TRX REAL ESTATE REIT

TRXF11

INVESTOR REPORT | AUGUST 2026

TRX Real Estate REIT
TRXF11 – 08/2026

TRX Investimentos

Founded in 2007, TRX has established itself as an independent Real Estate Investment Manager in Brazil, with a history of developing built-to-suit properties for some of the listed companies and in the acquisition of ready-to-use properties that generate income in the sale and leaseback transactions. TRX's portfolio and track record are spread across the main markets in Brazil.

TRX Real Estate REIT – TRXF11

The REIT aims to generate income and capital appreciation through the acquisition, development, disposal and active management of real estate. It invests in properties located in strategic regions across various segments with high technical standards, leased to companies with strong credit risk profiles, preferably under long-term lease agreements.

Main Informations

Ticker: TRXF11
CNPJ: 28.548.288/0001-52
Anbima Classification: FII Renda Gestão Ativa
Management: TRX Gestora de Recursos
Administrator: BRL Trust Investimentos
Real Estate Consultant: TRX Desenvolvimento Imobiliário
REIT Inception: October 15, 2019
Management Fee: 1.00% per year on market value
Performance Fee: 20.00% of the surplus to the Benchmark
Benchmark: IPCA + 6.00% per year
Dividend Disclosure: Last business day of the month
Dividend Payment: 10th business day of the month
Market Maker: XP Investimentos

Investors Relations
E-mail: ri@trx.com.br

Decathlon
Joinville/SC

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Number of Emissions
12

Number of Shareholders
353,530

Market Price
BRL 79.30

Equity Value per Share
BRL 96.61

Distribution
BRL 0.93

Number of Properties
123

Geographic Presence
Presence in 17 Brazilian states and 60 cities

Gross Leasable Area (GLA)
1,486,797.55 m^2

Adjustment Index
IPCA 75.91%, IGP-M 5.13%

Average Rental Value per m^2
Retail: BRL 33.18, Healthcare: BRL 140.20, Logistics: BRL 30.34, Educational: BRL 45.68, Hospital: BRL 104.28, Shopping Mall: BRL 22.82 and Hotel: BRL 248.72

Issued Shares
62,430,702

Average Daily Liquidity
BRL 46.51 million

Market Value
BRL 4,950,754,668.60

Equity Value
BRL 6,031,430,120.22

Monthly and Annualized Dividend Yield
1.17% / 14.07%

Number of Tenants
714

Land Area
3,506,862.87 m^2

Revenue by Contract Type
Atypical 72.66% and Typical 27.34%

Wale
13.14 years

Asset Value per m^2
Retail: BRL 5,127.36, Healthcare: BRL 23,029.66, Logistics: BRL 4,942.68, Educational: BRL 6,465.64, Hospital: BRL 23,562.93, Shopping Mall: BRL 9,481.15 and Hotel: BRL 36.093,82

Vacancy
Physical 0.5% and Financial 0.3%

Base date: 08/31/2026

Assaí
Paulo Afonso/BA

Highlights of the Month
TRXF11 – 08/2026

TRXF11 Diversifies Portfolio Through Strategic Acquisitions and Executes Commitment Agreement for the Disposal of Three Assets

During August, TRXF11 announced strategic transactions involving the acquisition of logistics assets and interests in shopping centers operated by Iguatemi and Multiplan, further enhancing portfolio diversification, asset quality, and the predictability of cash flow generation for unitholders.

In line with its active portfolio management strategy and ongoing capital recycling initiatives, the REIT executed a Commitment Agreement (CVC) for the disposal of three GPA-leased retail properties, generating a profit on the transaction and reflecting a cap rate of 6.30% per annum.

These transactions reinforce TRXF11's strategy of reallocating capital from mature assets into opportunities aimed at strengthening portfolio quality, diversification, and long-term value creation for investors.

TRXF11 Unit Price Volatility Amid Record Trading Volumes and Continued Growth in the Investor Base

Based on publicly available market data, management assessed the key factors influencing the pricing dynamics of TRXF11 units in the secondary market throughout August, with the objective of providing greater transparency and visibility to investors.

The analysis indicates that the volatility observed during the period was primarily driven by market flow and trading-related factors, while the REIT's underlying fundamentals remained unchanged and resilient.

During the same period, TRXF11 reached two historical milestones: the REIT surpassed 350,000 unitholders, further expanding its investor base and the secondary market trading volume reached BRL 976.82 million, corresponding to an average daily trading volume of BRL 46.51 million.

These figures highlight the strong liquidity profile of TRXF11 units and reinforce the REIT's position as one of the most actively traded real estate investment vehicles in the Brazilian market.

Monthly Distribution

TRXF11 announced a cash distribution of BRL 0.93 per unit, equivalent to a monthly dividend yield of 1.17% and an annualized dividend yield of 14.07%.

The distribution will be paid on September 15 to investors holding TRXF11 units at the close of trading on August 31.

STATEMENT OF OPERATIONS (BRL)

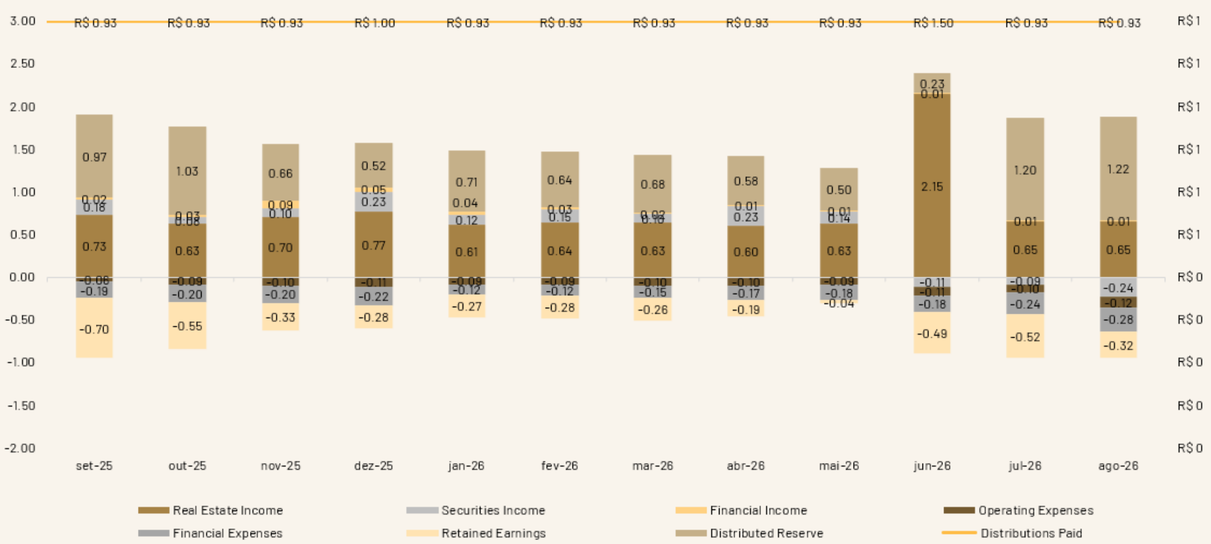
Accounting Entry	March/26	April/26	May/26	June/26	July/26	August/26	Six-Month Cumulative	Trailing 12 Months
Rental Income[1]	39,586,996.69	37,574,318.45	39,122,537.60	134,335,656.09	40,669,247.37	40,619,955.52	81,289,202.88	502,305,268.18
Indirect Property Income[2]	25,231,956.91	19,881,653.12	18,960,095.34	11,898,686.51	44,327,836.23	43,791,705.14	88,119,541.37	276,287,874.22
Total Property Income	**64,818,953.60**	**57,455,971.58**	**58,082,632.94**	**146,234,342.60**	**84,997,083.60**	**84,411,660.66**	**169,408,744.25**	**778,593,142.40**
Securities Income[3]	6,317,483.95	14,491,303.18	8,988,775.93	-6,895,912.70	-5,406,869.79	-14,713,246.30	-20,120,116.09	38,463,673.80
Interest Income[4]	1,064,943.60	454,066.94	586,551.36	456,821.01	682,791.72	527,717.49	1,210,509.21	14,381,622.97
Total Revenues	**72,201,381.14**	**72,401,341.69**	**67,657,960.23**	**139,795,250.91**	**80,273,005.53**	**70,226,131.84**	**150,499,137.37**	**831,438,439.17**
Operating Expenses (-)	6,102,774.50	7,724,839.95	7,823,194.52	6,544,415.79	5,005,112.93	7,428,707.24	12,433,820.17	69,944,027.81
Interest Expenses (-)[5]	9,266,910.83	10,762,207.56	11,245,991.12	11,358,860.99	15,293,980.34	17,648,281.53	32,942,261.87	116,452,275.17
Total Expenses	**15,369,685.33**	**18,487,047.51**	**19,069,185.64**	**17,903,276.78**	**20,299,093.27**	**25,076,988.77**	**45,376,082.04**	**186,396,302.98**
Operating Income (EBITDA Proxy)	56,831,695.81	53,914,294.18	48,588,774.59	121,891,974.13	59,973,912.26	45,149,143.08	105,123,055.33	645,910,538.94
Operating Profit per Share	**0.91**	**0.86**	**0.78**	**1.95**	**0.96**	**0.72**	**1.68**	**12.34**
Distribution	58,060,552.86	58,060,552.86	58,060,552.86	93,646,053.00	58,060,552.86	58,060,552.86	116,121,105.72	623,219,469.38
Distribution per Share	**0.93**	**0.93**	**0.93**	**1.50**	**0.93**	**0.93**	**1.86**	**11.80**
Dividend Yield	**1.01%**	**1.02%**	**1.01%**	**1.63%**	**1.02%**	**1.17%**	**2.35%**	**14.88%**
Total Accumulated Return	19,205,541.84	15,059,283.16	5,587,504.89	33,833,426.02	35,746,785.42	22,796,589.82	22,796,589.82	22,796,589.82
Accumulated Return per Share	**0.31**	**0.24**	**0.09**	**0.54**	**0.57**	**0.37**	**0.37**	**0.37**

93.64% Total Property Income vs Total Revenues

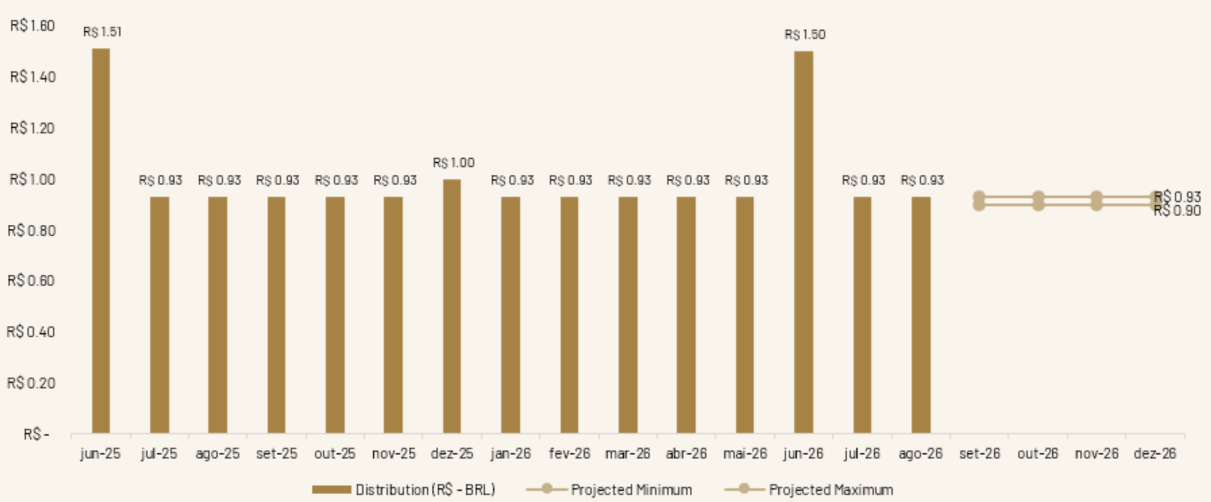
100.00% Operating Income (EBITDA proxy) from Real Estate

[1]**Rental Income:** comprises rental income generated by properties directly owned by TRXF11, as well as extraordinary income arising from property disposals with installment payment structures. [2]**Indirect Property Income:** comprises dividends received from the REITs in which TRXF11 is the majority investor, such as TRXB11, HIRE11, CLSM11, and FII Mauá, as well as capital gains realized from the trading of these REITs. [3]**Securities Income:** comprises income generated by the CRI (Real Estate Receivables Certificate) portfolio and dividends received from other REITs. [4]**Interest Income:** comprises returns earned from financial investments in sovereign funds. [5]**Interest Expenses (-):** comprises interest expenses and costs related to securitization transactions.

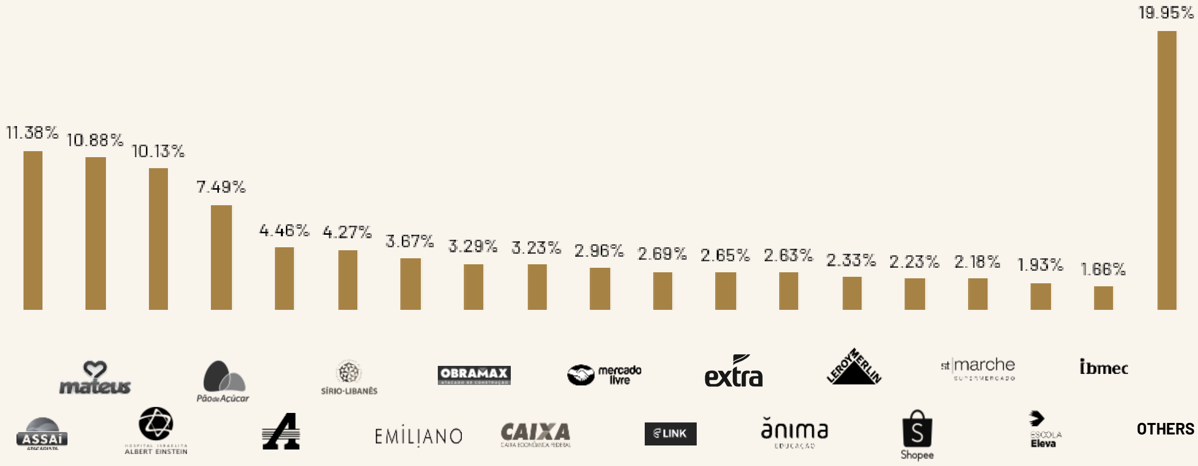
RESULTS (BRL/SHARE) – LAST 12 MONTHS



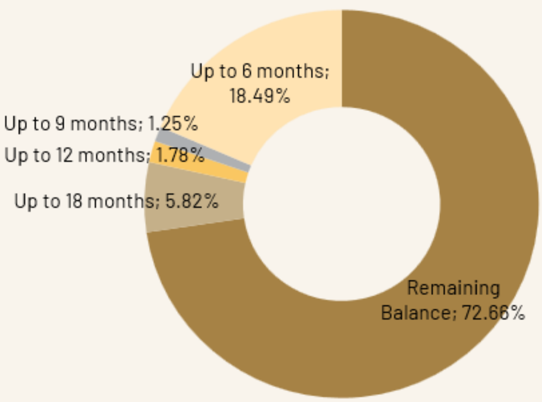
SHARE DISTRIBUTION HISTORY IN THE LAST 12 MONTHS AND GUIDANCE



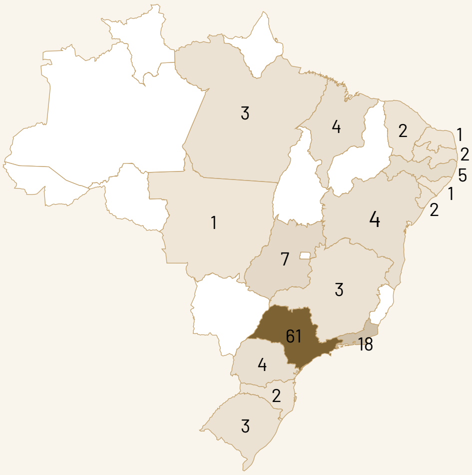
MONTHY RENTAL INCOME PER TENANT



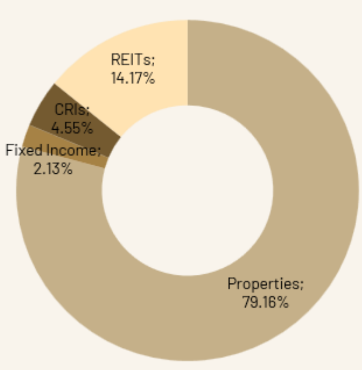
PENALTY + NOTICE PERIOD (% OF REVENUE)



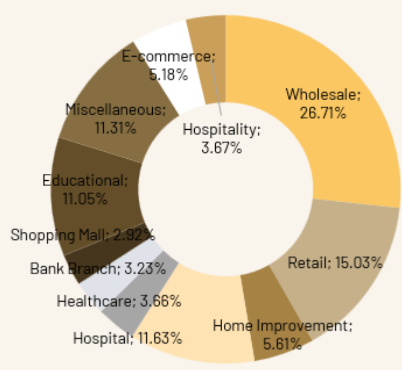
GEOGRAPHIC DISTRIBUTION - NUMBER OF PROPERTIES BY STATE



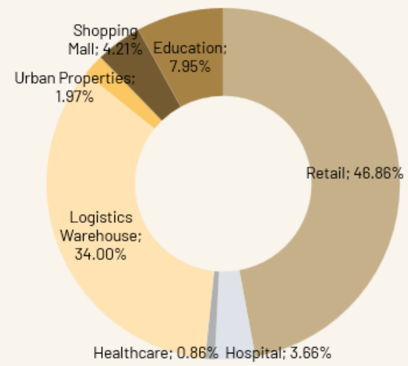
ALLOCATION OF RESOURCES (% OF NET ASSET VALUE)



BUSINESS SEGMENT (% INCOME)



PROPERTY PROFILE (% GLA)



Israelita Albert Einstein Hospital – São Paulo/SP

Assaí Supermarket – Caldas Novas/GO

Atacadão Supermarket – Camaragibe/PE

Obramax Store – São Gonçalo/RJ

Link School of Business University – São Paulo/SP

Leroy Merlin Store – Salvador/BA

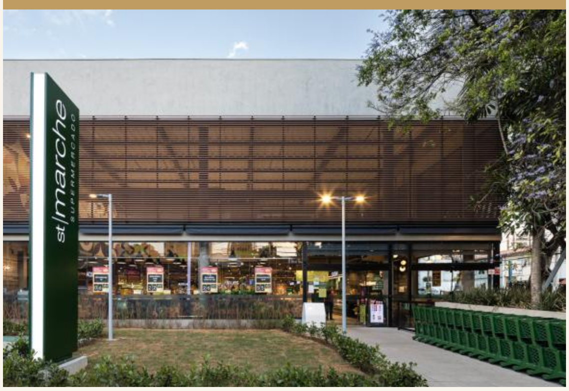
Grupo Mateus Supermarket– Aracaju/SE

Emiliano Hotel – Rio de Janeiro/RJ

São Luís Shopping Mall – São Luís/MA

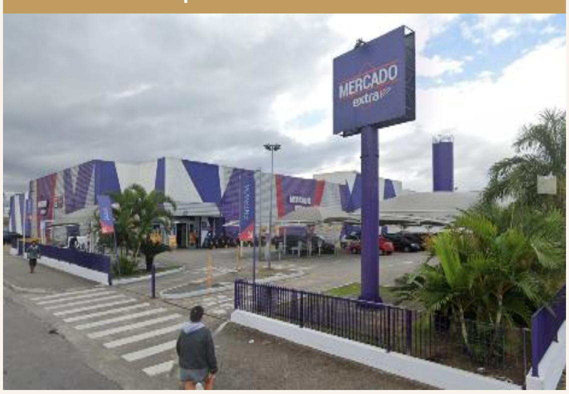
Logistics Warehouse Mercado Libre – Guarulhos/SP

St. Marche Supermarket – São Paulo/SP



Eleva School – Rio de Janeiro/RJ

Extra Supermarket– Praia Grande/SP



Decathlon Store – Joinville/SC

Sírio-Libanês Hospital – São Paulo/SP

Einstein Hospital Israelita – São Paulo/SP*

*Property under construction.

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