



# Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada

**(CNPJ nº 20.748.515/0001-81)**

**(Managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários  
S.A.)**

**Financial statements at**

**December 31, 2025**

**and independent auditor's report**



## Independent auditor's report

To the Unitholders and Management  
 Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada  
 (Managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.)

### Opinion

We have audited accompanying financial statements of the single class of units of Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada ("Fund"), which comprise the balance sheet as at December 31, 2025 and the statements of income, changes in net assets and cash flows – direct method for the year then ended, and notes to the financial statements, including material accounting policies and other explanatory information.

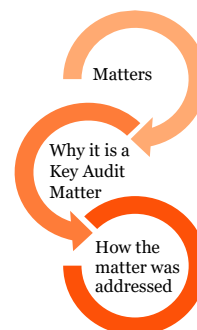
In our opinion, financial statements present fairly, in all material respects, the financial position of the Fund as at December 31, 2025, and its financial performance and cash flows for the year then ended, in accordance with the accounting standards adopted in Brazil, applicable to real estate investment funds.

### Basis for opinion

We conducted our audit in accordance with Brazilian and International Standards on Auditing. Our responsibilities under those standards are described in the "Auditor's responsibilities for the audit of the financial statements" section of our report. We are independent of the Fund in accordance with the ethical requirements established in the Code of Professional Ethics and Professional Standards issued by the Brazilian Federal Accounting Council, as applicable to audits of financial statements of public interest entities in Brazil, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Key Audit Matters

Key Audit Matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.





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<b>Why it is a Key Audit Matter</b>	<b>How the matter was addressed in the audit</b>
<p><b>Measuring the fair value of investment properties (Notes 3 (f) e 5)</b></p> <p>As presented in the balance sheet, the Fund has investments substantially concentrated in investment properties, measured at fair value. The measurement of the fair value of investment properties was considered an area of focus for the audit due to its subjectivity and relevance in the context of the financial statements, with the involvement of judgment on the part of the Administrator and external experts.</p> <p>To measure the fair value of these investments, management and its external experts use valuation techniques, considering methods and assumptions that are based mainly on the projected cash flow of the assets.</p> <p>Considering the relevance of these investments in relation to the Fund's net equity and the consequent determination of the value of the unit, the measurement of the fair value of these investments was considered an area of focus for our audit.</p>	<p>Our main audit procedures considered, among others:</p> <p>We understood the process adopted by the Administrator to measure the fair value of investment properties.</p> <p>With the assistance of our experts in pricing assets of this nature, we obtained an understanding of the calculation methodology used and analyzed the reasonableness of the main assumptions adopted by management and its external experts in constructing the fair value measurement model, as well as analyzing the alignment of these assumptions and this model with the practices usually used by the market.</p> <p>We considered that the criteria and main assumptions adopted by management to measure the fair value of investment properties are consistent with the information analyzed in our audit. To measure the fair value of these investments, management and its external experts use valuation techniques, considering methods and assumptions that are based mainly on the projected cash flow of the assets.</p> <p>Considering the relevance of these investments in relation to the Fund's net equity and the consequent determination of the value of the unit, the measurement of the fair value of these investments was considered an area of focus of our audit.</p>

**Responsibilities of management and those charged with governance for the financial statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the accounting standards adopted in Brazil, applicable to real



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estate investment funds, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Fund's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting. The going concern of operations of an investment fund is, in addition, dependent on the prerogative of shareholders to redeem their units under the terms of the Fund's regulations.

Those charged with governance are responsible for overseeing the Fund's financial reporting process.

#### **Auditor's responsibilities for the audit of the financial statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Brazilian and International Standards on Auditing will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with Brazilian and International Standards on Auditing, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the internal control of the Fund.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the ability of the Fund to continue as a



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going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Fund to cease to continue as a going concern.


Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether these financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats to our independence or safeguards applied.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the Key Audit Matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Rio de Janeiro, March 31, 2026

  
PricewaterhouseCoopers  
Auditores Independentes Ltda.  
CRC 2SP000160/F-5

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Hugo Lisboa  
Assinado por: Hugo Lisboa Ferreira 1004849750  
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**Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada**

CNPJ: 20.748.515/0001-81

(Managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.)

CNPJ: 36.113.876/0001-91

**Balance sheet****Years ended December 31, 2025 and 2024**

(Amounts expressed in thousands of Reals)

Assets	Note	2025		2024	
		Amounts	% NAV	Amounts	% NAV
<b>Current assets</b>		<b>124,827</b>	<b>5.95%</b>	<b>236,370</b>	<b>12.52%</b>
<b>Non-real estate financial assets</b>	<b>4</b>	<b>38,366</b>	<b>1.83%</b>	<b>168,706</b>	<b>8.95%</b>
Cash and cash equivalents		2	0.00%	2	0.00%
Investment fund units		38,364	1.83%	168,704	8.95%
<b>Real estate financial assets</b>		<b>12,940</b>	<b>0.63%</b>	<b>16,688</b>	<b>0.86%</b>
Rental receivable	5a.v	11,138	0.53%	12,829	0.68%
Amounts receivable	5a.vii	1,802	0.10%	2,563	0.13%
Amounts receivable - Flooding	5a.vii	-	0.00%	1,296	0.05%
<b>Amounts receivable</b>		<b>73,520</b>	<b>3.49%</b>	<b>50,956</b>	<b>2.70%</b>
Sale of real estate receivable	5a.ii	61,881	2.95%	50,917	2.70%
Interest on equity	5.b (ii)	11,600	0.55%	-	0.00%
Dissolution - Investees		39	0.00%	39	0.00%
<b>Prepaid expenses</b>		<b>1</b>	<b>0.00%</b>	<b>20</b>	<b>0.00%</b>
Anbima fee		1	0.00%	1	0.00%
Inspection fee - CVM		-	0.00%	19	0.00%
<b>Non-current</b>		<b>2,349,311</b>	<b>111.99%</b>	<b>1,824,587</b>	<b>96.84%</b>
<b>Investment property</b>		<b>1,746,824</b>	<b>83.28%</b>	<b>1,748,208</b>	<b>92.79%</b>
Finished real estate	5.a	1,746,824	83.28%	1,748,208	92.79%
<b>Investee's shares</b>	<b>5.b (ii)</b>	<b>577,057</b>	<b>27.50%</b>	<b>3</b>	<b>0.00%</b>
Bresco Viracopos		493,306	23.51%	-	-
Bresco Simões Filho		83,751	3.99%	-	-
Bresco VI		-	0.00%	3	-
<b>Amounts receivable</b>		<b>25,430</b>	<b>1.21%</b>	<b>76,376</b>	<b>4.05%</b>
Sale of real estate receivable	5.a.ii	25,430	1.21%	76,376	4.05%
<b>Total assets</b>		<b>2,474,138</b>	<b>117.95%</b>	<b>2,060,957</b>	<b>109.36%</b>
<b>Liabilities</b>					
<b>Current liabilities</b>		<b>117,605</b>	<b>5.61%</b>	<b>157,313</b>	<b>8.33%</b>
Obligation for price adjustment - Earn Out	5.b	94,307	4.50%	-	0.00%
Distributable income	8.f	15,688	0.75%	13,843	0.73%
Operation with certificates of real estate receivables	5.a.viii	4,446	0.21%	3,781	0.20%
Security deposit - Tenants		3,484	0.17%	2,901	0.15%
Dissolution - Investees		529	0.03%	649	0.03%
Other amounts payable		444	0.02%	271	0.01%
Lawyers		235	0.01%	-	-
External audit		59	0.00%	63	0.00%
Expansion		30	0.00%	358	0.02%
Operating expenses - CRI	5.a.viii	(1,617)	-0.08%	(51)	0.00%
IPTU payable		-	0.00%	780	0.04%
Expenditure with real estate payable		-	0.00%	240	0.01%
Liabilities from acquisition of investees		-	0.00%	134,478	7.14%
<b>Non-current liabilities</b>		<b>258,932</b>	<b>12.34%</b>	<b>19,502</b>	<b>1.03%</b>
Operation with certificates of real estate receivables	5.a.viii	265,407	12.65%	19,797	1.05%
Operating expenses - CRI	5.a.viii	(6,529)	-0.31%	(349)	-0.02%
Judicial contingencies	5.a.viii	54	0.00%	54	0.00%
<b>Total liabilities</b>		<b>376,537</b>	<b>17.95%</b>	<b>176,815</b>	<b>9.36%</b>
<b>Net assets</b>		<b>2,097,601</b>	<b>100.00%</b>	<b>1,884,142</b>	<b>100.00%</b>
Payment of units		1,542,338	73.53%	1,293,743	68.66%
Retained earnings		1,247,884	59.49%	1,111,844	59.01%
Distribution of yield		(667,706)	-31.83%	(496,944)	-26.38%
Costs related to issuing units		(24,915)	-1.19%	(24,501)	-1.29%
<b>Total liabilities and net assets</b>		<b>2,474,138</b>	<b>117.95%</b>	<b>2,060,957</b>	<b>109.36%</b>

See the accompanying notes to the financial statements.

## Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada

CNPJ: 20.748.515/0001-81

(Managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.)

CNPJ: 36.113.876/0001-91

### Statement of income

Years ended December 31, 2025 and 2024

(Amounts expressed in thousands of Reais)

	Note	2025	2024
<b>Investment property</b>			
Rental income	5 a.v	158,878	138,778
Inflation adjustment - sale of real estate	5a.ii	14,061	14,738
Fair value adjustment - real estate		(9,772)	921
Inflation adjustment - acquisition of investees		(3,977)	(3,278)
Expenses with maintenance and preservation	5 a.vi	(3,016)	(2,253)
Equity in net income of subsidiaries	5.b	(3)	165
PDD - Rentals	5a.v	-	369
<b>Net income from investment properties</b>		<b>156,171</b>	<b>149,440</b>
<b>Operation with certificates of real estate receivables</b>			
CRI Bond - Interest	5.a.viii	(1,802)	(1,491)
CRI bond - Inflation adjustment	5.a.viii	(1,090)	(1,089)
Issue cost - CRI		(82)	(51)
Other expenses - CRI		-	(129)
<b>Net assets from operations with Real Estate Receivables Certificates</b>		<b>(2,974)</b>	<b>(2,760)</b>
<b>Other financial assets</b>			
Net assets from investments in investment fund units		9,874	4,380
Net assets from other financial assets		4	-
Real estate credit note		-	13,623
<b>Net assets from other financial assets</b>		<b>9,878</b>	<b>18,003</b>
<b>Reversal of operational provision</b>		<b>476</b>	<b>(93)</b>
<b>Other expenses</b>	<b>10</b>	<b>(27,511)</b>	<b>(27,583)</b>
Management fee		(18,348)	(18,125)
Performance fee		(7,348)	(7,749)
Administration fee		(432)	(438)
Other administrative expenses		(317)	(54)
Lawyers		(285)	(181)
Audit		(166)	(159)
Custody fee		(145)	(147)
Controllership Fee		(145)	(147)
Market Maker		(112)	(168)
Advisory		(112)	(45)
Financial system services		(99)	(357)
Notary office		(2)	(13)
<b>Net income for the year</b>		<b>136,040</b>	<b>137,007</b>
Number of units		18,021,303	15,905,133
<b>Net earnings per unit (in Reais)</b>		<b>7.55</b>	<b>8.61</b>

See the accompanying notes to the financial statements.

## Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada

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(Managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.)

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### Statement of changes in net assets

Years ended December 31, 2025 and 2024

(Amounts expressed in thousands of Reais)

	Note	Subscribed and paid-in units	Costs related to issuing units	Retained earnings	Distribution of income	Total
<b>December 31, 2023</b>		<b><u>1,156,891</u></b>	<b><u>(22,655)</u></b>	<b><u>974,837</u></b>	<b><u>(333,853)</u></b>	<b><u>1,775,220</u></b>
Payment of units	8.a	136,852	-	-	-	136,852
(-) Profit sharing in the year	8.f	-	-	-	(163,091)	(163,091)
Costs related to issuing units	8.b	-	(1,846)	-	-	(1,846)
Retained earnings		-	-	137,007	-	137,007
<b>December 31, 2024</b>		<b><u>1,293,743</u></b>	<b><u>(24,501)</u></b>	<b><u>1,111,844</u></b>	<b><u>(496,944)</u></b>	<b><u>1,884,142</u></b>
Payment of units	8.a	248,595	-	-	-	248,595
(-) Profit sharing in the year	8.f	-	-	-	(170,762)	(170,762)
Costs related to issuing units	8.b	-	(414)	-	-	(414)
Retained earnings		-	-	136,040	-	136,040
<b>December 31, 2025</b>		<b><u>1,542,338</u></b>	<b><u>(24,915)</u></b>	<b><u>1,247,884</u></b>	<b><u>(667,706)</u></b>	<b><u>2,097,601</u></b>

See the accompanying notes to the financial statements.

**Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada**

CNPJ: 20.748.515/0001-81

(Managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.)

CNPJ: 36.113.876/0001-91

**Statement of cash flows – Direct method**

Years ended December 31, 2025 and 2024

*(Amounts expressed in thousands of reais)*

	<u>2025</u>	<u>2024</u>
<b>Cash flow from operating activities</b>		
Receipt from rents	160,569	137,029
Income from investment fund units	9,874	5,079
Flooding - Canoas	1,296	(1,846)
Investment/redemption in CDB	4	-
Management fee	(18,356)	(18,079)
Performance fee	(7,348)	(7,749)
Other real estate payments/receipts	(4,536)	(839)
Other payments and receipts	(558)	845
Administration fee	(431)	(399)
Audit	(170)	(120)
Custody fee	(145)	(147)
Controllership Fee	(145)	(147)
Market Maker	(112)	(168)
Advisory	(96)	(45)
Financial system	(80)	(378)
Lawyers	(49)	(180)
Investment/redemption in real estate credit bills	-	154,815
Notary office	-	(13)
<b>Net cash from operating activities</b>	<b><u>139,717</u></b>	<b><u>267,658</u></b>
<b>Cash flow from investment activities</b>		
Property sale	54,043	48,172
Security deposit - Tenants	2,650	-
Repairs to return the property	560	(2,543)
Acquisition of investees	(138,455)	(139,991)
Expenditure with finished investment properties	(8,388)	(15,545)
IPTU (Municipal property tax)	(754)	-
Advance of expenditures with finished investment properties	(183)	(82)
Dissolution - Investees	-	8,628
Payment of real estate expenses	-	(2,136)
Investee's capital increase	-	-
<b>Net cash from investment activities</b>	<b><u>(90,527)</u></b>	<b><u>(103,497)</u></b>
<b>Cash flow from financing activities</b>		
Investment of unitholders	1,420	136,852
Distribution of income to unitholders	(168,916)	(163,879)
Issue cost of CRI	(7,828)	-
Credit granting - CRI	(3,792)	(3,619)
Cost with issue of units	(414)	(1,846)
Onlending - securitization company	-	-
<b>Net cash from financing activities</b>	<b><u>(179,530)</u></b>	<b><u>(32,492)</u></b>
<b>Net change in cash and cash equivalents</b>	<b><u>(130,340)</u></b>	<b><u>131,669</u></b>
Cash and cash equivalents at the beginning of the year	168,706	37,037
Cash and cash equivalents at the end of year	<u>38,366</u>	<u>168,706</u>
<b>Net change in cash and cash equivalents</b>	<b><u>(130,340)</u></b>	<b><u>131,669</u></b>

See the accompanying notes to the financial statements.

## **Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada** **CNPJ: 20.748.515/0001-81**

(Managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A. -  
CNPJ: 36.113.876/0001-91)

Notes to the financial statements

December 31, 2025 and 2024

(In thousands of reais, unless otherwise indicated).

### **1. Operations**

Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada (“Bresco FII” or “Fund”) former Bresco Logística Fundo de Investimento Imobiliário, managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A. (“Oliveira Trust” or “Administrator”) was incorporated on August 5, 2016, as closed-end fund with an indefinite term, under the terms of CVM Instruction No. 472, of October 31, 2008, and further amendments. The Fund’s units are registered at B3 under the ticker BRCO11.

The Fund’s objective is to obtain income through rental or lease, from the commercial exploitation of real estate projects in the logistics and/or industrial segments, with active management of the portfolio by Bresco Investimentos e Gestão Ltda (“Manager”). The portion of Bresco FII’s funds that is not invested in the acquisition of real estate assets will be allocated to financial assets, according to the investment policy, so that the Fund may also obtain returns arising from its investments in financial assets. The Fund’s portfolio comprises financial assets and real estate assets.

The Fund’s target audience is made up of investors in general, whether individuals or companies, investment funds, open or closed-end supplementary pension entities, social security schemes, or any other investment vehicles, domiciled or headquartered, as the case may be, in Brazil and/or abroad.

Investments in funds are not backed by the Administrator or by any insurance mechanism, or even by the Credit Guarantor Fund (FGC).

### **2. Presentation and preparation of the financial statements**

Certain assumptions and estimates were used in the preparation of these financial statements for the recording and determination of the values of assets from the class portfolio. Consequently, upon the effective financial settlement of these assets, the net assets earned could be different from the estimate.

The financial statements have been prepared in accordance with accounting practices applicable to real estate investment funds, supplemented by the regulations provided for, including the CVM Instructions and guidelines enacted by the Brazilian Securities and Exchange Commission (CVM). CVM Resolution 175 came into effect on October 2, 2023, and was amended by CVM 184/23.

The issue and disclosure of financial statements were approved by the Fund’s Administrator and Manager on March 31, 2026.

## **Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada**

**CNPJ: 20.748.515/0001-81**

(Managed by Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A. -

CNPJ: 36.113.876/0001-91)

Notes to the financial statements

December 31, 2025 and 2024

(In thousands of reais, unless otherwise indicated).

### **3. Significant accounting practices**

The preparation of the financial statements requires the Administrator to make estimates and adopt assumptions that affect the reported amounts of assets and liabilities, as well as the reported amounts of revenues and expenses for the reporting year. The use of estimates is extended to the necessary allowances for doubtful accounts, fair value, and measurement of the recoverable value of assets. The actual results may differ from the estimates.

Among the significant accounting practices adopted, the following are most noteworthy:

#### **a) Functional and presentation currency of financial statements**

The class's functional currency is the Brazilian real, same currency for the preparation and presentation of the financial statements. All financial information presented in Reais was presented in thousands of Reais, except otherwise indicated.

#### **b) Appropriation of revenues and expenses**

Revenues and expenses are recognized on the accrual basis, on a pro rata die basis.

#### **c) Cash and cash equivalents**

Cash and cash equivalents are represented by deposits which are promptly convertible into a known sum of cash and subject to an insignificant risk of change of value.

Investment fund units with immediate liquidity are redeemable on D+0 basis and liquid assets in the portfolio, mainly represented by repurchase and resale agreements backed by government bonds, which means that the units can be repurchased and converted into capital immediately, meeting the requirements to be classified as cash equivalents.

#### **d) Initial recognition of financial instruments**

The classification of financial instruments at initial recognition depends on their characteristics and the purpose for which financial instruments are purchased by the Fund, assuming that the Fund becomes party to the contractual provisions of the instrument. A financial asset or a financial liability is initially measured at acquisition cost or fair value, plus transaction costs which are directly attributable to its acquisition or issue.

## **Bresco Logística Fundo de Investimento Imobiliário Responsabilidade Limitada**

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Notes to the financial statements

December 31, 2025 and 2024

(In thousands of reais, unless otherwise indicated).

### e) Classification of financial instruments for measurement purposes

#### i) *Recognition date*

All financial assets and liabilities are initially recognized on the date of negotiation.

#### ii) *Classification of financial assets and liabilities for measurement purposes*

Financial assets are included in one of the following categories, for measurement purposes:

*Financial liabilities and assets measured at fair value through profit or loss:* this category includes financial assets purchased to generate short-term earnings through trading. This category comprises investment fund units.

*Financial assets and liabilities measured at amortized cost:* such assets and liabilities are initially recognized at fair value plus any transaction costs directly assignable. After the initial recognition, financial assets and liabilities are measured under the effective interest rate method, if incurred. Financial assets are subject to provisions for losses whenever there is objective evidence of impairment. The financial assets category is made up of real estate sales receivables, rents receivable and amounts receivable. The financial liabilities category is mainly composed of transactions with real estate receivables certificates and earn-out.

*Provision for expected losses:* Provision is recognized whenever there is evidence of impairment for expected losses on Fund's financial assets, valued at amortized cost. The provision for expected losses is measured by the difference between the book value of the asset and the present value of the new expected cash flow calculated after the change of estimate.

#### f) Special Purpose Entity (SPEs) units

Investments in units of special-purpose entities, whose sole purpose falls within the scope of activities permitted for real estate investment funds, are valued in accordance with Technical Pronouncement CPC 18(R2) issued by the Accounting Pronouncements Committee, which addresses investments in associates, subsidiaries, and joint ventures. These investments are accounted for using the equity method, initially recognized at cost, with their book value increased or decreased by recognizing the Fund's share of the investee's profits or losses for each period generated after acquisition and by making the necessary adjustments to align the investee's accounting practices with those of the Fund. The Fund's share in the investee's profit or loss for the period is recognized in the Fund's net assets for the period and distributions received from the investee reduce the book value of the investment.

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Dividends declared or accrued by these investees are recognized in the Fund in proportion to their equity interests, as the book value credit of the investment in the Fund.

### g) Investment properties

#### *Finished real estate*

Real estate is initially recognized at acquisition cost and classified in the investment properties category. The acquisition cost includes all transaction expenditures directly attributable to the purchase transaction, such as notary fees, taxes levied on the transfer of the real estate title, brokerage and Lawyers' fees.

Real estate classified in the investment property category, after its initial recognition, shall be continuously measured at fair value, on which its impacts will be recognized in net assets for the year. Fair value is understood as the value for which an asset may be exchanged, or a liability may be settled between parties that are independent, have business knowledge, and willing to make the transaction, in an orderly transaction between market participants. This category includes real estate acquired for gaining income, and real estate with long-term capital appreciation.

The valuation of the properties in the Fund's portfolio must be carried out at least annually. In the event of any extraordinary event which, at the Administrator's discretion, is potentially capable of impacting the valuation of the properties comprising the Fund's net assets, a new realization must be carried out.

### h) Provision of contingent assets and liabilities

When preparing its financial statements, the class makes segregation between:

- **Provision:** creditor balances covering existing obligations (legal or presumed) on the date of the financial position arising from past events that could have given origin to a loss or reimbursement for the Fund, the occurrence of which is considered likely and the nature of which is certain, but value and/or time of which are uncertain.
- **Contingent liabilities:** potential liabilities arising from past events and the existence of which might only be confirmed by the occurrence or not of one or more future events that are not fully under the Class's control.

**Contingent assets:** assets originated from past events and which existence depends on, and may only be confirmed by, the occurrence or non-occurrence of events beyond the control of the class. Contingent assets

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are not recognized in the financial statements, since it may refer to net assets that may never be realized. However, when the realization of gain is virtually certain, such asset is not a contingent asset and its recognition is appropriate.

### 4. Cash and cash equivalents

Cash and cash equivalents are short-term, highly liquid financial investments, which are readily convertible into cash. In this context, as of December 31, 2025 and 2024, they are represented as follows:

	2025	2024
Banks	2	2
Investment Fund Units (i)	38,364	168,704
<b>Total</b>	<b>38,366</b>	<b>168,706</b>

(i) Investment fund units

Fund	2025			2024		
	Quantity	Unit value (*)	Balance	Quantity	Unit value (*)	Balance
Itaú OT RF Referenciado FIC	1,943,651	18.531547	35,924	10,142,540	16.22018	164,198
Itaú Soberano Ref. DI	29,615	81.799642	2,409	62,785	71.59823	4,478
Itaú Top Renda Fixa Ref. DI	3,765	8.305804	31	3,837	7.261118	28
<b>Total</b>	<b>1,977,032</b>		<b>38,364</b>	<b>10,209,162</b>		<b>168,704</b>

(\*) Amounts in reais.

### 5. Real estate assets

#### a) Investment properties

In the years ended December 31, 2025 and 2024, the investment properties are represented as follows:

Enrollment	Denomination	Type	Total areas (m <sup>2</sup> )	Built-up area (m <sup>2</sup> )	2025	2024
101.824	Bresco-Itupeva	Finished	75,000.00	38,964.93	107,597	104,338
136.701	Bresco-Contagem	Finished	168,942.33	75,362.58	213,609	205,467
140.212	Hub-Natura Itupeva	Finished	139,135.17	34,844.95	210,400	212,952

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54.713	Bresco-Osasco	Finished	40,561.50	29,909.09	157,947	160,813
3.090	Bresco Resende	Finished	50,000.64	25,487.73	51,596	52,379
3.767	Bresco Murici	Finished	156,780.77	50,291.40	121,513	118,302
5.086	Bresco-Embú	Finished	31,206.36	7,476.58	34,261	40,417
53.033	Bresco Bahia	Finished	58,714.90	58,714.90	218,863	224,317
89.198	Whirlpool São Paulo	Finished	61,013.00	50,952.46	218,358	223,473
91.971	Bresco Canoas	Finished	51,400.12	33,277.67	72,392	74,288
92.627	GPA CD-04 São Paulo	Finished	100,000.00	35,510.40	219,637	209,553
97.193	BRF Londrina	Finished	101,603.86	23,173.00	120,651	121,909
					<b>1,746,824</b>	<b>1,748,208</b>

#### i. Description of the characteristics of the real estate assets

The Fund is the owner of the following real estate:

##### Bresco Itupeva

Comprising a multi-user urban logistics warehouse located at Rodovia Dom Gabriel Paulino Bueno Couto, s/n, Itupeva - SP. The property was incorporated on August 30, 2019 by the Fund, as a result of the merger of the company Bres Dom Gabriel Empreendimentos Imobiliários Ltda. (Bres-Dom-Gabriel). The property in question was fully rented on the base date of this report.

##### Bresco Contagem

Logistics Condominium, comprising business office-like building of four floors (administrative/support building) and ground floor and mezzanine (workshop and sheds) acquired on December 7, 2016. Located at Avenida Wilson Tavares Ribeiro, 1.651 - Contagem /MG. On the base date of this report, it was fully rented.

##### Hub Natura Itupeva

Comprising a multi-user urban logistics warehouse located on Rodovia Dom Gabriel Paulino Bueno Couto, Km 74.5 Itupeva - SP. The property was incorporated on August 30, 2019 by the Fund, as a result of the merger of the company Bres Itupeva Empreendimentos Imobiliários Ltda. (Bres-Itupeva). The property in question was fully rented on the base date of this report.

##### Bresco Osasco

Property consisting of logistics and industrial warehouses, located at Rua Henry Ford, 803, Presidente Altino - Osasco/SP. The property was incorporated by the Fund on May 31, 2024, as a result of the dissolution, liquidation

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and extinction of the company Bres Henry Ford Empreendimentos Imobiliários S.A. The property in question was fully rented on the base date of this report.

### *Bresco Resende*

Comprising a plot of land and two logistics warehouses in an industrial area, located on Rua H, Fazenda da Barra 3, Resende - RJ. The property was merged into the Fund on November 30, 2018, as a result of the merger of the company Bres Resende Empreendimentos Imobiliários S.A. The property in question was fully rented on the base date of this report.

### *Bresco Murici*

Property consisting of an industrial warehouse, located on the banks of BR1-104 Highway in Murici/AL.

The property was merged on May 31, 2024, as a result of the dissolution, liquidation, and extinction of the company Bresco Murici Empreendimentos Imobiliários S.A. The property in question was fully rented on the base date of this report.

### *Bresco Embú*

The property was acquired on December 20, 2017 and is linked to the complete project for a storage shed, for the purposes of the legislation protecting metropolitan water sources. Located at Avenida Hélio Ossamu Daikuara, nº 1.135, São Paulo - SP. The property in question was fully vacant on the base date of this report.

### *Bresco Bahia*

The property was acquired in December 2020, with a final deed of transfer on March 30, 2021. The property is a triple-A logistics warehouse, with a total land area of 226,513.21 m<sup>2</sup> and a leasable area of 58,714.90 m<sup>2</sup>. Located at Estrada da Telha, nº 483, Barro Duro district, in the city of Lauro de Freitas, BA. The property in question was fully rented on the base date of this report.

### *Whirlpool São Paulo*

Consisting of an urban, industrial, single-user building located at Rua Olímpia Semeraro, 381, 675 and 737, São Paulo - SP. The property was incorporated on August 30, 2019 by the Fund, as a result of the merger of the company Bresco V Empreendimentos Imobiliários Ltda. (Bresco V). The property in question was fully rented on the base date of this report.

### *Bresco Canoas*

Consisting of a plot of land and a logistics shed in an industrial/logistics region, located at Rodovia BR 386, nº 1.200, Canoas - RS. The property was incorporated into the Fund on November 30, 2018, as a result of the merger of the company Bres Canoas Empreendimentos Imobiliários S.A. The property in question was 47% rented on the base date of this report.

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GPA CD-04 São Paulo

Consisting of a single-user logistics warehouse, located at Estrada Turística do Jaraguá, 50, São Paulo - SP. The property was incorporated on August 30, 2019 by the Fund, as a result of the merger of the company Bresco IV Empreendimentos Imobiliários Ltda. (Bresco IV). The property in question was fully rented on the base date of this report.

BRF Londrina

On September 28, 2018, the Fund signed the Public Deed of Grant of Surface Rights for the property located at Avenida Saul Elkind S/N, Londrina - PR, object of registration 97.193 of the 2<sup>nd</sup> Real Estate Registry Office, with the purpose of custom-building and concomitant rental of a refrigerated distribution center. The work was delivered in November 2019. The property in question was fully rented on the base date of this report.

ii. **Sale of Bresco São Paulo (GPA CD06) – Amounts receivable (\*)**

The property was acquired on December 27, 2016, comprising a plot of land, a warehouse and a building, located at Avenida Marginal Direita do Tietê, 342, São Paulo - SP.

On November 07, 2022, the fund disclosed in a material fact that Companhia Brasileira de Distribuição formally notified it to inspect and return possession of the property in advance, whose lease term was effective until May 12, 2027, with delivery of the keys on November 09, 2022.

On May 11, 2023, according to the Deed of Sale and Purchase, the property was sold to JBS S.A. for R\$ 325,000, paid as follows: a) R\$ 55,000 at the time of sale b) R\$ 270,000 in 48 successive monthly installments of R\$ 5,625 each, adjusted by the Interbank Deposit Certificate - CDI from the present date until the day immediately preceding the maturity of each installment, the first (1<sup>st</sup>) installment on 07/01/2023 with final maturity on 06/01/2027. On October 27, 2023, according to the Real Estate Credits and Real Estate Receivables (CRI) Credit Assignment Agreement, the Fund made the definitive assignment of 37.04% of the real estate credits for the period between December 01, 2023 and June 01, 2027 to the assignee OPEA Securitizadora S.A.

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	<b>Amounts receivable</b>
<b>Opening balance</b>	<b>160,727</b>
Amount received	(48,172)
Inflation adjustment	14,738
<b>Closing balance in 2024</b>	<b>127,293</b>
Amount received	(54,043)
Inflation adjustment	14,061
<b>Closing balance in 2025</b>	<b>87,311</b>
<b>Current</b>	<b>61,881</b>
<b>Non-current</b>	<b>25,430</b>

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**iii. Classification and criteria adopted for measurement**Restatement of investment properties

As of December 31, 2025, the fair value of investment properties (finished real estate properties) is supported by the appraisal reports prepared by the company Cushman & Wakefield, issued with base date of November 2025, (2024: drawn up by the company Cushman & Wakefield, issued in November 2024).

The following methodologies for determination of fair value of investment properties were used:

Year 2025							
Enrollment	Denomination	Base date*	Discount rate	Terminal cap rate	Vacancy rate	Appraiser	Valuation method
101.824	Bresco-Itupeva	11/18/2025	9.25% p.a.	10.25%	4.20%	1	1
136.701	Bresco-Contagem	11/18/2025	10.00% p.a.	9.75%	2.80%	1	1
140.212	Hub-Natura Itupeva	11/18/2025	8.00% p.a.	8.75%	4.20%	1	1
54.713	Bresco-Osasco	11/18/2025	9.00% p.a.	9.00%	3.60%	1	1
3.090	Bresco Resende	11/18/2025	10.50% p.a.	10.25%	16.90%	1	1
3.767	Bresco Murici	11/18/2025	9.25% p.a.	9.50%	-	1	1
5.086	Bresco-Embú	11/18/2025	8.50% p.a.	8.00%	22.60%	1	1
53.033	Bresco Bahia	11/18/2025	9.50% p.a.	9.50%	10.90%	1	1
89.198	Whirlpool São Paulo	11/18/2025	8.00% p.a.	9.50%	4.90%	1	1
91.971	Bresco Canoas	11/18/2025	10.50% p.a.	10.00%	14.10%	1	1
92.627	GPA CD-04 São Paulo	11/18/2025	7.50% p.a.	8.25%	4.90%	1	1
97.193	BRF Londrina	11/18/2025	8.25% p.a.	9.75%	4.30%	1	1

Year 2024							
Enrollment	Denomination	Base date*	Discount rate	Terminal cap rate	Vacancy rate	Appraiser	Valuation method
101.824	Bresco-Itupeva	11/05/2024	8.75% p.a.	9.75%	4.70%	1	1
136.701	Bresco-Contagem	11/13/2024	9.50% p.a.	9.25%	7.90%	1	1
140.212	Hub-Natura Itupeva	11/05/2024	7.50% p.a.	8.25%	4.70%	1	1
54.713	Bresco-Osasco	11/08/2024	8.25% p.a.	8.50%	4.30%	1	1
3.090	Bresco Resende	11/05/2024	10.00% p.a.	9.75%	16.90%	1	1
3.767	Bresco Murici	11/12/2024	8.75% p.a.	9.00%	-	1	1

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5.086	Bresco-Embú	11/08/2024	7.50% p.a.	7.75%	22.60%	1	1
53.033	Bresco Bahia	11/06/2024	9.00% p.a.	9.00%	8.10%	1	1
89.198	Whirlpool São Paulo	11/11/2024	7.50% p.a.	9.08%	7.50%	1	1
91.971	Bresco Canoas	11/07/2024	10.00% p.a.	9.50%	12.80%	1	1
92.627	GPA CD-04 São Paulo	11/08/2024	7.00% p.a.	8.00%	8.65%	1	1
97.193	BRF Londrina	11/12/2024	7.75% p.a.	9.25%	5.50%	1	1

(\* ) Notwithstanding the mismatch between the Fund's base date and the base date of the valuation report, there was no material event that could have had an impact on the fair value valuation of the investment properties as of December 31, 2025.

Appraiser:

1 – Cushman & Wakefield

Appraisal method

1 - Income capitalization method - per discounted cash flow

#### iv. Chart of record changes

The changes made in the investment properties account for the period is described below:

	<u>2025</u>	<u>2024</u>
<b>Opening balance</b>	<b>1,748,208</b>	<b>1,469,342</b>
(+) Development - Incurred costs (*)	8,388	15,545
(+) Fair value adjustment	(9,772)	921
Receipt Dissolution - Bresco Osasco and Bresco Murici Properties (**)	-	262,400
<b>Closing balance</b>	<b>1,746,824</b>	<b>1,748,208</b>

(\* ) These are expenses required for the property to be available and in accordance with its purpose in the year ended December 31, 2025 and December 31, 2024.

(\*\*) Properties were merged on May 31, 2024, as a result of the dissolution, liquidation and extinction of the companies Bresco Murici Empreendimentos Imobiliários ("Bresco Murici") and Bres Henry Ford Empreendimentos Imobiliários Ltda ("Bres Henry Ford").

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**v. Leases receivable**

Changes in rents receivable are presented below:

	<u>2025</u>	<u>2024</u>
<b>Opening balance</b>	<b>12,829</b>	<b>10,711</b>
(+) Rental income	158,878	138,778
(-) Receipt from rentals	(160,569)	(137,029)
(+) Write-off of allowance for doubtful accounts (*)	-	369
<b>Closing balance</b>	<b>11,138</b>	<b>12,829</b>

(\*) During the year ended December 31, 2024, the provision for expected loss in the amount of R\$ 369 was reversed. In an analysis carried out by the administrator, the provision had been formed for the year ended December 31, 2023, considering the financial and economic situation of the debtor. No provision for expected losses was established in the analysis conducted in the year 2025.

**vi. Expenses with real estate maintenance and preservation**

The breakdown of the balance presented in the statement of net assets is as follows:

<b>Real estate expenses</b>	<u>2025</u>	<u>2024</u>
Commissions	1,180	-
Common ownership	1,050	1,612
Other expenses	302	271
Insurance	214	159
Appraisal report	170	98
Maintenance and preservation	100	32
Advisory	-	81
<b>Total</b>	<b>3,016</b>	<b>2,253</b>

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**vii. Amounts receivable**

The breakdown of receivables presented in the balance sheet is as follows:

	<u>2025</u>	<u>2024</u>
Reimbursement of real estate expense	607	1,022
Other assets	555	999
Coelba proceeding – amounts to be reimbursed (a)	334	334
Judicial deposit - Bresco Itupeva (b)	132	105
Recoverable taxes	99	99
Reserve fund	75	-
Claim receivable - flooding Canoas (c)	-	1,296
Reimbursement of insurance/IPTU expenses	-	4
<b>Total</b>	<u><b>1,802</b></u>	<u><b>3,859</b></u>

(a) The amount refers to a request for reimbursement by the Fund, requested in court, against Companhia de Eletricidade do Estado da Bahia - COELBA, for charging tariffs for exceeding the contracted energy.

(b) This refers to a judicial deposit made by the merged company Bres Dom Gabriel (Bresco Itupeva property), arising from a labor conviction filed by a former employee of a supplier subcontracted by the construction company, which is in under court-ordered reorganization.

(c) Refers to the claim received due to flooding in the municipality of Canoas.

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**viii. Real estate under expansion**

In the years ended December 31, 2025 and 2024, the Fund did not have properties under construction in its portfolio.

Operation with certificates of real estate receivables - CRI

Changes in operation are as follows:

	<u>2025</u>	<u>2024</u>
<b>Credit granting - CRI</b>	<b>23,578</b>	<b>24,617</b>
Debt payment	(3,792)	(3,619)
CRI bond - Inflation adjustment	1,090	1,089
CRI Bond - Interest	1,802	1,491
CRI Obligation – Bresco Simões Filho / Bresco Viracopos (*)	247,175	-
<b>Closing balance</b>	<b>269,853</b>	<b>23,578</b>
<b>Current</b>	<b>4,446</b>	<b>3,781</b>
<b>Non-current</b>	<b>265,407</b>	<b>19,797</b>

The cost of issuing the CRI is presented below - to be deferred:

	<u>2025</u>	<u>2024</u>
<b>Opening balance</b>	<b>400</b>	<b>452</b>
Issue cost of CRI	7,828	-
Deferral	(82)	(52)
<b>Closing balance</b>	<b>8,146</b>	<b>400</b>
<b>Current</b>	<b>1,617</b>	<b>51</b>
<b>Non-current</b>	<b>6,529</b>	<b>349</b>

(\*) According to the Securitization Agreement for Real Estate Credits of the Real Estate Receivables Certificates of the 560<sup>th</sup> Issue of Opea Securitizadora S.A., the price to be paid by the Fund to the Assignor for the acquisition of the Real Estate Credits corresponds to the amount of R\$ 247,175, plus the Inflation Adjustment and

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Remuneratory Interest of the CRI, provided for in the Securitization Agreement, from the issue date of the CRI until the date of its payment. The CRIs will have a maturity period of 1,829 calendar days counted as of the issuance date, therefore expiring on December 18, 2030. The Purchase Price will be paid to the Assignors only after the full satisfaction of the assignment's precedent conditions. The Purchase Price will be paid by electronic transfer available or another available electronic transfer method to the freely accessible accounts. CRI do not have any type of guarantee. Nevertheless, to ensure the faithful, timely, and full performance of the obligations secured under the assignment, Bres Viracopos shall irrevocably and irreversibly sell and transfer, free and clear of any encumbrances, liens, or restrictions, the fiduciary ownership, the resolvable title, and the indirect possession, in favor of the Issuer, of the properties covered by registrations 270238 and 273519 of the 3<sup>rd</sup> Real Estate Registry Office of Campinas, state of São Paulo, pursuant to the Fiduciary Sale Agreement. Thus, the VCP property became collateral for the CRI.

The Fund is the assignor of a real estate credit that backed the issuance of a CCI in the total amount of R\$ 37,384 signed on January 07, 2022, priced at IPCA + 6.5% p.a. and maturing on November 22, 2032. These real estate credits come from the "Commercial Property Lease Agreement in the Built to Suit Modality and Other Covenants," entered into between the Fund and BRF S.A. on December 11, 2017, as amended on May 03, 2018, October 31, 2019 and July 10, 2020.

According to the Securitization Agreement for Real Estate Credits of the Real Estate Receivables Certificates referring to the 469<sup>th</sup> Series of the 1<sup>st</sup> Issue of Opea Securitizadora S.A. The price to be paid by the Issuer to the Assignor for the acquisition of the Real Estate Credits corresponds to the amount of R\$ 25,500, plus the Inflation Adjustment and Remuneratory Interest of the CRI, provided for in the Securitization Agreement, as of the date of issue of the CRI until the date of its payment.

**b) Investee's shares**

*Bresco VI Empreendimentos Imobiliários Ltda.*

On October 14, 2022, the Fund acquired 100 shares of the company Bresco VI Empreendimentos Imobiliários Ltda., for the amount of R\$ 5, as presented in the "balance sheet" and under the heading "Shares of investee."

In the year ended December 31, 2023, the Company carried out a capital increase in the amount of R\$ 8, as shown in the statement of cash flows under "Capital increase of investee." The company was restated by equity accounting method with a restatement of R\$ (8), as presented in the statement of net assets for the year under "Equity accounting."

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*Bres Henry Ford Empreendimentos Imobiliários Ltda. "Bres Henry Ford"*

Pursuant to the unit purchase agreement signed on May 28, 2024, the Fund acquired the company "Bresco Henry Ford." The acquisition was made for R\$ 147,800, plus R\$ 1,233, referring to the positive balance of assets and liabilities calculated in the closing statement, totaling R\$ 149,033. As of May 31, 2024, the investee was dissolved, see item (\*\*).

*Bresco Murici Empreendimentos Imobiliários Ltda. "Bresco Murici"*

Pursuant to the unit purchase agreement signed on May 28, 2024, the Fund acquired the company "Bresco Murici". The acquisition was made for R\$ 114,600, plus R\$ 7,559, referring to the positive balance of assets and liabilities calculated in the closing statement, totaling R\$ 122,159. As of May 31, 2025, the investee was dissolved, see item (\*\*).

*Bres Viracopos Empreendimentos Imobiliários Ltda "Bresco Viracopos"*

Pursuant to the unit purchase agreement signed on December 1, 2025, the Fund acquired the Company. The acquisition was set at the amount of R\$ 413,600, with R\$ 206,800 through the delivery of units of the Fund and R\$ 206,800 through payment via the issuance of debt with Real Estate Receivables Certificates - CRI, plus the amount of R\$ 91,307 related to the earn-out (\*), totaling R\$ 504,906. On January 2, 2026, the investment was dissolved, see explanatory Note 18 – Subsequent events. In addition to the amounts previously stated, the transaction incurred Interest on Own Capital in the amount of R\$ 11,600.

(\*) The parties agree that, during the maximum period of 5 (five) years from the closing date ("maximum expansion period"), if a new project is developed on the Expansion Land, as established in Clause 7.4 of the QPA, the amount corresponding to the Expansion Land on which the new project was implemented ("Developed Land") will be added to the price and payable by the Buyer to the sellers, observing the proportional relationship.

*Bresco Simões Filho Empreendimentos Imobiliários Ltda "Bresco Simões Filho"*

Pursuant to the unit purchase and sale agreement signed on December 1, 2025, the Fund acquired the company "Simões Filho." The acquisition was set at the amount of R\$ 80,751, with R\$ 40,375 through the delivery of units of the Fund and R\$ 40,375 through the issue of debt with Real Estate Receivables Certificates - CRI, plus the amount of R\$ 3,000 related to the earn-out (\*), totaling R\$ 83,751.

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(\*) The parties agree that R\$ 3,000,000 (three million reais) will be paid upon the Buyer's assumption of the Seller's obligation to pay the Earn-Out, in the amount of R\$ 2,000,000 (two million reais), and the VR, in the amount of R\$ 1,000,000 (one million reais), as defined in the Maxi Agreement.

*Bres Henry Ford Empreendimentos Imobiliários Ltda. "Bres Henry Ford"*

On May 31, 2024, an extraordinary general meeting decided to dissolve and liquidate the Company. Therefore, the liquidator assigned the remaining assets and liabilities to the Company's sole shareholder "Bresco Logística", including all possible debts and liabilities that could be demanded from the Company, succeeding the Company in all its assets and liabilities including, but not limited to, the ownership of the real estate listed in Annex III of the aforementioned agreement; and (b) any liabilities arising from lawsuits filed against the Company or for which it is responsible, listed in Annex IV of the aforementioned agreement, or other claims that may be initiated against the Company in the future.

*Bresco Murici Empreendimentos Imobiliários Ltda. "Bresco Murici"*

On May 31, 2024, an extraordinary general meeting decided to dissolve and liquidate the Company. Therefore, the liquidator assigned the remaining assets and liabilities to the Company's sole shareholder "Bresco Logística", including all possible debts and liabilities that could be demanded from the Company, succeeding the Company in all its assets and liabilities including, but not limited to, the ownership of the real estate listed in Annex III of the aforementioned agreement; and (b) any liabilities arising from lawsuits filed against the Company or for which it is responsible, listed in Annex IV of the aforementioned agreement, or other claims that may be initiated against the Company in the future.

(\*\*) Dissolution of investees

(i) Changes in the acquisition of investees in 2025 and 2024 are presented below:

	<b>2025</b>	<b>2024</b>
<b>Opening balance</b>	<b>134,478</b>	-
(+/-) Inflation adjustment	3,977	3,278
(+) Acquisition	-	271,192
(-) Payment (*)	(138,455)	(139,991)
<b>Closing balance</b>	<b>-</b>	<b>134,478</b>

(\*) The amount of R\$ 138,455 was settled on May 28, 2025.

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(ii) Changes in investees are as follows:

	<b>2025</b>	<b>2024</b>
<b>Opening balance</b>	<b>3</b>	<b>5</b>
(+) CRI Obligation – Bresco Simões Filho / Bresco Viracopos (Note 5.b)	247,175	-
(+) Delivery of units (NE 5.b)	247,175	-
(+) Obligation for price adjustment - Earn Out (Note 5.b)	94,307	-
(-) Interest on own capital (i)	(11,600)	-
(-/+ ) Equity in net income of subsidiaries	(3)	165
(+) Acquisition	-	271,192
(-) Receipt from dissolution - real estate	-	(262,400)
(-) Dissolution - Investees	-	(50)
(-) Cash transfer - dissolution	-	(8,909)
(-) Adjustment at fair value	-	(8)
(+) Capital increase	-	8
<b>Closing balance</b>	<b>577,057</b>	<b>3</b>

(i) amount received on January 2, 2026, as per Note 18.

**6. Risk management and factors****a) Management**

The risk management of Oliveira Trust and of the funds that the institution manages, are segregated among them and other business units and internal audit.

The risk management of funds is followed-up by a specialized team, having as complement to work, the team of Compliance and the specific corporate Committees, comprising Directors and Management, when necessary. The risk analysis and assessment follow the criteria and specifications of each fund, foreign market, and own portfolio characteristics, established in the Regulations.

The risk management process of funds, followed-up by the Administrator, is aimed at systematizing the identification, measurement, evaluation, monitoring, control and mitigation of the risks incurred in the fund's activities.

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### **b) Risk factors**

#### Market risks

The investment in Fund's units is subject to several market risks, among which the following are highlighted:

#### Macroeconomic risk

The real estate market has high correlation with the Brazilian macroeconomic activity, having undergone contraction periods arising from high interest rates adopted and low growth rates. The measures of the Central Bank of Brazil and Federal Government to control inflation and influence other policies may be implemented by control over prices and salaries, devaluation of the real, control over remittance of funds abroad, Central Bank intervention to affect the base interest rate, as well as other measures. The performance of the assets comprising the portfolio may be adversely affected by changes in the base interest rate by the Central Bank of Brazil and other Federal Government policies, as well as economic factors in general, among which the following are including, without limitation:

- Growth in the national economy;
- Inflation;
- Exchange-rate fluctuations;
- Foreign exchange control policies;
- Tax policy and changes in tax legislation;
- Interest rates;
- Liquidity of capital markets; and
- Other political, social and economic developments in Brazil or that affect the country.

Any changes in tax, foreign exchange, monetary, and pension policies, among others, may result in adverse consequences to the country's economy, and, consequently adversely affect the performance of the Fund. In addition, changes in the tax, foreign exchange, monetary, and pension policies may result, among others, in the settlement of the Fund, which may cause total loss, by the respective Unitholders, of the amount of their investments. Neither the Fund nor the Administrator will respond to any Unitholder, in case of changes in tax, foreign exchange, monetary or pension policies: (a) the settlement of Fund, or, else, (b) in case the Unitholders incur any damage or loss resulting of such events.

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The Fund will be subject, among others, to the additional risks associated with:

- Floating demand for the assets of the real estate base;
- Competitiveness in the real estate sector;
- Real estate sector regulations; and
- Taxation related to real estate sector.

Liquidity risks

Units of a real estate investment fund have particular characteristics regarding the realization of the investment. The investor shall observe the fact that the real estate investment funds are organized as closed funds, not allowing the redemption of its units, factor that may influence the liquidity of units at the time of it is possibly traded in the secondary market. So, the real estate investment funds find low liquidity in the Brazilian market, the shareholders of real estate investment funds may have difficulty in trading their units in the second market, even though they are traded in the stock exchange or organized over-the-counter market, as the case may be. Accordingly, the investor who subscribes the Units shall be aware that the investment in the Fund consists of investment of up to fifty (50) years counted as from the authorization date of the Fund's operations by the Brazilian Securities and Exchange Commission (CVM), which may be advanced or extended.

Credit risk for real estate asset investments and financial assets

The direct obligations of the National Treasury of Brazil or Central Bank of Brazil and/or corporate debts, which may comprise the portfolio, are subject to the fulfillment of the obligations by the respective issuer. Events that may affect the financial conditions of the issuers, as well as the changes in economic, political and legal conditions, policies that may limit the ability of such issuers to pay, which may produce significant impacts on the price and liquidity of the assets of such issuers. Changes in the perception of the credit quality of issuers, even though they are not substantial, could also impact the prices of their securities, affecting its liquidity.

There are other risk factors to which the Fund is exposed, which can be checked in the regulations.

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### **7. Derivative financial instruments**

The Fund may not operate in the derivatives market, except when this operation is contracted for asset hedging purposes, the exposure to which is always at most the value of the Fund's net assets.

As of December 31, 2025 and 2024, the Fund did not have derivative financial instruments contracted.

### **8. Net assets**

The Fund's net assets comprise single class units.

#### Subscription, payment, amortization and redemption of units

##### **a) *Subscribed and paid-up***

Units were subscribed through the closing date of the respective restricted offering, according to the term established in the respective attachment.

Units were paid-in by the paid-in price, on cash and/or as it may be requested by the Administrator to the unitholders, within the term to be established in the attachment, according to the manager's guidance, under the terms of the investment commitments, in current national currency or upon the pay-up of assets and/or rights, including real estate assets and/or financial assets, which amount was determined according to the appraisal report prepared for this purpose. The type of the pay-in of units is established in the attachment.

In the year ended December 31, 2025, 2,116,170 units were paid-in, totaling R\$ 248,595, as presented in the statement of net assets, under "Payment of units". (2024: there was the subscription of 1,126,352 units in the amount of R\$ 136,852.)

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**b) Costs related to the issue of units**

In the year ended December 31, 2025, the Fund recorded R\$ 414 in costs related to the issue of units. (2024: R\$ 1,846).

A breakdown of these costs is presented below:

	<b>2025</b>	<b>2024</b>
<b>Opening balance</b>	<b>24,501</b>	<b>22,655</b>
Unit distribution	218	1,791
Legal advisory	196	55
<b>Closing balance</b>	<b>24,915</b>	<b>24,501</b>

**c) Amortization**

For purposes of unit amortization, it will be considered the Unit price on the business day immediately previous to the due date of the respective amortization installment, as calculated under the terms of the regulations.

When the date set for any amortization payment to unitholders falls on a national holiday, such payment will be made on the first subsequent business day, at the unit price in effect on the first business day immediately previous to the due date.

Such payment of the respective amortization installment of units will be entitled only to unitholders who are entered in the register of unitholders, or registered at the deposit account as unitholders on the last business day of the month when the respective amortization installment is determined.

Amortization payments of units shall be made in national currency by means of payment order, credit with a current account, credit order document or other fund transfer system authorized by the Central Bank of Brazil.

In the years ended December 31, 2025 and 2024, units were not amortized.

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**d) Redemption**

Units will not be redeemed, unless the Fund's duration term expires or the Fund is settled.

**e) Unit trading environment**

The Fund's units are registered with B3 S.A. - Brasil Bolsa Balcão ("B3 S.A.") under the ticker BRCO11.

<u>Date</u>	<u>Closing price</u>	<u>Date</u>	<u>Closing price</u>
01/31/2025	95.24	01/31/2024	123.47
02/28/2025	101.15	02/28/2024	122.50
03/31/2025	106.48	03/28/2024	122.63
04/30/2025	112.80	04/30/2024	119.79
05/30/2025	109.30	05/31/2024	116.35
06/30/2025	110.20	06/28/2024	113.53
07/31/2025	109.97	07/31/2024	116.96
08/29/2025	111.08	08/30/2024	115.11
09/30/2025	116.80	09/30/2024	111.60
10/31/2025	116.69	10/31/2024	107.88
11/28/2025	117.00	11/29/2024	100.30
12/31/2025	117.89	12/31/2024	101.99

**f) Distribution of income**

The Fund distributes at least 95% of its results, as determined on a cash basis, related to the semesters ended June 30 and December 31, every year.

The distribution of net income gained by the Fund will be effectively made after the effective receipt of the real estate assets comprising the Fund portfolio, less all expenses for provisions and burden charged through the calculation month.

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	<u>2025</u>	<u>2024</u>
<b>Net income for the year</b>	<b>136,040</b>	<b>137,007</b>
(+/-) Adjustment of revenues not recorded in cash	21,932	26,202
(-) Adjustments of expenses not recorded in cash	11,211	803
(-) Adjustment to fair value - Real estate/Shares	9,772	(921)
<b>Income on cash basis</b>	<b>178,955</b>	<b>163,091</b>
<b>(=) Total income distributed (i)</b>	<b>170,762</b>	<b>163,091</b>
<b>% Percentage distributed</b>	<b>95%</b>	<b>100%</b>
Amount distributed in the year related to the previous year (ii)	13,843	14,631
Amount distributed in the current year	155,073	149,248
Amount distributed in the following year, related to current year (iii)	15,689	13,843

(i) The income appropriated by the Fund for the years ended December 31, 2025 and 2024 considers the calculation basis described in CVM Official Letter SNC/SIN 01/2014, adjusted by the additions/exclusions made by the Administrator.

The aforementioned calculation basis shall be the subject of unitholders' meeting when approving the financial statements for the year ended December 31, 2025.

(ii) The amount of R\$ 13,843 settled on January 15, 2025 refers to the distribution of income for the year ended December 31, 2024.

(iii) The amount of R\$ 15,689 settled on January 15, 2026 refers to the distribution of income for the year ended December 31, 2025.

**g) Evolution and profitability**

<u>Year ended</u>	<u>Unit value (*)</u>	<u>Yield(**) %</u>
December 31, 2025	116.40	7.20%
December 31, 2024	118.46	7.36%

Past profitability does not represent a guarantee of future results.

(\*) The return was calculated based on the equity unit published by the administrator.

(\*\*) The profitability calculation disregards the effects of distributions, contributions, and costs made during the period.

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### 9. Service providers

Service providers:

Administration:	Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.
Controllership:	Oliveira Trust Servicer S.A.
Bookkeeping:	Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.
Custody:	Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.
Management:	Bresco Investimentos e Gestão Ltda.
Market maker:	XP Investimentos Corretora de Câmbio, Títulos e Valores Mobiliários S.A.
Treasury:	Oliveira Trust Distribuidora de Títulos e Valores Mobiliários S.A.

### 10. Fund expenses

The charges and expenses debited to the Fund and respective percentages in relation to the average net assets are as follows:

Administrative expenses	2025		2024	
	R\$	% on Average NAV	R\$	% on Average NAV
Management fee	18,348	0.97%	18,125	0.97%
Performance fee	7,348	0.39%	7,749	0.42%
Administration fee	432	0.02%	438	0.02%
Other administrative expenses	317	0.02%	54	0.00%
Lawyers	285	0.02%	181	0.01%
Audit	166	0.01%	159	0.01%
Custody fee	145	0.01%	147	0.01%
Controllership Fee	145	0.01%	147	0.01%
Market Maker	112	0.01%	168	0.01%
Advisory	112	0.01%	45	0.00%
Financial system services	99	0.01%	357	0.02%
Notary office	2	0.00%	13	0.00%
<b>Total</b>	<b>27,511</b>	<b>1.48%</b>	<b>27,583</b>	<b>1.48%</b>
<b>Average net assets</b>	<b>1,882,115</b>		<b>1,865,533</b>	

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### **a) Remuneration of Service Providers**

#### ***i) Administrator's remuneration***

The administration fee encompasses the sum of the compensation of the Administrator, Custodian and Controlling shareholder, as described in the items below ("Administration fee").

The Administrator's remuneration will correspond to a percentage corresponding to 0.03% per annum levied on the amount of Net Assets up to R\$ 1,000,000 and 0.018% per annum levied on the amount of Net Assets exceeding R\$ 1,000,000.

In any situation, the remuneration amount of the Administrator will not be below R\$ 25 monthly.

The Administrator may establish that installments of Administration fees must be paid directly by the Class A to service providers, provided that the sum of these installments does not exceed total amount of such fee.

The remuneration due to the Administrator, as provided for above, must be based on (i) the market value, if the Class A Units are part of the Real Estate Investment Fund Index (IFIX), as defined in the regulations applicable to real estate investment funds, or (ii) the value of the Class A Net Assets, if the criterion set out in item "i" of this item does not apply; for this purpose, in any of the above cases, a year of 252 Business Days must be considered, to be converted into a monthly rate at the rate of 1/12, with the installments due being calculated on the basis of the Net Assets or market value of Class A on the penultimate Business Day of each month and paid on the last Business Day of the month to which the services refer.

#### ***ii) Remuneration of the Custodian and Controller***

For providing custody, control and bookkeeping services to FII Logística under the terms of the Regulations and this Annex, the Custodian and the Controller will be entitled to aggregate remuneration corresponding to the amount of 0.02% per annum on the amount of Net Assets up to R\$ 1,000,000 and 0.012% per annum on the amount of Net Assets exceeding R\$ 1,000,000, considering a year of 252 Business Days, to be converted into a monthly rate of 1/12, with the installments due calculated on the basis of Net Assets on the penultimate Business Day of each month and paid on the last Business Day of the month to which the services are rendered. In any event, the minimum value of the aggregate remuneration of the Custodian and the Controller will not be lower than R\$ 8 per month,

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updated annually by the positive change of the IPCA/IBGE, calculated and paid on the same date as the Administration Fee, with the apportionment of the remuneration being defined in the Controllership Services Agreement.

The following remuneration will be due to the Custodian for the unit bookkeeping services: R\$ 50, to be paid in a single installment on the date of the first payment of Units relating to the Fund's first primary unit offering or the last business day of December 2019, whichever comes first.

***iii) Manager's remuneration***

For the services rendered to FII Logística, the Manager must receive a minimum monthly remuneration equivalent to 1.0% per annum on (i) the market value, if the Class A Units are part of the Real Estate Investment Fund Index (IFIX), as defined in the regulations applicable to real estate investment funds, or (ii) the value of the Class A Net Assets, if the criterion set out in item "i" of this item does not apply; for this purpose, in any of the above cases, a year of 252 Business Days must be considered, to be converted into a monthly rate at the rate of 1/12, with the installments due being calculated on the basis of the Net Assets or market value of Class A on the penultimate Business Day of the month to which the services are provided, subject to the item below ("Management Fee").

Maximum management fee. The Manager must receive a maximum monthly remuneration equivalent to 2% of the calculation bases described in items (i) and (ii) above, and this calculation must include the amount receivable as a Management Fee and a Sales Fee, as applicable ("Maximum Management Fee").

It is hereby established that the fine for any dismissal without Just Cause shall be added to the Management Fee.

In addition to the Management Fee, a sales fee paid for each new rental agreement entered into by Class A in the amount corresponding to the monthly rent amount contracted ("Sales Fee") will be due to the Manager.

The Sales Fee, when applicable, will only be due in the event that the execution of the new rental agreement by Class and/or renewal is solely and exclusively the result of its own efforts, under the terms of the Management Contract, without the intermediation of third parties. If the Manager has made use of the intermediation of third parties in relation to such execution, whether by contracting brokerage services or services of any other nature, the Sales Fee will not be due to the Manager.

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### ***iv) Performance fee***

Without prejudice to the Management Fee, the Manager will be entitled to a biannual performance fee (“Performance Fee” or “PF”) for the periods ended June and December of each year.

The Performance Fee will be calculated every six months and paid to the Manager, provided it is greater than zero (PF>0), by the last working day of the month in which the six-month period ends, in June and December, as well as upon liquidation of FII Logística, according to the formula below:

$$Taxa\ de\ Performance_s = \sum_{m=1}^6 \{ [(Distribuição\ Bruta_m) - (Valor\ Atualizado\ das\ Emissões_{(m-1)} \times Benchmark \div 12)] \times 20\% \} + TPN_{(s-1)}$$

m: month of calculation, where 1 is the first month of the semester and 6 is the last month of the semester.

Gross distribution m: gross distribution calculated in the calculation period before deduction of the Performance Fee.

Updated Value of Issues (m-1): the sum of the value of the issues made by the fund up to the beginning of the month in which the calculation takes place, adding to the value of the Third Issue the total value of the units existing before this issue based on their pricing, updated by the IPCA/IBGE change, from the date of each issue up to the beginning of the calculation month.

Benchmark: 6.0%. TPN (s-1): any negative balance of the Performance Fee calculated in the previous semester.

### ***v) Admission and termination fee***

No entry or exit fees will be charged to Class A unitholders.

### ***vi) Market Maker***

For the market maker services, XP must be entitled to a monthly remuneration of eighteen thousand reais (R\$ 18,000), paid quarterly, adjusted annually by the broad consumer price index calculated and

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published by the Brazilian Institute of Geography and Statistics (“IPCA/IBGE”), to be paid gross of any withholding, deduction and/or prepayment of any tax, fee, contribution and/or bank commission, in local currency (“remuneration”), on each 25<sup>th</sup> day of the months of February, May, August and November, the first remuneration being paid on November 25, 2019 and calculated *pro rata die*, from the date of verification of the preceding condition.

### **11. Corporate acts**

On November 19, 2025, pursuant to the minutes of the special unitholders' meeting, the following resolutions were made: An authorization for the acquisition, by the Fund, of the Bresco Simões Filho asset held by the Bresco Growth Fundo de Investimento Imobiliário (“Bresco Growth”), at the acquisition price described in the agenda item; and the Bresco Viracopos asset, held by the Bresco Growth and Bresco Coinvestimento Real Estate Investment Funds (“Bresco Coinvestimento”), at the acquisition price described in the agenda.

Through a formal inquiry conducted on April 8, 2025, the following resolution was made: Approval of the Fund’s Financial Statements for the period ended December 31, 2024.

On May 27, 2024, an extraordinary general meeting was held and the following resolutions were made: (i) in relation to item “(i)” on the agenda, after the Manager’s presentation, whose material can be found in Annex II to these minutes, examination and review of the matter on the agenda, the Unitholders holding 29.9745% of the Fund’s issued units, excluding the units of unitholders declared to be conflicted and prevented from voting, resolved to authorize the acquisition by the Fund of the units representing the share capital of Bres Henry Ford and Bresco Murici, held by the Bresco Growth and Bresco Coinvestimento funds, at the acquisition price described in the agenda. The Administrator and Manager hereby record that the valuation reports prepared by Cushman & Wakefield, which determined the market value of Bres Henry Ford and Bresco Murici, are available for consultation by the Shareholders at their respective head offices; (ii) in relation to item “(ii)” on the agenda, the Unitholders holding 29.8223% of the Fund’s issued units, excluding the units of the Unitholders declared to be conflicted and prevented from voting, resolved to approve the new version of the Regulations, which will be governed as of this date.

Through a formal consultation held on April 24, 2024, after analyzing the responses of the Fund’s Unitholders to the Formal Consultation, the parties found that (i) Unitholders representing 24.479% of the outstanding units approved, without any reservations or restrictions, the Fund’s Financial Statements for the year ended December 31, 2023, (ii) Unitholders representing 0.437% of the outstanding shares voted to abstain from voting, and (iii) Unitholders representing 0.013% of the outstanding units voted against the resolution.

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### **12. Information disclosure policy**

The Administrator makes the following information available to stakeholders, at its headquarters or regulatory agencies:

- (i) Monthly, up to fifteen (15) days after the end of the month, the electronic form whose content reflects Annex 39-I of ICVM Instruction 175;
- (ii) Quarterly, up to forty-five (45) days after the end of each quarter, the electronic form whose content reflects Annex 39-II of ICVM Instruction 175;
- (iii) Annually, up to ninety (90) days after the end of the year:
  - (a) The financial statements;
  - (b) Independent auditor's report; and
  - (c) The electronic form whose content reflects Annex 39-V of Instruction ICVM 175.
- (iv) Annually, as soon as it receives the report from the unitholder representatives;
- (v) Up to eight (8) days after its occurrence, the minutes of the ordinary general meeting and the minutes of the extraordinary general meeting; and
- (vi) Summary of the decisions taken at the Ordinary General Meeting, on the same day as such meeting is held.

### **13. Tax information**

The Fund, according to the current legislation, is exempt from taxes, including income tax, which is only levied on income from financial investments according to article 36 of RFB Regulatory Instruction 1585, dated August 31, 2015, which may be partially offset at the distribution of income to unitholders, who are subject to the levy of IRRF (withholding income tax) at the rate of 20%.

According to article 3 of Law No. 11.003/2004, the income distributed by real estate investment funds, which units are accepted for trading only at exchanges or organized over-the-counter market are exempt from withholding income tax and annual income tax return of individuals, limited by the current legislation provisions, according to article 32 of RFB Regulatory Instruction No. 1.022, which determines that the income distributed by real estate investment funds, with more than 50 unitholder individuals, considering no one holds more than 10% of units, which are accepted for trading only at exchanges or organized over-the-counter market, are exempt

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from withholding income tax and in the annual income tax return of individuals, limited to the current legislation provisions.

In addition, according to article 89 of the RFB Regulatory Instruction No. 1585, dated August 31, 2015, the proceeds of the units held by unitholders located in tax haven are taxed at 20%, and by unitholders not residing in tax haven are taxed at 15%.

### **14. Information on related party transactions**

Except for the rendered services, as provided for in Notes 9 and 10, in the year ended December 31, 2025, no other transactions with related parties of the Fund were performed.

The fund carried out transactions with related parties, in accordance with Note 5.b.

### **15. Judicial claims**

As of December 31, 2025, the Fund had, on its liabilities side, one labor-related claim classified with a probable loss likelihood, measured at the amount of R\$ 54. As of December 31, 2024, there are no probable or possible contingencies against the Fund that should be disclosed.

### **16. Other services rendered by independent auditors**

In compliance with Instruction 381/03 of the Brazilian Securities and Exchange Commission (CVM), in the year, the Administrator did not engage, nor were any services provided by PricewaterhouseCoopers Auditores Independentes Ltda. related to investment funds administered by the Administrator, that affect or could affect the company's independence in the performance of external auditing services. The policy adopted fulfills the principles that preserve the independence of the auditor, in accordance with criteria accepted worldwide, which are that the auditor shall not audit his own work, or exercise management roles at his client or promote the interests thereof.

### **17. Adjustment to fair value**

The fund applies CPC 46 and Article 7 of CVM Instruction 516/2011 for financial instruments and investment properties measured at fair value in the balance sheet, through presentation by hierarchy levels.

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**Level 1** - Are prices quoted in active markets for identical assets and liabilities to which the entity may have access on the balance sheet measurement date. A market is considered active when the quoted prices are readily and regularly available from an Exchange, distributor, broker, industry group, pricing service or regulatory agency, and these prices represent actual market transactions which occur regularly on a purely commercial basis.

**Level 2** - Inputs that are observable for assets or liabilities, whether directly or indirectly, except for quoted prices, included in Level 1.

If the asset or liability has a fixed term, the Level 2 information must be substantially observable for the entire term of the asset or liability.

**Level 3** - They are non-observable data for the asset or liability.

They should be used to measure fair value to the extent that relevant observable data is not available, thus allowing for situations where there is little or no market activity for the asset or liability on the measurement date. However, the objective of fair value measurement remains the same, that is, an exit price at the measurement date from the perspective of a market participant holding the asset or owing the liability. Therefore, unobservable inputs reflect the assumptions that market participants would use when pricing the asset or liability, including assumptions about risk.

The tables below present the Fund's assets measured at fair value classified by hierarchy level:

Financial assets at fair value through profit or loss	2025				2024			
	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Fixed income fund units	-	38,364	-	38,364	-	168,704	-	168,704
Shares of private companies	-	-	577,057	577,057	-	-	3	3
Investment properties	-	-	1,746,824	1,746,824	-	-	1,748,208	1,748,208
<b>Total assets</b>	<b>-</b>	<b>38,364</b>	<b>2,323,881</b>	<b>2,362,245</b>	<b>-</b>	<b>168,704</b>	<b>1,748,211</b>	<b>1,916,915</b>

**18. Subsequent events**

After approval at the partners' meeting held on December 23, 2025, the Fund received the amount of R\$ 11,600 on January 2, 2026, related to Interest on Equity.

According to the private social termination agreement dated January 2, 2026, the Fund, as the sole partner of Bres Viracopos, expressed no interest in continuing the Company's activities, deciding on its dissolution,

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liquidation, and termination. On the same occasion, the extraordinary balance sheet of the Company, prepared on January 2, 2026, was approved.

\*\*\*

Ivy Araújo Santos  
Accountant CRC RJ-123090/O

José Alexandre de Freitas  
Director - CPF [SSN]: 008.991.207-17

## Certificado de Conclusão

Identificação de envelope: 48BB34DF-9C9F-43E3-9D9A-56124AC6E553  
 Assunto: Complete com a Docusign: DF BRESKO LOG 31.12.2025 - Free Translation.pdf  
 LoS / Área: Assurance (Audit, CMAAS)  
 Tipo de Documento: Relatórios ou Deliverables  
 Envelope fonte:  
 Documentar páginas: 42  
 Certificar páginas: 2  
 Assinatura guiada: Ativado  
 Selo com Envelopeld (ID do envelope): Ativado  
 Fuso horário: (UTC-03:00) Brasília

Status: Concluído

Remetente do envelope:  
 Suellen Moreira  
 Avenida Brigadeiro Faria Lima, 3732, 16º e 17º andares, Edifício Adalmiro Dellape Baptista B32, Itai São Paulo, São Paulo 04538-132  
 suellen.moreira@pwc.com  
 Endereço IP: 201.56.5.228

## Rastreamento de registros

Status: Original  
 30 de abril de 2026 | 18:14

Portador: Suellen Moreira  
 suellen.moreira@pwc.com

Local: DocuSign

Status: Original  
 30 de abril de 2026 | 18:18

Portador: CEDOC Brasil  
 BR\_Sao-Paulo-Arquivo-Atendimento-Team@pwc.com

Local: DocuSign

## Eventos do signatário

Hugo Lisboa  
 hugo.lisboa@pwc.com  
 Partner  
 PwC BR

Nível de segurança: E-mail, Autenticação da conta (Nenhuma), Certificado Digital

### Detalhes do provedor de assinatura:

Tipo de assinatura: ICP-Brasil  
 Emissor: AC SyngularID Multipla  
 Assunto: CN=Hugo Lisboa  
 Ferreira:10048469750

## Assinatura

DocuSigned by:  
  
 F9E9F354FFDA462...

Adoção de assinatura: Estilo pré-selecionado  
 Usando endereço IP: 201.56.5.228

Política de certificado:

[1]Certificate Policy:  
 Policy Identifier=2.16.76.1.2.1.133  
 [1,1]Policy Qualifier Info:  
 Policy Qualifier Id=CPS  
 Qualifier:  
<http://syngularid.com.br/repositorio/ac-syngularid-multipla/dpc/dpc-ac-syngularid-multipla.pdf>

## Registro de hora e data

Enviado: 30 de abril de 2026 | 18:14  
 Visualizado: 30 de abril de 2026 | 18:17  
 Assinado: 30 de abril de 2026 | 18:18

**Termos de Assinatura e Registro Eletrônico:**  
 Não oferecido através da Docusign

Eventos do signatário presencial	Assinatura	Registro de hora e data
Eventos de entrega do editor	Status	Registro de hora e data
Evento de entrega do agente	Status	Registro de hora e data
Eventos de entrega intermediários	Status	Registro de hora e data
Eventos de entrega certificados	Status	Registro de hora e data
Eventos de cópia	Status	Registro de hora e data

Eventos de cópia	Status	Registro de hora e data
<p>Suellen Moreira suellen.moreira@pwc.com Manager</p> <p>Nível de segurança: E-mail, Autenticação da conta (Nenhuma)</p> <p><b>Termos de Assinatura e Registro Eletrônico:</b> Não oferecido através da DocuSign</p>	<b>Copiado</b>	<p>Enviado: 30 de abril de 2026   18:18 Visualizado: 30 de abril de 2026   18:18 Assinado: 30 de abril de 2026   18:18</p>

<p>Equipe OT br_fundos_oliveiratrust@pwc.com</p> <p>Nível de segurança: E-mail, Autenticação da conta (Nenhuma)</p> <p><b>Termos de Assinatura e Registro Eletrônico:</b> Não oferecido através da DocuSign</p>	<b>Copiado</b>	<p>Enviado: 30 de abril de 2026   18:18</p>
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Eventos com testemunhas	Assinatura	Registro de hora e data
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Eventos do tabelião	Assinatura	Registro de hora e data
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Eventos de resumo do envelope	Status	Carimbo de data/hora
Envelope enviado	Com hash/criptografado	30 de abril de 2026   18:14
Entrega certificada	Segurança verificada	30 de abril de 2026   18:17
Assinatura concluída	Segurança verificada	30 de abril de 2026   18:18
Concluído	Segurança verificada	30 de abril de 2026   18:18

Eventos de pagamento	Status	Carimbo de data/hora
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