisions	39,070	36,714
2.02.01.03.01	Taxes and contributions payable	22,082	22,082
2.02.01.03.02	Deferred income tax and social contribution	5,672	5,316
2.02.01.03.03	Provision for contingencies	8,747	7,329
2.02.01.03.04	Provision for guarantees	2,569	1,987
2.02.01.04	Debts with related parties	373,915	410,439
2.02.01.05	Advance for future capital increase	0	0
2.02.01.06	Other	9,634	12,490
2.02.01.06.01	Accounts payable by acquisition of land	9,634	12,490
2.03	Deferred income	0	0
2.05	Shareholders' equity	1,380,173	1,318,197
2.05.01	Paid-up capital	595,117	595,117
2.05.02	Capital reserves	548,405	548,188
2.05.02.01	Capital reserves – Goodwill	548,115	548,115
2.05.02.02	Shared-based payment	290	73
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 Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 9/30/2009	4 - 6/30/2009
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	141,511	79,752
2.05.07	Advance for future capital increase	0	0

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03.01 - STATEMENT OF INCOME (in thousands of Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 7/1/2009 to 9/30/2009	3 - 1/1/2009 to 9/30/2009	5 - 7/1/2008 to 9/30/2008	6 - 1/1/2008 to 9/30/2008
3.01	Gross revenue from sales and/or services	143,564	403,370	117,536	300,562
3.02	Gross revenue deductions	(3,874)	(13,728)	(4,547)	(10,621)
3.03	Net revenue from sales and/or services	139,690	389,642	112,989	289,941
3.04	Cost of goods and/or services sold	(110,348)	(310,496)	(89,484)	(220,403)
3.05	Gross income	29,342	79,146	23,505	69,538
3.06	Operating expenses/revenue	37,974	75,583	15,138	41,676
3.06.01	Sales	(5,694)	(18,643)	(7,007)	(25,986)
3.06.02	General and administrative	(24,536)	(71,788)	(26,731)	(74,239)
3.06.02.01	Administrative expenses	(22,081)	(64,424)	(24,612)	(68,568)
3.06.02.02	Board of Executive Officers fees	(862)	(2,818)	(819)	(2,221)
3.06.02.03	Depreciation and amortization	(1,593)	(4,546)	(1,300)	(3,450)
3.06.03	Financial	(529)	3,629	(10,345)	(16,266)
3.06.03.01	Financial revenues	2,300	10,979	2,024	7,699
3.06.03.02	Financial expenses	(2,829)	(7,350)	(12,369)	(23,965)
3.06.04	Other operating revenues	0	0	0	0
3.06.05	Other operating expenses	(26)	(2,637)	(9,618)	(14,701)
3.06.06	Equity in the earnings of subsidiaries	68,759	165,022	68,839	172,868
3.07	Operating income	67,316	154,729	38,643	111,214
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	67,316	154,729	38,643	111,214
3.10	Provision for income tax and social contribution	(7)	(7)	0	0
3.11	Deferred income tax	0	0	0	0
3.12	Statutory profit sharing/contributions	(5,550)	(13,211)	(3,092)	(8,898)
3.12.01	Profit sharing	(5,550)	(13,211)	(3,092)	(8,898)
3.12.02	Contributions	0	0	0	0

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03.01 - STATEMENT OF INCOME (in thousands of Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 7/1/2009 to 9/30/2009	3 - 1/1/2009 to 9/30/2009	5 - 7/1/2008 to 9/30/2008	6 - 1/1/2008 to 9/30/2008
3.13	Reversal of interest on own capital	0	0	0	0
3.15	Income/loss for the period	61,759	141,511	35,551	102,316
	No. SHARES, EX-TREASURY (Units)	190,674,188	190,674,188	156,191,428	156,191,428
	EARNINGS PER SHARE (Reais)	0.32390	0.74216	0.22761	0.65507
	LOSS PER SHARE (Reais)				

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

1 - CODE	2 – DESCRIPTION	3 - 7/1/2009 to 9/30/2009	4 - 1/1/2009 to 9/30/2009	5 - 7/1/2008 to 9/30/2008	6 - 1/1/2008 to 9/30/2008
4.01	Net cash from operating activities	(32,780)	(119,978)	(39,495)	(78,269)
4.01.01	Cash generated in the operations	14,811	34,221	4,905	(52,518)
4.01.01.01	Income before taxes	67,316	154,729	38,643	111,214
4.01.01.02	Depreciation and amortization	1,593	4,546	1,300	3,450
4.01.01.03	Result from investment sales	(1,834)	91	5,506	4,267
4.01.01.04	Deferred income and social contribution taxes, net	1,424	5,551	1,568	2,189
4.01.01.05	Financial charges on debts, net	12,854	31,346	24,271	(7,292)
4.01.01.06	Equity accounting	(68,759)	(165,022)	(68,839)	(172,868)
4.01.01.07	Provisions	2,217	2,980	2,456	6,522
4.01.02	Variation on assets and liabilities	(47,591)	(154,199)	(44,400)	(25,751)
4.01.02.01	Accounts receivable from customers	(47,308)	(138,923)	(63,092)	(43,454)
4.01.02.02	Real estate to be sold	13,228	9,431	28,169	23,167
4.01.02.03	Prepaid expenses	1,521	2,773	5,857	(19,686)
4.01.02.04	Sundry credits	5,726	5,793	83	5,350
4.01.02.05	Accounts payable for land acquisition	(8,467)	(9,599)	(21,384)	(2,431)
4.01.02.06	Income and social contribution taxes	(1,165)	(1,815)	(164)	(378)
4.01.02.07	Advance from clients	13	(8,304)	1,673	8,068
4.01.02.08	Other	(11,139)	(13,555)	4,458	3,613
4.01.03	Other	0	0	0	0
4.02	Net cash from investment activities	(12,526)	(22,054)	(637)	(66,842)
4.02.01	Investment acquisitions	(11,267)	(7,414)	496	(63,339)
4.02.02	Acquisition of fixed assets	(566)	(1,593)	(376)	(1,965)
4.02.03	Software development	(507)	(1,561)	(757)	(1,538)
4.02.04	Profit sharing	(186)	(11,486)	0	0

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

1 - CODE	2 – DESCRIPTION	3 - 7/1/2009 to 9/30/2009	4 - 1/1/2009 to 9/30/2009	5 - 7/1/2008 to 9/30/2008	6 - 1/1/2008 to 9/30/2008
4.03	Net cash from financing activities	16,519	(17,761)	79,067	52,910
4.03.01	Debenture payments	(19,900)	(43,960)	(17,267)	(34,826)
4.03.02	Fund raising – loans and financings	76,185	179,038	170,523	322,287
4.03.03	Amortization – loans and financings	(53,807)	(114,174)	(27,772)	(61,601)
4.03.04	Dividend payments	0	(13,897)	0	(31,238)
4.03.05	Profit sharing payment	0	0	(3)	(9,246)
4.03.06	Related Parties	14,041	(24,768)	(46,414)	(132,466)
4.04	Foreign exchange variation on cash and cash equivalents	0	0	0	0
4.05	Increase (decrease) of cash and cash equivalents	(28,787)	(159,793)	38,935	(92,201)
4.05.01	Opening balance of cash and cash equivalents	96,106	227,112	79,613	210,749
4.05.02	Closing balance of cash and cash equivalents	67,319	67,319	118,548	118,548

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05.01 – STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FROM 7/1/2009 TO 9/30/2009 (in thousands of Brazilian 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	548,188	0	95,140	79,752	0	1,318,197
5.02	Adjustments of previous years	0	0	0	0	0	0	0
5.03	Adjusted balance	595,117	548,188	0	95,140	79,752	0	1,318,197
5.04	Net income/loss for the period	0	0	0	0	61,759	0	61,759
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	217	0	0	0	0	217
5.12	Other	0	0	0	0	0	0	0
5.13	Closing balance	595,117	548,405	0	95,140	141,511	0	1,380,173

(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 9/30/2009 (in thousands of Brazilian 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	141,511	0	141,511
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	290	0	0	0	0	290
5.12	Other	0	0	0	0	0	0	0
5.13	Closing balance	595,117	548,405	0	95,140	141,511	0	1,380,173

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08.01- CONSOLIDATED BALANCE SHEET - ASSETS (in thousands of Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 9/30/2009	4 - 6/30/2009
1	Total assets	3,267,250	3,112,575
1.01	Current assets	1,955,774	1,924,202
1.01.01	Cash and cash equivalents	174,522	177,697
1.01.01.01	Cash and banks	174,522	177,697
1.01.02	Credits	775,216	662,255
1.01.02.01	Clients	775,216	662,255
1.01.02.01.01	Accounts receivable from customers	775,216	662,255
1.01.02.02	Sundry credits	0	0
1.01.03	Inventories	790,049	886,073
1.01.03.01	Real estate to be sold	790,049	886,073
1.01.04	Other	215,987	198,177
1.01.04.01	Prepaid expenses	42,957	41,101
1.01.04.02	Deferred income tax and social contribution	13,810	11,729
1.01.04.03	Other credits	159,220	145,347
1.02	Non-current assets	1,311,476	1,188,373
1.02.01	Long-term assets	1,278,589	1,151,075
1.02.01.01	Sundry credits	1,278,589	1,151,075
1.02.01.01.01	Accounts receivable from customers	986,806	935,501
1.02.01.01.02	Financial investments	1,131	1,131
1.02.01.01.03	Real estate to be sold	231,052	152,244
1.02.01.01.04	Court deposits	31,171	30,977
1.02.01.01.05	Deferred income tax and social contribution	28,429	31,222
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	32,887	37,298
1.02.02.01	Investments	2,703	4,072
1.02.02.01.01	In direct/indirect associated companies	0	0
1.02.02.01.02	In subsidiaries	2,703	4,072
1.02.02.01.03	Other investments	0	0
1.02.02.02	Property, plant and equipment	25,755	29,045
1.02.02.03	Intangible assets	4,429	4,181
1.02.02.04	Deferred charges	0	0

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08.02 - CONSOLIDATED BALANCE SHEET - LIABILITIES (in thousands of Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 9/30/2009	4 - 6/30/2009
2	Total liabilities	3,267,250	3,112,575
2.01	Current liabilities	963,782	807,121
2.01.01	Loans and financing	369,119	205,233
2.01.01.01	Building financing	311,961	194,093
2.01.01.02	Working capital loans	57,158	11,140
2.01.02	Debentures	19,236	6,406
2.01.03	Suppliers	39,002	34,611
2.01.04	Taxes, fees and contributions	14,228	14,852
2.01.05	Dividends payable	14,285	14,285
2.01.06	Provisions	0	0
2.01.07	Debts with related parties	0	0
2.01.08	Other	507,912	531,734
2.01.08.01	Payroll and related charges	13,791	12,024
2.01.08.02	Accounts payable by acquisition of land	178,690	196,489
2.01.08.03	Deferred income tax and social contribution	51,265	44,515
2.01.08.04	Advance from clients	239,494	261,223
2.01.08.05	Employee and Management profit sharing	12,300	6,935
2.01.08.06	Other accounts payable	12,372	10,548
2.02	Non-current liabilities	923,295	987,257
2.02.01	Long-term liabilities	923,295	987,257
2.02.01.01	Loans and financing	399,126	437,273
2.02.01.01.01	Building financing	213,015	200,160
2.02.01.01.02	Working capital loans	186,111	237,113
2.02.01.02	Debentures	326,078	350,592
2.02.01.03	Provisions	85,948	84,067
2.02.01.03.01	Taxes and contributions payable	26,374	26,374
2.02.01.03.02	Deferred income tax and social contribution	45,807	45,925
2.02.01.03.03	Provision for contingencies	11,198	9,781
2.02.01.03.04	Provision for guarantees	2,569	1,987
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	112,143	115,325
2.02.01.06.01	Accounts payable by acquisition of land	112,143	115,325
2.03	Deferred income	0	0
2.04	Interest of non-controlling shareholders	0	0
2.05	Shareholders' equity	1,380,173	1,318,197
2.05.01	Paid-up capital	595,117	595,117
2.05.02	Capital reserves	548,405	548,188
2.05.02.01	Capital reserves - Goodwill	548,115	548,115
2.05.02.02	Share-based payment	290	73
2.05.03	Revaluation reserves	0	0

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08.02 - CONSOLIDATED BALANCE SHEET - LIABILITIES (in thousands of Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 9/30/2009	4 - 6/30/2009
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	141,511	79,752
2.05.07	Advance for future capital increase	0	0

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09.01 - CONSOLIDATED STATEMENT OF INCOME (in thousands of Brazilian reais)

1 - CODE	2 - DESCRIPTION	3 - 7/1/2009 to 9/30/2009	4 - 1/1/2009 to 9/30/2009	5 - 7/1/2008 to 9/30/2008	6 - 1/1/2008 to 9/30/2008
3.01	Gross revenue from sales and/or services	441,242	1,130,010	367,686	945,644
3.02	Gross revenue deductions	(10,676)	(33,664)	(13,088)	(31,666)
3.03	Net revenue from sales and/or services	430,566	1,096,346	354,598	913,978
3.04	Cost of goods and/or services sold	(297,909)	(756,066)	(220,478)	(583,379)
3.05	Gross income	132,657	340,280	134,120	330,599
3.06	Operating expenses/revenue	(57,589)	(166,547)	(96,446)	(217,241)
3.06.01	Sales	(24,749)	(76,277)	(43,797)	(100,483)
3.06.02	General and administrative	(31,604)	(88,274)	(31,894)	(84,655)
3.06.02.01	Administrative expenses	(23,523)	(68,500)	(27,960)	(75,986)
3.06.02.02	Board of Executive Officers fees	(862)	(2,818)	(819)	(2,221)
3.06.02.03	Depreciation and amortization	(7,219)	(16,956)	(3,115)	(6,448)
3.06.03	Financial	(1,268)	528	(12,957)	(19,828)
3.06.03.01	Financial revenues	4,929	18,160	4,049	12,498
3.06.03.02	Financial expenses	(6,197)	(17,632)	(17,006)	(32,326)
3.06.04	Other operating revenues	0	0	0	0
3.06.05	Other operating expenses	32	(2,524)	(7,798)	(12,275)
3.06.06	Equity in the earnings of subsidiaries	0	0	0	0
3.07	Operating income	75,068	173,733	37,674	113,358
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	75,068	173,733	37,674	113,358
3.10	Provision for income tax and social contribution	(3,823)	(10,201)	(3,911)	(6,450)
3.11	Deferred income tax	(3,936)	(8,810)	4,880	4,306
3.12	Statutory profit sharing/contributions	(5,550)	(13,211)	(3,092)	(8,898)
3.12.01	Profit sharing	(5,550)	(13,211)	(3,092)	(8,898)

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

1 - CODE	2 - DESCRIPTION	3 - 7/1/2009 to 9/30/2009	4 - 1/1/2009 to 9/30/2009	5 - 7/1/2008 to 9/30/2008	6 - 1/1/2008 to 9/30/2008
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	61,759	141,511	35,551	102,316
	No. SHARES, EX-TREASURY (Units)	190,674,188	190,674,188	156,191,428	156,191,428
	EARNINGS PER SHARE (Reais)	0.32390	0.74216	0.22761	0.65507
	LOSS PER SHARE (Reais)				

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

1 - CODE	2 – DESCRIPTION	3 - 7/1/2009 to 9/30/2009	4 - 1/1/2009 to 9/30/2009	5 - 7/1/2008 to 9/30/2008	6 - 1/1/2008 to 9/30/2008
4.01	Net cash from operating activities	(81,762)	(248,636)	(128,123)	(318,055)
4.01.01	Cash generated in the operations	95,610	218,211	59,771	65,750
4.01.01.01	Income before taxes	75,068	173,733	37,674	113,358
4.01.01.02	Depreciation and amortization	7,218	16,956	3,115	6,448
4.01.01.03	Result from investment sales	(1,895)	(25)	3,287	2,048
4.01.01.04	Deferred income and social contribution taxes, net	3,200	12,702	6,412	14,155
4.01.01.05	Financial charges on debts, net	9,802	11,865	6,827	(76,781)
4.01.01.06	Equity accounting	0	0	0	0
4.01.01.07	Provisions	2,217	2,980	2,456	6,522
4.01.02	Variation on assets and liabilities	(177,372)	(466,847)	(187,894)	(383,805)
4.01.02.01	Accounts receivable from customers	(150,116)	(407,164)	(170,995)	(282,596)
4.01.02.02	Real estate to be sold	26,816	(5,845)	23,349	(39,559)
4.01.02.03	Prepaid expenses	(1,856)	(6,516)	15,935	5,238
4.01.02.04	Sundry credits	(12,049)	(30,774)	(34,758)	(59,026)
4.01.02.05	Accounts payable for land acquisition	(19,956)	(43,130)	(19,752)	(5,076)
4.01.02.06	Income and social contribution taxes	(4,447)	(10,460)	(2,405)	(5,122)
4.01.02.07	Advance from clients	(21,729)	22,877	(448)	(953)
4.01.02.08	Other	5,965	14,165	1,180	3,289
4.01.03	Other	0	0	0	0
4.02	Net cash from investment activities	332	(18,704)	(6,044)	(20,252)
4.02.01	Investment acquisition	4,694	2,913	(4,923)	(16,415)
4.02.02	Acquisition of fixed assets	(3,668)	(8,569)	(364)	(2,299)
4.02.03	Software development	(508)	(1,562)	(757)	(1,538)
4.02.04	Profit sharing	(186)	(11,486)	0	0
4.03	Net cash from financing activities	78,255	139,794	174,280	256,735

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

1 - CODE	2 – DESCRIPTION	3 - 7/1/2009 to 9/30/2009	4 - 1/1/2009 to 9/30/2009	5 - 7/1/2008 to 9/30/2008	6 - 1/1/2008 to 9/30/2008
4.03.01	Debenture payments	(19,901)	(43,960)	(17,267)	(34,826)
4.03.02	Fund raising – loans and financings	178,550	370,549	197,240	394,847
4.03.03	Amortizations – loans and financings	(80,394)	(173,003)	(44,411)	(111,967)
4.03.04	Dividend payments	0	(13,897)	0	(31,238)
4.03.05	Profit sharing payments	0	0	(3)	(9,246)
4.03.06	Related Parties	0	105	38,721	49,165
4.04	Foreign exchange variation on cash and cash equivalents	0	0	0	0
4.05	Increase (decrease) of cash and cash equivalents	(3,175)	(127,546)	40,113	(81,572)
4.05.01	Opening balance of cash and cash equivalents	177,697	302,068	133,026	254,711
4.05.02	Closing balance of cash and cash equivalents	174,522	174,522	173,139	173,139

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11.01 – CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FROM 7/1/2009 TO 9/30/2009 (in thousands of Brazilian 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 SHAREHOLDER S' EQUITY
5.01	Opening balance	595,117	548,188	0	95,140	79,752	0	1,318,197
5.02	Adjustments of previous years	0	0	0	0	0	0	0
5.03	Adjusted balance	595,117	548,188	0	95,140	79,752	0	1,318,197
5.04	Net income/loss for the period	0	0	0	0	61,759	0	61,759
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	217	0	0	0	0	217
5.12	Other	0	0	0	0	0	0	0
5.13	Closing balance	595,117	548,405	0	95,140	141,511	0	1,380,173

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11.02 – CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY FROM 1/1/2009 TO 9/30/2009 (in thousands of Brazilian 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	141,511	0	141,511
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	290	0	0	0	0	290
5.12	Other	0	0	0	0	0	0	0
5.13	Closing balance	595,117	548,405	0	95,140	141,511	0	1,380,173

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ROSSI RESIDENCIAL S/A

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

ROSSI RESIDENCIAL S.A. AND SUBSIDIARIES
NOTES TO THE FINANCIAL STATEMENTS
FOR THE PERIOD ENDED SEPTEMBER 30, 2009.

(Amounts expressed in thousand 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 September 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 September 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.

As described in Note 2.1, changes introduced by Law no. 11,638/07 and Law no. 11,941/09 produced material effects on the Quarterly Information (ITR) referring to quarter ended September 30, 2008.

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The main changes in accounting practices introduced by Law no. 11,638/07 and Law no. 11,941/09 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 of the changes introduced by Laws 11,638/07 and 11,941/09 on the income for the quarter ended on September 30, 2008, for the parent company and consolidated:

	September 30, 2008	
	Parent Company	Consolidated
Net income before the adjustments resulting from the adoption of Law no. 11,638/07 and Law no. 11,941/09	112,725	112,725
Effects represented by:		
Present value adjustment of assets and liabilities	1,256	(6,977)
Financial expenses from real estate financing	(8,509)	(9,117)
Common area costs and development expenses	(1,270)	13,670
Expenses with construction of sales stands	(486)	(10,511)
Expenses with sales commissions	3,091	8,737
Write off of sales expenses	(593)	(593)
Provision for guarantees	(5,618)	(5,618)
Equity accounting	1,720	-
Adjusted net income	102,316	102,316

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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	It determines the accounting treatment for business combination as to the recognition and measurement of acquired assets and assumed liabilities, goodwill due to future profitability expectation and minimum information to be disclosed by the Company in these operations.
CPC 16 – Inventories	CVM Resolution 575	To determine inventories cost and recognize them as expenses in income, including any decrease in the net realizable value.
CPC 17 – Construction Contracts	CVM Resolution 576	It defines the accounting treatment for revenues and costs connected with construction agreements.
CPC 20 – Borrowing Costs	CVM Resolution 576	It determines the treatment for borrowing costs and the possibility of including them in assets when attributable to the acquisition, construction or production of an asset.
CPC 22 – Information by Segment	CVM Resolution 582	It specifies ways of reporting operating segments in the annual financial information that allow users of the financial statements to evaluate both nature and financial effects of the business activities where the Company operates, as well as its economic environments.
CPC 23 – Accounting policies, Change in Estimates and Correction of Error	CVM Resolution 592	It defines the selection criteria and change in accounting policies, including the accounting treatment and the disclosure of changes in accounting policies, as well as changes in accounting estimates and correction of error.
CPC 24 – Subsequent Events	CVM Resolution 593	It establishes when the entity must adjust its financial statements with respect to subsequent events and the information that must be disclosed by the Company on the date when it is granted authorization to issue the financial information on events subsequent to the accounting period to which these statements refer.
CPC 25 - Provisions, Contingent Assets and Liabilities	CVM Resolution 594	It establishes that recognition criteria and an adequate basis of measurement be applied to provisions and contingent assets and liabilities, and that sufficient information be included in the notes to the financial statements so that users understand their nature, opportunity and value.

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CPC 26 – Presentation of the Financial Statements	CVM Resolution 595	It establishes the foundation for the presentation of financial statements to ensure comparability with both the financial statements of previous periods of the same entity and the financial statements of other entities, and it introduces the statement of comprehensive income as a mandatory financial statement.
CPC 27 – Property, Plant and Equipment	CVM Resolution 583	It 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	It determines the accounting treatment of real estate for investment and their respective disclosure requirements.
CPC 30 - Revenues	CVM Resolution 597	It establishes the accounting treatment of revenues resulting from certain types of operations and events.
CPC 31 – Non-Current Assets Held for Sale and Discontinued Operations	CVM Resolution 598	It establishes the accounting of non-current assets held for sale (available for sale) and the presentation and reporting of discontinued operations.
CPC 32 – Taxes on Income	CVM Resolution 599	It establishes the accounting treatment of all types of taxes on income.
CPC 33 – Employee Benefits	CVM Resolution 600	It establishes the accounting and reporting of employee benefits.

Technical Interpretation – ICPC 12 (in public hearing)

In addition to the pronouncements approved mentioned above, the Accounting Pronouncements Committee and the Brazilian Securities and Exchange Commission submitted to a joint public hearing the minutes of the Technical Interpretation ICPC 02, which addresses the recording of revenues and corresponding costs of entities that carry out the development and/or construction of properties directly or by means of subcontractors. This ICPC, if approved under the terms and conditions of the public hearing thereof, may significantly impact the Company's equity and financial conditions due to certain concepts established therein in order to determine the timing and circumstances to recognize revenues.

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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 estate 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;

(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”.

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(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.

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.

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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.

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

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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	
	September 2009	June 2009	September 2009	June 2009
Current:				
Securities				
Cash and banks	26,073	31,372	81,389	56,261
CDB	16,294	42,440	17,420	44,444
Debentures	17,110	14,534	52,360	43,859
Other	7,842	7,760	23,353	33,133
	<u>67,319</u>	<u>96,106</u>	<u>174,522</u>	<u>177,697</u>
Non-current:				
Real estate receivables certificate – CRI	1,131	1,131	1,131	1,131
	<u>68,450</u>	<u>97,237</u>	<u>175,653</u>	<u>178,828</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	September 2009			June 2009		
	Current	Non Current	Total	Current	Non Current	Total
Units under construction	204,048	138,765	342,813	162,783	117,695	280,478
Present value adjustments	(11,381)	-	(11,381)	(12,073)	-	(12,073)
Units concluded	190,755	133,299	324,054	192,954	146,251	339,205
Unearned income	(66,522)	(47,911)	(114,433)	(67,567)	(52,766)	(120,333)
Allowance for doubtful accounts	(5,678)	-	(5,678)	(5,678)	-	(5,678)
	<u>311,222</u>	<u>224,153</u>	<u>535,375</u>	<u>270,419</u>	<u>211,180</u>	<u>481,599</u>

Consolidated	September 2009			June 2009		
	Current	Non Current	Total	Current	Non Current	Total
Units under construction	687,805	785,634	1,473,439	603,398	751,537	1,354,935
Present value adjustments	(70,626)	-	(70,626)	(71,374)	-	(71,374)
Units concluded	317,010	396,307	713,317	267,675	370,096	637,771
Unearned income	(153,295)	(195,135)	(348,430)	(131,766)	(186,132)	(317,898)
Allowance for doubtful accounts	(5,678)	-	(5,678)	(5,678)	-	(5,678)
	<u>775,216</u>	<u>986,806</u>	<u>1,762,022</u>	<u>662,255</u>	<u>935,501</u>	<u>1,597,756</u>

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).

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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 portfolio is guaranteed mainly by 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 7.44% - September 2009, 6.40% - September 2008, and 8.19% - June 2009. 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	
	September 2009	June 2009	September 2009	June 2009
Current:				
Real estate concluded	6,955	8,013	15,444	17,719
Real estate under construction	97,219	85,832	382,842	345,877
Land for future developments	48,835	68,456	383,340	513,710
Materials	6,044	6,144	8,423	8,767
	<u>159,053</u>	<u>168,445</u>	<u>790,049</u>	<u>886,073</u>
Non-Current:				
Land for future developments	10,109	8,845	231,052	152,244
	<u>169,162</u>	<u>177,290</u>	<u>1,021,101</u>	<u>1,038,317</u>

The effect of present value adjustment of accounts payable for land acquisition recorded in contra account to inventory was R\$1,320 (R\$13,281 - consolidated) in September 2009 and R\$2,809 (R\$16,879 – consolidated) in June 2009, considering the rates mentioned in Note 5 (d).

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\$11,937 in September 2009 (R\$12,676 in June 2009).

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7. OTHER RECEIVABLES

They are represented by:

	Parent Company		Consolidated	
	September 2009	June 2009	September 2009	June 2009
Accounts receivable – business partners	5,996	13,580	92,503	81,595
Dividends receivable	16,487	3,770	-	-
Advances to suppliers	10,941	12,693	25,805	25,298
Taxes recoverable	5,671	5,419	11,262	9,662
Clients on-lending	16,104	12,597	25,218	24,971
Other receivables	4,285	3,696	4,432	3,821
	<u>59,484</u>	<u>51,755</u>	<u>159,220</u>	<u>145,347</u>

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.

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8. INVESTMENTS

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

	Assets	Liabilities	Shareholders' equity	Income for the period	Interest %	Equity accounting	Investment balance	AFAC	Total
Açafate Empreend. S/A	11,121	8,333	2,788	2,480	99.90	2,477	2,785	-	2,785
Acalifa Empreend. S/A	10,524	7,586	2,938	(316)	60.00	(190)	1,763	-	1,763
Agerato Empreend. S/A	42,093	32,080	10,013	7,868	70.00	5,508	7,009	-	7,009
Alcea Empreend. Imob. Ltda	97,597	28,949	68,648	19,265	99.99	19,265	68,648	8,915	77,563
Aliberti Empreend. S/A	31,115	27,254	3,861	2,793	75.00	2,094	2,896	-	2,896
Alium Empreend. S/A	9,978	483	9,495	(1,008)	99.99	(1,008)	9,495	-	9,495
Allure Des. Imob. S/A	13,582	6,506	7,076	521	99.99	521	7,076	-	7,076
Alpen Haus Des. Imob. S/A	7,946	463	7,483	2,003	70.00	1,402	5,238	-	5,238
Alpínia Des. Imob. Ltda	24,687	3,072	21,615	1,543	99.99	1,543	21,615	-	21,615
Alquemila Empreend. S/A	4,517	1,507	3,010	(1)	99.99	(1)	3,010	-	3,010
Alteia Empreend. Imob. Ltda	34,746	7,648	27,098	1,483	99.99	1,483	27,098	267	27,365
Alternantera Empreend. S/A	18,502	4,006	14,496	5,658	99.90	5,653	14,482	-	14,482
Ambassador Empreend. S/A	3,113	234	2,879	2,214	99.90	2,212	2,876	-	2,876
América Properties Ltda	40,531	8,825	31,706	(958)	99.99	(958)	31,706	-	31,706
Anagalís Empreend. S/A	14,976	11,798	3,178	3,402	50.00	1,701	1,589	-	1,589
Ancusa Empreend. S/A	11,088	725	10,363	1,211	99.90	1,210	10,353	-	10,353
Antocleista Empreend. S/A	4,997	749	4,248	7	70.00	5	2,974	-	2,974
Apetenia Empreend. S/A	26,863	18,314	8,549	6,781	70.00	4,747	5,984	-	5,984
Apuléia Empreend. Imob. Ltda	11,797	2,278	9,519	(4,245)	99.99	(4,245)	9,519	-	9,519
Araucária Empreend. S/A	37,701	24,188	13,513	3,799	99.90	3,795	13,500	-	13,500
Aristasia Empreend. S/A	16,299	7,717	8,582	225	70.00	157	6,008	-	6,008
Arquitotis Empreend. S/A	31,418	17,695	13,723	3,214	99.99	3,214	13,723	-	13,723
Artocarpus Empreend. S/A	1,023	107	916	-	99.90	-	915	-	915
Arundina Empreend. Imob. Ltda	5,079	286	4,793	992	33.93	337	1,626	-	1,626
Asmiscada Empreend. S/A	11,945	776	11,169	3,502	70.00	2,452	7,819	-	7,819
Asplenium Empreend. S/A	3,457	1,609	1,848	(1)	99.90	(1)	1,846	-	1,846
Astir Ass. Téc. Imob. Part. Ltda	1,277	118	1,159	738	99.90	737	1,158	-	1,158
Autentic Des. Imob. S/A	3,960	2,490	1,470	180	70.00	126	1,029	-	1,029
Autentic Empreend. S/A	7,500	2,976	4,524	898	70.00	628	3,167	-	3,167
Barão de Café Incorporadora S/A	8,062	6,108	1,954	34	50.00	17	977	-	977
BCP Empreend. Imob. Ltda	23,413	1,085	22,328	2,035	99.99	2,035	22,328	-	22,328
Betaquem Adm. de Bens Ltda	5,917	2,091	3,826	(10)	70.00	(7)	2,678	-	2,678
Betimobili Adm. de Bens Ltda	2,150	769	1,381	(6)	70.00	(4)	967	-	967
Bétula Empreend. S/A	32,019	1,615	30,404	6,805	70.00	4,763	21,283	-	21,283
Bordo Empreend. S/A	8,615	88	8,527	(11)	99.90	(11)	8,518	-	8,518
Broméia Incorporadora Ltda	5,538	3,771	1,767	37	99.99	37	1,767	-	1,767
Cáirica Empreend. S/A	2,553	153	2,400	287	60.00	172	1,440	-	1,440
Calaminta Empreend. S/A	25,273	18,985	6,288	5,076	50.00	2,538	3,144	-	3,144
Calêndula Empreend. Imob. Ltda	17,612	1,244	16,368	2,812	99.99	2,812	16,368	3,054	19,422
Caliandra Incorporadora Ltda	42,869	21,496	21,373	(1,351)	99.95	(1,350)	21,362	-	21,362
Califórnia 5 Empreend. Imob. Ltda	6,707	477	6,230	792	36.00	285	2,243	-	2,243
Campanula Empreend. S/A	10,896	539	10,357	6,236	75.00	4,677	7,768	-	7,768
Capuchinha Empreend. S/A	9,348	3,820	5,528	338	70.00	237	3,870	-	3,870
Carimbosa Empreend. S/A	15,052	9,354	5,698	(355)	99.90	(354)	5,692	-	5,692
Caroba Empreend. S/A	736	14	722	-	99.99	-	722	-	722
Cartamus Empreend. S/A	12,025	5,441	6,584	(2,745)	99.99	(2,745)	6,584	-	6,584
Cartatica Empreend. Imob. Ltda	13,141	5,549	7,592	4,640	99.99	4,640	7,592	-	7,592
Caudata Empreend. Imob. Ltda	13,887	5,092	8,795	(666)	99.99	(666)	8,795	-	8,795
Cedrela Empreend. Imob. Ltda	4,702	2,425	2,277	681	99.99	681	2,277	-	2,277
Celebrity Icaraf Des. Imob. Ltda	8,217	2,817	5,400	(131)	99.99	(131)	5,400	-	5,400
Celebrity Icaraf Negócios Imob. S/A	7,627	6,105	1,522	1,472	99.99	1,472	1,522	-	1,522
Centela Empreend. S/A	24,067	21,377	2,690	4,937	65.00	3,209	1,749	-	1,749
Chác. Sto. Antonio Vivanti Des. Imob. Ltda	15,173	1,165	14,008	1,903	99.99	1,903	14,008	-	14,008
Cheflera Empreend. S/A	11,248	2,949	8,299	638	99.98	638	8,298	-	8,298
Cianus Empreend. S/A	8,805	2,543	6,262	4,966	50.00	2,483	3,131	-	3,131
Ciclame Des. Imob. S/A	20,234	657	19,577	1,745	99.99	1,745	19,577	-	19,577
Ciclame Empreend. S/A	15,211	9,954	5,257	1,067	70.00	747	3,680	-	3,680
Cinara Empreend. S/A	10,226	423	9,803	-	70.00	-	6,862	-	6,862

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

September 30, 2009 Brazilian Corporate Law

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

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

	Assets	Liabilities	Shareholders' equity	Income for the period	Interest %	Equity accounting	Investment balance	AFAC	Total
Citrus Empreend. Imob. Ltda	17,317	3,594	13,723	2,407	99.99	2,407	13,723	2,231	15,954
Cleome Empreend. S/A	6,991	2,002	4,989	(399)	99.90	(398)	4,984	-	4,984
Cleomeia Empreend. S/A	17,237	10,299	6,938	3,723	60.00	2,234	4,163	-	4,163
Colocasia Empreend. S/A	5,947	84	5,863	(5)	99.99	(5)	5,863	-	5,863
Colorata Empreend. Imob. Ltda	18,375	17,462	913	(122)	99.99	(122)	913	-	913
Cond. das Palmeiras Empreend. S/A	5,324	3,804	1,520	658	70.00	461	1,064	-	1,064
Congea Empreend. S/A	9,930	567	9,363	3,905	99.99	3,905	9,363	-	9,363
Congorsa Empreend. S/A	2,583	580	2,003	(194)	99.90	(193)	2,001	-	2,001
Congossa Empreend. S/A	16,257	8,357	7,900	977	99.90	976	7,892	-	7,892
Consolda Empreend. S/A	3,984	2,695	1,289	1,288	99.90	1,287	1,288	-	1,288
Cordifolia Empreend. S/A	2,544	754	1,790	710	99.90	709	1,788	-	1,788
Costa São Caetano Empreend. S/A	21,438	21,535	(97)	(29)	50.00	(15)	-	3,287	3,287
Dalia Empreend. Imob. Ltda	9,725	440	9,285	(87)	50.00	(44)	4,643	-	4,643
Del Monte Des. Imob. Ltda	8,245	1,240	7,005	(829)	99.99	(829)	7,005	-	7,005
Dipladônia Empreend. Imob. Ltda	10,277	6,370	3,907	53	50.00	26	1,954	-	1,954
Direcional Sodalita Empreend. Imob. Ltda	2,550	29	2,521	-	50.00	-	1,260	-	1,260
Dueto Desenv. Imob. Ltda	7,009	3,013	3,996	267	50.00	134	1,998	-	1,998
Esculenta Empreend. S/A	3,632	301	3,331	3,262	99.90	3,259	3,328	-	3,328
Estramoio Empreend. S/A	5,390	324	5,066	352	70.00	246	3,546	-	3,546
Euriabe Empreend. S/A	15,901	7,981	7,920	2,125	99.90	2,123	7,913	-	7,913
Falcatus Empreend. S/A	12,602	5,402	7,200	1,665	80.00	1,332	5,760	-	5,760
Fasciata Empreend. Imob. Ltda	7,949	3,801	4,148	-	99.99	-	4,148	1,162	5,310
Florença Participações S/A	1,762	64	1,698	(3)	99.90	(3)	1,696	-	1,696
Fucsia Empreend. S/A	77,368	70,277	7,091	1,658	60.00	995	4,255	-	4,255
Galeria Boulevard Des. Imob. S/A	29,313	25,511	3,802	1,534	50.00	767	1,901	-	1,901
Galeria Boulevard Negócios Imob. S/A	93,965	73,337	20,628	9,304	50.00	4,652	10,314	-	10,314
Garden Up Des. Imob. Ltda	5,841	3,453	2,388	121	50.00	60	1,194	-	1,194
Gardênia Participações S/A	4,673	1,671	3,002	97	50.00	49	1,501	-	1,501
Gazania Empreend. S/A	39,338	22,081	17,257	2,484	99.90	2,482	17,239	-	17,239
Gelsemino Empreend. Ltda	5,559	237	5,322	(183)	99.99	(183)	5,322	-	5,322
Gestia Empreend. S/A	26,993	21,226	5,767	158	70.00	110	4,037	3,367	7,404
Giardino Des. Imob. S/A	5,153	3,772	1,381	15	50.00	7	691	-	691
Girassol Incorporadora Ltda	3,303	339	2,964	(1)	99.99	(1)	2,964	-	2,964
Glicínia Des. Imob. Ltda	3,067	1,009	2,058	219	99.99	219	2,058	11	2,069
Glicínia Empreend. S/A	4,231	2,483	1,748	(59)	70.00	(41)	1,224	-	1,224
Graminea Des. Imob. S/A	12,639	10,592	2,047	(13)	50.00	(6)	1,023	-	1,023
Gran Vita Des. Imob. Ltda	19,504	12,570	6,934	(462)	99.99	(462)	6,934	-	6,934
Helicônias Des. Imob. S/A	1,377	19	1,358	26	99.95	26	1,357	-	1,357
Hibisco Incorporadora Ltda	7,008	5,563	1,445	(5)	99.99	(5)	1,445	-	1,445
Hirtela Empreend. S/A	5,496	44	5,452	-	99.90	-	5,446	-	5,446
Ibero Empreend. Imob. Ltda	3,821	772	3,049	254	99.90	254	3,046	-	3,046
Iguatemi Sul Des. Imob. Ltda	15,812	8,157	7,655	165	99.99	165	7,655	-	7,655
Ipomoea Empreend. S/A	15,936	1,344	14,592	11,681	99.90	11,669	14,577	-	14,577
Jetirana Empreend. S/A	22,625	6,720	15,905	(259)	50.00	(130)	7,953	-	7,953
Klabin Segall Empreend. Imob. SPE Ltda	53,565	30,777	22,788	4,424	50.00	2,212	11,394	1,511	12,905
Laciniata Empreend. S/A	851	29	822	(1)	99.99	(1)	822	-	822
Lavatera Empreend. S/A	2,949	1,135	1,814	553	50.00	276	907	-	907
Linum Empreend. S/A	3,765	2	3,763	(3)	99.90	(3)	3,759	-	3,759
Lobulama Empreend. S/A	1,376	145	1,231	899	70.00	629	862	-	862
Londres Empreend. S/A	22,604	22,805	(201)	(60)	50.00	(30)	-	3,600	3,600
Lonicera Empreend. S/A	4,352	171	4,181	973	99.90	972	4,177	-	4,177
Malmequer Empreend. S/A	67,081	5,528	61,553	13,160	42.50	5,593	26,160	-	26,160
Malvaisco Empreend. S/A	16,587	3,999	12,588	2,859	99.90	2,856	12,575	-	12,575
Mandevila Empreend. Imob. Ltda	1,883	184	1,699	-	99.99	-	1,699	-	1,699
Manêtia Empreend. S/A	14,852	6,579	8,273	1,355	70.00	949	5,791	-	5,791
Moinho Velho Empreend. Imob. SPE Ltda	36,951	28,270	8,681	1	50.00	-	4,340	734	5,074
Monstera Empreend. S/A	33,031	26,465	6,566	5,271	80.00	4,217	5,253	-	5,253
Moscatu Empreend. S/A	46,875	25,686	21,189	835	99.99	835	21,189	-	21,189
Nepeta Empreend. S/A	16,903	2,917	13,986	9,785	99.90	9,776	13,972	-	13,972
Nigra Empreend. S/A	30,968	16,135	14,833	1,214	70.00	850	10,383	281	10,664
North York Empreend. S/A	2,158	51	2,107	121	50.00	61	1,053	-	1,053
Olerácea Empreend. S/A	16,584	5,811	10,773	599	50.00	300	5,387	-	5,387
Onagra Empreend. S/A	11,038	433	10,605	2,883	99.90	2,880	10,595	-	10,595
Pachira Empreend. S/A	5,883	-	5,883	-	99.90	-	5,877	-	5,877
Pelargonium Empreend. Imob. Ltda	905	125	780	(114)	99.99	(114)	780	-	780
Peônia Empreend. Imob. S/A	71,731	23,360	48,371	(25)	33.70	(9)	16,301	-	16,301
Perpetuas Empreend. Imob. Ltda	2,446	786	1,660	(4)	99.99	(4)	1,660	-	1,660

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

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

	Assets	Liabilities	Shareholders' equity	Income for the period	Interest %	Equity accounting	Investment balance	AFAC	Total
Petrea Empreend. Imob. Ltda	1,716	5	1,711	-	99.99	-	1,711	-	1,711
Piper Empreend. S/A	46,306	28,524	17,782	5,911	60.00	3,547	10,669	708	11,377
Piripiri Empreend. S/A	9,254	5,211	4,043	2,057	99.90	2,055	4,039	-	4,039
Plinia Empreend. Imob. Ltda	17,974	1,226	16,748	1,417	99.99	1,417	16,748	-	16,748
Poejo Empreend. S/A	5,472	531	4,941	3,488	99.90	3,485	4,936	-	4,936
Porto Central Des. Imob. S/A	4,222	2,386	1,836	(62)	99.99	(62)	1,836	-	1,836
Porto Paradiso Empreend. S/A	9,333	5,558	3,775	(18)	75.00	(13)	2,831	-	2,831
Porto Paradiso Incorporadora S/A	23,488	20,241	3,247	(2,787)	75.00	(2,090)	2,435	-	2,435
Praça Capital Des. Imob. Ltda	12,157	7,850	4,307	2,729	70.00	1,910	3,015	-	3,015
Praça Capital Empreend. S/A	5,978	2,666	3,312	528	70.00	370	2,318	-	2,318
Praça Capital Negócios Imob. S/A	15,428	11,583	3,845	333	70.00	233	2,692	-	2,692
Praça Paris Des. Imob. S/A	20,797	9,472	11,325	893	90.00	803	10,192	-	10,192
Praça Vila Romana Des. Imob. Ltda	18,767	1,542	17,225	3,113	33.33	1,038	5,742	-	5,742
Prunus Empreend. S/A	62,095	28,308	33,787	(1,788)	42.50	(760)	14,359	-	14,359
Purpurata Empreend. S/A	15,904	791	15,113	(50)	70.00	(35)	10,579	-	10,579
Rarità Des. Imob. S/A	6,317	1,736	4,581	68	70.00	48	3,207	-	3,207
Rarità Negócios Imob. S/A	8,770	6,465	2,305	(500)	70.00	(350)	1,614	-	1,614
RCI Consultoria de Imóveis Ltda	2,354	977	1,377	1,268	90.00	1,141	1,239	-	1,239
Recreio Des. Imob. S/A	4,686	170	4,516	334	99.90	333	4,512	-	4,512
Recreio Empreend. Imob. Ltda	16,517	2,250	14,267	1,546	99.99	1,546	14,267	-	14,267
Riservato Alto da Lapa Des. Imob. Ltda	17,951	758	17,193	953	99.99	953	17,193	-	17,193
Riservato Negócios Imob. Ltda	1,714	1	1,713	-	99.99	-	1,713	-	1,713
Rossi Consultoria de Imóveis Ltda	3,139	1,740	1,399	1,402	90.00	1,261	1,259	-	1,259
Rossi Empreend. Imob. S/A	1,905	18	1,887	17	99.99	17	1,887	-	1,887
Rossi Melnick Empreend. S/A	2,191	409	1,782	149	70.00	105	1,247	-	1,247
Rossi Montante Incorporadora S/A	39,705	38,723	982	(2,031)	70.00	(1,422)	687	-	687
Rossi Oscar Porto Incorporadora Ltda	23,239	7,311	15,928	1,558	99.95	1,557	15,920	-	15,920
Rossi Securities Empreend. Imob. S/A	18,750	2,798	15,952	1,194	99.99	1,194	15,952	-	15,952
RRTI Des. Imob. Ltda	15,534	3,515	12,019	718	99.99	718	12,019	-	12,019
Salmiana Empreend. S/A	57,458	35,674	21,784	(224)	50.00	(112)	10,892	-	10,892
Sambucus Empreend. S/A	7,248	1,647	5,601	-	45.00	-	2,520	-	2,520
Sândalo Des. Imob. Ltda	68,367	19,320	49,047	9,848	99.99	9,848	49,047	-	49,047
Sanderae Empreend. Imob. Ltda	20,554	18,395	2,159	667	99.90	666	2,157	-	2,157
Sanquezia Empreend. Imob. Ltda	78,034	33,951	44,083	5,300	70.00	3,710	30,858	-	30,858
Santa Matilda Empreend. Imob. Ltda	2,442	942	1,500	(1)	99.90	(1)	1,499	-	1,499
Santa Odete Empreend. Imob. Ltda	3,088	499	2,589	1,894	99.99	1,894	2,589	-	2,589
Santa Odília Empreend. Imob. Ltda	2,558	843	1,715	(3)	99.99	(3)	1,715	-	1,715
Santa Olga Empreend. Imob. Ltda	2,454	738	1,716	(3)	99.99	(3)	1,716	-	1,716
Santa Otavia Empreend. Imob. Ltda	2,453	731	1,722	(3)	99.99	(3)	1,722	-	1,722
São Cornelio Empreend. Imob. Ltda	3,828	97	3,731	(1)	99.99	(1)	3,731	-	3,731
Saponaria Empreend. S/A	7,303	383	6,920	663	70.00	464	4,844	-	4,844
Saratoga Empreend. S/A	28,354	24,931	3,423	(9)	99.90	(9)	3,420	-	3,420
SCON-Rossi Incorporadora S/A	3,591	381	3,210	283	99.99	283	3,210	-	3,210
Senecio Empreend. S/A	14,799	1,309	13,490	(6)	45.00	(3)	6,070	-	6,070
Sibipuruna Empreend. S/A	6,885	4,825	2,060	926	99.99	926	2,060	-	2,060
SPE Novo Pier Empreend. Imob. Ltda	16,530	5,225	11,305	-	50.00	-	5,652	2,798	8,450
SPE Pier Empreend. Imob. Ltda	40,031	20,430	19,601	674	50.00	337	9,801	6,798	16,599
Tenela Empreend. S/A	8,493	-	8,493	(7)	99.99	(7)	8,493	-	8,493
Tibouchina Empreend. S/A	20,501	6,331	14,170	(38)	50.00	(19)	7,085	-	7,085
Trimestis Empreend. S/A	2,083	1,413	670	-	99.90	-	670	-	670
Trombeta Empreend. S/A	24,147	20,871	3,276	32	80.00	26	2,621	18,946	21,567
Tumbergia Empreend. S/A	16,985	945	16,040	2,553	50.00	1,276	8,020	-	8,020
Vardaman Empreend. Imob. Ltda	5,253	284	4,969	2,125	50.00	1,063	2,485	-	2,485
Venusta Empreend. Imob. Ltda	4,322	2,821	1,501	(1)	99.99	(1)	1,501	-	1,501
Vernonia Empreend. Ltda	18,630	1,164	17,466	1,257	70.00	880	12,226	-	12,226
Vila Albani Empreend. Imob. Ltda	19,730	2,697	17,033	1,835	99.99	1,835	17,033	546	17,579
Vila Solo Empreend. Imob. Ltda	13,641	787	12,854	643	99.99	643	12,854	-	12,854
Visnaga Empreend. S/A	10,797	880	9,917	1,302	45.00	586	4,463	-	4,463
Zuquini Empreend. S/A	5,348	3,506	1,842	1,862	60.00	1,117	1,105	-	1,105
Other						(34,418)	14,516	-	14,516
Goodwill in investments						-	11,937	13,943	25,880
Parent Company	165,022	1,296,204	72,159						1,368,363
Consolidated	-	582	2,121						2,703

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

b. Change in investments may be presented as follows:

	Beginning of the period	Increase (decrease)	Equity Accounting	End of the period
Açafate Empreend. S/A	1	307	2,477	2,785
Acalifa Empreend. S/A	1,439	514	(190)	1,763
Agerato Empreend. S/A	-	1,501	5,508	7,009
Alcea Empreend. Imob. Ltda	24,815	24,568	19,265	68,648
Aliberti Empreend. S/A	-	802	2,094	2,896
Alium Empreend. S/A	8,782	1,721	(1,008)	9,495
Allure Des. Imob. S/A	4,203	2,352	521	7,076
Alpen Haus Des. Imob. S/A	3,836	-	1,402	5,238
Alpínia Des. Imob. Ltda	20,072	-	1,543	21,615
Alquemila Empreend. S/A	896	2,115	(1)	3,010
Alteia Empreend. Imob. Ltda	24,487	1,128	1,483	27,098
Alternantera Empreend. S/A	-	8,829	5,653	14,482
Ambassador Empreend. S/A	-	664	2,212	2,876
América Properties Ltda	32,664	-	(958)	31,706
Anagalis Empreend. S/A	-	(112)	1,701	1,589
Ancusa Empreend. S/A	3,806	5,337	1,210	10,353
Antocleista Empreend. S/A	2,969	-	5	2,974
Apetenia Empreend. S/A	1,237	-	4,747	5,984
Apuléia Empreend. Imob. Ltda	10,544	3,220	(4,245)	9,519
Araucaia Empreend. S/A	5,968	3,737	3,795	13,500
Aristasia Empreend. S/A	5,850	1	157	6,008
Arquitotis Empreend. S/A	7,281	3,228	3,214	13,723
Artocarpus Empreend. S/A	-	915	-	915
Arundina Empreend. Imob. Ltda	1,290	(1)	337	1,626
Asmiscada Empreend. S/A	2,422	2,945	2,452	7,819
Asplenium Empreend. S/A	1	1,846	(1)	1,846
Astir Ass. Téc. Imob. Part. Ltda	421	-	737	1,158
Autentic Des. Imob. S/A	903	-	126	1,029
Autentic Empreend. S/A	2,538	1	628	3,167
Barão de Café Incorporadora S/A	960	-	17	977
BCP Empreend. Imob. Ltda	20,293	-	2,035	22,328
Betaquem Adm. de Bens Ltda	2,686	(1)	(7)	2,678
Betimobili Adm. de Bens Ltda	971	-	(4)	967
Bétula Empreend. S/A	15,485	1,035	4,763	21,283
Bordo Empreend. S/A	-	8,529	(11)	8,518
Bromélia Incorporadora Ltda	3,509	(1,779)	37	1,767
Cairica Empreend. S/A	1,078	190	172	1,440
Calaminta Empreend. S/A	606	-	2,538	3,144
Calêndula Empreend. Imob. Ltda	7,394	6,162	2,812	16,368
Caliandra Incorporadora Ltda	13,425	9,287	(1,350)	21,362
Califórnia 5 Empreend. Imob. Ltda	1,958	-	285	2,243
Campanula Empreend. S/A	3,091	-	4,677	7,768

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Capuchinha Empreend. S/A	3,633	-	237	3,870
Carimbosa Empreend. S/A	-	6,046	(354)	5,692
Caroba Empreend. S/A	99	623	-	722
Cartamus Empreend. S/A	-	9,329	(2,745)	6,584
Cartatica Empreend. Imob. Ltda	2,952	-	4,640	7,592
Caudata Empreend. Imob. Ltda	8,966	495	(666)	8,795
Cedrela Empreend. Imob. Ltda	1,597	(1)	681	2,277
Celebrity Icarai Des. Imob. Ltda	4,914	617	(131)	5,400
Celebrity Icarai Negócios Imob. S/A	40	10	1,472	1,522
Centela Empreend. S/A	-	(1,460)	3,209	1,749
Chác. Sto. Antonio Vivanti Des. Imob. Ltda	12,105	-	1,903	14,008
Cheflera Empreend. S/A	7,632	28	638	8,298
Cianus Empreend. S/A	648	-	2,483	3,131
Ciclame Des. Imob. S/A	17,831	1	1,745	19,577
Ciclame Empreend. S/A	2,934	(1)	747	3,680
Cinara Empreend. S/A	4	6,858	-	6,862
Citrus Empreend. Imob. Ltda	9,085	2,231	2,407	13,723
Cleome Empreend. S/A	-	5,382	(398)	4,984
Cleomeia Empreend. S/A	1,929	-	2,234	4,163
Colocasia Empreend. S/A	5,627	241	(5)	5,863
Colorata Empreend. Imob. Ltda	1,035	-	(122)	913
Cond. das Palmeiras Empreend. S/A	603	-	461	1,064
Congea Empreend. S/A	2,323	3,135	3,905	9,363
Congorsa Empreend. S/A	1,246	948	(193)	2,001
Congossa Empreend. S/A	-	6,916	976	7,892
Consolda Empreend. S/A	1	-	1,287	1,288
Cordifolia Empreend. S/A	1,079	-	709	1,788
Costa São Caetano Empreend. S/A	-	15	(15)	-
Dalia Empreend. Imob. Ltda	4,674	13	(44)	4,643
Del Monte Des. Imob. Ltda	7,834	-	(829)	7,005
Dipladênia Empreend. Imob. Ltda	1,927	1	26	1,954
Direcional Sodalita Empreend. Imob. Ltda	-	1,260	-	1,260
Duetto Desenv. Imob. Ltda	3,115	(1,251)	134	1,998
Esculenta Empreend. S/A	-	69	3,259	3,328
Estramoio Empreend. S/A	3,300	-	246	3,546
Euriabe Empreend. S/A	1	5,789	2,123	7,913
Falcatus Empreend. S/A	4,428	-	1,332	5,760
Fasciata Empreend. Imob. Ltda	1,401	2,747	-	4,148
Florença Participações S/A	-	1,699	(3)	1,696
Fucsia Empreend. S/A	3,260	-	995	4,255
Galeria Boulevard Des. Imob. S/A	13,368	(12,234)	767	1,901
Galeria Boulevard Negócios Imob. S/A	2,236	3,426	4,652	10,314
Garden Up Des. Imob. Ltda	1,134	-	60	1,194
Gardênia Participações S/A	2,242	(790)	49	1,501
Gazania Empreend. S/A	13,603	1,154	2,482	17,239
Gelsemino Empreend. Ltda	4,979	526	(183)	5,322

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Gestia Empreend. S/A	3,926	1	110	4,037
Giardino Des. Imob. S/A	-	684	7	691
Girassol Incorporadora Ltda	2,965	-	(1)	2,964
Glicínia Des. Imob. Ltda	1,839	-	219	2,058
Glicínia Empreend. S/A	1,264	1	(41)	1,224
Graminea Des. Imob. S/A	1,030	(1)	(6)	1,023
Gran Vita Des. Imob. Ltda	12,018	(4,622)	(462)	6,934
Helicônias Des. Imob. S/A	1,331	-	26	1,357
Hibisco Incorporadora Ltda	1,450	-	(5)	1,445
Hirtela Empreend. S/A	-	5,446	-	5,446
Ibero Empreend. Imob. Ltda	-	2,792	254	3,046
Iguatemi Sul Des. Imob. Ltda	4,375	3,115	165	7,655
Ipomoea Empreend. S/A	2,184	724	11,669	14,577
Jetirana Empreend. S/A	8,082	1	(130)	7,953
Klabin Segall Empreend. Imob. SPE Ltda	11,682	(2,500)	2,212	11,394
Laciniata Empreend. S/A	823	-	(1)	822
Lavatera Empreend. S/A	630	1	276	907
Linum Empreend. S/A	-	3,762	(3)	3,759
Lobulama Empreend. S/A	233	-	629	862
Londres Empreend. S/A	-	30	(30)	-
Lonicera Empreend. S/A	1	3,204	972	4,177
Malmequer Empreend. S/A	20,567	-	5,593	26,160
Malvaisco Empreend. S/A	9,244	475	2,856	12,575
Mandevila Empreend. Imob. Ltda	1,486	213	-	1,699
Manêtia Empreend. S/A	629	4,213	949	5,791
Moinho Velho Empreend. Imob. SPE Ltda	4,340	-	-	4,340
Monstera Empreend. S/A	1,036	-	4,217	5,253
Moscato Empreend. S/A	17,980	2,374	835	21,189
Nepeta Empreend. S/A	1	4,195	9,776	13,972
Nígra Empreend. S/A	7,926	1,607	850	10,383
North York Empreend. S/A	993	(1)	61	1,053
Olerácea Empreend. S/A	5,087	-	300	5,387
Onagra Empreend. S/A	337	7,378	2,880	10,595
Pachira Empreend. S/A	1	5,876	-	5,877
Pelargonium Empreend. Imob. Ltda	895	(1)	(114)	780
Peônia Empreend. Imob. S/A	15,364	946	(9)	16,301
Perpetuas Empreend. Imob. Ltda	1,663	1	(4)	1,660
Petrea Empreend. Imob. Ltda	1,425	286	-	1,711
Piper Empreend. S/A	7,122	-	3,547	10,669
Piripiri Empreend. S/A	1,984	-	2,055	4,039
Plinia Empreend. Imob. Ltda	14,567	764	1,417	16,748
Poejo Empreend. S/A	-	1,451	3,485	4,936
Porto Central Des. Imob. S/A	2,430	(532)	(62)	1,836
Porto Paradiso Empreend. S/A	2,845	(1)	(13)	2,831
Porto Paradiso Incorporadora S/A	4,525	-	(2,090)	2,435
Praça Capital Des. Imob. Ltda	4,043	(2,938)	1,910	3,015
Praça Capital Empreend. S/A	1,949	(1)	370	2,318
Praça Capital Negócios Imob. S/A	2,459	-	233	2,692
Praça Paris Des. Imob. S/A	16,589	(7,200)	803	10,192
Praça Vila Romana Des. Imob. Ltda	4,704	-	1,038	5,742
Prunus Empreend. S/A	14,310	809	(760)	14,359
Purpurata Empreend. S/A	10,614	-	(35)	10,579
Rarità Des. Imob. S/A	3,159	-	48	3,207
Rarità Negócios Imob. S/A	1,964	-	(350)	1,614
RCI Consultoria de Imóveis Ltda	87	11	1,141	1,239
Recreio Des. Imob. S/A	3,409	770	333	4,512
Recreio Empreend. Imob. Ltda	12,721	-	1,546	14,267
Riservato Alto da Lapa Des. Imob. Ltda	15,730	510	953	17,193
Riservato Negócios Imob. Ltda	1,469	244	-	1,713

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Rossi Consultoria de Imóveis Ltda	-	(2)	1,261	1,259
Rossi Empreend. Imob. S/A	1,871	(1)	17	1,887
Rossi Melnick Empreend. S/A	1,143	(1)	105	1,247
Rossi Montante Incorporadora S/A	2,109	-	(1,422)	687
Rossi Oscar Porto Incorporadora Ltda	14,363	-	1,557	15,920
Rossi Securities Empreend. Imob. S/A	8,581	6,177	1,194	15,952
RRTI Des. Imob. Ltda	11,301	-	718	12,019
Salmiana Empreend. S/A	11,004	-	(112)	10,892
Sambucus Empreend. S/A	90	2,430	-	2,520
Sândalo Des. Imob. Ltda	16,145	23,054	9,848	49,047
Sanderæ Empreend. Imob. Ltda	-	1,491	666	2,157
Sanquezia Empreend. Imob. Ltda	34,659	(7,511)	3,710	30,858
Santa Matilda Empreend. Imob. Ltda	1	1,499	(1)	1,499
Santa Odete Empreend. Imob. Ltda	695	-	1,894	2,589
Santa Odilia Empreend. Imob. Ltda	1,718	-	(3)	1,715
Santa Olga Empreend. Imob. Ltda	1,719	-	(3)	1,716
Santa Otavia Empreend. Imob. Ltda	1,725	-	(3)	1,722
São Cornelio Empreend. Imob. Ltda	-	3,732	(1)	3,731
Saponaria Empreend. S/A	4,380	-	464	4,844
Saratoga Empreend. S/A	-	3,429	(9)	3,420
SCON-Rossi Incorporadora S/A	1,463	1,464	283	3,210
Senecio Empreend. S/A	2,713	3,360	(3)	6,070
Sibipuruna Empreend. S/A	1,134	-	926	2,060
SPE Novo Pier Empreend. Imob. Ltda	5,652	-	-	5,652
SPE Pier Empreend. Imob. Ltda	9,464	-	337	9,801
Tenela Empreend. S/A	7,345	1,155	(7)	8,493
Tibouchina Empreend. S/A	5,542	1,562	(19)	7,085
Trimestis Empreend. S/A	1	669	-	670
Trombeta Empreend. S/A	2,595	-	26	2,621
Tumbergia Empreend. S/A	6,491	253	1,276	8,020
Vardaman Empreend. Imob. Ltda	1,422	-	1,063	2,485
Venusta Empreend. Imob. Ltda	1,168	334	(1)	1,501
Vernonia Empreend. Ltda	11,346	-	880	12,226
Vila Albani Empreend. Imob. Ltda	14,417	781	1,835	17,033
Vila Solo Empreend. Imob. Ltda	12,212	(1)	643	12,854
Visnaga Empreend. S/A	3,613	264	586	4,463
Zuquini Empreend. S/A	-	(12)	1,117	1,105
Other	54,034	(5,100)	(34,418)	14,516
Goodwill in investments	16,621	(4,684)	-	11,937
	929,890	201,292	165,022	1,296,204

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.

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9. PROPERTY, PLANT AND EQUIPMENT

They are represented by:

	Annual amortization rate %	Parent Company		Consolidated	
		September 2009	June 2009	September 2009	June 2009
Machinery and equipment	10	12	12	12	12
Furniture and fixtures	10	1,504	1,492	1,680	1,663
Facilities	10	5,064	5,064	5,375	5,375
Data processing equipment	20	2,713	2,713	2,871	2,872
Stands	50	4,005	4,051	39,067	36,820
Other property, plant and equipment	-	194	194	219	219
		13,492	13,526	49,224	46,961
Accumulated depreciations	-	(7,392)	(6,658)	(23,469)	(17,916)
		6,100	6,868	25,755	29,045

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	
		September 2009	June 2009	September 2009	June 2009
Software expenses	20	12,177	11,669	12,487	11,979
Accumulated amortization		(7,748)	(7,488)	(8,058)	(7,798)
		4,429	4,181	4,429	4,181

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11. LOANS AND FINANCING

They are represented by:

	Parent Company		Consolidated	
	September 2009	June 2009	September 2009	June 2009
Current:				
Housing credit	156,810	121,453	311,961	194,093
Working capital loans	57,158	11,140	57,158	11,140
	<u>213,968</u>	<u>132,593</u>	<u>369,119</u>	<u>205,233</u>
Non-Current:				
Housing credit	101,108	91,424	213,015	200,160
Working capital loans	186,111	237,113	186,111	237,113
	<u>287,219</u>	<u>328,537</u>	<u>399,126</u>	<u>437,273</u>
	<u>501,187</u>	<u>461,130</u>	<u>768,245</u>	<u>642,506</u>

a) Housing credits

These correspond to financing for building real estate, subject to interest rates ranging from 9.93% to 12.00% p.a., indexed by the Reference Rate (TR), to be paid in installments with maturity until 2013. This financing is guaranteed by mortgages of respective real estate.

b) Working capital loans

On September 30, 2009 total resources resulting from these lines amounted to R\$243 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 1.17% to 1.7% p.a. Interest incurred are monthly paid and the amortization of the principal shall begin in May 2010, with final payment in March 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 September 30, 2009:

Year	Parent Company	Consolidated
2009	8,104	17,642
2010	254,209	434,641
2011	138,652	197,847
2012	66,839	84,732
2013	33,383	33,383
	<u>501,187</u>	<u>768,245</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	September 2009	
	Parent Company	Consolidated
2009	10,758	90,640
2010	17,546	125,437
2011	4,132	55,855
2012	379	11,435
2013	1,215	7,466
	<u>34,030</u>	<u>290,833</u>
Current	<u>24,396</u>	<u>178,690</u>
Non-current	<u>9,634</u>	<u>112,143</u>

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Of a total of R\$34,030 (R\$290,833 - consolidated), the amount of R\$22,530 (R\$118,546 - consolidated) will be paid through the participation in the revenue of the project launched in the respective land. The remaining of R\$11,500 (R\$172,287 - 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.

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 (d) 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	
	September 2009	June 2009	September 2009	June 2009
Current:				
Advances from clients (963/03)	3,458	3,445	158,796	178,543
Advances from clients – swaps	-	-	80,698	82,680
	<u>3,458</u>	<u>3,445</u>	<u>239,494</u>	<u>261,223</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	
	September 2009	June 2009	September 2009	June 2009
Amounts payable for client rescissions	701	732	2,266	1,927
Contractual retentions from suppliers	5,396	4,688	9,773	8,445
Other accounts payable	219	160	333	176
	<u>6,316</u>	<u>5,580</u>	<u>12,372</u>	<u>10,548</u>

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- 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.

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 is evaluating the impacts thereof with its legal advisors.

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

Parent Company	September 2009			June 2009		
	Court Deposit	Provision	Net	Court Deposit	Provision	Net
Tax	20,451	22,082	1,631	20,451	22,082	1,631
Civil	1,466	5,248	3,782	1,589	3,830	2,241
Labor	1,266	3,499	2,233	1,126	3,499	2,373
	<u>23,183</u>	<u>30,829</u>	<u>7,646</u>	<u>23,166</u>	<u>29,411</u>	<u>6,245</u>

(A free translation of the original in Portuguese)

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Consolidated	September 2009			June 2009		
	Court Deposit	Provision	Net	Court Deposit	Provision	Net
Tax	25,488	26,374	886	25,488	26,374	886
Civil	4,457	7,699	3,242	4,403	6,282	1,879
Labor	1,226	3,499	2,273	1,086	3,499	2,413
	<u>31,171</u>	<u>37,572</u>	<u>6,401</u>	<u>30,977</u>	<u>36,155</u>	<u>5,178</u>

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 September 30, 2009, are: civil R\$4,105 and labor R\$2,628.

Net balance operations may be summarized as follows:

	Parent Company	Consolidated
Balance on June 30, 2009	6,245	5,178
Court deposits made (redeemed)	(17)	(195)
Supplementary provision for contingencies	1,418	1,418
Balance on September 30, 2009	<u>7,646</u>	<u>6,401</u>

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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 table below:

	September 2009		June 2009	
	Assets	Liabilities	Assets	Liabilities
In SPE's				
Açafate Empreend. S/A	67	-	14,250	-
Acalifa Empreend. S/A	3,363	1,000	1,964	-
Acer Participações S/A	-	499	8,380	680
Adiantum Empreend. S/A	838	94	-	-
Afelandra Empreend. S/A	13,518	426	-	689
Agerato Empreend. S/A	6,623	1,800	674	-
Aglaonema Empreend. S/A	1,142	-	-	-
Agraecum Empreend. S/A	4,422	113	2,218	113
Alcea Empreend. Imob. Ltda	248	2,463	-	2,310
Aliberti Empreend. S/A	-	-	482	-
Alium Empreend. S/A	-	-	312	-
Allure Des. Imob. S/A	3,156	778	1,290	-
Alocasia Empreend. S/A	8,705	6,382	-	2,788
Alpen Haus Des. Imob. S/A	45	-	1,064	-
Alpen Haus Neg. Imob. S/A	1,726	176	-	-
Alpinia Des. Imob. Ltda	2,083	-	-	-
Alquemila Empreend. S/A	1,388	634	1,138	-
Alternantera Empreend. S/A	184	2,759	181	-
América Piqueri Incorp. S/A	2,659	-	-	817
América Properties Ltda	570	28,077	644	36,892
Anagalide Empreend. S/A	1,297	3	1,077	2
Anagalis Empreend. S/A	3,731	-	-	-
Aneliasia Empreend. S/A	499	-	2,652	-
Anona Empreend. S/A	9,442	3,026	-	1,376
Apuléia Empreend. Imob. Ltda	1,983	75	-	500
Ardisia Empreend. S/A	305	3,724	-	3,206
Argentea Empreend. S/A	4,432	4,152	-	3,877
Aristasia Empreend. S/A	230	-	14,479	-
Arkansas Empreend. S/A	1,817	19	1,817	19
Arquitotis Empreend. S/A	986	-	49	-
Artocarpus Empreend. S/A	-	759	-	759
Arundina Empreend. Imob. Ltda	2	-	3,633	-
Asperula Empreend. S/A	1,397	-	-	-
Asplenium Empreend. S/A	-	-	403	22
Astilbe Empreend. Imob. Ltda	-	-	-	-
Atmosfera Empreend. S/A	13	-	-	-
Atromeia Empreend. S/A	49	490	1,191	723
Auriculata Empreend. S/A	994	1,177	1,810	2,029
Barão de Café Empreend. Imob. S/A	-	977	-	-
Barão de Café Incorporadora S/A	1,025	298	-	-
BCP Empreend. Imob. S/A	7	1,768	69	1,885
Beaumontia Empreend. S/A	1,373	510	2,060	457
Betaquem Administração de Bens Ltda	1,147	-	-	-
Bétula Empreend. S/A	-	-	1,604	-
Bipinatus Empreend. S/A	872	-	1,331	-
Borago Empreend. S/A	2,747	76	139	162
Brassica Empreend. S/A	-	-	-	1,374
Bromélia Incorp. Ltda	3,790	4,502	-	1,537
Cairica Empreend. S/A	5	-	2,158	130
Calaminta Empreend. S/A	-	308	724	1,032
Calândula Empreend. Imob. Ltda	-	-	-	-
Calíandra Incorp. Ltda	2,000	704	-	499
Carimbosa Empreend. S/A	2,369	1,952	-	1,500
Cariniana Empreend. S/A	1,178	543	569	441
Cartamus Empreend. S/A	3,118	870	2,413	1,620
Cartatica Empreend. Imob. Ltda	419	-	5,299	-
Catarantus Empreend. S/A	9,943	263	13,753	1,029
Celebrete Empreend. S/A - SCP Celebrete	1,197	-	-	-
Centela Empreend. S/A	-	(50)	-	7,000
Chenopodio Empreend. S/A	910	-	1,886	1,011
Cianus Empreend. S/A	1,517	-	3,324	-

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	September 2009		June 2009	
	Assets	Liabilities	Assets	Liabilities
In SPE's				
Ciclame Des. Imob. S/A	19	2,038	2,650	2,687
Ciclame Empreend. S/A	851	373	609	437
Cinara Empreend. S/A	-	-	404	-
Citrus Empreend. Imob. Ltda	51	2,463	-	-
Clarquia Empreend. S/A	2,047	-	131	683
Cleome Empreend. S/A	2,001	-	2,001	-
Cleomeia Empreend. S/A	235	-	7,615	-
Clube Tuiuti Empreend. S/A	11	49	5,634	-
Colorata Empreend. Imob. Ltda	1,631	-	3,588	-
Congossa Empreend. S/A	3,557	330	-	70
Consolda Empreend. S/A	1,794	-	1,076	136
Coreópolis Empreend. S/A	10,525	9,203	-	2,235
Costa São Caetano Empreend. S/A	2,384	48	-	48
Courgete Empreend. S/A	911	668	885	282
Cravina Empreend. S/A	-	1,253	102	1,490
Cruá Empreend. S/A	510	26	-	-
Dália Empreend. Imob. Ltda	-	1,750	-	-
Damacena Empreend. S/A	6,892	1,165	1,614	585
Del Monte Des. Imob. Ltda	705	-	3,328	43
Del Monte Neg. Imob. S/A	4,424	80	-	1,410
Diantus Empreend. S/A	3,684	1,431	-	1,344
Dipladênia Empreend. Imob. Ltda	5,615	585	901	-
Equinacia Empreend. S/A	4,296	668	-	719
Erinus Empreend. S/A	78	766	86	1,097
Estramio Empreend. S/A	9	110	5,047	110
Euriabe Empreend. S/A	1,402	-	1,417	-
Eustoma Empreend. S/A	1,151	195	-	-
Falcatus Empreend. S/A	4,093	-	4,582	500
Fasciata Empreend. Imob. Ltda	2,553	-	5,070	-
Fucsia Empreend. S/A	8,989	-	5,683	55
Galeria Boulevard Des. Imob. S/A	76	-	4,680	-
Galeria Boulevard Neg. Imob. S/A	2,440	-	-	-
Garden Up Des. Imob. Ltda	1,569	-	-	-
Garden Up Neg. Imob. S/A	7,836	-	7,933	-
Gazania Empreend. S/A	1,128	-	706	-
Gerbreras Empreend. S/A	335	752	-	3,050
Gestia Empreend. S/A	897	-	-	-
Giardino Des. Imob. S/A	40	666	-	-
Glicinia Des. Imob. Ltda	-	1,074	2,264	1,124
Glicinia Empreend. S/A	667	-	-	1,000
Gonfrena Empreend. Imob. Ltda	4,003	808	-	-
Gran Vita Des. Imob. Ltda	9,173	350	8,363	3,789
Grandiflora Empreend. Imob. Ltda	812	1,253	645	380
Guaraná Empreend. S/A	8,766	4,250	-	7,827
Helicônias Des. Imob. S/A	80	549	1,334	550
Hibisco Incorpor. Ltda	20	1,319	3	1,382
Housing Barão do Café Ltda	-	-	3,577	-
Iberidifolia Empreend. Imob. Ltda	1,342	-	-	-
Ibero Empreend. Imob. Ltda	772	-	439	-
Ibicela Empreend. S/A	-	-	11	-
Iguatemi Sul Des. Imob. Ltda	3,373	2,865	1,840	80
Image Empreend. Imob. Ltda	-	-	-	-
Incana Empreend. S/A	4,739	544	2,928	857
Jardins de Londres Des. Imob. Ltda	2,032	1,250	-	939
Jetirana Empreend. S/A	615	1,978	-	-
Kansas Empreend. Imob. Ltda	1,518	1,101	-	1,029
Lavatera Empreend. S/A	876	-	-	-
Linania Empreend. S/A	3,464	1,779	-	4,488
Linum Empreend. S/A	-	-	7	-
Londres Empreend. S/A	2,859	130	2,441	116
Lonicera Empreend. S/A	-	-	35	500

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	Assets	Liabilities	Assets	Liabilities
In SPE's				
Malmaquer Empreend. S/A	1,696	-	6,004	-
Manãtia Empreend. S/A	940	-	-	2,300
Marianinha Empreend. S/A	2,606	838	3,780	5,377
Mergonia Empreend. S/A	852	10	-	-
Mesembriante Empreend. Imob. Ltda	144	1,829	1,572	2,094
Minulo Empreend. S/A	-	15,886	-	12,626
Molie Empreend. Imob. Ltda	75	564	1,514	202
Moscatu Empreend. S/A	2,564	-	-	-
Mucuna Empreend. S/A	1,799	-	1,672	-
Nepeta Empreend. S/A	1,536	-	244	-
Nicandra Empreend. S/A	3,476	2,166	4,266	2,075
Nicotiana Empreend. Imob. Ltda	1,164	440	1,675	1,117
Nidus Empreend. S/A	22	1,783	225	1,899
Nierembergia Empreend. Imob. Ltda	784	-	-	-
Nigela Empreend. S/A	1,261	491	-	-
Nigra Empreend. S/A	7,420	-	14,591	-
North York NEg. Imob. S/A	-	-	-	335
Onagra Empreend. S/A	-	-	10	237
Orquídea Incorp. Ltda	2,115	18,742	3,353	14,701
Pacino Empreend. Imob. Ltda	1,614	1,263	1,213	794
Paludosum Empreend. Imob. Ltda	1,319	508	-	-
Parnaso Empreend. S/A	-	-	5,331	-
Parnaso Incorp. S/A	2,252	1,789	-	5,089
Pátio das Alamedas Des. Imob. S/A	-	-	16,279	-
Pátio das Alamedas Incorp. S/A	2,519	2,149	-	15,872
Perpetuas Empreend. Imob. Ltda	124	-	4,345	60
Pervinca Empreend. S/A	3,498	791	3,139	637
Piracanta Empreend. S/A	556	860	601	387
Piripiri Empreend. S/A	4,890	-	-	-
Plinia Empreend. Imob. Ltda	-	-	-	330
Poejo Empreend. S/A	-	-	179	-
Porto Central Des. Imob. S/A	2,284	2,549	-	-
Porto Paradiso Empreend. S/A	26	-	4,160	-
Porto Paradiso Incorp. S/A	5,785	616	-	-
Praça Paris Incorporadora S/A	-	2,199	-	-
Procumbens Empreend. Imob. Ltda	-	-	339	419
Prunus Empreend. S/A	3,022	700	-	-
Pulchela Empreend. S/A	890	210	-	-
Pumila Empreend. S/A	1,247	632	-	664
Rarità Neg. Imob. S/A	-	2,082	-	1,586
RCI Consultoria de Imóveis Ltda	730	-	-	-
Reserva Petrópolis Empreend. S/A	-	1	481	6,838
Rilstone Empreend. Imob. Ltda	-	-	325	580
Rossi Consultoria de Imóveis Ltda	108	-	1,324	1,178
Rossi Empreend. Imob. S/A	17	1,667	92	1,478
Rossi Melnick Des. Imob. S/A	1,005	-	-	1,400
Rossi Melnick Empreend. S/A	-	12	2,937	-
Rossi Montante Incorp. S/A	4,128	2,228	13	-
Rossi Morumbi Incorp. S/A	621	6,327	-	9,784
Rossi Oscar Porto Incorporadora Ltda	1,105	-	-	-
Rossi Securities Empreend. Imob. S/A	634	873	607	1,310
Rossi Trust e Participações Ltda	822	68	-	-
Rubrum Empreend. Imob. Ltda	1,838	70	-	69
Salmiana Empreend. S/A	10,500	-	-	1,500
Sambucus Empreendimentos S/A	783	300	-	-
Sândalo Des. Imob. Ltda	741	-	-	900
Sândalo Empreend. S/A	-	-	-	-
Sanderae Empreend. Imob. Ltda	3,890	5,780	2,108	460
Sanquezia Empreend. Imob. Ltda	103	6,875	-	7,000
Santa Felicidade Incorp. S/A	-	-	914	659
Santa Margarida Empreend. Imob. Ltda	1,349	-	-	-

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	Assets	Liabilities	Assets	Liabilities
In SPE's				
Santa Mariana Empreend. Imob. Ltda	2,817	1,400	-	-
Santa Matilda Empreend. Imob. Ltda	224	-	1,722	-
Santa Noemia Empreend. Imob. Ltda	1,816	612	-	-
Santa Paloma Empreend. Imob. Ltda	1,751	109	-	-
Santa Patricia Empreend. Imob. Ltda	1,568	520	-	-
Santa Susana Empreend. Imob. Ltda	1,145	205	-	-
Santa Priscila Empreend. Imob. Ltda	3,499	1,809	1,239	1,585
Santo Amadeu Empreend. Imob. Ltda	10,003	-	-	-
Santo Evaristo Empreend. Imob. Ltda	2,674	644	-	-
São Crispim Empreend. Imob. Ltda	2,006	-	1,028	22
São Felix Empreend. Imob. Ltda	1,756	-	-	-
São Nazario Empreend. Imob. Ltda	845	95	-	-
São Ricardo Empreend. Imob. Ltda	354	773	-	-
Saratoga Empreend. S/A	-	-	-	-
SCON-Rossi Incorp. S/A	350	676	-	3,775
Senecio Empreend. S/A	1,309	-	-	-
Sibipuruna Empreend. S/A	720	-	-	-
Tapiriri Empreend. S/A	4,761	725	4,700	752
Tenela Empreend. S/A	-	-	175	719
Tibouchina Empreend. S/A	4,892	-	-	1,000
Trombeta Empreend. S/A	1,015	-	-	-
Tulipa Incorp. Ltda	3,598	10,567	797	4,847
Venusta Empreend. Imob. Ltda	2,821	-	2,260	-
Vila Albani Empreend. Imob. Ltda	1,383	-	-	-
Vila Flora Hortolândia Emp. Imob. Ltda	1,973	-	-	385
Vitis Empreend. S/A	492	-	-	783
Zuquini Empreend. S/A	2,383	89	2,311	17
Other	31,605	10,700	29,540	19,087
	415,995	227,438	311,731	252,450
In Consortiums				
Consórcio Alagro	1,141	-	281	14
Consórcio Allure Condominium Club	531	10,850	2,796	7,757
Consórcio Alta Vista	25	9,691	2,534	8,373
Consórcio Ampla	872	-	110	172
Consórcio Aquagreen	1	2,327	4,768	2,168
Consórcio Arboris 2	14	1	-	-
Consórcio Atmosfera	2,468	706	2,463	706
Consórcio Autentique	1,094	7,884	1,691	6,976
Consórcio Avallon Pq das Pças 1	15	-	2,427	-
Consórcio Barão do Café	-	-	315	-
Consórcio Barra Mais	55	-	5,492	-
Consórcio Boiuna	-	-	4,167	-
Consórcio Breeze	-	-	-	-
Consórcio Brooklin To Live	-	2,131	324	1,879
Consórcio Celebrity	-	-	2,400	-
Consórcio Chác. Santo Antonio Vivanti	67	5,221	5,684	4,756
Consórcio Colinas do Morumbi	16,541	6	1,694	1,008
Consórcio Cond. Das Palmeiras	1,482	228	1,420	-
Consórcio Consfor	715	-	-	-
Consórcio Consfor Marília 2	309	-	-	-
Consórcio Country	925	590	935	970
Consórcio Croma - Humaitá Quadra O	1,368	-	1,101	-
Consórcio Del Monte	2,523	-	949	180
Consórcio Every Day	1,177	10	-	-
Consórcio Garden UP	6	2,749	2,079	2,716
Consórcio Garten Haus	218	7,248	3,657	5,072
Consórcio Giardino	3,512	5,907	6,061	6,103
Consórcio Gran Vita	940	14,627	1,287	15,126
Consórcio Horizon	27	-	7,486	-
Consórcio Humaitá - Quadra K	517	-	883	-

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	Assets	Liabilities	Assets	Liabilities
In Consortiums				
Consórcio humaitá Alqueiras	518	-	530	-
Consórcio Iguatemi POA	477	4,289	485	4,159
Consórcio Jaraguá Minas Maquinas	-	-	-	-
Consórcio Jardimatti	171	4	2,985	-
Consórcio Jardins de Londres	-	-	1,165	2,541
Consórcio Jardins D'Itália	-	-	-	-
Consórcio Liberty Green	-	-	119	1,387
Consórcio Monte Serrat	-	-	315	706
Consórcio Naturale	292	-	-	-
Consórcio North York	1	-	6,222	721
Consórcio Olympia Self Living	-	-	-	-
Consórcio Orizzonti Di San Carlo	391	784	-	-
Consórcio Osasco Prime Center	190	-	2,493	290
Consórcio Pantai II	-	518	5,655	567
Consórcio Parceria Haras Patente	877	-	1,385	-
Consórcio Parigi	17	1	-	2,414
Consórcio Parnaso	-	-	-	-
Consórcio Pateo Catalunya	458	5,124	3,694	4,686
Consórcio Pateo das Alamedas	-	-	-	-
Consórcio Personale Residence	456	-	142	-
Consórcio Porto Central	-	-	1,498	2,258
Consórcio Pq. Prado QD CN1	9	-	3,218	-
Consórcio Praças Residenciais-Funcef 2	15	-	1,533	-
Consórcio Rarità	-	-	740	-
Consórcio Recanto Praças Residenciais	16	-	1,520	-
Consórcio Reserva Campolim	32	-	106	9,156
Consórcio Reserva Petrópolis	-	-	-	-
Consórcio Reviva - Cond 2	-	-	330	16
Consórcio Reviva - Cond 3	336	-	-	-
Consórcio Reservato	343	14,500	973	9,796
Consórcio Rossi Alegria 1	-	-	714	-
Consórcio Rossi Lumina Parque Clube	850	-	4,675	164
Consórcio Rossi Parque Laranjeiras	31	1,255	3,765	1,938
Consórcio Rossi Piazza Praças Residenciais	1,578	-	1,968	390
Consórcio Rossi Up Life	340	-	1,819	-
Consórcio Rossi Viva	571	-	(9)	-
Consórcio Rossini	638	5,135	619	4,117
Consórcio Ruas da Vila - Eco	-	-	-	-
Consórcio Ruas da Vila - Town 2	-	-	-	-
Consórcio Ruas da Vila Reserva Original	-	-	18,871	1,042
Consórcio Splendora	6	3,989	730	3,715
Consórcio Spot Galleria	-	-	420	-
Consórcio Terra Mater	912	1	3,420	1,937
Consórcio Tuiuti	(3)	-	2,099	2,773
Consórcio Ulbra - Ipiranga Qd D	4,315	(10)	27,399	(10)
Consórcio Ulbra - Qd D2	447	-	447	-
Consórcio Ulbra - Qd F	457	-	457	-
Consórcio Ulbra-Ipiranga Qd. A	870	-	870	-
Consórcio Ulbra-Ipiranga Qd. B	-	-	-	292
Consórcio Ulbra-Ipiranga Qd. C	1,957	-	1,957	-
Consórcio Ulbra-Ipiranga Qd. E	3,098	-	110	-
Consórcio Universe	-	-	505	100
Consórcio Ventura Res. Club	1,209	14,536	1,196	12,330
Consórcio Verdi 2 Praças Residenciais	-	-	182	954
Consórcio Verdi Praças Residenciais	-	1,245	-	-
Consórcio Vila Flora - Votorantim 1B	310	2,910	8,184	3
Consórcio Vila Flora Votorantim 3A	355	1,213	3	2
Consórcio Villagio Praças Residenciais	1,127	1,718	7,838	1,638
Consórcio Vintage	93	454	3,061	3
Consórcio Vitória Bay	39	7,474	1,430	6,860

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

	September 2009		June 2009	
	Assets	Liabilities	Assets	Liabilities
In Consortiums				
Consórcio Vivenda Ecoville	137	2,173	2,186	1,919
Consórcio Vivendas do Lago	-	-	8,916	-
Consórcio Weekend	-	-	4	-
Other	7,231	8,988	20,667	15,149
	67,710	146,477	222,615	157,989
Parent Company	483,705	373,915	534,346	410,439
Consolidated	-	-	-	-

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-month 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. Currently, the members of our Board of Directors hold 75,858 of the Company's shares, of which 4,548 were acquired as a prerequisite to participate in the Stock Option Plan ("2008 Program").

16. DEBENTURES

Balances are broken down as follows:

	September 2009			June 2009		
	Current	Non-current	Total	Current	Non-current	Total
Public	-	306,878	306,878	-	316,960	316,960
Private	19,236	19,200	38,436	6,406	33,632	40,038
	19,236	326,078	345,314	6,406	350,592	356,998

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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.

These contractual clauses were fully complied with in the period ended on September 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 no 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.

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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\$36 on September 30, 2009.

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 September 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.

b) Treasury shares:

Up to September 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\$14.25 per registered common share as of September 30, 2009. Acquisitions are limited to reserve amounts and may subsequently be sold or cancelled.

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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:

	September 2009			
	Parent Company		Consolidated	
	Base	Deferred	Base	Deferred
Deferred income tax and social contribution – assets on:				
Tax losses	-	-	103,137	25,784
Social contribution negative basis	-	-	103,137	9,282
Temporary non-deductible expenses	21,097	7,173	21,097	7,173
		<u>7,173</u>		<u>42,239</u>
	Current	4,170		13,810
	Non-current	3,003		28,429

	September 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	-	-	56,634	19,256
COFINS and PIS	146,453	13,547	203,284	18,804
		<u>13,547</u>		<u>38,060</u>
Companies taxed by the “presumed profit system”				
Income tax and social contribution	-	-	872,841	27,007
COFINS and PIS	-	-	872,841	32,005
		-		<u>59,012</u>
		<u>13,547</u>		<u>97,072</u>
	Current	7,875		51,265
	Non-current	5,672		45,807

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

	September 2009	September 2008
Current taxes on:		
Companies taxed by the taxable income method	(2,378)	(1,936)
Companies taxed by the presumed profit method	(7,823)	(4,514)
Total current taxes	<u>(10,201)</u>	<u>(6,450)</u>
Deferred taxes on:		
Tax losses – taxable income	<u>(2,559)</u>	<u>22,857</u>
Difference between profit recognition methods for tax and accounting purposes:		
Companies taxed by the taxable income method		
Companies taxed by the presumed profit method	(1,726)	(9,606)
	(4,525)	(8,945)
	<u>(6,251)</u>	<u>(18,551)</u>
Total deferred taxes	<u>(8,810)</u>	<u>4,306</u>
	<u>(19,011)</u>	<u>(2,144)</u>

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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	
	September 2009	September 2008	September 2009	September 2008
Result before taxation	154,729	111,214	173,733	113,358
Rate in force	34%	34%	34%	34%
Income tax and social contribution estimate	(52,608)	(37,813)	(59,069)	(38,542)
Equity in the earnings of subsidiaries	56,107	58,775	-	-
Permanent differences arising from companies taxed by the “presumed profit system”	-	-	61,209	58,854
Tax credits of companies taxed by taxable income, whose deferred asset was not recorded	(3,499)	(20,962)	(10,950)	(16,006)
	<u>-</u>	<u>-</u>	<u>(8,810)</u>	<u>4,306</u>

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.

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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	
	September 2009	June 2009	September 2009	June 2009
Revenues from contracted sales to appropriate	404,042	494,129	1,946,243	1,889,581
Budgeted costs to be incurred (*)	(234,503)	(293,983)	(1,380,328)	(1,309,602)
Net income to appropriate	<u>169,539</u>	<u>200,146</u>	<u>565,915</u>	<u>579,979</u>
(*) Short term	188,944	222,166	858,628	778,526
Long term	<u>45,559</u>	<u>71,817</u>	<u>521,700</u>	<u>531,076</u>
	<u>234,503</u>	<u>293,983</u>	<u>1,380,328</u>	<u>1,309,602</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.

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. 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 September 30, 2009.

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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 September 30, 2009, the Company provisioned R\$13,211 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.

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 544,013 options, which shall be vested in four equal and consecutive annual installments of 25%, beginning on the program’s second anniversary. The strike price was established at R\$4.22 and will not be monetarily restated.

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The fair value of the 2008 Program was R\$2,979, calculated according to the "Black & Scholes" method, considering a five-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 September 30, 2009 the balance of non-exercised options was 544,013 shares and the amount of R\$290 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 is the insurance coverage:

- a) Engineering risks – (R\$2,122,258)
 - 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.
- b) Fire – (R\$165,912) lightning and explosion at headquarters and regional offices.
- c) Building conclusion insurance – (R\$189,786) it ensures the delivery of building to committed purchasers.
- d) Civil liability insurance for executives (D&O) – (R\$17,780) 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.

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23. OTHER SERVICES PROVIDED BY THE INDEPENDENT AUDITORS

Pursuant to CVM Instruction 381 of January 14, 2003, we hereby state that the Company did not hire the independent auditors responsible for auditing the financial statements to do any other services rather than those of external audit.

24. SUBSEQUENT EVENTS – PUBLIC OFFERING OF SHARES

On October 2, 2009, the Company conducted a public offering of shares through issuing sixty-six million (66,000,000) nonpar, registered, book-entry common shares issued upon the Company’s capital increase in the scope of the primary offering of common shares at the price of R\$12.50 (public offering of shares approved at the Board of Directors’ meeting held on September 1, 2009), representing an increase of eight hundred twenty-five million reais (R\$825,000). The Company’s capital stock is now R\$1,420,117, represented by 258,186,388 nonpar, registered, book-entry common shares.

Pursuant to the offering terms, on October 14, 2009 the over-allotment option was exercised as approved at the Board of Directors’ meeting held on October 1m 2009, through the issue of 8,250,000 common shares at the issue price of R\$12.50, representing an increase of one hundred three million, one hundred twenty-five thousand reais (R\$103,125,000), whereby the Company’s capital stock was increased from R\$1,420,117 to R\$1,523,242, represented by 266,436,388 nonpar, registered, book-entry common shares.

Overall, the Company issued 74,250,000 nonpar, registered common shares through the public offering, at the issue price of R\$12.50 per share, totaling R\$928,125.

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;

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;

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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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.

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.

25. 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.

The operations of Rossi Residencial S.A. and its subsidiaries consist exclusively of development, sale and construction of residential and commercial properties. As a result of the real estate development market’s specific conditions, the Company occasionally needs to use unincorporated joint ventures and/or special purpose entities for the accomplishment 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 in consolidated form (comprising all its developments, regardless of legal-corporate structuring), presented in the section “Comments on the Consolidated Performance in the Quarter.”

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

Record launches of R\$ 1.1 billion in the quarter
Contracted sales of R\$ 664 million

73.7% net income growth vs. 3Q08 totaling R\$ 62 million
EBITDA reaches 24.5% in 3Q09, up by 7.5 p.p vs. 3Q08

São Paulo, November 12, 2009 – **Rossi Residencial S.A.** (Bovespa: RSID3; OTC: RSRZY), one of Brazil's leading residential real estate developers, announces its results for the third quarter of 2009 (3Q09). 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 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 3Q08 was also adjusted for the new accounting practices, thereby enabling comparisons between the periods.

Recent Events

- ✓ Conclusion of Primary Offering in October 2009, raising a total of R\$928 million.
- ✓ Increase of free float from 47.8% to 62.7%
- ✓ Increase in liquidity – from 6th to 3rd largest in the Latin American real estate industry ⁽¹⁾

Financial Highlights

- ✓ Net income growth of 73.7% over 3Q08, totaling R\$ 61.8 million.
- ✓ Gross Margin ⁽²⁾ stable at 35.0% (3.7 p.p. increase over 3Q08)
- ✓ EBITDA Margin of 24.5% (7.5 p.p. increase over 3Q08)
- ✓ Net Margin of 14.3% (4.3 p.p. increase versus 3Q08)
- ✓ ROE ⁽³⁾ (annualized) of 18.4% vs. 12% in 3Q09 (5.8 p.p. increase)
- ✓ Continued efficient management of selling and administrative expenses.
- ✓ Cash burn stable and among the lowest in the industry.

Operating Highlights

- ✓ Record launches of R\$1.1 billion (Rossi's % - R\$873 million) in 3Q09, divided into 18 projects with a total of 4,947 units.
- ✓ Contracted sales of R\$ 664 million, (Rossi's % - R\$ 517 million), of which 68% were inventory sales.
- ✓ SOS of 21.0% (vs. 20.1% in 2Q09). It is worth pointing out that part of our launches was held at the end of September. Considering launches sales until October, SOS would be of 27.8%.

Economic Segment

- ✓ Of the total project launches, 14 were in the low-income segment.
- ✓ 3,770 units launched in the quarter (equivalent to 15,000 units annualized), 143% higher than in 3Q08.
- ✓ 62% of the units launched in the quarter already sold

(1) Source: Bloomberg 11/10/2009 – 30 day average

(2) Excluding financial effect

(3) Net income/Shareholder's equity in the period

Investor Relations:

Cássio Audi
CFO and Investor Relations Officer
Carolina Burg
IR Manager
Phone: (55 11) 3759-7516
Email: carolinaburg@rossiresidencial.com.br

RSID3: R\$13.50 per share
OTC: RSRZY
Total shares: 266,436,388
Market value: R\$ 3.596 billion
Closing price: 11/11/2009

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

Message from the CEO

The Brazilian economy went through a different third quarter. Instead of the fear that the global instabilities will spread around, as announced by the headlines in the first half, many sectors in Brazil started showing signs of recovery and one of the pillars of this recovery was the construction industry.

Several factors explain the positive indicators in the housing segment, which include economical stability, increase in income and credit growth. In addition, the launch of the "Minha Casa, Minha Vida" program by the Brazilian Government has added a new class of consumers to the system. With differentiated products that are tailored to the low-income segment, Rossi was able to seize this opportunity like few others.

The third quarter was marked by a significant growth in the economic segment, which accounted for 14 of Rossi's 18 launches in the quarter. Of the total of 4,947 units launched, 3,770 were targeted at this market that has its unique characteristics, which the Company is well versed with and has been serving for over 30 years.

The positive performance registered in the quarter was not only concentrated in the economic segment but was also evident in other segments. Contracted sales (Rossi %) increased by 28% in 3Q09 over 3Q08, totaling R\$ 517 million, of which R\$ 354 million were inventory sales. The sales-over-supply ratio (SOS), a key industry indicator, maintained the growth trend.

The operating highlights were accompanied by important financial indicators. In the third quarter, Rossi registered growth in all of its margins: Gross margin (35.0%) increased by 3.7 p.p. over 3Q08, EBITDA margin (24.5%) grew by 7.5 p.p. in the same period and net margin (14.3%) increased by 4.3 p.p. over 3Q08.

This continuous growth of the financial and operating indicators is only possible thanks to Rossi's capacity and efficiency in executing projects combined with an efficient management of selling and administrative expenses. An example of this is that the company is the pioneer in using SAP (for over 10 years), which enabled its processes to be automated and integrated nationwide. In addition to the IT area, the Company is using and perfecting construction technologies that ensure economies of scale.

Finally, we would like to highlight the conclusion of our follow-on offering, by which we raised a gross amount of R\$ 928.1 million. Having been Capitalized, Rossi is ready to begin a new growth cycle, with the focus on geographical expansion. For this, the Company already has 136 sites for future launches. Added to this are a geographically diversified land bank and a decentralized structure with national reach. With eight regional offices (North, Northeast, Rio de Janeiro, São Paulo, South, São Paulo Interior, Brasília and Campinas), Rossi is present in 63 cities.

The funds raised through the follow-on offering will be fundamental for this new phase in Rossi's history. Though our focus is on geographical expansion in the diverse segments in which we operate, we will not leave behind the motto that has accompanied us all along: constant growth with profitability.

Heitor Cantergiani

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

RECENT EVENTS

Exclusive Primary Offering

- ✓ *Issue of 74,250,000 shares*
- ✓ *Total shares after offering closure – 266,436,388*
- ✓ *Total amount raised – R\$ 928 million (gross)*

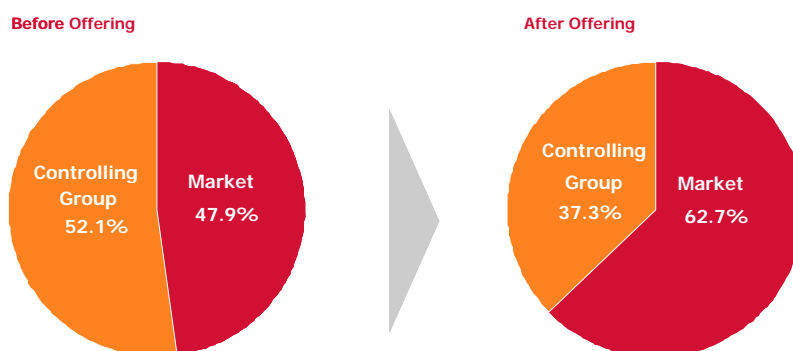
In October 2009, we successfully concluded our primary offering of 74.250 million shares, raising R\$ 928 million (gross).

The funds raised will primarily be used to acquire land and in projects for the economic segment, in which we are well positioned to meet the growing demand and to finance a new growth plan for the coming years starting 2010.

Growth plan for the coming years

Guidance	2010	2011
Launches (R\$ billion)	3.1 – 3.5	4.2 – 4.6

With this operation, we raised our free float from 47.9% to 62.7%.



RSID3	
Number of shares before the offering	192,186,388
Number of new shares issued	74,250,000
Total shares	266,436,388

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LAUNCHES

- ✓ *Launches grew by 131% (Rossi %) over 2Q09*
- ✓ *Launches in the economic segment alone grew by 99% (Rossi %) over 2Q09*
- ✓ *44% of total launches in 9M09 were in the Economic segment*

In 3Q09, we launched 18 projects totaling 4,947 units, with total PSV of R\$ 1,123 billion (Rossi's % - R\$ 873 million). We continue to expand our operations in the Economic Segment, with 14 of the projects launched falling in this category.

We have provided a breakdown of our launches and sales by income segment and by state to emphasize the strategy of geographic diversification and of product diversification by income segment.

Table – Launches by Income Segment

Launches in 3Q09 (R\$ million)	Units	Total PSV	Rossi PSV
Residential Property			
Economic Segment*	3,770	437	333
Until R\$ 200,000	-	-	-
From R\$ 200,000 to R\$ 350,000	242	84	41
From R\$ 350,000 to R\$ 500,000	10	4	4
Above R\$ 500,000	872	585	482
Commercial Property	53	13	13
Total	4,947	1,123	873

Launches in 9M09 (R\$ million)	Units	Total PSV	Rossi PSV
Residential Property			
Economic Segment*	6,187	757	591
Until R\$ 200,000	-	-	-
From R\$ 200,000 to R\$ 350,000	332	105	62
From R\$ 350,000 to R\$ 500,000	142	57	50
Above R\$ 500,000	1,126	748	618
Commercial Property	355	71	71
Total	8,142	1,738	1,393

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

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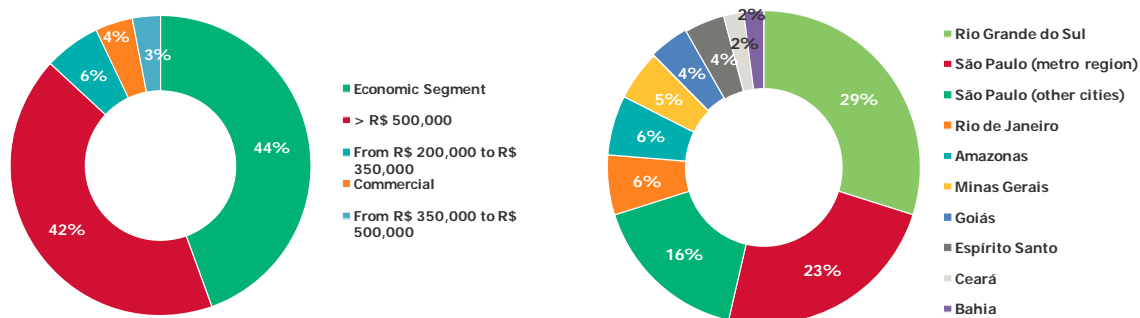
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Table - Launches by state

Launches in 3Q09 (R\$ million)	Units	Total PSV	Rossi PSV
Amazonas	1,040	92	42
Ceará	220	27	18
Espirito Santo	403	37	37
Goiás	245	45	22
Minas Gerais	234	48	48
Paraná	200	25	25
Rio de Janeiro	236	82	39
Rio Grande do Sul	1,181	348	341
São Paulo (other cities)	627	79	64
São Paulo (metro. region)	561	340	237
Total	4,947	1,123	873

Launches in 9M09 (R\$ million)	Units	Total PSV	Rossi PSV
Amazonas	1,040	92	42
Bahia	220	36	29
Ceará	220	27	18
Espirito Santo	403	37	37
Goiás	488	79	39
Minas Gerais	324	69	69
Paraná	900	112	112
Rio de Janeiro	428	106	63
Rio Grande do Sul	1,565	505	492
São Paulo (other cities)	1,691	278	198
São Paulo (metro. region)	863	398	295
Total	8,142	1,738	1,393

Total Launches in 9M09 by Income Segment and State:



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SALES

- ✓ *Contracted sales totaled R\$ 664 million in the quarter (Rossi's % - R\$ 517 million) and R\$ 1.5 billion in the year (Rossi's % - R\$ 1.2 billion)*
- ✓ *Fourth consecutive quarter of SOS growth*
- ✓ *Inventory sales corresponded to 68% of total sales*

Contracted sales came to R\$ 664 million in 3Q09 (Rossi's % being R\$ 517 million), up by 31% on 2Q09. Year-to-date sales came to R\$ 1,512 million, with Rossi's share being R\$ 1,204 million.

We have provided a breakdown of sales by income segment and by state to emphasize our strategy of geographic diversification and of product diversification by income segment.

Table – Contracted Sales by Income Segment

Contracted Sales in 3Q09 (R\$ million)	Units	Total PSV	Rossi PSV
Residential Property			
Economic Segment*	1,928	239	191
Until R\$ 200,000	83	15	9
From R\$ 200,000 to R\$ 350,000	402	120	85
From R\$ 350,000 to R\$ 500,000	179	73	54
Above R\$ 500,000	257	165	127
Commercial Property	265	53	52
Total	3,114	664	517
Contracted Sales in 9M09 (R\$ million)			
Residential Property			
Economic Segment*	4,288	565	461
Until R\$ 200,000	237	43	27
From R\$ 200,000 to R\$ 350,000	767	221	172
From R\$ 350,000 to R\$ 500,000	546	208	144
Above R\$ 500,000	620	339	264
Commercial Property	792	137	136
Total	7,250	1,512	1,204

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

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Table – Contracted sales by state

Contracted Sales in 3Q09 (R\$ million)	Units	Total PSV	Rossi PSV
Amazonas	309	28	13
Bahia	48	10	8
Ceará	73	11	7
Espírito Santo	453	44	42
Goiás	150	23	12
Minas Gerais	205	46	45
Paraná	318	53	48
Pernambuco	51	13	8
Rio de Janeiro	193	49	24
Rio Grande do Norte	2	1	1
Rio Grande do Sul	324	79	78
São Paulo (other cities)	439	104	72
São Paulo (metro. region)	549	205	161
Total	3,114	664	517

Contracted Sales in 9M09 (R\$ million)	Units	Total PSV	Rossi PSV
Amazonas	309	28	13
Bahia	416	67	53
Ceará	126	20	14
Espírito Santo	650	70	59
Goiás	298	41	21
Minas Gerais	416	87	86
Paraná	844	130	120
Pernambuco	112	28	18
Rio de Janeiro	511	115	69
Rio Grande do Norte	6	4	2
Rio Grande do Sul	874	210	204
São Paulo (other cities)	1,552	316	230
São Paulo (metro. region)	1,136	396	315
Total	7,250	1,512	1,204

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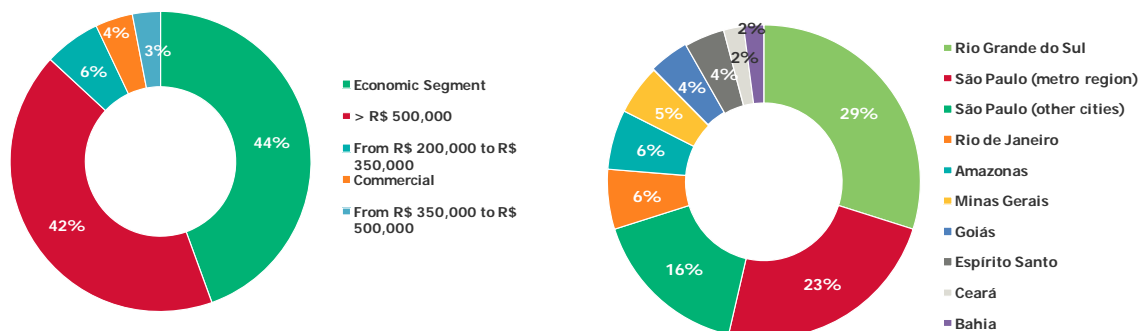
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Total Launches in 9M09 by Income Segment and State:



R\$ million

2006 Launches	Sold until 09/30/2009	Sold until 10/31/2009
Total 1Q06	99%	99%
Total 2Q06	98%	99%
Total 3Q06	90%	91%
Total 4Q06	93%	93%

2007 Launches	Sold until 09/30/2009	Sold until 10/31/2009
Total 1Q07	82%	84%
Total 2Q07	82%	83%
Total 3Q07	82%	83%
Total 4Q07	80%	81%

2008 Launches	Sold until 09/30/2009	Sold until 10/31/2009
Total 1Q08	70%	70%
Total 2Q08	78%	79%
Total 3Q08	75%	77%
Total 4Q08	63%	63%

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City	Project	Units Launched	Sold until 09/30/09	Sold until 10/31/09	PSV Rossi	% Rossi
Total 1Q09		1,048	91%	93%	143	
Total 2Q09		2,147	63%	69%	377	
Canoas	Rossi Ideal Jardim Figueira	400	41%	57%	40	100%
Novo Hamburgo	Weekend - Cond. 2	128	11%	13%	14	70%
Hortolândia	Avalon Hortolândia - Cond. 1	180	45%	57%	15	60%
Fortaleza	Navegantes Residencial	220	21%	26%	18	65%
Rio de Janeiro	Vitality Spa Condomínio	236	54%	68%	39	48%
Serra	Rossi Ideal Vilas do Mar	403	100%	100%	37	100%
Colombo	Vida Bella Praças Residenciais - Fases 8 e 9	200	21%	53%	25	100%
São Paulo	Paulistano Fase 2	316	12%	15%	160	70%
São Paulo	Rossi Lumina Parque Clube - Fase 2	192	7%	9%	64	65%
Manaus	Villa Jardim Condomínio Azaléia	576	21%	93%	23	45%
Manaus	Villa Jardim Condomínio Orquídea	464	40%	95%	18	45%
Goiânia	Ambient Residencial - Fase 1	216	13%	15%	20	50%
B. Horizonte	Rossi Prediletto	108	77%	96%	25	100%
Porto Alegre	Rossi Parque Panamby	364	4%	4%	258	100%
Porto Alegre	Rossi Ideal Parque Belo	260	0%	56%	26	100%
Hortolândia	VF Hortolandia - Cond. 3	336	0%	42%	40	100%
Votorantim	VF Condomínio do Girassol	88	0%	34%	4	50%
Uberlândia	Rossi Piazza Praças Residenciais - Fase 2	120	10%	12%	21	100%
Total 3Q09		4,947	28%	52%	873	
Total 2009		8,142	46%	62%	1,393	

Sales Over Supply

The sales-over-supply ratio has been growing substantially in recent quarters, with a SOS of 21.0% (vs. 20.1% in 2Q09 and 14.8% in 1Q09).

It is worth pointing out that part of our launches were concentrated at the end of September, if we consider sales until October, SOS would be 27.8%.

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The sales-over-supply ratio (SOS) and launch sales in 3Q09 are detailed in the table below.

R\$ million

Sales over supply (SOS)	4Q08	1Q09	2Q09	3Q09
Initial inventory	1,472*	1,770	1,630	1,603
Launches	573	143	377	873
<i>Initial inventory + Launches</i>	2,045	1,913	2,007	2,476
Sales in the period	276	283	404	517
SOS in the period	13.5%	14.8%	20.1%	21.0%
Final inventory	1,770	1,630	1,603	1,959

* a few phases that were not ready for sale were not accounted for in the VSO of 4Q08.

Sales over supply – Economic Segment

The evolution of our SOS follows:

	3Q09
Sales over supply (SOS)	29.9%
Launches sales over supply	32.1%

Rossi Vendas

Rossi Vendas sold R\$ 195 million in 3Q09, representing 29% of total contracted sales. Currently operating in São Paulo, Rio de Janeiro, Porto Alegre, Campinas and Vitória, Rossi Sales will expand its operations.

Developments under construction and concluded

As of September 30, 2009, the Company had 118 construction sites, totaling 157 developments, which represent 30,051 units under construction. Since 1992, when we expanded our operations to different regions in Brazil, till September 30, 2009, we have launched 62,862 units with total built-up area of 6,138,052 m², of which 31,535 units, corresponding to 3,140,687m², 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
3Q09	8	1,034	191	129
2Q09	5	504	126	98
1Q09	5	600	198	143
4Q08	5	804	158	151

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LAND BANK

- ✓ *R\$ 13.9 billion PSV in the Economic segment*
- ✓ *R\$ 21.8 billion total PSV*
- ✓ *78% acquired by swaps*

On September 30, 2009, our land bank contained 136 sites for future developments in 69 cities, with a total PSV of R\$ 21.8 billion, of which Rossi's share was R\$ 13.9 billion (64%). We have succeeded in building a top-quality land bank in line with our strategy of geographical and product diversification by income segment. Only 22% of our land bank was acquired in cash, 29% being acquired through unit swaps and 49% through financial swaps.

We define as properties costing up to R\$ 160,000 or standardized projects (Villa Flora, Praça Residencial or Rossi Ideal).

R\$ million

R\$ million	Econ. 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	371	74	0	0	0	0	0	445	2%
Bahia	0	0	879	467	0	0	0	1,347	6%
Ceará	371	0	0	104	0	0	0	476	2%
Federal District	914	211	0	0	367	534	0	2,027	9%
Espírito Santo	662	0	0	0	0	117	0	779	4%
Goiás	1,375	0	0	0	0	0	0	1,375	6%
Mato Grosso do Sul	53	0	0	0	0	0	0	53	0%
Minas Gerais	1,775	92	139	0	0	0	0	2,006	9%
Paraná	101	0	112	0	0	0	0	213	1%
Rio de Janeiro	660	0	325	992	88	0	0	2,065	9%
Rio Grande do Norte	155	0	0	0	0	82	0	237	1%
Rio Grande do Sul	1,992	0	586	0	778	0	0	3,356	15%
São Paulo (Other cities)	1,626	188	1,189	455	671	49	423	4,600	21%
São Paulo (Metro. region)	378	0	192	972	1,089	30	140	2,801	13%
Total	10,435	566	3,421	2,991	2,994	812	563	21,781	100%
Distribution	48%	3%	16%	14%	14%	4%	3%	100%	

SFH = 80%

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FINANCIAL PERFORMANCE

- ✓ *Net income in 3Q09 grew by 73.7% over 3Q08 to R\$ 62 million.*
- ✓ *Net Margin grew by 4.3 p.p. over 3Q08 and reaches 14.3%*
- ✓ *EBITDA margin grew by 7.5 p.p. over 3Q08 and reaches 24.5%*

Net revenue

Net revenue increased by 21.4%, from R\$ 355 million in 3Q08 to R\$ 431 million in 3Q09. In quarter-on-quarter terms, net revenue grew by 16.6%.

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 68% when compared to 3Q08.

R\$ million

Net Revenue	3Q09	%Net Rev.	2Q09	%Net Rev.	3Q08	%Net Rev.
Property sales and services	427	99.0%	356	96.3%	320	90.3%
Monetary variation and interest	14	3.3%	26	7.2%	48	13.4%
(-) sales taxes	(11)	-2.6%	(13)	-3.4%	(13)	-3.7%
Total	431		369		355	

Net Revenue	9M09	%Net Rev.	9M08	%Net Rev.
Property sales and services	1,080	98.5%	825	90.3%
Monetary variation and interest	50	4.6%	121	13.2%
(-) sales taxes	(34)	-3.1%	(32)	-3.5%
Total	1,096		914	

Cost of Properties and Services Sold

The cost of properties and services sold climbed by 35%, from R\$ 220 million in 3Q08 to R\$ 298 million in 3Q09.

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	3Q09	2Q09	3Q08	Var. (3Q09x3Q08)
Works+sites	271	224	211	28.3%
Financial charges	27	23	9	187.6%
Total	298	247	220	35.1%

R\$ million

Costs	9M09	9M08	Var.
Works+sites	686	561	22.4%
Financial charges	70	23	209.0%
Total	756	584	29.6%

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Adjusted Gross Margin

For transparency and comparative purposes, we present the adjusted 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.

Adjusted gross margin (excluding financial impacts) was 35.0% in 3Q09, stable in relation to 2Q09 and 3.7 p.p. up on 3Q08.

R\$ million

	3Q09	2Q09	Var.	3Q08	Var.	9M09	9M08	Var.
Gross Income	133	123	8%	134	-1%	340	331	3%
Gross Margin (%)	30.8%	33.2%	-2.4p.p.	37.8%	-7.0p.p.	31.0%	36.2%	-5.1p.p.
Adjusted Gross Income	145	119	22%	96	52%	360	232	55%
Adjusted Gross Margin (%)	35.0%	34.7%	0.3p.p.	31.3%	3.7p.p.	34.4%	29.3%	5.1p.p.

* Excluding financial effects

Contracted Sales vs. Recognized Revenue

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 shows the contracted sales and revenue recognized in the year, by launch year.

R\$ million

Year	2009				2008			
	Contracted Sales		Net Revenue		Contracted Sales		Net Revenue	
	R\$ million	%	R\$ million	%	R\$ million	%	R\$ million	%
2009	454	38%	114	10%	-	-	-	-
2008	532	44%	284	26%	721	52%	210	23%
2007	153	13%	469	43%	527	38%	257	28%
2006	53	4%	191	17%	60	4%	297	32%
2005	7	1%	22	2%	17	1%	79	9%
2004	4	0%	9	1%	52	4%	60	7%
2003	1	0%	8	1%	8	1%	11	1%
Total	1,204	100%	1,096	100%	1,385	100%	914	100%

Administrative and Selling Expenses

Thanks to the increased cost-effectiveness of selling and administrative expenses, this line fell by 32% versus 3Q08. Administrative expenses totaled R\$ 24.0 million in 3Q09, 17.2% down on 3Q08.

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

R\$ million

Operating Expenses	3Q09	2Q09	Var.	3Q08	Var.	9M09	9M08	Var.
Administrative	24	23	-5.9%	29	-17.2%	71	78	-8.8%
Selling	25	25	-2.2%	44	-43.5%	76	100	-24.1%
Administrative/ Net Revenue	5.7%	6.2%	-0.6p.p.	8.1%	-2.5p.p.	6.5%	8.6%	-2.1p.p.
Selling/Net Revenue	5.7%	6.9%	-1.1p.p.	12.4%	-6.6p.p.	7.0%	11.0%	-4.0p.p.
Administrative/Contracted Sales (% Rossi)	4.7%	5.7%	-1.0p.p.	5.3%	-0.6p.p.	5.9%	5.6%	0.3p.p.
Selling/Contracted Sales (%Rossi)	4.8%	6.3%	-1.5p.p.	8.1%	-3.3p.p.	6.3%	7.3%	-1.0p.p.
Administrative/Launches (% Rossi)	2.8%	6.1%	-3.3p.p.	5.6%	-2.8p.p.	5.1%	5.3%	-0.2p.p.
Selling/Launches (%Rossi)	2.8%	6.7%	-3.9p.p.	8.5%	-5.6p.p.	5.5%	6.8%	-1.4p.p.

EBITDA

According to this new methodology, EBITDA totaled R\$ 105 million in 3Q09 and EBITDA margin stood at 24.5% (7.5 p.p. higher than in 3Q08.)

EBITDA (New methodology)	3Q09	3Q08	Var	9M09	9M08	Var
Net Income	62	36	73.7%	142	102	38.3%
(+/-) Financial Expenses (Revenues), net	1	13	-90.2%	(0.5)	20	-102.7%
(+) Provision for I. tax and S. Contrib.	8	(1)	n.m.	19	2	786.7%
(+) Depreciation and amortization	7	3	131.7%	17	6	163.0%
(+) Interest	27	9	187.6%	70	23	209.0%
Adjusted EBITDA	105	60	75.0%	247	153	61.0%
Adjusted EBITDA Margin	24.5%	16.9%	7.5p.p.	22.5%	16.8%	5.8p.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.

Thus, depreciation and amortization expenses increased from R\$ 3.1 million in 3Q08 to R\$7.2 million in 3Q09, reflecting the changes in the accounting practices.

Net Income

Net income increased by 73.7%, from R\$ 36 million in 3Q08 to R\$ 62 million in 3Q09, with net margin of 14.3%. Year-to-date net income came to R\$ 142 million, up 38.3% over 9M08.

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Cash Burn

The following table shows the cash burn, which was practically stable and is one of the lowest among the largest competitors in the industry.

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

Balance Sheet

Cash position

Total cash position in 3Q09 was R\$ 174.5 million, down by 2% quarter-on-quarter. The cash position varies according to the key delivery schedule.

Accounts Receivable

Accounts receivable increased by 10.3%, from R\$ 1.6 billion in 2Q09 to R\$ 1.8 billion in 3Q09.

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	3Q09	2Q09	Var.
Short Term	775	662	17%
Long Term	987	936	6%
Total	1,762	1,598	10%
Receivable from developments to be recognized according to the PoC method			
Short Term	787	710	11%
Long Term	1,002	1,003	0%
Total	1,789	1,713	4%
Total Accounts Receivable	3,551	3,311	7%

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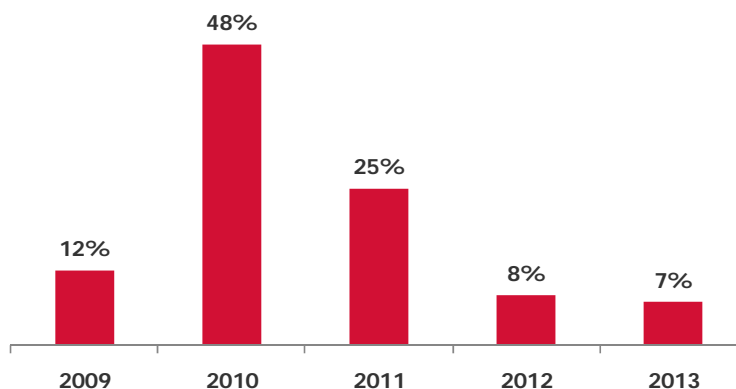
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Receivable (R\$ 3.5 billion) schedule by year:



Inventories

On September 30, 2009, the total number of units for sale at market value totaled R\$ 1.9 billion. The table below shows the distribution of our inventory at market value by income segment and conclusion period.

R\$ million

Income Segment	Time for key delivery					Total
	Ready	< 6 months	7 - 12 months	13 - 24 months	> 25 months	
Economic Segment	6.8	45.6	17.5	387.7	39.2	496.8
Until R\$ 200,000	13.0	-	0.3	27.8	-	41.1
From R\$ 200,100 to R\$ 350,000	20.8	61.0	40.9	135.5	22.4	280.7
From R\$ 350,100 to R\$ 500,000	2.9	33.6	66.3	21.0	107.1	230.9
Above R\$ 500,100	1.9	50.5	35.8	105.7	487.0	680.9
Commercial	0.9	6.3	6.6	36.1	178.8	228.8
Total	46.4	197.2	167.5	713.7	834.5	1,959.2
%	2%	10%	9%	37%	42%	100%

R\$ million

Marketable Properties	3Q09	2Q09
Current:		
Units build	15	18
Units under construction	391	355
Sites for future projects	383	514
Total	790	886
Non Current:		
Sites for future projects	231	152
Total	1,021	1,038

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Debt

The Company closed 3Q09 with total debt of R\$ 1.1 billion, 47% of which, or R\$ 524.9 million, refers to construction financing, 31% to debentures and 21.9% to working capital loans. Of this total, 65% is long-term, as shown in the tables below:

R\$ million

Debt	Interest Rates	Sep/09	Jun/09	Var.
Debt – Short Term		388.2	211.6	83%
Loans – working capital	CDI + 1.5 – 2.0%	57.1	11.1	413%
Construction Financing	TR + 9-11%	311.9	194.1	61%
Debentures	-	19.2	6.4	200%
Debt – Long Term		725.1	787.9	-8%
Loans – working capital	CDI + 1.5 – 2.0%	186.1	237.1	-22%
Construction Financing	TR + 9-11%	213.0	200.2	6%
Debentures	106.6% of CDI	326.0	350.6	-7%
Total Debt		1,113.3	999.5	11%
Cash position				
Short term investments	CDB indexed to CDI	174.4	177.7	-2%
Long term investments	CDB indexed to CDI	1.1	1.1	-3%
Total cash position		175.5	178.8	-2%
Net Debt		937.9	820.7	14%
Net Debt/Shareholders' Equity		68.0%	62.3%	5.7p.p.
Net Debt (- SFH)/ Shareholders' Equity		29.9%	32.3%	-2.4p.p.

Debt – Post follow on

Total cash position	1,103.5	178.8
Net Debt	9.8	820.7
Net Debt/Shareholders' Equity	0.4%	62.3%
Net Debt (- SFH)/ Shareholders' Equity	-21.8%	32.3%

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 68.0%, up by 5.7 p.p. versus 2Q09, exclusively due to the increase in SFH. Net debt, excluding SFH/ shareholders' equity registered a slight 2.4 p.p. decrease, reaching 29.9% of shareholders' equity.

Considering the cash inflow from the follow-on offering, net-debt-to-equity ratio would be 0.4%.

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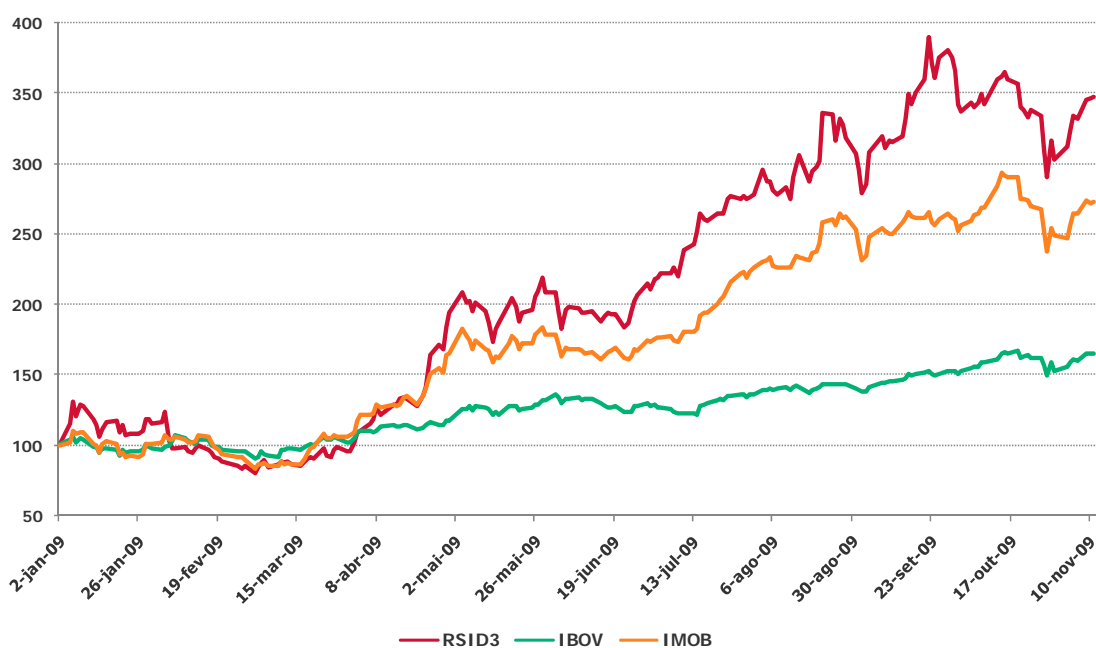
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Share Performance

RSID3

Number of shares	266,436,388
Share price 11/11/2009	R\$13.50
Market Value	R\$ 3,596,891,238

The Company has been presenting a performance above the Bovespa and Sector's indexes



Source: *Econômica* (11/12/2009)

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Conference Calls

In Portuguese

Friday, November 13, 2009

10:00 a.m. (Brasília) / 7:00 a.m. (EST)

Dial-in access: (55 11) 2188-0188

Conference ID: Rossi

Replay (available until November 20, 2009):

Dial-in access: (55 11) 2188-0188

Replay ID: Rossi

In English

Friday, November 13, 2009

12:00 am (Brasília) / 9:00 pm (EST)

Dial-in access: (1 973) 935-8893

Conference ID: 36158509

Replay (available until November 20, 2009):

Dial-in access: (1 706) 645-9291

Replay ID: 36158509

About Rossi

Rossi is one of Brazil's main real estate developers. Operating in 63 cities. Rossi operates in different real estate segments and has in its portfolio, several sales successes in different income segments. 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, visit www.rossiresidencial.com.br/ir

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Main Operating Indicators

Launches (R\$ million)	3Q09	2Q09	Var.	3Q08	Var.	9M09	9M08	Var.
Projects Launched	18	17	6%	13	38%	44	36	22%
Usable area launched ('000 m ²)	357	165	116%	284	26%	595	757	-21%
Units launched (units)	4,947	2,147	130%	2,744	80%	8,142	7,470	9%
Launched PSV - 100%	1,123	454	147%	720	56%	1,738	2,073	-16%
Launched PSV - % Rossi	873	377	131%	518	68%	1,393	1,472	-5%
Average launch sales price per m ² (R\$)	3,149	2,745	15%	2,534	24%	2,920	2,740	7%
Sales (R\$ million)	3Q09	2Q09	Var.	3Q08	Var.	9M09	9M08	Var.
Contracted Sales - 100%	664	506	31%	702	-5%	1,512	1,828	-17%
Contracted Sales - % Rossi	517	404	28%	539	-4%	1,204	1,385	-13%
Usable area sold (mil m ²)	235	189	24%	246	-5%	565	652	-13%
Units sold (units)	3,114	2,274	37%	2,630	18%	7,250	7,060	3%
Launches contracted sales - 100%	220	140	57%	335	-34%	643	1,097	-41%
Launches contracted sales - % Rossi	163	120	36%	253	-35%	535	794	-33%
Launches sales (units)	1,373	634	117%	1,201	14%	3,705	3,759	-1%
% Launches sales - % Rossi	18.7%	31.9%	-13.2 p.p.	48.8%	-30 p.p.	38.4%	54.0%	-15.6p.p
SOS (sales over supply)	21%	20%						

Land bank (R\$ billion)	3Q09	2Q09	Var.
Potential PSV - 100%	22	21	5%
Potential PSV - % Rossi	14	14	3%
Number of sites	136	143	-5%
% Swap	78%	75%	4%
Inventory (R\$ million)	3Q09	2Q09	Var.
Inventory at market value	1,922	1,603	20%

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Main Indicators – Low-Income Segment

Launches (R\$ million)	3Q09	2Q09	Var.	3Q08	Var.	9M09	9M08	Var.
Projects Launched	14	12	17%	5	180%	33	13	154%
Usable area launched ('000 m ²)	203	102	99%	114	78%	361	249	45%
Units launched (units)	3,770	1,545	144%	1,553	143%	6,187	3,208	93%
Launched PSV - 100%	437	211	107%	257	70%	757	521	45%
Launched PSV - % Rossi	333	167	99%	231	44%	591	460	28%
Average launch sales price per m ² (R\$)	2,151	2,064	4%	2,253	-5%	2,100	2,090	0%
Sales (R\$ million)	3Q09	2Q09	Var.	3Q08	Var.	9M09	9M08	Var.
Contracted Sales - 100%	239	175	36%	202	18%	545	374	51%
Contracted Sales - % Rossi	191	141	35%	182	5%	461	311	48%
Usable area sold (mil m ²)	113	85	34%	88	28%	276	174	59%
Units sold (units)	1,928	1,233	56%	1,204	60%	4,288	2,529	70%
Launches contracted sales - 100%	131	74	77%	102	28%	376	267	41%
Launches contracted sales - % Rossi	107	61	75%	96	11%	306	247	24%
Launches sales (units)	1,180	512	130%	595	98%	2,963	1,561	90%
% Launches sales - % Rossi	32.1%	37.0%	-4.4 p.p.	41.6%	-9.4 p.p.	51.8%	53.7%	-1.9 p.p.
SOS (sales over supply)	29.9%	29.7%	0.2 p.p.					

Land bank (R\$ billion)	3Q09	2Q09	Var.
Potential PSV - 100%	10	10	6%
Potential PSV - % Rossi	7	7	6%
Number of sites	72	68	6%
% Swap	81%	82%	-1.6 p.p.
Inventory (R\$ million)	3Q09	2Q09	Var.
Inventory at market value	497	306	62%

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Main Financial Indicators

Financial Indicators (R\$ million)	3Q09	2Q09	Var.	3Q08	Var.	9M09	9M08	Var.
Net Operating Revenue	431	369	17%	355	21%	1.096	914	20%
Gross Income	133	122	9%	134	-1%	340	331	3%
<i>Gross Margin</i>	<i>30.8%</i>	<i>33.2%</i>	<i>-2.4 p.p.</i>	<i>37.8%</i>	<i>-7.0 p.p.</i>	<i>31.0%</i>	<i>36.2%</i>	<i>-5.1 p.p.</i>
<i>Gross Margin*</i>	35.0%	34.7%	0.3 p.p.	31.3%	3.7 p.p.	34.4%	29.3%	5.1 p.p.
Operating Income	75	66	14%	38	99%	174	113	53%
<i>Operating Margin</i>	<i>17.4%</i>	<i>17.9%</i>	<i>-0.5 p.p.</i>	<i>10.6%</i>	<i>6.8 p.p.</i>	<i>15.8%</i>	<i>12.4%</i>	<i>3.4 p.p.</i>
Adjusted EBITDA	105	90	17%	60	75%	247	153	61%
<i>Adjusted EBITDA Margin* (%)</i>	24.5%	24.4%	0.1 p.p.	16.9%	7.5 p.p.	22.5%	16.8%	5.7 p.p.
Net Income for the period	62	51	21%	36	74%	142	102	38%
<i>Net Margin</i>	14.3%	13.9%	0.4 p.p.	10.0%	4.3 p.p.	12.9%	11.2%	1.7 p.p.
Earnings per share (R\$)	0.23	0.27						

* Excluding financial effect

** Ebitda margin: comparable to the main competitors, p. 14

Unearned Results (R\$ million)	3Q09	2Q09	Var.
Unearned revenue	1,946	1,890	3%
Unearned results	566	580	-2%
Backlog Gross Margin	29.1%	30.7%	-1.6p.p.

Balance (R\$ million)	3Q09	2Q09	Var.
Net Debt	938	821	14%
Cash Position	176	179	-2%
Shareholders' Equity	1,380	1,318	5%
Total Assets	5,029	3,113	62%
Net Debt /Equity	68.0%	62.3%	5.7p.p.
Net Debt – SFH / Equity	29.9%	32.4%	-2.5p.p.

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Income Statement (R\$ '000)

	3Q09	3Q08	Var (%)
Gross Operating Revenue			
Property sales and services	247,091	320,084	33.4%
Monetary variation and interest	14,151	47,602	-70.3%
(-) Sales taxes	(10,676)	(13,088)	-18.4%
Net Operating Revenue	430,566	354,598	21.4%
Cost of Property and Services	(297,909)	(220,478)	35.1%
Works+ sites	(270,772)	(211,041)	28.3%
Financial charges	(27,137)	(9,437)	187.6%
Gross Income	132,657	134,120	-1.1%
Gross margin	30.8%	37.8%	-7.0 p.p.
Operating income			
Selling	(24,749)	(43,797)	-43.5%
Administrative	(24,385)	(28,779)	-15.3%
Depreciation and amortization	(7,219)	(3,115)	131.7%
Financial Revenue (Expenses), Net	(1,268)	(12,957)	-90.2%
Other Operating Revenue (Expenses)	32	(7,798)	-100.4%
Total	(57,589)	(96,446)	-40.3%
Operating Income (Loss)	75,068	37,674	99.3%
Operating margin	17.4%	10.6%	6.8 p.p.
Provision for income tax and social contribution	(7,759)	969	-900.7%
Profit sharing	(5,550)	(3,092)	79.5%
Net Income (Loss) for the Period	61,759	35,551	73.7%
Net margin	14.3%	10.0%	4.3 p.p.

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	9M09	% Net Rev	9M08	% Net Rev	Var
Gross Operating Revenue					
Property sales and services	1,080,284	99%	824,872	90%	30.5%
Monetary variation and interest	49,726	5%	120,772	13%	-55.6%
(-) Sales taxes	(33,664)	-3%	(31,666)	-3%	6.3%
Net Operating Revenue	1,096,346	100.0%	913,978	100%	20.0%
Cost of Property and Services	(756,066)	-69%	(583,379)	-64%	29.6%
Works+ sites	(686,137)	-63%	(560,750)	-61%	22.4%
Financial charges	(69,929)	-6%	(22,629)	-2%	209.0%
Gross Income	340,280	31%	330,599	36%	2.9%
<i>Gross margin</i>	<i>31.0%</i>		<i>36.2%</i>		<i>-5.1 p.p.</i>
Operating income					
Selling	(76,277)	-7.0%	(100,483)	-11.0%	-24.1%
Administrative	(71,318)	-6.5%	(78,207)	-8.6%	-8.8%
Depreciation and amortization	(16,956)	-1.5%	(6,448)	-0.7%	163.0%
Financial Revenue (Expenses), Net	528	0.0%	(19,828)	-2.2%	-102.7%
Other Operating Revenue (Expenses)	(2,524)	-0.2%	(12,275)	-1.3%	-79.4%
Total	(166,547)	-15.2%	(217,241)	-23.8%	-23.3%
Operating Income (Loss)	173,733	15.8%	113,358	12.4%	53.3%
<i>Operating margin</i>	<i>15.8%</i>		<i>12.4%</i>		<i>3.4 p.p.</i>
Provision for income tax and social contribution	(19,011)	-1.7%	(2,144)	-0.2%	786.7%
Profit sharing	(13,211)	-1.2%	(8,898)	-1.0%	48.5%
Net Income (Loss) for the Period	141,511	12.9%	102,316	11.2%	38.3%
<i>Net margin</i>	<i>12.9%</i>		<i>11.2%</i>		<i>1.71 p.p.</i>

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Balance Sheet ('000)

ASSETS	3Q09	% of Total	2Q09	% of Total
CURRENT				
Cash and equivalents	174,522	5%	177,697	6%
Accounts receivable from clients	775,216	24%	662,255	21%
Marketable property	790,049	24%	886,073	28%
Prepaid expenses	42,957	1%	41,101	1%
Deferred income tax and social contribution	13,810	0%	11,729	0%
Other receivables	159,220	5%	145,347	5%
Total Current Assets	1,955,774	60%	1,924,202	62%
NON CURRENT				
LONG TERM				
Financial investment	1,131	0%	1,131	0%
Accounts receivable from clients	986,806	30%	935,501	30%
Marketable property	31,171	1%	30,977	1%
Deferred income tax and social contribution	231,052	7%	152,244	5%
Total Long Term Assets	28,429	1%	31,222	1%
Investments	1,278,589	39%	1,151,075	37%
Fixed	2,703	0%	4,072	0%
Intangible	25,755	1%	29,045	1%
Total non current	4,429	0%	4,181	0%
TOTAL ASSETS	1,311,476	1%	1,188,373	1%
Total Current Assets	3,267,250	100%	3,112,575	100%

(A free translation of the original in Portuguese)

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BRAZILIAN SECURITIES COMMISSION (CVM)
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ROSSI RESIDENCIAL S/A

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

LIABILITIES	3Q09	% of Total	2Q09	% of Total
CURRENT				
Construction financing - real estate credit	311,961	10%	194,093	6%
Loans – working capital	57,158	2%	11,140	0%
Suppliers	39,002	1%	34,611	1%
Accounts payable to land site acquisition	178,690	5%	196,489	6%
Salaries and payroll charges	13,791	0%	12,024	0%
Taxes and contributions payable	14,228	0%	14,852	0%
Debentures	19,236	1%	6,406	0%
Dividends payable	14,285	0%	14,285	0%
Profit sharing payable	12,300	0%	6,935	0%
Advances to clients	239,494	7%	261,223	8%
Related Parties	0	0%	0	0%
Deferred taxes and contributions	51,265	2%	44,515	1%
Other payables	12,372	0%	10,548	0%
Total Current	963,782	29%	807,121	26%
NON CURRENT				
Construction financing - real estate credit	213,015	7%	200,160	6%
Loans – working capital	186,111	6%	237,113	8%
Accounts payable to land site acquisition	112,143	3%	115,325	4%
Debentures	326,078	10%	350,592	11%
Taxes and contributions payable	26,374	1%	26,374	1%
Provision for contingencies	11,198	0%	9,781	0%
Provision for guarantees	2,569	0%	1,987	0%
Deferred taxes and contributions	45,807	1%	45,925	1%
Total non current	923,295	28%	987,257	32%
SHAREHOLDERS' EQUITY				
Capital Stock	595,117	18%	595,117	19%
Capital reserve – goodwill	548,405	17%	548,188	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	141,511	4%	79,752	3%
Total Shareholders' Equity	1,380,173	42%	1,318,197	42%
TOTAL LIABILITIES	3,267,250	100%	3,112,575	100%

(A free translation of the original in Portuguese)

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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	WITHOUT PREFERENCE
11 – CONDITION FOR CURRENT REMUNERATION	106.06 - CDI
12 – PREMIUM/NEGATIVE GOODWILL	
13 – NOMINAL VALUE (Reais)	10,080.24
14 – AMOUNT ISSUED (Thousands of Reais)	302,407
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	1/2/2010

(A free translation of the original in Portuguese)

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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	
4 – REGISTRATION DATE AT CVM	
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	100.00% - CDI + 3.50% p.a.
12 – PREMIUM/NEGATIVE GOODWILL	
13 – NOMINAL VALUE (Reais)	40,000,000.00
14 – AMOUNT ISSUED (Thousands of Reais)	40,000
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	12/24/2009

(A free translation of the original in Portuguese)

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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 10/31/2009:

	Common	%	Preferred	%	Total	%
Rossi Residencial S/A						
Oficiais Adm. E Participação Ltda	48,219,015	18.10	-	-	48,219,015	18.10
ER Administração e Participação Ltda	47,804,646	17.94	-	-	47,804,646	17.94
Carmignac Geston	15,557,763	5.84	-	-	15,557,763	5.84
Newton Investment	18,749,100	7.04	-	-	18,749,100	7.04
Treasury Shares	1,512,200	0.57	-	-	1,512,200	0.57
Other	134,593,664	50.52	-	-	134,593,664	50.52
	266,436,388	100.00	-	-	266,436,388	100.00

2 – On 10/31/2009 the number of outstanding shares (free-float) corresponds to 165,627,070, representing 62.16% of the Company's capital.

Chart of direct and indirect interest of controlling shareholders:

Shareholders	Shares held	Interest %
Controlling Shareholders	99,195,150	37.23
Board of Directors	75,858	0.03
Executive Officers	26,110	0.01
Treasury Shares	1,512,200	0.57
Outstanding Shares	165,627,070	62.16
Total	266,436,388	100

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20.01 – OTHER INFORMATION DEEMED AS RELEVANT BY THE COMPANY

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

Shareholders	Position on 10/31/2008		Purchase / Subscription	Sale	Position on 10/31/2009		Increase %
	Number	%			Number	%	
Controlling Shareholders	71,714,288	45.47%	27,480,862	-	99,195,150	37.23%	38.32%
Board of Directors	8	0.00%	75,850	-	75,858	0.03%	948125%
Fiscal Council	-	0.00%	-	-	-	-	0.00%
Executive Officers	-	0.00%	26,110	-	26,110	0.01%	26110%
Treasury Shares	1,512,200	0.96%	-	-	1,512,200	0.57%	0.00%
Outstanding Shares	84,477,132	53.57%	81,149,938	-	165,627,070	62.16%	96.06%
Total	157,703,628	100.00%	108,732,760	-	266,436,388	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.

(A free translation of the original in Portuguese)

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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 nine-month period ended September 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 nine-month periods ended September 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 June 30, 2009 (company and consolidated), for comparison purposes, were previously audited and reviewed by us and our unqualified opinion is dated August 10, 2009.

(A free translation of the original in Portuguese)

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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 September 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)

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