



F. RAMADA INVESTIMENTOS, S.G.P.S., S.A.
Open Capital Company

Head Office: Rua do General Norton de Matos, 68, r/c – Porto
Fiscal Number: 508 548 527
Share Capital: 25.641.459 Euros

3Q 2011 Financial Information
(Not audited)

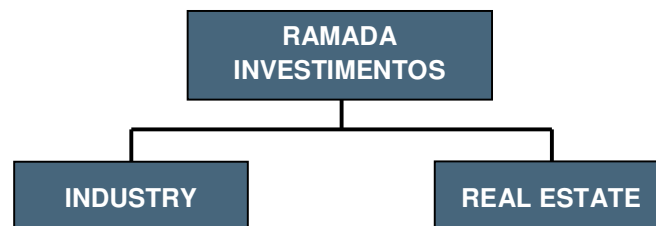


F. Ramada Investimentos was incorporated as of June 1, 2008, as a result of the demerger process, of the steel and storage systems business from Altri, SGPS, S.A. ("Altri").

Currently, F. Ramada Investimentos is the parent company of a group of companies ("F. Ramada Group") that, together, develop two business activities: i) Industry, which includes Steel activity, of which we highlight the sub segment of steel for molds and the storage systems activity; ii) Real Estate, focused in the management of real estate assets.

The Steel activity, with a prominent position in the domestic market, is carried out by two Companies: F. Ramada Aços and Universal Afir.

The Storage Systems activity is carried out by four Companies: F. Ramada Estruturas (largest manufacturer of storage systems in Portugal, and where all Group production is concentrated), Storax Equipements with head office in France, Storax Racking with head office in the United Kingdom and Storax Benelux with head office in Belgium.



The financial information presented below in relation to F. Ramada Group was prepared in accordance with the recognition and measurement criteria of the International Financial Reporting Standards (IFRS), as adopted by the European Union.

Quarterly Key Indicators

	3Q 11	3Q 10	2Q 11	3Q 11/2Q 11 Var. %	3Q 11/3Q 10 Var. %
Total income	29,212	26,561	29,253	-0.1%	10.0%
Cost of sales	15,382	16,319	16,577	-7.2%	-5.7%
External supplies and services	5,468	3,774	5,006	9.2%	44.9%
Payroll expenses	3,185	2,959	3,241	-1.7%	7.6%
Other costs	1,253	310	823	52.4%	304.9%
Total Costs (a)	25,288	23,361	25,647	-1.4%	8.2%
EBITDA (b)	3,924	3,200	3,606	8.8%	22.6%
EBITDA margin	13.4%	12.0%	12.3%		
Depreciation and amortization	307	316	348	-11.9%	-3.0%
EBIT (c)	3,618	2,884	3,258	11.1%	25.5%
EBIT margin	12.4%	10.9%	11.1%		
Financial Results	-1,039	-1,047	-980	-6.0%	0.8%
Net profit before income tax	2,579	1,837	2,278		
Income tax	-774	-542	-683		
Consolidated net profit attributable to shareholders of Parent company	1,805	1,295	1,595	13.2%	39.4%

Amounts in thousand Euros

(a) Operating expenses excluding depreciation, financial expenses and income tax

(b) EBITDA= earnings before financial results, income tax, depreciation and amortization

(c) EBIT = earnings before financial results and income tax

In the third quarter of 2011, total turnover of Ramada Group amounted to 29,212 thousand Euros, representing a growth of 10% in relation to total turnover in the same period of 2010. Total turnover in the third quarter kept the level of the second quarter of 2011, showing a 0.1% decrease.

Operating expenses, excluding depreciation and amortization, amounting to 25,288 thousand Euros, present a growth of 8.2% in relation to the 23,361 thousand Euros achieved in the same period of 2010, and a decrease of 1.4% in relation to the operating expenses recorded in the second quarter of 2011.

Group's EBITDA in the third quarter of 2011 amounted to 3,924 thousand Euros, representing an increase of 22.6% in relation to the same period of 2010. EBITDA margin reached 13.4%, 1.4 percentage points more than in the third quarter of 2010. EBITDA margin in the third quarter was higher by 1.1 percentage points than the one recorded in the second quarter of 2011.

Ramada Group net profit reached 1,805 thousand Euros, 39.4% above the amount recorded in the third quarter of 2010. In comparison with the second quarter of 2011 the net profit was higher by 13.2%.

Nine months 2011 Key Indicators

	9M 2011	9M 2010	Var. %
Total income	83,734	67,384	24.3%
Cost of sales	45,964	37,458	22.7%
External supplies and services	14,528	11,000	32.1%
Payroll expenses	9,518	9,360	1.7%
Other costs	2,638	1,015	160.0%
Total Costs (a)	72,649	58,832	23.5%
EBITDA (b)	11,085	8,552	29.6%
EBITDA margin	13.2%	12.7%	
Depreciation and amortization	1,001	1,059	-5.5%
EBIT (c)	10,084	7,493	34.6%
EBIT margin	12.0%	11.1%	
Financial Results	-2,988	-2,537	-17.8%
Net profit before income tax	7,096	4,956	
Income tax	-2,129	-1,486	
Consolidated net profit attributable to shareholders of Parent company	4,967	3,471	43.1%

Amounts in thousand Euros

(a) Operating expenses excluding depreciation, financial expenses and income tax

(b) EBITDA= earnings before financial results, income tax, depreciation and amortization

(c) EBIT = earnings before financial results and income tax

Total income in the first nine months of 2011 amounted to 83,734 thousand Euros, representing an increase of 24.3% when compared to total income in the same period in 2010.

Group's EBITDA for the period January to September 2011 was 11,085 thousand Euros, reaching an increase of 29.6% over the same period in 2010. The EBITDA margin was 13.2% against 12.7% in the same period of 2010.

Group's EBIT was 10,084 thousand Euros, which represents an increase of 34.6% when compared to the 7,493 thousand Euros of the same period in 2010.

Net profit for the first nine months of 2011 reached 4.967 thousand Euros, 43.1% above the amount recorded in the same period in 2010.

Industry

	9M 2011	9M 2010	Variation
Total income	79,534	63,193	25.9%
Total costs (a)	72,023	58,139	23.9%
EBITDA (b)	7,511	5,053	48.6%
EBITDA margin	9.4%	8.0%	
EBIT (c)	6,780	4,272	58.7%
EBIT margin	8.5%	6.8%	
Financial results			
Net profit before income tax	(539)	(383)	-41.0%
Net profit	6,241	3,889	60.5%
	4,369	2,724	60.4%

Amounts in thousand Euros

(a) Operating expenses excluding depreciation, financial expenses and income tax

(b) EBITDA= earnings before financial results, income tax, depreciation and amortization

(c) EBIT = earnings before financial results and income tax

From January to September 2011 total turnover of the industry segment reached 79,534 thousand Euros, corresponding to an increase of 25.9% in relation to total turnover for the homologous period of 2010.

In the third quarter of 2011, sales from Steel activity maintained the growth rate of the first half of 2011, supported by the exceptional performance of the molds and tools sector. Although car sales are down, the pace of models renewal continues to drive the orders in this essentially exporter sector.

Sales growth rate of Storage Systems activity in the third quarter of 2011 was slower compared to the first half of 2011, reaching during the first nine months of 2011 a 17% variation over the same period of 2010. The foreign market remains the main growth engine of this activity, with a 76% weight of turnover.

In the third quarter of 2011 steel prices remained stable and are expected to decline slightly by the end of the year.

Industry segment EBITDA in the first nine months of 2011 amounted to 7,511 thousand Euros, which represents an increase of 48.6% in relation to the 5,053 thousand Euros achieved in the same period in 2010.

Industry segment EBITDA margin increased from 8.0% in the period from January to September 2010 to 9.4% in the same period in 2011.

Industry segment EBIT in the first nine months of 2011 was 6,780 thousand Euros, an increase of 58.7% compared to the 4,272 thousand Euros in 2010. The EBIT margin increased from 6.8% to 8.5% in 2011.

Industry segment net profit amounted to 4,369 thousand Euros, 60.4% above the amount recorded in the same period in 2010.

Real Estate

	9M 2011	9M 2010	Variation
Total income	4,200	4,191	0.2%
Total costs (a)	625	693	-9.7%
EBITDA (b)	3,574	3,499	2.2%
EBIT (c)	3,304	3,221	2.6%
Financial results	(2,449)	(2,154)	-13.7%
Net profit before income tax	855	1,067	-19.9%
Net profit	598	747	-19.9%

Amounts in thousand Euros

(a) Operating expenses excluding depreciation, financial expenses and income tax

(b) EBITDA= earnings before financial results, income tax, depreciation and amortization

(c) EBIT = earnings before financial results and income tax

Total turnover of the Real Estate segment in the first nine months of 2011 amounted to 4,200 thousand Euros, almost the same level of total revenues for the same period in 2010, representing a 0.2% growth.



In the period January-September 2011 the rents obtained with the long term lease of forestry property represented more than 90% of total income of the Real Estate segment.

Real Estate segment EBITDA in the first nine months of 2011 reached 3,574 thousand Euros, representing an increase of 2.2% in relation to the 3,499 thousand Euros recorded in the same period of 2010. The EBIT amounted to 3,304 thousand Euros, corresponding to an increase of 2.6% in relation to the 3,221 thousand Euros recorded in 2010.

Financial results of the Real Estate Segment in the first nine months of 2011 amounted to -2,449 thousand Euros, representing an aggravation of 13.7% in relation to the -2,154 thousand Euros recorded in 2010.

Real Estate segment net profit amounted to 598 thousand Euros, 19.9% below the amount recorded in the first nine months of 2010.

Investment and Debt

During the first nine months of 2011, Ramada Group's investments amounted to 4,520 thousand Euros (4,091 thousand Euros related to forest land).

The nominal net debt of the Ramada Group as of 30 September 2011 amounted to 78,953 thousand Euros.

Porto, 4 November, 2011

The Board of Directors

F. RAMADA INVESTIMENTOS, SGPS, S.A.**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**
AS OF 30 SEPTEMBER 2011 AND 31 DECEMBER 2010

(Translation of financial statements originally issued in Portuguese - Note 18)
(Amounts expressed in Euro)

ASSETS	Notes	30.09.2011	31.12.2010
NON CURRENT ASSETS:			
Investment properties	6	85,812,869	81,721,677
Tangible assets		4,929,089	5,330,042
Intangible assets		134,129	90,558
Investments available for sale	4	5,098,581	5,113,284
Deferred tax assets	7	2,022,948	2,098,395
Total non current assets		97,997,616	94,353,956
CURRENT ASSETS:			
Inventories		25,602,142	22,473,598
Customers		30,136,084	35,683,381
State and other public entities		833,613	143,814
Other debtors		8,627,596	5,559,626
Other current assets		536,721	1,182,726
Cash and cash equivalents	8	19,315,281	26,730,301
Total current assets		85,051,437	91,773,446
Total assets		183,049,053	186,127,402
SHAREHOLDERS' FUNDS AND LIABILITIES			
SHAREHOLDERS' FUNDS:			
Share capital	9	25,641,459	25,641,459
Legal reserve		5,338,928	4,971,340
Conversion reserves		(767,049)	(740,175)
Other reserves		13,323,943	10,183,019
Consolidated net profit for the period		4,967,133	5,113,696
Total shareholders' funds attributable to the parent company shareholders		48,504,414	45,169,339
Non-controlling interests		-	-
Total Shareholders' funds		48,504,414	45,169,339
LIABILITIES:			
NON CURRENT LIABILITIES			
Bank loans	10	54,501,921	57,387,674
Other non current creditors		72,666	108,710
Provisions	11	336,714	332,102
Deferred tax liabilities	7	94,519	94,519
Total non current liabilities		55,005,820	57,923,005
CURRENT LIABILITIES:			
Bank loans	10	3,485,753	14,885,754
Other loans	10	40,280,422	32,190,638
Derivatives	12	425,211	438,257
Suppliers		15,011,432	18,535,203
State and other public entities		4,327,155	3,874,724
Other creditors		2,924,220	3,445,059
Other current liabilities		13,084,626	9,665,423
Total current liabilities		79,538,819	83,035,058
Total Shareholders' funds and liabilities		183,049,053	186,127,402

The accompanying notes form an integral part of the consolidated financial statements.

The Chartered Accountant

The Board of Directors

F. RAMADA INVESTIMENTOS, SGPS, S.A

CONSOLIDATED STATEMENTS OF PROFIT AND LOSS

FOR THE NINE MONTH AND THREE MONTH PERIODS ENDED AS OF 30 SEPTEMBER 2011 AND 2010

(Translation of financial statements originally issued in Portuguese - Note 18)

(Amounts expressed in Euro)

	Notes	NINE MONTH PERIODS ENDED AS OF		THREE MONTH PERIODS ENDED AS OF	
		30.09.2011	30.09.2010	30.09.2011	30.09.2010
Sales		76,907,353	61,284,811	28,803,795	24,581,562
Services rendered		6,226,688	5,875,500	359,633	1,939,244
Other income		599,746	223,516	48,777	40,151
Cost of sales		(45,964,456)	(37,458,037)	(15,381,531)	(16,319,291)
External supplies and services		(14,527,892)	(10,999,654)	(5,468,168)	(3,773,566)
Payroll expenses		(9,518,435)	(9,359,576)	(3,184,773)	(2,958,716)
Amortization and depreciation		(1,001,150)	(1,059,057)	(306,690)	(316,157)
Provisions and impairment losses	11	(1,708,160)	(260,744)	(1,025,229)	(48,914)
Other expenses		(929,668)	(753,846)	(228,230)	(260,656)
Gains/ (Losses) on derivatives	12	(464,149)	-	(420,428)	-
Financial expenses	13	(2,931,451)	(2,636,404)	(755,488)	(1,074,601)
Financial income	13	407,479	99,655	137,217	27,788
Profit before income tax		7,095,905	4,956,164	2,578,885	1,836,844
Income tax		(2,128,772)	(1,485,518)	(773,666)	(541,949)
Consolidated net profit		4,967,133	3,470,646	1,805,219	1,294,895
Attributable to:					
Parent company's shareholders		4,967,133	3,470,646	1,805,219	1,294,895
Earnings per share:					
Basic	14	0.19	0.14	0.07	0.05
Diluted	14	0.19	0.14	0.07	0.05

The accompanying notes form an integral part of the consolidated financial statements.

The Chartered Accountant

The Board of Directors

F. RAMADA INVESTIMENTOS, SGPS, S.A

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
FOR THE NINE AND THREE MONTH PERIODS ENDED AS OF 30 SEPTEMBER 2011 AND 2010
(Translation of financial statements originally issued in Portuguese - Note 18)
(Amounts expressed in Euro)

	Notes	NINE MONTH PERIODS ENDED AS OF		THREE MONTH PERIODS ENDED AS OF	
		30.09.2011	30.09.2010	30.09.2011	30.09.2010
Net consolidated profit for the period		4,967,133	3,470,646	1,805,219	1,294,895
Exchange differences arising on translation of foreign operations		(26,874)	103,705	155,947	(183,111)
Change in fair value of cash flow hedging instruments		-	(997,198)	-	(81,006)
Other comprehensive income for the period		(26,874)	(893,493)	155,947	(264,117)
Total comprehensive income for the period		<u>4,940,259</u>	<u>2,577,153</u>	<u>1,961,166</u>	<u>1,030,778</u>
Attributable to:					
Parent company's shareholders		4,940,259	2,577,153	1,961,166	1,030,778
Non-controlling interests		<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>

The accompanying notes form an integral part of the consolidated statements of comprehensive income.

The Chartered Accountant

The Board of Directors

F. RAMADA INVESTIMENTOS, SGPS, S.A.

CONSOLIDATED STATEMENTS OF CHANGES IN SHAREHOLDERS' FUNDS
FOR THE NINE MONTH PERIODS ENDED AS OF 30 SEPTEMBER 2011 AND 2010

(Translation of financial statements originally issued in Portuguese - Note 18)
(Amounts expressed in Euro)

	Notes	Atributable to the Parent company's Shareholders					Total Shareholder's funds
		Share capital	Legal reserve	Conversion reserves	Other reserves	Net profit	
Balance as of 1 January 2010	9	25,641,459	4,053,661	(845,622)	10,905,212	1,849,872	41,604,582
Total comprehensive consolidated income for the period		-	-	103,705	(997,198)	3,470,646	2,577,153
Appropriation of the consolidated net profit for 2009:							
Transfer to legal reserve and other reserves		-	290,839	-	1,559,033	(1,849,872)	-
Distributed dividends		-	-	-	(1,538,488)	-	(1,538,488)
Change in reserves:							
Others		-	1,179	-	(1,179)	-	-
Balance as of 30 September 2010		<u>25,641,459</u>	<u>4,345,679</u>	<u>(741,917)</u>	<u>9,927,380</u>	<u>3,470,646</u>	<u>42,643,247</u>
Balance as of 1 January 2011	9	25,641,459	4,971,340	(740,175)	10,183,019	5,113,696	45,169,339
Total comprehensive consolidated income for the period		-	-	(26,874)	-	4,967,133	4,940,259
Appropriation of the consolidated net profit for 2010:							
Transfer to legal reserve and other reserves		-	367,588	-	4,746,108	(5,113,696)	-
Distributed dividends		-	-	-	(1,794,901)	-	(1,794,901)
Change in reserves:							
Others		-	-	-	189,717	-	189,717
Balance as of 30 September 2011		<u>25,641,459</u>	<u>5,338,928</u>	<u>(767,049)</u>	<u>13,323,943</u>	<u>4,967,133</u>	<u>48,504,414</u>

The accompanying notes form an integral part of the consolidated financial statements.

The Chartered Accountant

The Board of Directors

F. RAMADA INVESTIMENTOS, SGPS, S.A.

CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE NINE AND THREE MONTH PERIODS ENDED AS OF 30 SEPTEMBER 2011 AND 2010

(Translation of financial statements originally issued in Portuguese - Note 18)

(Amounts expressed in Euro)

	Notes	NINE MONTH PERIODS ENDED				THREE MONTH PERIODS ENDED			
		30.09.2011		30.09.2010		30.09.2011		30.09.2010	
Operating activities:									
Collections from customers		96,204,043		78,949,780		35,750,471		28,617,719	
Payments to suppliers		(70,584,500)		(50,665,434)		(26,987,042)		(21,566,180)	
Payments to personnel		(6,315,237)	19,304,306	(6,404,427)	21,879,919	(2,057,016)	6,706,413	(1,942,903)	5,108,636
Other collections/payments relating to operating activities		(9,641,112)		(9,375,391)		(4,766,893)		24,499	
Corporate income tax		(251,641)	(9,892,753)	(122,501)	(9,497,892)	(84,592)	(4,851,485)	6,510	31,009
<i>Cash flow from operating activities (1)</i>			<u>9,411,553</u>		<u>12,382,027</u>		<u>1,854,928</u>		<u>5,139,645</u>
Investment activities:									
Collections relating to:									
Investments		-		5,000		-		-	
Tangible assets		31,603		7,590		9,998		3,020	
Interest and similar income		432,104	463,707	85,824	98,414	185,940	195,938	17,819	20,839
Payments relating to:									
Investments		(4,890,662)		(4,010,012)		(783,769)		(4,000,512)	
Tangible assets		(479,770)	(5,370,432)	(367,792)	(4,377,804)	(116,047)	(899,816)	(123,769)	(4,124,281)
<i>Cash flow from investment activities (2)</i>			<u>(4,906,725)</u>		<u>(4,279,390)</u>		<u>(703,878)</u>		<u>(4,103,442)</u>
Financing activities:									
Collections relating to:									
Loans obtained		1,150,000	1,150,000	5,635,966	5,635,966	(45,047)	(45,047)	4,244,410	4,244,410
Payments relating to:									
Dividends		(1,794,901)		(1,538,488)		-		-	
Lease contracts		(19,544)		(28,769)		(3,071)		(9,664)	
Interest and similar costs		(3,889,928)		(3,746,496)		(580,522)		(278,107)	
Loans obtained		(5,074,138)	(10,778,511)	(4,502,088)	(9,815,841)	(88,385)	(671,978)	1,200,000	912,229
<i>Cash flow from financing activities (3)</i>			<u>(9,628,511)</u>		<u>(4,179,875)</u>		<u>(717,025)</u>		<u>5,156,639</u>
Cash and cash equivalents at the beginning of the period	8		19,925,742		9,870,266		14,235,471		7,726,785
Effect of exchange rate changes			(19,506)		45,774		113,057		(80,825)
Variation of cash and cash equivalents: (1)+(2)+(3)			<u>(5,123,683)</u>		<u>3,922,762</u>		<u>434,025</u>		<u>6,192,842</u>
Cash and cash equivalents at the end of the period	8		<u>14,782,553</u>		<u>13,838,802</u>		<u>14,782,553</u>		<u>13,838,802</u>

The accompanying notes form an integral part of the consolidated statement of cash flows.

The Chartered Accountant

The Board of Directors

1. INTRODUCTORY NOTE

F. Ramada Investimentos, SGPS, S.A. ("F. Ramada" or "Company") is a Company incorporated in 1 September 2008, has its head-office located at Rua do General Norton de Matos, 68, r/c - Porto, Portugal and its shares are listed in the NYSE Euronext Lisbon. Its main activity is the management of investments.

F. Ramada was incorporated as a result of the reorganization process of Altri, SGPS, S.A. by demerging the steel sector and storage systems business management area, namely the participation held in F. Ramada – Aços e Indústrias, S.A. representative of the voting rights of the mentioned company. The restructuring involved a simple demerger operation as defined by Article 118, 1.a), of the Commercial Companies Code ("Código das Sociedades Comerciais").

Due to this process, Altri, SGPS, S.A. patrimonial share corresponding to the equity holdings management business unit for the sector of steel and storage systems, including all other resources (such as human resources, assets and liabilities) related to that business unit, was detached to Ramada.

Currently, F. Ramada is the parent company of a group of companies listed in Note 4 (designated as F. Ramada Group), and through this financial holdings structure, focuses its operations in (i) steel trade, (ii) storage systems sales, sector in which the Group already presents a significant international presence, and (iii) real estate.

As of 30 September 2011, the Group developed its activity in Portugal, France, United Kingdom and Belgium.

The consolidated financial statements of F. Ramada Group are presented in Euro (with rounding to units), which is the currency used by the Group in its operations and, as such, considered to be its functional currency.

The consolidated financial statements were prepared in accordance with the accounting policies defined by the International Financial Reporting Standards and in accordance with IAS 34 – Interim Financial Reporting.

2. MAIN ACCOUNTING POLICIES AND BASIS OF PRESENTATION

The consolidated financial statements as of 30 September 2011 were prepared in accordance with the accounting policies defined by the International Financial Reporting Standards and in accordance with IAS 34 – Interim Financial Reporting, and include the statement of financial position, the income statement, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows, as well as selected notes to the financial statements.

The accounting policies adopted in the preparation of the consolidated financial statements of F. Ramada are consistent with the accounting policies used in the preparation of the financial statements presented for the year ended as of 31 December 2010.

3. CHANGES IN ACCOUNTING POLICIES AND CORRECTION OF ERRORS

During the period there were no changes in the accounting policies and no material mistakes related with previous periods were identified.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

AS OF 30 SEPTEMBER 2011

(Translation of notes originally issued in Portuguese – Note 18)

(Amounts expressed in Euro)

4. INVESTMENTS

The companies included in the consolidated financial statements by the full consolidation method, its headquarters, percentage of participation held and main activity as of 30 September 2011, are as follows:

Designation	Headquarters	Percentage of participation held	Activity
<u>Parent company:</u>			
F. Ramada Investimentos, SGPS, S.A.	Oporto		Investment management
<u>F. Ramada Group</u>			
F. Ramada, Aços e Indústrias, S.A.	Ovar	100%	Steel commercialization
Universal Afir – Aços Especiais e Ferramentas, S.A.	Ovar	100%	Steel commercialization
F. Ramada – Produção e Comercialização de Estruturas Metálicas de Armazenagem, S.A.	Ovar	100%	Production and commercialization of storage systems
F. Ramada II, Imobiliária, S.A.	Ovar	100%	Real estate
F. Ramada, Serviços de Gestão, Lda.	Ovar	100%	Administration and management services
Storax Equipements, S.A.	Paris, France	100%	Commercialization of storage systems
Storax Racking Systems, Ltd.	Bromsgrove, United Kingdom	100%	Commercialization of storage systems
Storax Benelux, S.A.	Belgium	100%	Commercialization of storage systems

All the above companies were included in the consolidated financial statements of F. Ramada Group in accordance with the full consolidation method.

As of 30 September 2011 and 31 December 2010 the caption "Investments available for sale" and respective impairment losses can be detailed as follows:

	30.09.2011	31.12.2010
Gross book value	5,236,014	5,251,809
Accumulated impairment losses	(137,433)	(138,525)
	<u>5,098,581</u>	<u>5,113,284</u>

As of 30 September 2011 and 31 December 2010, the caption "Investments available for sale" mainly includes the participation held by F. Ramada Investimentos, SGPS, S.A. in the equity of Base Holding SGPS, S.A. in the nominal amount of 5,000,000 Euros, representing a stake of 17.24%.

Additionally, during 2010, F. Ramada Investimentos, SGPS, S.A. acquired a participation of 15% in the equity of Consumo em Verde – Biotecnologia das Plantas, S.A..

Financial investments included under the caption "Investments available for sale" are recorded at acquisition cost, less related impairment losses.

5. CHANGES IN CONSOLIDATION PERIMETER

During the nine month period ended as of 30 September 2011 no changes in the Group's consolidation perimeter occurred.

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6. INVESTMENT PROPERTIES

Investment properties held by F. Ramada Group relate to land rented to third parties under operational lease. These contracts have an average length of 20 years, with the possibility of an additional period of 10 years if certain events occur. Investment properties are measured at acquisition cost. The movement occurred in this caption during the nine month period ended as of 30 September 2011 and the year ended as of 31 December 2010 is as follows:

	30.09.2011	31.12.2010
Opening balance	81,721,677	79,117,699
Aquisitions	4,091,192	2,648,401
Disposals	-	(44,423)
Closing balance	<u>85,812,869</u>	<u>81,721,677</u>

Given the land characteristics (land leased to third parties for forestry activity), frequent market transactions comparable for this type of assets do not occur. Accordingly, the Board of Directors considers that it is not possible to reliably estimate the fair value of the land, for which it is recorded at acquisition cost. However, it is the Board of Directors belief that, given the amount of rents collected annually, the market value of these assets will not be significantly different from its book value.

Part of this land (amounting to, approximately, 70 million Euro) is given as collateral for certain loans obtained.

7. CURRENT AND DEFERRED INCOME TAXES

In accordance with current legislation, the tax returns are subject to review and correction by the tax authorities over a period of four years (five years for Social Security), except when tax losses have occurred, tax benefits have been granted, or inspections, complaints or disputes are ongoing. In these cases, depending on the circumstances, the above referred period deadlines can be extended or suspended. Therefore, the tax returns of F. Ramada and its subsidiaries for the years 2007 to 2010 may still be subject to review.

The Board of Directors of F. Ramada believes that any potential corrections arising from reviews/inspections of these tax returns by the tax authorities will not have a significant effect on the consolidated financial statements as of 30 September 2011.

The movement occurred in deferred tax assets and liabilities in the nine month periods ended as of 30 September 2011 and 2010 was as follows:

	30.09.2011	
	Deferred tax assets	Deferred tax liabilities
Balance as of 01.01.2011	2,098,395	94,519
Effects on Income Statement:		
Fair Value of Derivatives (Note 12)	117,406	-
Other effects	(192,853)	-
Balance as of 30.09.2011	<u>2,022,948</u>	<u>94,519</u>

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	30.09.2010	
	Deferred tax assets	Deferred tax liabilities
Balance as of 01.01.2010	3,112,579	159,375
Effects on Income Statement:		
Other effects	(32,662)	-
Effects on Shareholders Funds:		
Fair Value of Derivatives (Note 12)	359,534	(41,787)
Balance as of 30.09.2010	<u>3,439,451</u>	<u>117,588</u>

8. CASH AND CASH EQUIVALENTS

As of 30 September 2011 and 2010 the caption “Cash and cash equivalents” included in the consolidated statement of financial position can be detailed as follows:

	30.09.2011	31.12.2010
Cash	28,526	1,572,713
Bank deposits	<u>19,286,755</u>	<u>25,157,588</u>
	<u>19,315,281</u>	<u>26,730,301</u>
Bank overdrafts (Note 10)	(4,532,728)	(6,804,559)
Cash and cash equivalents	<u>14,782,553</u>	<u>19,925,742</u>

9. SHARE CAPITAL

As of 30 September 2011, F. Ramada’s fully subscribed and paid up capital consisted of 25,641,459 shares with a nominal value of 1 Euro each. As of that date, F. Ramada Investimentos, SGPS, S.A. and its affiliates did not hold own shares.

Additionally, as of 30 September 2011 there were no entities holding a share in the subscribed capital of, at least, 20%.

10. BANK LOANS AND OTHER LOANS

As of 30 September 2011 and 31 December 2010, the captions “Bank loans” and “Other loans” can be detailed as follows:

	30.09.2011		31.12.2010	
	Current	Non-Current	Current	Non-Current
Bank loans	<u>3,485,753</u>	<u>54,501,921</u>	<u>14,885,754</u>	<u>57,387,674</u>
	<u>3,485,753</u>	<u>54,501,921</u>	<u>14,885,754</u>	<u>57,387,674</u>
Commercial paper	19,000,000	-	19,000,000	-
Current account	13,950,000	-	3,500,000	-
Bank overdrafts	4,532,728	-	6,804,559	-
Factoring	2,797,694	-	2,886,079	-
Other loans	<u>40,280,422</u>	<u>-</u>	<u>32,190,638</u>	<u>-</u>
	<u>43,766,175</u>	<u>54,501,921</u>	<u>47,076,392</u>	<u>57,387,674</u>

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As of 30 September 2011 and 31 December 2010 there were no differences between the book value and nominal value of the loans obtained.

During the nine month period ended as of 30 September 2011 these loans borne interest at normal market rates depending on the nature and term of the credit obtained.

During the nine month period ended as of 30 September 2011 and the year ended as of 31 December 2010 the Group did not enter into any loan default.

11. MOVEMENT IN PROVISIONS AND IMPAIRMENT LOSSES

The movements occurred in provisions and impairment losses for the nine months periods ended as of 30 September 2011 and 2010 may be detailed as follows:

	30.09.2011		
	Provisions	Impairment losses in accounts receivable (a)	Total
Opening balance	332,102	25,563,924	25,896,026
Exchange rate variation	(783)	(839)	(1,622)
Increases	67,260	1,809,762	1,877,022
Reversals	(39,862)	(129,000)	(168,862)
Utilizações	(22,003)	-	(22,003)
Closing balance	336,714	27,243,847	27,580,561

(a) - includes 1,104,512 Euro related to impairment in accounts receivable recorded as non-current assets.

	30.09.2010		
	Provisions	Impairment losses in accounts receivable (a)	Total
Opening balance	192,507	24,997,207	25,189,714
Exchange rate variation	3,129	3,564	6,693
Increases	41,265	219,479	260,744
Reversals	-	(1,993)	(1,993)
Utilizations	-	-	-
Closing balance	236,901	25,218,257	25,455,158

(a) - includes 1,104,512 Euro related to impairment in accounts receivable recorded as non-current assets.

The increases and reversals recorded in provisions and impairment losses for the nine month periods ended as of 30 September 2011 and 2010 were recorded in the profit and loss statement caption "Provisions and impairment losses".

The reversal of provisions and impairment losses occurred in the nine month periods ended as of 30 September 2011 and 2010 were recording in the caption "Provisions and impairment losses" in the Income Statement.

The amount recorded in the caption "Provisions" as of 30 September 2011 relates to the Board of Directors' best estimate to cover possible losses arising from legal actions in progress.

12. DERIVATIVE FINANCIAL INVESTMENTS

In order to reduce the exposure to interest rate volatility, the Group has engaged in interest rate swap contracts. These contracts were evaluated in accordance with the respective fair value as of the statement of financial position date, being the corresponding amount recognized in the caption "Derivatives".

Derivative financial instruments recorded in the financial statements as of 30 September 2011 correspond to interest rate swaps, related with the loans to finance the Group. The Board of Directors believes that these derivatives do not fully comply with the requirements set by IAS 39 – Financial Instruments: Recognition and

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Measurement, to qualify as hedge instruments, and, as such, the changes in fair value of these derivatives have been recorded in the income statement for the year.

The movement during the nine months period ended as of 30 September 2011 and the year ended as of 31 December 2010 can be presented as follows:

	<u>30.09.2011</u>	<u>31.12.2010</u>
Opening balance	(438,257)	157,685
Increases / (decreases)	13,046	(595,942)
Closing balance	<u>(425,211)</u>	<u>(438,257)</u>

As of 30 September 2011 the Company had engaged in several financial instruments contracts to hedge interest rate (basically denominated "IRS" and "CPC"), which have maturities ranging from 2011 to 2016 and whose market value, based on an evaluation provided by external financial entities, amounted to (425,211) Euro as of 30 September 2011.

In addition, to the change in fair value of derivative instruments occurred in the nine months period ended as of 30 September 2011, the income statement for the nine months period ended as of 30 September 2011 also includes the amount of interest incurred by the Group related with these derivatives instruments.

13. FINANCIAL RESULTS

The consolidated financial results for the nine month periods ended as of 30 September 2011 and 2010 can be detailed as follows:

	<u>30.09.2011</u>	<u>30.09.2010</u>
Financial expenses:		
Interest	(2,409,415)	(2,051,676)
Foreign currency exchange gains	-	(7,327)
Other financial expenses	(522,036)	(577,401)
	<u>(2,931,451)</u>	<u>(2,636,404)</u>
Financial income:		
Interest	407,479	17,888
Foreign currency exchange gains	-	941
Other financial income	-	80,826
	<u>407,479</u>	<u>99,655</u>

The interests paid and recognised in the profit and loss statement for the nine month periods ended as of 30 September 2011 and 2010 are totally related with loans obtained.

Likewise, the interest income recorded in the financial statements for the nine month periods ended as of 30 September 2011 and 2010 result primarily from investments made during the year.

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14. EARNINGS PER SHARE

Earnings per share for the nine month periods ended as of 30 September 2011 and 2010 were determined taking into consideration the following amounts:

	30.09.2011	30.09.2010
Net profit considered for the computation of basic and diluted earning	4,967,133	3,470,646
Weighted average number of shares used to compute the basic and diluted earnings per share	25,641,459	25,641,459
Earnings per share		
Basic	0.19	0.14
Diluted	0.19	0.14

15. RELATED PARTIES

The main balances with related parties as of 30 September 2011 and 2010 are with Altri Group and may be detailed as follows:

Related parties	30.09.2011		
	Accounts Receivable	Accounts Payable	Receivable Rents
Altri Group	15,658	-	4,050,000

Related parties	30.09.2010		
	Accounts Receivable	Accounts Payable	Receivable Rents
Altri Group	4,617,052	4,533,606	4,050,000

Apart from the companies included in the consolidation (Note 4), the companies considered to be related parties as of 30 September 2011, can be presented as follows:

Cofihold, SGPS, S.A.

Altri Group

Altri, SGPS, S.A.

Celulose do Caima, SGPS, S.A.

Caima Indústria de Celulose, S.A.

Altri Florestal, S.A.

Caima Energia – Empresa de Gestão e Exploração de Energia, S.A.

Invescaima – Investimentos e Participações, SGPS, S.A.

Inflora – Sociedade de Investimentos Florestais, S.A.

Socasca – Recolha e Comércio de Recicláveis, S.A.

Celtejo – Empresa de Celulose do Tejo, S.A.

Ródão Power, S.A. - Energia e Biomassa do Ródão, S.A.

Altri - Energias Renováveis, SGPS, S.A.

Celbi – Celulose da Beira Industrial, S.A.

Celbinave – Tráfego e Estiva SGPS, Unipessoal, Lda.

Viveiros do Furadouro Unipessoal, Lda.

Altri, Participaciones Y Trading, S.L.

Altri Sales, S.A.

Pedro Frutícola, Sociedade Frutícola, Lda.

Captaraiz Unipessoal, Lda.

Cofina Group

Cofina, SGPS, S.A.

Cofina B.V.

Efe Erre – Participações, SGPS, S.A.

Cofina Media, SGPS, S.A.

Presselivre – Imprensa Livre, S.A.

Edisport – Sociedade de Publicações, S.A.

Edirevistas – Sociedade Editorial, S.A.

Mediafin, SGPS, S.A.

Metronews – Publicações, S.A.

Grafedisport – Impressão e Artes Gráficas, S.A.

Web Works – Desenvolvimento de Aplicações para Internet, S.A.

Transjornal – Edição de Publicações, S.A.

Cofina – Eventos e Comunicação, S.A.

VASP – Sociedade de Transportes e Distribuições, Lda.

AdCom Media Anúncios e Publicidade, S.A.

Destak Brasil – Empreendimentos e Participações, S.A.

Mercados Globais – Publicação de Conteúdos, Lda.

16. SEGMENT INFORMATION

In accordance with the origin and nature of the income generated by the Group, the main segments identified are as follows:

- Industry – includes the commercialization of steel and storage systems, as well as support services (being the latest a residual activity);
- Real estate – includes the assets and activities related to the Group's real estate activity.

The segregation of activities by segments as of 30 September 2011 and 2010 is made up as follows:

	30.09.2011		30.09.2010	
	Industry	Real estate	Industry	Real estate
Net operating income				
Resulting from operations with external customers	79,534,103	4,199,684	63,192,535	4,191,392
Resulting from operations with other segments	5,916	903,375	5,916	935,970
Operating Cash-flow (a)	7,510,679	3,574,497	5,053,377	3,498,594
Amortisation and depreciation	730,323	270,827	781,846	277,211
Operating profit	6,780,356	3,303,670	4,271,531	3,221,383
Total assets	89,347,946	93,701,107	82,371,881	95,009,972
Total liabilities	50,994,880	83,549,759	48,048,780	86,689,826
Investment of the period (b)	428,291	-	200,734	-

(a) Earnings before interests, taxes, depreciation and amortisation

(b) - tangible assets, intangible assets and investments additions

17. FINANCIAL STATEMENTS APPROVAL

The financial statements were approved by the Board of Directors and authorized for issuance in November, 3 2011.

18. EXPLANATION ADDED FOR TRANSLATION

These consolidated financial statements are a translation of financial statements originally issued in Portuguese in accordance with International Financial Reporting Standards (IFRS/IAS), some of which may not conform or be required by generally accepted accounting principles in other countries. In the event of discrepancies, the Portuguese language version prevails.

The Chartered Accountant

The Board of Directors

João Manuel Matos Borges de Oliveira – President

Paulo Jorge dos Santos Fernandes

Pedro Macedo Pinto de Mendonça

Domingos José Vieira de Matos

Pedro Miguel Matos Borges de Oliveira

Ana Rebelo Mendonça Fernandes