

**São Paulo, January 18, 2013** - TRISUL S.A. (BM&FBovespa: TRIS3; Bloomberg: TRIS3 BZ; Reuters: TRIS3.SA), focusing on meedle and high-income residential projects, announces its preliminary results for 4Q12 and 2012. The results presented herein are management results and are subject to external audit.

## LAUNCHES

- In 4Q12, the Company launched **two projects**, with a total PSV of R\$186 million, 100% Trisul's share. The **sales speed**, in launches, **reached 42%**.
- In 2012, the Company launched **four projects** (3 high-income standard), with a total PSV of R\$331 million, Trisul's share being R\$290 million.

Launchings							
Launchings	Region	Launching Date	Segment	Units	% Trisul	Total PSV R\$MM	Trisul's PSV R\$MM
1 Magnific Santana	São Paulo	05/19/12	High	76	35%	64	22
2 Space Analia Franco	São Paulo	05/26/12	High	100	100%	82	82
3 ADD Nova Berrini	São Paulo	11/10/12	High	288	100%	152	152
4 Horizontes Araçatuba - Fase 2	Araçatuba	12/11/12	Trisul Life	176	100%	34	34
<b>2012 Total launchings</b>				<b>640</b>		<b>331</b>	<b>290</b>

## PROJECTS DELIVERED

- The Company delivered **11 projects** in 4Q12, totaling 2,474 units, with Trisul's PSV of R\$439 million.
- The Company delivered **20 projects** in 2012, totaling 4,526 units, with Trisul's PSV of R\$690 million.

Projects Delivered										
Launching Date	Delivered Date **	Projects	City	Segment	Units	% Trisul	Total PSV* R\$MM	Trisul's PSV* R\$MM	% Sold	
1 Aug-08	Feb-12	Upper Life Campolim	Sorocaba	Trisul life	328	100%	45	45	95%	
2 Aug-08	Feb-12	The Office	São Paulo	Commercial	201	33%	73	24	98%	
3 Aug-09	Mar-12	Vila Natureza	Cotia	Trisul life	136	100%	22	22	92%	
4 Nov-09	Mar-12	Belas Artes III	Jandira	Trisul life	128	100%	15	15	100%	
<b>1Q12 TOTAL</b>					<b>793</b>		<b>154</b>	<b>106</b>		
5 Nov-09	May-12	Vida Plena Itaquera	São Paulo	Trisul lar	399	100%	41	41	98%	
6 Apr-10	Jun-12	Residencial Free	Distrito Federal	Trisul life	116	50%	20	10	98%	
7 Nov-09	Jun-12	Contemplare Vila Mascote	São Paulo	High	80	75%	42	31	100%	
<b>2Q12 TOTAL</b>					<b>595</b>		<b>103</b>	<b>82</b>		
8 Dec-09	Jul-12	Max Club - Fase 1	São José dos Campos	Trisul lar	312	100%	30	30	92%	
9 Aug-09	Aug-12	Moradas do Bosque	Marília	Trisul lar	352	100%	33	33	97%	
<b>3Q12 TOTAL</b>					<b>664</b>		<b>63</b>	<b>63</b>		
10 Oct-09	out-12	Supera - Fase 1	Guarulhos	Meedle	426	75%	134	98	85%	
11 Nov-09	out-12	Suprema - Fase 1	Guarulhos	Meedle	300	50%	64	32	75%	
12 Dec-09	out-12	La Luna	São Caetano do Sul	Meedle	56	100%	22	22	91%	
13 May-09	nov-12	Premium Guarulhos - Fase 1	Guarulhos	Trisul Life	344	100%	55	55	97%	
14 Aug-09	nov-12	Horizontes Araçatuba - Fase 1	Araçatuba	Trisul Life	88	100%	11	11	93%	
15 Sep-09	Nov-12	Premium Guarulhos - Fase 2	Guarulhos	Trisul Life	172	100%	28	28	99%	
16 Oct-09	nov-12	Pinheiros	São José Rio Preto	Trisul Life	240	80%	42	34	98%	
17 Mar-10	dez-12	Massimo	Jundiaí	Meedle	108	35%	55	28	88%	
18 Mar-10	nov-12	Solle Santa Paula	São Caetano do Sul	Meedle	84	100%	29	29	94%	
19 Mar-10	nov-12	Parque do Jatobá	Limeira	Trisul Lar	236	100%	27	27	100%	
20 Apr-09	nov-12	Praças do Golfe	Ribeirão Preto	Meedle	420	80%	95	76	97%	
<b>TOTAL 4Q12</b>					<b>2.474</b>		<b>562</b>	<b>439</b>		
<b>2012 TOTAL</b>					<b>4.526</b>		<b>882</b>	<b>690</b>		

\* PSV from launching date not considering any monetary corrections or sales table adjustments

\*\* Delivery date corresponds to the date of the meeting to institute the condominium.

## CONTRACTED SALES

- In 4Q12, **contracted sales\*** amounted to R\$122 million in PSV, with Trisul's share being R\$112 million, from a total of 297 units sold.
- In 2012, **contracted sales\*** amounted to R\$353 million in PSV, with Trisul's share being R\$278 million, from a total of 930 units sold.
- In 4Q12 **Sales over supply (PSV)** reached 16%.

VSO (Sales over Supply)	Units	Trisul's PSV	Total PSV
Inventory of units as of 10/01/2012	1.599	515.124	718.612
(+) Launchings in 4Q12	464	186.340	186.340
<b>Total units for sale in 4Q12 (a)</b>	<b>2.063</b>	<b>701.464</b>	<b>904.952</b>
(-) Units sold in 4Q12 (b)	297	112.022	121.714
(-) Units for sale in 4Q12	78	14.170	14.170
<b>Total units for sale as of 01/01/2013</b>	<b>1.844</b>	<b>603.612</b>	<b>797.408</b>
<b>VSO in 3Q12 (b)/(a)</b>	<b>14%</b>	<b>16%</b>	<b>13%</b>

\* Contracted sales are reported net of commissions and cancellations.

## INVENTORY

- **Units for sale** on January 1 totaled 1,844 units, with total PSV of R\$ 797 million, of which R\$ 604 million corresponds to Trisul's share.

## LAND PURCHASES

- On December 31, 2012, Trisul had a landbank corresponding to a PSV of R\$ 1.3 billion (Trisul's share).

### For further information, please contact:

#### Investor Relations

Phone: (55 11) 3147-0134

e-mail: [ri@trisul-sa.com.br](mailto:ri@trisul-sa.com.br)

website: [www.trisul-sa.com.br/ir](http://www.trisul-sa.com.br/ir)

*All statements herein related to business prospects, future estimates of operating and financial results, and Trisul's growth prospects are merely estimates and, as such, are based solely on the expectations of the executive board regarding the company's business future. These expectations largely depend on changes in market conditions and the performance of the Brazilian economy, the sector, and the international market and are, therefore, subject to changes without prior notice. This performance report includes accounting data and non-accounting data such as operating and financial results and projections based on the expectations of Board of Directors. The non-accounting data was not reviewed by the Company's independent auditors.*