



In the 1st semester of 2003

- **Net Asset Value (NAV) reached €1.129 million, an 8,9% growth**
- **Net Consolidated Profits reach €65 million**
- **Debt decreases 10,5%**

Net Consolidated Profits after Minority Interests reached €65 million. In the same period of last year they reached €92 million, however, this included the benefits from the opening of two shopping centres (Parque D. Pedro, in March 2002 and the Plaza Mayor, in April 2002) and the activities of SPEL and Praedium. Without these effects, the Net Consolidated Profits for the first semester of 2002 would have been €48 million.

The Net Consolidated Profits for the 1st semester of 2003 were positively influenced in €24.8 million for the sale of 50% of Centro Vasco da Gama to ING, which took place in March 2003. This result was also negatively influenced by the rise of Profit Taxes, a consequence of the changes in Tax Laws for companies.

Sonae Imobiliária closed the first semester of 2003 with total direct income from Investments of €113,9 million, a decrease of 6.9% when compared to the 1st semester of 2002. The income for the 1st semester of 2002 included the profits from the sale of Praedium and the acknowledgment of the profits brought about by the opening of Parque D. Pedro, SPEL's activity and 100% of Vasco da Gama.

EBITDA reached €45,6 million, a 3.3% decrease compared to the first six months of last year (€47,2 million). This decrease is a consequence of the 50% Vasco da Gama sale to ING. This sale leads to rents and fees decrease, when compared with the first semester of 2002.

Indebtedness decreased from €697 million as of December 31th 2002 to €624 million as the end of the 1st semester, due to the reduction of the position in Vasco da Gama to 50%, which corresponds to a 34% gearing over the assets' market value (38% in 2002). This reflects the Company's sound financial situation.

All of the Company's real estate properties were independently valued as of June 30th 2003 at €3.047 million, of which €1,441 million were attributable to the Company's investment properties. On a like-for-like comparison, the attributable value increased by 4.9% and €241 million correspond to the market value of the assets under development.

As of June 30th 2003, the NAV ("Net Asset Value") of the attributable property portfolio stood at €1,129 million (€1,037 million as of 31/12/2002).

Total rental income increased by 5,6% in Portugal

During the first semester of 2003, the global performance of the Company's Shopping Centre portfolio was positive taking into account the economic slowdown.

In Portugal, the total rental income increased by 5.6% versus the same period of last year and the sales were stable despite a 2.8% decrease in visits.

In Spain, the total rental income increased by 21.3% versus the same period of 2002, sustained by a 19.6% sales increase and a 7.8% increase in visits. Notice that Plaza Mayor (Malaga) opened in April 2002 and the Max-Centre (Bilbao) leisure area opened in July 2002, in a "like for like" basis total rental income increased by 11%, the sales increased by 14.3% and 2.3% increase in visits.

As for the portfolio in Brazil, the total rental income increased by 34,5% in Reais, against the same period of last year. Notice that Parque D. Pedro opened in March 2002, and therefore only had a 3 month rental contribution. In like-for-like terms the growth was 3.8%.

Five new projects for the national market

During the first semester, the construction and marketing of the two shopping centres under development - Parque Atlântico (Ponta Delgada, Azores) and Estação Viana (Viana do Castelo) - both being co-developed with local partners, progressed as planned and are scheduled to open next October 15th and next November 19th, respectively.

The expansion work on Cascai Shopping progressed at good rhythm, and its conclusion was anticipated to September.

Coimbra Retail Park (scheduled to open on November 11th 2003) and Setúbal Retail Park (awaiting building license) are the company's second and third investments of this type in Portugal, co-developed with Miller Developments.

Globally, these four projects under development in Portugal represent an investment of approximately €122 million.

Strong bet in Spain, with an investment of over €400 million

In Spain, the development of several projects in different parts of the country progresses in good rhythm. Together, they represent an investment of over €400 million.

In Madrid, the construction and marketing of the Avenida M40 shopping and leisure centre is already underway. This joint venture between Sonae Imobiliária and the Eroski Group (60/40) is scheduled to open next spring.

Also in partnership with the Eroski Group, building began at the Plaza Ébol shopping and leisure centre in Pinto, in the region of Madrid region, Dos Mares, in S. Javier, region of Murcia, and Luz del Tajo, in Toledo.

Shopping and leisure centre Zubiarte, in Bilbao is already under construction, in joint venture com ING (50/50).

In Malaga, Sonae Imobiliária, together with Castle City (75/25), is awaiting the license to begin building Plaza Mayor Shopping.

A number of other important projects are already under development in other European countries, confirming the company's strong bet in this market, namely in (3DO, in Dortmund, and Alexanderplatz, in Berlin), in Austria (Vienna Mitte, Vienna), in Greece (Aegean Park, in Atenas, and Mediterranean Cosmos, in Thessalonica), and in Italy (Brescia Centre, Brescia, and Pavia Centre, Pavia).

In Brazil, where the company continues to analyze other investment opportunities, with due caution because of the country's financial situation, the building and marketing of Boavista Shopping progresses, in the city of São Paulo, Santo Amaro area, and the expansion of Shopping Penha, in the east side of the city of São Paulo has already started.

During this 1st semester it's also important to signal that Sonae Imobiliária the PROCOS 2003 Prize for the best real estate developer and investor of the year in Europe, and that the Plaza Mayor has won the ICSC award for the 'Best Specialized Shopping Centre', facts that show the company's dynamics and constant concern regarding innovative and quality products.

Shopping Centres under management show high performance

Sonae Imobiliária's activity managing, developing and marketing shopping and leisure centres has continued to grow in the first semester. The portfolio remained quite stable in Portugal, Spain and Brazil and activity began in Italy, with the management of Centro Orio (Bergamo), one of the largest Shopping Centres in the country. This business area now totals 5.119 tenant contracts under management, and 1.506.182m² of GLA.

In the first semester of 2003, in Portugal, Sonae Imobiliária was managing 873.065m² of GLA, corresponding to 3.035 contracts with tenants. The number of visits for the 12 shopping centres, three galleries and the Sintra Retail Park rose to over 121,5 million. 2 of

In Spain, during the period under appreciation, we began managing Parque Principado, in Oviedo. Our management portfolio (350.963m² of GLA, 876 contracts) has shown good performance in the first semester of 2003, with an increase in sales of 13,9%.

The performance of the company's shopping centre portfolio in Brazil was also positive, with a total of 225.253m² of GLA, six shopping centres and 1.075 tenant contracts. The

number of visits rose to 25,4 million (an 8% increase in comparison to the first semester of 2002) and generated sales of over 504,8 million in Reais (€143,1 million), representing a 36,4% growth (in Reais), against the same period of 2002. On an equivalent basis, the number of visits has decreased 4,1% and sales have grown 5,8%.

Annex: Demonstration of Consolidated Profits, Consolidated Balance Sheet and Business Results (nom-audited).

Consolidated Profit and Loss Account (€000)	Actual 1Sem2003	Actual 1Sem2002	Var.%
Total Direct Income from Investments	113.861	122.269	-6,9%
General Supplies and Services	48.343	50.606	-4%
Personnel Costs	11.976	10.925	10%
Other Costs	7.906	13.530	-42%
Total Direct Costs from Investments	68.225	75.061	-9%
EBITDA	45.636	47.208	-3,3%
Depreciation	3.044	944	222%
Net Financial Costs	15.313	10.929	40%
Negative FX Financial Results		8.382	n.a
Direct Profits	27.279	26.953	1%
Corporate Tax	9.445	5.649	67%
Direct Net Profits from Investments	17.834	21.304	-16%
Total Indirect Income from Investments	60.564	112.703	-46%
Indirect Income from valuation of Investments (IAS40)	34.969	112.703	-69%
Indirect Income from gains on sale of Investments	25.594	0	n.a
Deferred Taxes	13.595	37.801	-64%
Indirect Net Profit from Investments	46.969	74.903	-37%
Total Net Profit	64.802	96.207	-33%
Minorities	193	4.242	-95%
Total Net Profit after Minorities	64.610	91.965	-30%

Consolidated Balance Sheet (€000)	Actual 30Jun03	Actual 31Dec02	Var.%
Investment Properties	1.448.348	1.498.889	-3%
Properties Under Development	225.685	176.323	28%
Goodwill	21.930	19.424	13%
Other Assets	155.823	159.134	-2%
Cash	88.835	90.670	-2%
Total Assets	1.940.620	1.944.440	0%
Net Worth	763.663	697.889	9%
Minorities	15.155	26.117	-42%
Loans	712.788	787.437	-9%
Other Liabilities	157.407	134.183	17%
Deferred Taxes	291.607	298.815	-2%
Total Liabilities	1.161.802	1.220.434	-5%
Net Worth, Minorities and Total Liabilities	1.940.620	1.944.440	0%

SonaemobiliáriaAssets

Profit&LossAccount (€000)	Actual 1Sem2003	Actual 1Sem2002	Var.%
FixedRentalIncome	47.407	39.271	21%
TurnoverRentalIncome	2.365	2.822	-16%
Key-MoneyIncome	3.646	5.366	-32%
OtherRentalMallIncome	1.196	1.163	3%
OtherIncome	258	343	-25%
TotalShoppingCentreOperatingIncome	54.872	48.964	12%
PropertyManagementServices	3.184	2.761	15%
CommonChargesfromVacantUnits	562	348	61%
Letting&MarketingCosts	368	1.992	-82%
PropertyTaxes	1.457	1.534	-5%
CapitalExpenditures	2.746	1.472	87%
CentreOwnerContrib.toPromotionFunds	171	316	-46%
ContractRenewalCosts	731	540	35%
OtherCosts	2.047	2.275	-10%
TotalShoppingCentreOperatingCosts	11.266	11.238	0%
ShoppingNetOperatingMargin	43.606	37.726	16%
ParkingIncome	2.665	3.473	-23%
ParkingCosts	1.137	1.556	-27%
ParkingNetOperatingMargin	1.528	1.917	-20%
Co-generationIncome	1.390	1.124	24%
Co-generationCosts	930	789	18%
Co-generationNetOperatingMargin	460	335	37%
TotalShop.CentreNetOperatingMargin	45.594	39.979	14%
OfficeIncome	178	614	-71%
OfficeCosts	25	27	-8%
OfficesNetOperatingMargin	153	587	-74%
AssetManagementFees(Net)	801	606	32%
TotalNetIncomefromServ.Rendered	801	606	32%
GeneralSuppliesandServices	3.003	4.136	-27%
PersonnelCosts	248	179	38%
TotalOverheads	3.251	4.315	-25%
GrossOperatingResults	43.297	36.857	17%
Depreciation	1.728	140	-
Provisions	125	33	284%
OperatingResults	41.445	36.684	13%
FinancialIncome	3.939	4.297	-8%
FinancialCosts	20.054	15.556	29%
FinancialResults	(16.116)	(11.259)	-43%
CurrentResults	25.329	25.425	0%
OtherNon-RecurringIncome	2.403	3.211	-25%
OtherNon-RecurringCosts	2.226	267	-
ResultsBeforeCorporateTaxes	25.506	28.370	-10%
CorporateTaxes	9.731	5.082	91%
DirectProfits	15.775	23.287	-32%
RealizedPropertyProfit	25.594	0	-
Non-RealizedPropertyProfit(IAS40)	24.225	70.255	-66%
TotalIndirectIncomefromInvestments	49.820	70.255	-29%
DeferredTax	9.907	24.859	-60%
IndirectProfit	39.913	45.396	-12%
NetProfit	55.688	68.683	-19%

SonaemobiliáriaDevelopment

Profit&LossAccount (€000)	Actual 1Sem2003	Actual 1Sem2002	Var.%
ProjectDevelopmentServicesRendered	3.297	3.219	2%
OperatingCosts	8.206	5.070	62%
GeneralSuppliesandServices	5.115	2.815	82%
PersonnelCosts	3.045	2.218	37%
OtherCosts	46	37	23%
GrossOperatingResults	(4.909)	(1.851)	-165%
Depreciation	343	20	-
Provisions	11	0	-
Non-RecurrentOperatingResults	(27)	97	-128%
OperatingResults	(5.291)	(1.774)	-198%
FinancialIncome	2.271	17	-
FinancialCosts	2.026	83	-
FinancialResults	245	(66)	-
CurrentResults	(5.046)	(1.840)	-174%
OtherNon-RecurringIncome/(Costs)	(65)	0	-
ResultsBeforeCorporateTaxes	(5.110)	(1.840)	-178%
CorporateTaxes	(1.611)	(436)	-269%
DirectNetProfits	(3.500)	(1.404)	-149%
RealizedPropertyProfit(IAS40)	0	1.947	-
Non-RealizedPropertyProfit(IAS40)	3.884	0	-
TotalIndirectIncomefromInvestments	3.884	1.947	99%
DeferredTax	(17)	638	-103%
IndirectNetProfitfromInvestments	3.902	1.309	198%
NetProfit	402	(95)	-

SonaemobiliáriaPropertyManagement

Profit&LossAccount (€000)	Actual 1Sem2003	Actual 1Sem2002	Var.%
PropertyManagementFees	8.038	6.187	30%
LettingServicesFees	1.802	1.033	74%
OtherIncome	710	646	10%
TotalIncomefromProp.ManagementServices	10.550	7.866	34%
CommonChargesOperatingDifferences	(22)	(162)	86%
GeneralSuppliesandServices	4.615	3.817	21%
PersonnelCosts	2.617	1.838	42%
Overheads	7.232	5.655	28%
GrossOperatingResults	3.295	2.050	61%
Depreciation	737	185	299%
OperatingResults	2.559	1.865	37%
FinancialIncome	563	536	5%
FinancialCosts	319	32	-
FinancialResults	245	504	-51%
OtherNon-RecurringIncome/(Costs)	(90)	154	-158%
ResultsBeforeCorporateTaxes	2.714	2.523	8%
CorporateTaxes	1.154	945	22%
NetProfit	1.560	1.578	-1%

Sona Imobiliária Brasil

Profit & Loss Account (milhares de euros)	Actual 1 Sem 2003	Actual 1 Sem 2002	Var. %
Fixed Rental Income	3.715	2.638	41%
Turnover Rental Income	235	299	-21%
Key-Money Income	235	5.870	-96%
Other Income	131	96	37%
Total Shopping Centre Operating Income	4.316	8.903	-52%
Property Management Services	109	99	10%
Common Charges from Vacant Units	329	497	-34%
Letting & Marketing Costs	126	3.726	-97%
Income Tax	218	304	-28%
Centre Owner Contributions to Promotion Funds	94	190	-51%
Other Costs	80	348	-77%
Total Shopping Centre Operating Costs	955	5.164	-82%
Parking Income	39	58	-33%
Parking Costs	34	51	-34%
Parking Net Operating Margin	5	7	-23%
Centre Net Operating Margin	3.366	3.746	-10%
Income from Project Development Services	257	281	-9%
Income from Property Management Services	605	780	-22%
Total Income from Service Rendered	861	1.061	-19%
General Supplies and Services	673	526	28%
Personnel Costs	758	903	-16%
Structure Costs	1.431	1.429	0%
Gross Operating Results	2.796	3.378	-17%
Depreciation	44	84	-47%
Provisions	426	76	-
Operating Results	2.326	3.218	-28%
Financial Income	295	527	-44%
Financial Costs	566	8.876	-94%
Financial Results	(271)	(8.350)	97%
Current Results	2.054	(5.131)	140%
Other Non-Recurring Income	0	3.919	-
Other Non-Recurring Costs	314	3.069	-90%
Direct Results Before Corporate Taxes	1.741	(4.281)	141%
Corporate Taxes	581	362	61%
Direct Profits	1.160	(4.643)	125%
Non-Realized Property Profit (IAS 40)	10.576	33.162	-68%
Total Indirect Income from Investments	10.576	33.162	-68%
Deferred Tax	3.250	9.664	-66%
Indirect Profit	7.325	23.498	-69%
Total Net Profit	8.485	18.855	-55%

Maia,September30th2003

TheBoardofDirectors