

**SMDP NOTICE No. [●]/2018**

**Sale of shares owned by the Municipality representing the capital stock of São Paulo Turismo  
S.A.**

**EXHIBIT IV**

**NEW HOLDING COMPANY MANDATORY INTERVENTION PROGRAM**

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## **1. GENERAL GUIDELINES**

1.1. This document establishes the guidelines and the MANDATORY INTERVENTION PROGRAM for the surroundings of Parque Anhembi to be complied with by the NEW HOLDING COMPANY.

1.2. In case of any omissions, the NEW HOLDING COMPANY shall request direction from the SELLER.

1.3. The SELLER may, at any time, if it finds that the NEW HOLDING COMPANY failed to comply with the MANDATORY INTERVENTION PROGRAM established herein, expressly require the necessary adjustments and adaptations.

1.4. The NEW HOLDING COMPANY shall be solely and exclusively responsible for any adjustment and/or adaptation that may be necessary to cause the MANDATORY INTERVENTION PROGRAM for urban renewal of the surroundings of Parque Anhembi to strictly comply with the minimum guidelines established in the NOTICE, in the AGREEMENT and its EXHIBITS, particularly this NEW HOLDING COMPANY MANDATORY INTERVENTION PROGRAM, and in applicable law.

1.5. The NEW HOLDING COMPANY shall be responsible for providing all authorizations, permits, licenses, and approvals that may be necessary with the respective federal, state, and municipal Public Administration agencies and entities for the performance of the activities relating to the execution of this MANDATORY INTERVENTION PROGRAM, it being understood that all expenses with such procedures shall be borne solely by it, in accordance with the AGREEMENT.

1.5.1. The responsibility of the SELLER for securing the authorizations, permits, licenses, and approvals necessary for the execution of the SUBJECT MATTER shall be limited to the provisions of the AGREEMENT.

1.5.2. In order to secure the authorizations, permits, licenses, and approvals necessary for the performance of the obligations, the NEW HOLDING COMPANY may rely on the support of the SELLER for interfacing with other agencies and entities of the Municipal Public Administration.

1.6. The NEW HOLDING COMPANY may, when it so desires, employ technological innovations, either processes or equipment, in order to add efficiency to the performance of its obligations.

1.7. The NEW HOLDING COMPANY shall, whenever possible, use actions that foster sustainability, social participation and inclusion, and respect for minorities and vulnerable

social groups, thereby seeking to generate positive externalities that transcend the scope of the interventions.

1.8. The execution of the works inherent in the execution of this MANDATORY INTERVENTION PROGRAM shall cause the least possible negative interference in the use of public areas, in their surroundings, and in their vicinity, subject, to the extent applicable, to the objectives and guidelines of the Protected Areas, Green Areas, and Free Spaces System set forth in art. 267 of Municipal Law No. 16.050 of July 31, 2014 (the Strategic Master Plan of the Municipality of São Paulo).

## **2. PROJECT AND WORK GUIDELINES**

2.1. The NEW HOLDING COMPANY shall follow the guidelines contained in this NEW HOLDING COMPANY MANDATORY INTERVENTION PROGRAM in the execution of the urban renewal interventions in the surroundings of Parque Anhembi, subject to the guidelines contained in the Urban Intervention Project (PIU) for the Parque Anhembi region.

2.2. The NEW HOLDING COMPANY shall be responsible for conducting all the surveys necessary for the preparation of the projects for execution of the MANDATORY INTERVENTION PROGRAM, it being understood that any information, plans, surveys, or other documents made available by the SELLER are merely for reference purposes, and any use of which shall be at the risk of the NEW HOLDING COMPANY.

2.3. The urban renewal interventions in the surroundings of Parque Anhembi comprise the items extracted from the URBAN INTERVENTION PROGRAM (PIU) and included in this MANDATORY INTERVENTION PROGRAM, containing the mandatory interventions that are to be necessarily performed under the responsibility of the NEW HOLDING COMPANY.

2.4. The NEW HOLDING COMPANY shall ensure integration between the interventions to be executed in the surroundings of Parque Anhembi and the existing spaces, such as the road system and meeting, leisure, and traffic areas.

2.5. Within the term established in the NOTICE, the NEW HOLDING COMPANY shall submit to the SELLER, for its approval, an INTERVENTION PLAN containing the entire planning for the execution of the INTERVENTION PROGRAM set forth in section 4 of this NEW HOLDING COMPANY MANDATORY INTERVENTION PROGRAM and any optional interventions for the PARK.

2.6. The implementation of the INTERVENTION PLAN shall be preceded by the preparation of projects, including any expected necessary demolitions, to be approved by the relevant agencies.

2.7. In the execution of the obligations relating to the preparation of the projects and to the performance of architectural and engineering services for the demolition and execution of other constructions and interventions, the NEW HOLDING COMPANY shall comply with all applicable federal, state, and municipal rules, particularly Municipal Laws Nos. 16.050/2014, 16.402/2016, and 16.642/2017, the PIU Anhembi Municipal Decree, or any others that may replace them.

2.8. The projects and works to be executed in the surroundings of Parque Anhembi shall ensure universal accessibility to disabled persons and persons with reduced mobility and shall be in compliance with the applicable laws and rules, with the provisions of the Building Code, and with the applicable technical standards, particularly Federal Laws No. 10.098/00 and No. 13.146/15, Federal Decree No. 5.296/04, Brazilian Standard (NBR ABNT) 9050:2015, Brazilian Standard (NBR ABNT) 15599:2008, or any others that may replace them.

2.9. The NEW HOLDING COMPANY shall perform all the services and supply all the items and materials required for compliance with the scope of the project and for the execution of the urban renewal interventions in the surroundings of Parque Anhembi. The projects, works, and services shall always, whenever possible, adopt sustainable practices in their design and execution so as to promote energy efficiency and savings in the use of water and other materials.

2.10. The specific guidelines for the renewal intervention project and works in the surroundings of Parque Anhembi are:

- a) The priority use of recycled and recyclable materials which reduce waste and/or debris from the work and can be reused;
- b) The collection and treatment of rainwater for reuse in the irrigation of gardens;
- c) The use of thermal comfort and mechanical resistance measurement resources for the application of rigid or flexible pavements, as well as all the provisions of the relevant rule; and
- d) The execution of a landscape architecture project consistent the native vegetation so as to minimize the interference of the tree management actions to be taken in connection with the interventions.

2.11. During the implementation stage of the urban renewal interventions in the surroundings of Parque Anhembi, the works and/or services shall comply with the rules established by the SELLER so as to minimize the impact on PARK visitors.

2.12. The NEW HOLDING COMPANY shall bear all types of liabilities arising from the works it executes and shall be responsible for the removal of debris, construction and removal of construction sites, and proper disposal of waste.

2.13. Vehicle and pedestrian accesses to the work shall be maintained in perfect traffic conditions throughout the execution thereof.

2.14. The NEW HOLDING COMPANY shall be responsible for any demolitions that may be necessary to execute the urban renewal interventions in the surroundings of Parque Anhembi; provided that they are duly justified and previously approved by the SELLER and by other relevant agencies.

2.15. Demolitions and removals shall not cause damage to third parties or to the environment, and measures shall be taken to ensure the safety of workers and pedestrians.

2.16. Demolitions shall consider, when necessary, any elements to be preserved and shall provide means to avoid impacting the environment and pedestrians. The demolished and/or removed material shall be properly disposed of in accordance with the law in force.

2.17. Upon completion of the work, the NEW HOLDING COMPANY shall have removed all installations from the camp and from the construction site, such as equipment, temporary buildings, debris, and waste materials so as to present the areas used in a completely clean state.

### **3. URBAN RENEWAL INTERVENTIONS IN THE SURROUNDINGS OF PARQUE ANHEMBI**

4.1 The projects and works relating to the MANDATORY INTERVENTION PROGRAM comprise all the investments that are to be mandatorily made by the NEW HOLDING COMPANY, as described below in this EXHIBIT, in order to improve and expand the infrastructure of the SURROUNDINGS OF PARQUE ANHEMBI, its accesses, and other public traffic and leisure spaces.

4.2 The MANDATORY INTERVENTION PROGRAM for the SURROUNDINGS OF PARQUE ANHEMBI shall be implemented within the first five (5) years from the AUCTION SETTLEMENT.

4.3 The MANDATORY INTERVENTION PROGRAM for the SURROUNDINGS OF PARQUE ANHEMBI shall include selected interventions from the Intervention Program presented in PIU Anhembi, as developed by SP Urbanismo, in the immediate surroundings of Parque Anhembi, comprising 13 interventions, of which 8 are basic interventions and 5 are supplementary interventions.

4.4 The project and execution of the interventions shall comply with the guidelines for each type of intervention.

4.5 Proposed interventions:



#### 4.5.1 Renew of existing public squares: Includes interventions EP.PA.a05 and EP.PA.a04 of PIU Anhembi

EP.PA.a05: Public squares – Renewal of the existing public square on the east border of the Anhembi area, including planting of trees, construction of new, universally-accessible pathways, and installation of street furniture, totaling an area of 27.503m<sup>2</sup>.

EP.PA.a04: Public squares – Renewal of Praça Campo de Bagatelle, including planting of trees, construction of new, universally-accessible pathways, and installation of street furniture, totaling 30.998m<sup>2</sup>.

#### 4.5.2 Olavo Fontoura renewal: Includes interventions EP.BL.a04 and MO.AV.e01 of PIU Anhembi

EP.BL.a04: Public Space – Boulevard – Planting of trees, installation of street furniture, and adaptation of sidewalks on a road base over 1,100 linear meters on Avenida Olavo Fontoura.

MO.AV.e01: Road System – Road alignment – Renewal of the existing asphalt road pavement on the south lane of Avenida Olavo Fontoura, totaling 13,350m<sup>2</sup>.

#### 4.5.3 Opening of road: Corresponds to intervention MO.AV.a08 of PIU Anhembi

MO.AV.a08: Road System – Road alignment – Opening of new road (single-lane) – Extension of Rua Marechal Odylio Denys, as established in Art. 1, item II, clause c of Law No. 16.541/2016, corresponding to an area of 1,781m<sup>2</sup> for expropriation and implementation.

**4.5.4 Assis Chateaubriand renewal:** Includes interventions MO.PS.a10 and EP.BL.a03 of PIU Anhembi

MO.PS.a10: Road system – Expansion of existing pedestrian walkways on the sides of Avenida Morvan Dias de Figueredo/Avenida Assis Chateaubriand, totaling 1,389m<sup>2</sup> of sidewalk area to be implemented/renewed.

EP.BL.a03: Public Space – Boulevard – Planting of trees, installation of street furniture, and adaptation of sidewalks on the road base over 1,638 linear meters on Avenida Morvan Dias de Figueredo/Avenida Assis Chateaubriand.

**4.5.5 Renewal of access roads:** Includes interventions EP.AL.a06, EP.AL.a07, EP.AL.a08, MO.PS.a07, and MO.PS.a09 of PIU Anhembi

EP.AL.a06, 07, and 08: Public Space – Lane – Planting of trees, installation of street furniture, and adaptation of sidewalks on the road base on Rua Paineira do Campo, Rua Cerqueira Leite, and Rua Cel. Antonio de Carvalho, totaling of 905 linear meters.

MO.PS.a07 and 09: Road system – Expansion of existing pedestrian walkways on the sides of Rua Cel. Antonio de Carvalho and Rua Cerqueira Leite, totaling 643m<sup>2</sup>.

**4.5.6 Renewal of public square on access:** Corresponds to intervention EP.PA.a06 of PIU Anhembi

EP.PA.a06: Public Squares – Renewal of the public square on the access from Avenida Cruzeiro do Sul, including planting of trees, construction of new, universally-accessible pathways, and installation of street furniture, totaling an area of 8,342m<sup>2</sup>.