



SONAE SIERRA

Maia, Portugal, 24 August 2007

Growth of 17% compared to the same period in 2006

Sonae Sierra shows first half Net Profit of €163.7 million

- Direct Profit rises 13% to €44.2 million
- NAV per share reaches €49.06
- Owner of 44 Shopping and Leisure Centres in Portugal, Spain, Italy, Germany, Greece, Romania and Brazil

Sonae Sierra's Consolidated Net Profit reached €163.7 million in the first half of 2007, which represents a growth of 17% on the same period of last year.

In consolidated terms, Sonae Sierra ended the first half of 2007 with a Direct Profit of €44.2 million, an increase of 13% compared with the first six months of 2006. Indirect Profits reached €119.5 million, an increase of 18% compared to the same period of last year. Net Operating Margin fell 1.2% to €70.8 million.

Sonae Sierra's Net Asset Value (NAV) per share, as at 30 June 2007, amounted to Euro. 49.06 (Euro. 45.82 on 31/12/2006), an increase of 7.1% during the first half of 2007.

All the Company's real estate properties were independently valued, and their Open Market Value (OMV) as at 30 June 2007 totalled €5,430 million (€4,728 million as at 31/12/2006), of which the part controlled by Sonae Sierra represents €3,213 million. On a like-for-like basis, the OMV increased by 9.3%.

Sonae Sierra's consolidated results were greatly influenced by the acquisitions of new shopping centres and by the increase in value of real estate properties owned, as a result of a general decrease in yields in Portugal, Spain, Italy and Brazil.

During the first six months of 2007 there was a considerable growth in activity, resulting mainly from the acquisitions of the Modelo Shopping Centre in Albufeira and the Continente Shopping Centre in Portimão, in Portugal, the Münster Arkaden, in Germany, and the River Plaza, in Romania, as well as the acquisition of a further 73% of the Shopping Metrópole (83% owned by Sonae Sierra Brasil), a further 5% in the Shopping Tivoli (30% owned by Sonae Sierra Brasil) and a further 10% in the Plaza Sul (30% owned by Sonae Sierra Brasil), in Brazil.

PRESS RELEASE

The Company's expansion continues at a good rate

Sonae Sierra's expansion strategy continues, with the development of a significant portfolio of projects in different phases of execution, combined with new business opportunities in markets where the Company already has a presence or even in new markets.

Among the more significant projects in progress, it is noteworthy that in Portugal 8^a Avenida Shopping (S. João da Madeira) is almost complete, and is due to open on 27 September 2007. In addition, the future shopping and leisure centre in Évora, the result of the expansion of the already existing Modelo, is due to open to the public in 2009.

In Spain, the inauguration of El Rosal (Ponferrada), a project developed in partnership with the Mall Group (70/30), is set for 23 October this year, while the development of Plaza Mayor Shopping (Malaga) continues, in partnership with Castle City (75/25). This year, too, Sonae Sierra and Miller Developments acquired a plot of land in Las Pulianas, near Granada, where a shopping centre and retail park will be built with a total GLA of 45,000 m².

In Italy, Freccia Rossa (Brescia), developed in partnership with AIG and Coimpredil, is set to open in the spring of 2008, while Gli Orsi (Biella) is due to be inaugurated in the autumn of next year. In the spring of 2009, the new shopping and leisure centre Le Terrazze (La Spezia), developed in partnership with ING Real Estate, will be inaugurated.

In Germany, Alexa (Berlin) is being finalised and is scheduled to open on 12 September this year, and Loop 5 (Weiterstadt) is under construction, both in 50/50 partnership with Foncière Euris.

In Greece, the development of the Galatsi Olympic Hall (Athens) - one of the 2004 Olympic Games areas which will be converted into a shopping and leisure centre - continues and is due to be opened to the public in the second half of 2008. Pantheon Plaza (Larissa), a project being currently developed in partnership with Rockspring, is due to open in the spring of next year.

Finally, in Brazil, Sonae Sierra Brasil carries on with the construction of Manauara Shopping, in Manaus, with a GLA of 43,300 m², which is expected to be completed in the spring of 2009.

Sonae Sierra (www.sonaesierra.com) is an international shopping centre specialist, with a passion for bringing innovation and excitement to the shopping and leisure centre industry. The Company owns 44 Shopping Centres in Portugal, Spain, Italy, Germany, Greece, Romania and Brazil, with a total Gross Leasable Area (GLA) of more than 1.7 million m². Currently, Sonae Sierra is developing 15 more projects in Portugal, Spain, Italy, Germany, Greece and Brazil, with a total GLA of more than 550,000 m². In 2006, the Company recorded 402 million visits to its shopping centres.

Attached: Sonae Sierra's Consolidated Profit and Loss Account, and Consolidated Balance Sheet as at 30/06/2007

Sonae Sierra

Consolidated Profit and Loss Account (€ 000)	1 st semester 2007	1 st semester 2006	% 07/06
Direct Income from Investments	128,900	126,901	1.6%
Operating costs	55,620	51,039	9%
Other costs	2,505	4,250	-41%
Direct costs from investments	58,125	55,288	5%
Net Operating Margin	70,775	71,613	-1.2%
Depreciation	892	891	0%
Net financial costs	15,629	22,090	-29%
Direct profit before taxes	54,255	48,632	12%
Corporate tax	10,081	9,633	5%
Direct profit	44,174	38,999	13%
Gains realized on investments	65	1,273	-95%
Value created on investments	182,553	148,312	23%
Indirect income	182,618	149,584	22%
Deferred tax	63,141	48,455	30%
Indirect profit	119,478	101,129	18%
Net profit before minorities	163,652	140,128	17%
Attributable to :			
Equity holders	100,505	87,362	15%
Minority interests	63,146	52,766	20%

Consolidated Balance Sheet (€ 000)	30/06/2007	31/12/2006	Var. (07 - 06)
Investment properties	3,205,089	2,729,662	475,427
Properties under development and others	479,632	357,426	122,207
Goodwill	49,353	48,464	889
Deferred taxes	24,645	25,483	-837
Other assets	116,750	108,742	8,007
Deposits	255,968	332,313	-76,345
Total assets	4,131,437	3,602,089	529,348
Net worth	1,231,071	1,142,894	88,177
Minorities	447,739	405,513	42,226
Bank loans	1,594,942	1,294,504	300,439
Shareholder loans from minorities	76,791	64,255	12,537
Deferred taxes	543,739	468,792	74,946
Other liabilities	237,155	226,131	11,023
Total liabilities	2,452,627	2,053,682	398,945
Net worth, minorities and liabilities	4,131,437	3,602,089	529,348