

RIO BRAVO

Management Report

RBVA11

Rio Bravo Renda Varejo Fundo de Investimento Imobiliário de Responsabilidade Limitada

Brazilian Real Estate Investment Fund

OCTOBER 2026

The translation of this material was generated by AI and reviewed by Rio Bravo.

INFORMATION ABOUT THE FUND

INVESTMENT OBJECTIVE AND POLICY

The Fund's primary long-term objective is to generate rental income from its Real Estate Assets while providing long-term capital appreciation to its Unitholders.

Click and access:

FUND REGULATIONS | ABOUT RIO BRAVO | VIDEO REPORT | RATE THE REPORT

DIGITAL SERVICES

Send a message to (11) 3509-6600 or click on the icon:

- Fund Information
- Income Reports
- Registration Updates
- Available Real Estate Fund Properties
- Direct Access to the Investor Relations Team

REGISTRATION DATA

CNPJ • 15.576.907/0001-70

MANAGEMENT PROFILE • Active

MANAGER • Rio Bravo Investimentos

ADMINISTRATOR and BOOKKEEPER • Rio Bravo Investimentos

ADMINISTRATION AND MANAGEMENT FEE • 0.651% p.a. on Market Value (Min. Monthly R$ 64,170.04 - base date May 1, 2021, adjusted annually by the positive variation of the IGP-M)

NET ASSET VALUE • R$ 1,759,215,426.83 (ref. September)

START OF THE FUND • November 1, 2012

NUMBER OF QUOTAS • 165,268,143

NUMBER OF OFFERINGS COMPLETED • 6

NUMBER OF QUOTA HOLDERS • 97,146

Investment Thesis

RBVA11 is an actively managed fund that invests in a diversified portfolio of real estate assets focused on retail operations, with the objective of generating long-term real estate income.

CORE RETAIL PORTFOLIO

A pioneering street-retail portfolio comprising properties designed to meet retailers' needs, strategically located in prime areas and offering attributes highly valued by retail operators.

REAL ESTATE FLEXIBILITY

Well-located and adaptable assets and active management attentive to retail trends.

STRATEGIC SALES

Value creation through opportunistic asset sales and portfolio recycling.

A WORLD OF INVESTMENTS FOR YOU TO EXPLORE

MAIN LISTED FUNDS

Corporate

Rio Bravo Renda Corporativa
RCRB11

Real estate fund of corporate office buildings in the main business hubs of São Paulo.

Retail

Rio Bravo Renda Varejo
RBVA11

Street retail real estate fund with nationwide diversification.

Shopping Mall

Shopping Pátio Higienópolis FII
SHPH11

Shopping mall real estate fund located in the Higienópolis region – SP

Residential

Rio Bravo Renda Residencial
RBRS11

Income investment in residential assets in prime locations.

Logistics

FII Tellus Rio Bravo Renda Logística
TRBL11

Logistics real estate fund with a presence in the country's main metropolitan regions.

Multi-strategy

Rio Bravo Multiestratégia Imobiliária
RBFM11

Multi-strategy real estate fund focused on long-term income generation.

REAL ESTATE | CREDIT

Real Estate Credit

Rio Bravo Crédito Imobiliário High Yield
RBHY11

Portfolio of CRIs focused on higher credit risk securities.

Rio Bravo Crédito Imobiliário High Grade
RBHG11

Portfolio of CRIs focused on lower credit risk securities.

Infrastructure Credit

Rio Bravo ESG IS FI-Infra
RBIF11

Infrastructure investments with a diversified portfolio and an ESG focus.

KEY FIGURES

74 Properties

299,783
m^2 GLA

28 Tenants

9.7%
Physical Vacancy

R$ 8.12
Closing Price

R$ 1.75 billion
Net Asset Value [1]

R$ 0.09
in distributions per quota in the month

R$ 1.34 billion
Market Value

13.3%
Annualized Dividend Yield[2]

5,025
Traded value[3] R$/$m^2$

R$ 2.69 million
Average daily volume Traded (ADTV)

6.3 years
WAULT[4]

HIGHLIGHTS OF THE MONTH

FORTALEZA PROPERTY HANDOVER

Santander completed the handover of the Fortaleza property, formalizing the lease termination and paying R$ 1.49 million, including compensation to restore the property and a termination penalty.

ASSET SALE NEGOTIATION

During the month, the Fund signed a letter of intent for the sale of one of its assets, for R$ 88.7 million.

LEASING UPDATES

Management continues to actively pursue the leasing of vacant spaces, with negotiations at different stages of the leasing pipeline.

[1]Net Asset Value for the previous month. [2]Annualized dividend *yield* considers the distribution by share in the reference month of the report multiplied by 12, the result divided by the closing price of the reference month (earnings*12/closing price of the share on the last business day of the month). [3]Traded value/m^2 considers the market value at the end of the period and the amount of debt, excluding the availabilities of the previous period and the amount invested in FIIs, divided by the GLA. [4]WAULT: weighted average of the term of the rental contracts.

FROM THE PORTFOLIO MANAGEMENT TEAM

RESULTS AND DISTRIBUTIONS

During the month, the Fund reported a result of **R$0.079 per share** and a distribution of **R$0.09 per share**, in line with the *guidance* for the semester. The month's result includes the receipt of **R$ 1.49 million related to the settlement with Santander for the vacating of the Fortaleza property**, as reported in the previous report. The distribution at this level is intended to **smooth monthly income distributions** throughout the semester, which will include projected extraordinary results. Investors can follow the accumulated result per quota in the semester in the income statement table (P&L) on page 10.

LEASING UPDATES

Management continues to actively pursue the leasing of vacant spaces, with opportunities at different stages of the leasing pipeline, including signed contracts, drafts in preparation, proposals under negotiation, technical visits and ongoing negotiations. The progress achieved reinforces management's ability to reposition assets and supports the strategy of gradual reduction of vacancy.

Property	Area	Status
Liberdade	5,033 m²	Lease agreements signed, while the former tenant completes the property handover.
Recife	2,343 m²	Proposal approved, pending completion of the required property improvements before the lease commences.
Mateo Bei	2,048 m²	Draft contract in preparation.
Santo André	6,084 m²	Technical visits carried out, with commercial negotiations in progress.
Paes Leme	909 m²	Prospecting and visits in progress, awaiting commercial developments.

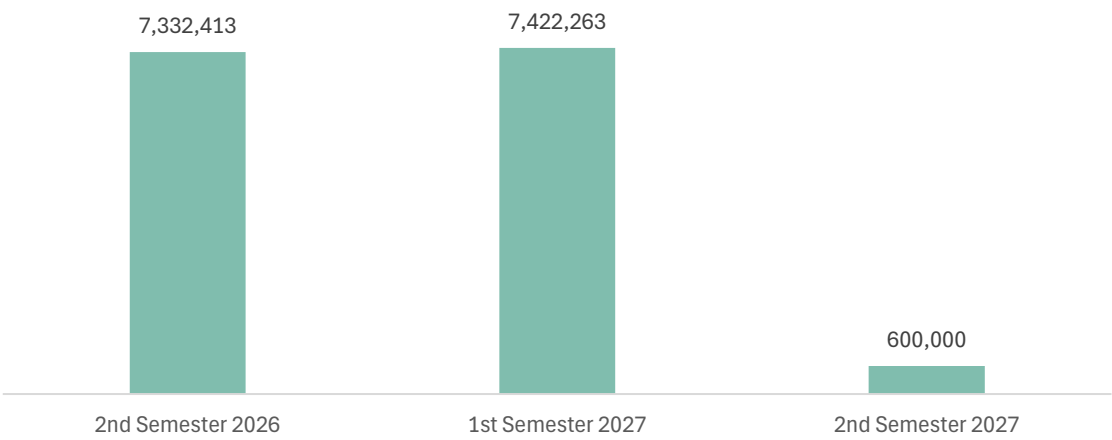
FROM THE PORTFOLIO MANAGEMENT TEAM

RECEIVABLES

Below is the updated schedule of receipts related to property sales and other transactions already completed by the Fund:

Property	2nd Semester 2026	1st Semester 2027	2nd Semester 2027	Total
Haddock Lobo	–	R$ 5,022,263.00	–	**R$ 5,022,263.00**
Nilo Peçanha	R$ 626,686.00	–	–	**R$ 626,686.00**
São Gonçalo Centro	R$ 4,255,728.00	–	–	**R$ 4,255,728.00**
Sale of Iguatemi quotas	R$ 1,500,000.00	R$ 1,500,000.00	–	**R$ 3,000,000.00**
Senador Queirós	R$ 500,000.00	–	–	**R$ 500,000.00**
São Gonçalo Alcântara	R$ 450,000.00	R$ 900,000.00	R$ 600,000.00	**R$ 1,950,000.00**
Total	**R$ 7,332,413**	**R$ 7,422,263.00**	**R$ 600,000.00**	**R$ 15,354,676.00**

Schedule of Installments Receivable from Real Estate Sales (R$)



ASSET SALE NEGOTIATION

In the month, the Fund signed a letter of intent for the sale of one of its assets, at an indicative value of R$ 88.7 million. Completion of the transaction is subject to due diligence, the necessary approvals and the signing of definitive documents. Management will provide further updates as the transaction progresses.

VACANCY, REVENUE AND DISTRIBUTION

Given the recent evolution of the Fund's indicators, we consider it important to detail the factors that explain the current moment, the progress already achieved and the outlook for the coming months.

Note: To maintain consistency with the trial balance used in the report, the amounts shown have September 2026 as the reference date and therefore do not include the receipts made in October.

FROM THE PORTFOLIO MANAGEMENT TEAM

Vacancy indicators

In 2026, the Fund recorded the highest number of tenant move-outs in its history, driving physical vacancy from 6.5% in May to 9.7% in September. Despite the challenging macroeconomic environment, Management signed six new leases during the year, demonstrating its ability to reposition assets and attract new tenants. These leases span different tenant profiles and reinforce the strategy of repurposing former bank properties for new uses.

From New Leases to Revenue

Some of the signed leases are still in a grace period or provide for initial discounts, while others depend on the completion of property improvements, as in the cases of Liberdade, where the former tenant is completing the vacating of the property, and Recife, where the lease will begin after the completion of improvements. As a result, current revenue does not yet fully reflect the effects of these new leases, whose contribution should be seen throughout the first half of 2027.

Among the ongoing leasing initiatives, Mateo Bei is in the contract drafting phase, while Santo André and Paes Leme continue with visits and commercial negotiations.

Recurring result and distribution

The estimated recurring result of approximately **R$ 0.062 per quota** reflects the semester most affected by property handovers. Even so, active portfolio management has allowed the Fund to maintain a distribution of **R$ 0.09 per quota,** also considering extraordinary results, in line with the smoothing policy reported in the reports.

The schedule of receipts from property sales and other transactions already carried out by the Fund is presented in a specific section of the report. These funds are part of the extraordinary results considered in the distribution strategy.

Alongside this, management is working to increase the recurring base as the signed leases commence and progress through their initial ramp-up periods, and as currently vacant spaces are occupied. In a scenario of full occupancy of these areas, the recurring result is estimated to reach approximately **R$ 0.075 per quota**.

It is worth emphasizing that RBVA11's results do not depend solely on rental income. Active portfolio management, through the sale and recycling of investments, is part of the Fund's strategy and complements the work of recovering real estate revenue.

Fortaleza Property

The property was returned by Santander, and the Fund received R$ 1.49 million under the lease termination agreement, including compensation for the property’s reinstatement and the applicable termination penalty. The amount is already included in October’s result. The property is already being marketed for lease, and further updates will be provided as negotiations progress.

Delinquency

During the month, outstanding rental payments were recorded for Fan Foods and PBKids, representing 0.72% and 0.35% of the Fund’s contracted revenue, respectively. Management is taking the appropriate measures to recover the outstanding amounts. These occurrences do not affect the Fund’s distribution guidance for the semester.

FROM THE PORTFOLIO MANAGEMENT TEAM

Revenue concentration

RBVA11 was once a fund with high concentration in a single tenant and strong exposure to assets occupied by Caixa. Since then, through acquisitions, sales, mergers and new leases, management has expanded the number of assets, tenants and sectors, so that the banking segment no longer represents the Fund's main exposure.

Currently, the portfolio includes properties used for educational activities, retail, services, gyms, self storage and banking operations, among other uses. Diversification will continue to be considered in decisions on acquisitions, sales, portfolio recycling and new leases, seeking to gradually reduce the main revenue concentrations.

MANAGEMENT'S OUTLOOK

2026 saw an atypical number of property handovers, but it also demonstrated management's ability to find new solutions for the assets and advance portfolio diversification. The gradual commencement of the signed leases should contribute to revenue recovery throughout 2027, while active portfolio management will continue to support results.

Distribution will continue to be set based on a combination of the recurring result, the maturation of new leases and the extraordinary results actually realized. As the extraordinary results already contracted are distributed, and absent new portfolio recycling transactions, distribution will tend to track the Fund's recurring results more closely.

RESULTS AND DISTRIBUTION

INCOME STATEMENT	Aug - 26	Sep - 26	Oct - 26	Accumulated in the 2nd Semester	Year-to-Date
Property Income	**19,859,759**	**16,705,165**	**15,719,952**	**69,787,083**	**174,311,027**
Rental Revenue	13,816,068	13,420,646	13,491,091	54,912,053	136,718,029
Income from Lease Termination Penalties	5,000,000	2,716,560	1,514,823	11,981,383	19,625,970
Gain on Property Sales[1]	1,043,692	567,959	714,038	2,893,647	17,967,028
Financial Result	**754,811**	**124,673**	**285,837**	**1,624,725**	**4,781,322**
Income from FIIs/REITs	521,778	121,614	120,084	992,950	2,153,641
Other results	233,032	3,059	165,752	631,776	2,627,680
Expenses	**-3,115,574**	**-2,977,899**	**-2,949,213**	**-12,481,258**	**-30,658,470**
CRI Expenses	-994,181	-993,652	-977,631	-4,001,056	-9,133,275
Vacancy Expenses	-743,318	-604,962	-606,706	-2,473,681	-5,621,254
Administration and Management Fee	-784,482	-774,988	-777,336	-3,128,683	-7,803,428
Other	-593,593	-604,297	-587,540	-2,877,839	-8,100,514
Result[2]	**17,498,996**	**13,851,939**	**13,056,576**	**58,930,550**	**148,433,878**
Distributed Income	**14,874,133**	**14,874,133**	**14,874,133**	**59,496,531**	**144,635,037**
Result per Quota	0.106	0.084	0.079	0.357	**0.926**
Distribution per Quota	0.090	0.090	0.090	0.360	**0.900**
Accumulated Result[3]				-0.003	0.026

YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
2023	0.09	0.09	0.09	0.09	0.09	0.10	0.10	0.10	0.10	0.10	0.10	0.10
2024	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.09	0.09
2025	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09
2026	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09		
Δ[1]	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**	**0.0%**		

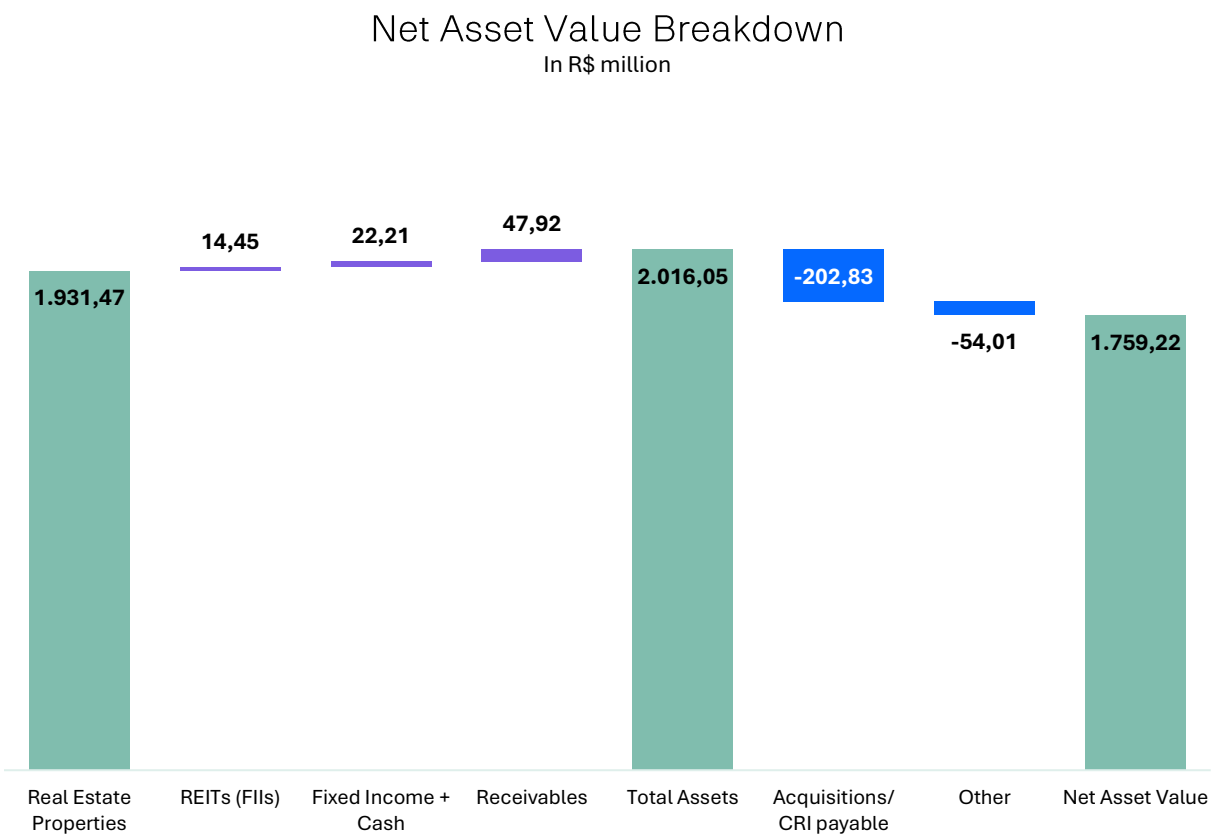
Monthly Distribution Smoothing

R$ 0.09

(announced Oct 30 / paid Nov 13)

[1]Result considers only the total profit from the sale, not the total value of the transaction.[2] Result presented on a cash basis and unaudited.
[3]Accumulated result for the period.

BREAKDOWN OF THE BALANCE SHEET



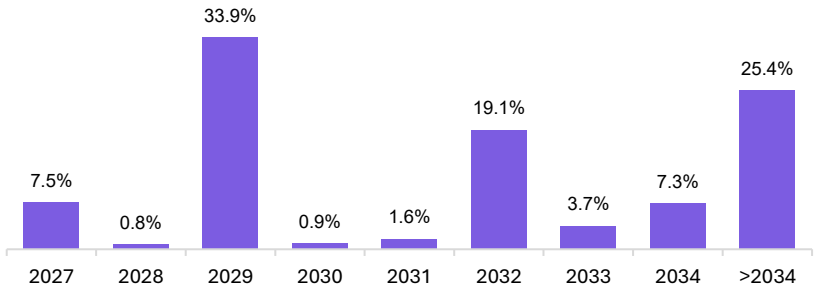
Amounts in R$ million

Total Assets	**2,016.05**
Real Estate Properties	1,931.47
REITs (FIIs)	14.45
Fixed Income + Cash	22.21
Receivables [1]	47.92
Total Liabilities	**256.84**
Acquisitions/CRI payable	202.83
Other	54.01
Net Asset Value	**1,759.22**
Number of quotas	165,268,143
NAV per Quota	**10.64**

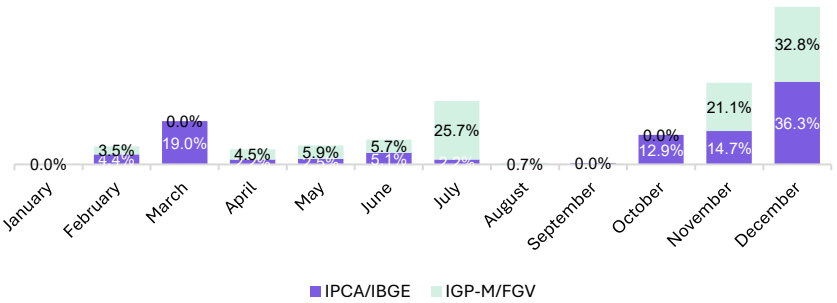
[1] Receivables include accounts receivable for real estate rentals, accounts receivable for real estate sales, and other receivables.
Base date: September/2026

FUND EQUITY

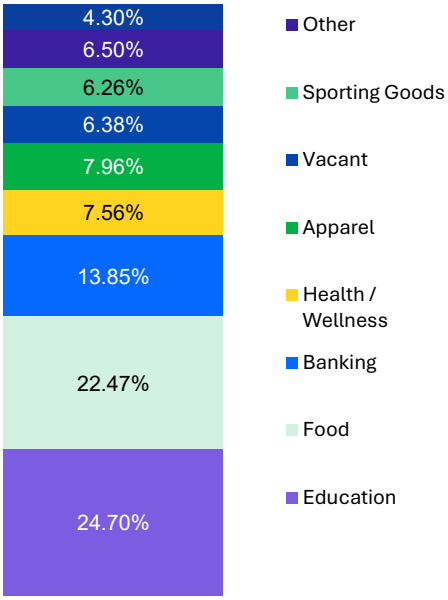
Lease Expiration Schedule (% of Contracted Revenue)



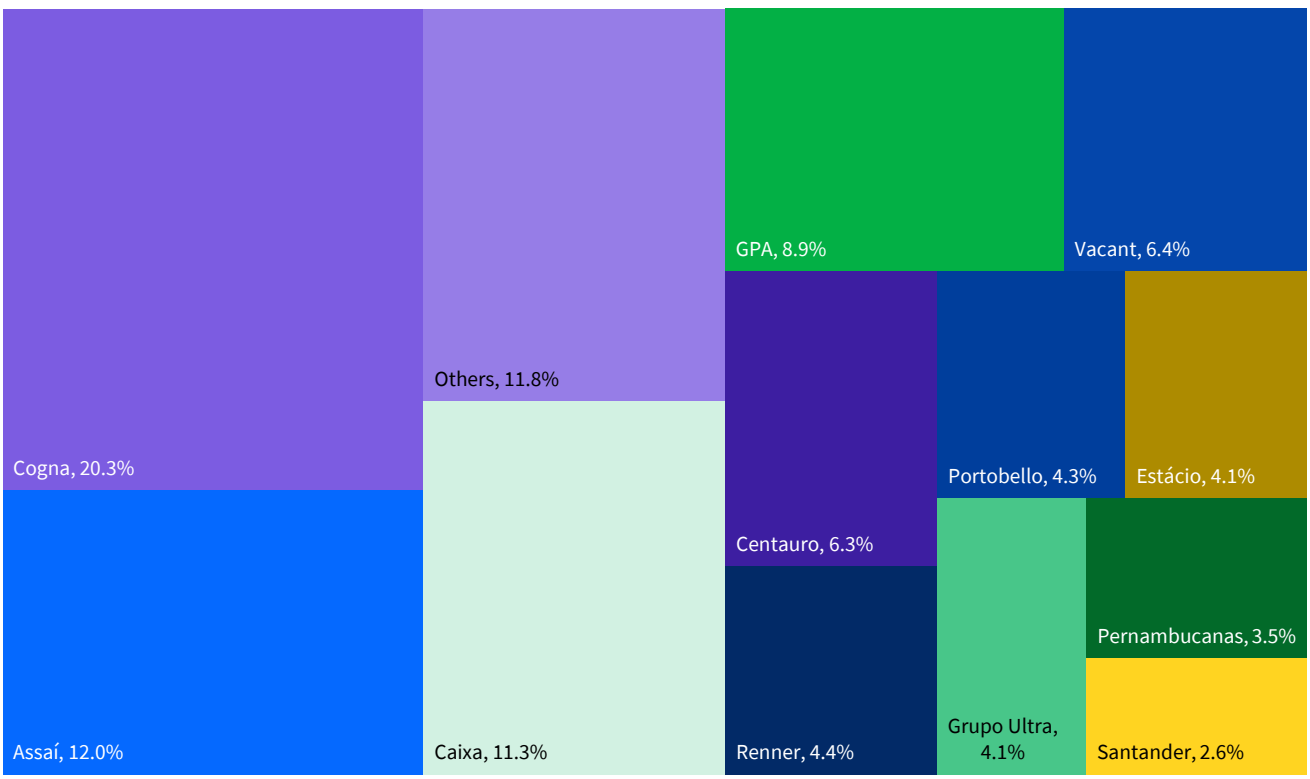
Rent Adjustment Schedule (% of Contracted Revenue)



Sector (% of Assets)[1]



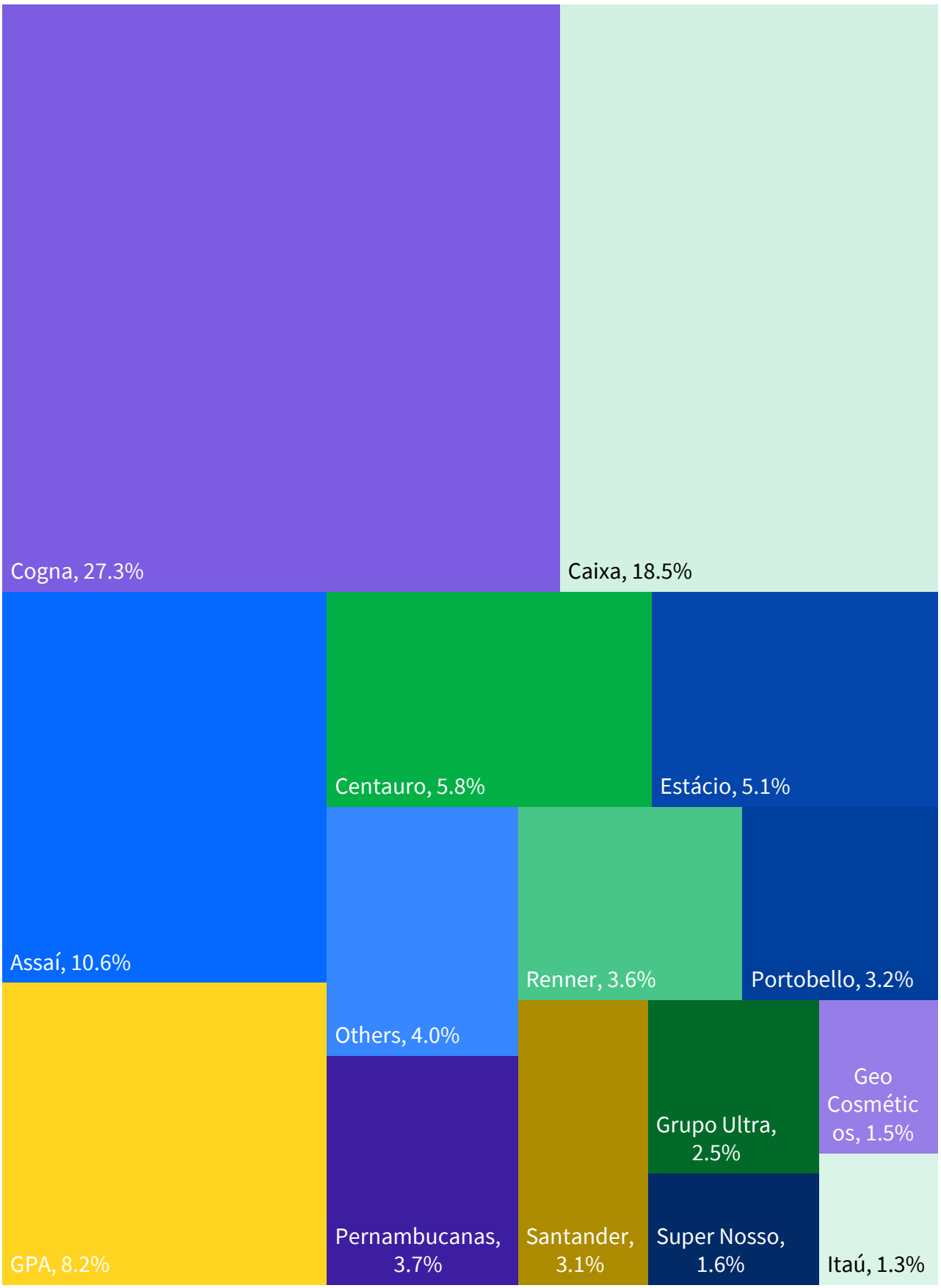
Tenants (% of Assets)[2]



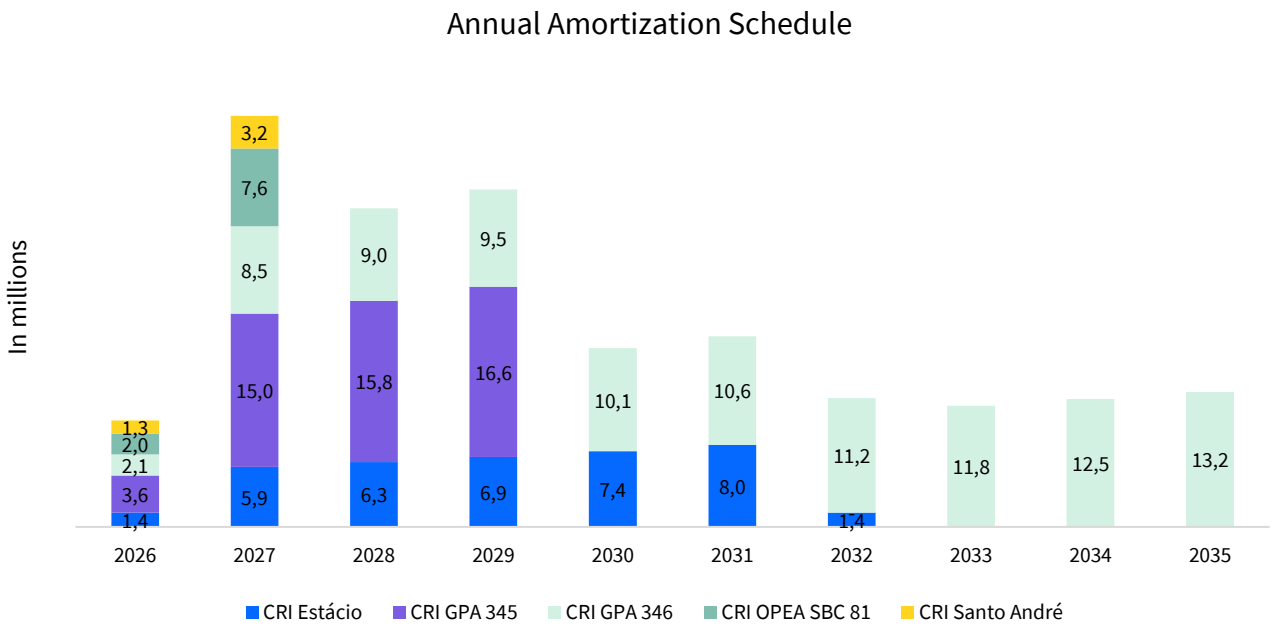
[1]"Other" includes: Self-storage, Real Estate Development, Investment, Toys and children's products, Allocation in malls, Corporate, Restaurant, Food hall and position in FIIs.
[2]"Others" includes: PBKids, Super Nosso, Itaú, Fan Food, Oakberry, Santa Gula, Subway, Smartfit, Mamoru, Mc Donald's, Plano&Plano, Goodbe, M3Storage, Ânima, Panvel, Confialtiva, Geo Cosméticos and Position in FIIs.

FUND EQUITY

Revenue by tenant



LEVERAGE



Transaction	Acquisition of the Tatuapé, Guarulhos and São José dos Campos properties, the Santo André property (Apr/2021), São Bernardo do Campo (Oct/2022) and the Estácio property (May/2026)
Type of Leverage	CRI – Real Estate Receivables Certificate
Payment Term	CRI Estácio – February/2032 CRI GPA 345 – December/2029 CRI GPA 346 – December/2035 CRI OPEA SBC 81 – November/2027 CRI Santo André – July/2027
Interest Rate	CRI Estácio - IPCA + 8.15% p.a. CRI GPA 345 - IPCA + 5.30% p.a. CRI GPA 346 - IPCA + 5.60% p.a. CRI OPEA SBC 81 - IPCA + 4.48% p.a. CRI Santo André – IPCA + 6.00% p.a.
Payment Frequency	Monthly
Updated Outstanding Balance	CRI Estácio – R$ 37.2 million CRI GPA 345 - R$ 51.0 million CRI GPA 346 - R$ 98.6 million CRI OPEA SBC 81 - R$ 9.6 million CRI Santo André – R$ 4.4 million
Leverage / NAV Ratio	11.43%

The chart below presents the annual amortization schedule and the Fund's estimated cash requirements. Management views the cost of leverage as an "asset" for the Fund, as the rates were agreed at a particularly favorable time of lower interest rates. Management does not anticipate prepaying the CRIs.

Inflation adjustments are included through the issuance of the securitization company's monthly report.

FUND PORTFOLIO

Name	Address	City	State	Tenant	Contract	GLA	Lease Expiration	Asset classification	View in Google Street View
Pedro I - Centro - Fortaleza/CE	Rua Pedro I, 373	Fortaleza	CE	Vacant	Vacant	2,582 m²		Retail Property	Click here
Floriano Peixoto - Centro - Fortaleza/CE	Rua Floriano Peixoto 915	Fortaleza	CE	Vacant	Vacant	2,374 m²		Retail Property	Click here
GPA - Asa Sul - Brasilia/DF	EQ 406/407-SUL – Lote 1	Brasilia	DF	GPA	Atypical Lease	2,601 m²	Dec-29	Retail Property	Click here
Cogna - Turu - São Luis/MA	Avenida São Luís Rei de França, 32, Turu	São Luis	MA	Cogna	Atypical Lease	26,182 m²	Mar-29	Educational Property	Click here
Super Nosso - Centro - Belo Horizonte/MG	Av. João Pinheiro, 500	Belo Horizonte	MG	Super Nosso	Typical Lease	4,114 m²	Mar-34	Retail Property	Click here
Cogna - Funcionários - Belo Horizonte/MG	Rua dos Timbiras, 1375, Boa Viagem	Belo Horizonte	MG	Cogna	Atypical Lease	5,501 m²	Dec-29	Educational Property	Click here
Cogna - Centro - Betim/MG	Avenida Presidente Kubitschek, 227, Centro	Betim	MG	Cogna	Atypical Lease	26,083 m²	Dec-29	Educational Property	Click here
Cogna - Jardim Europa - Cuiabá/MT	Avenida Manoel José de Arruda, 3100	Cuiabá	MT	Cogna	Atypical Lease	14,556 m²	Mar-29	Educational Property	Click here
GPA - Parnamirim - Recife/PE	Rua Desembargador Góes Cavalcante, nº 261	Recife	PE	GPA	Atypical Lease	4,513 m²	Dec-29	Retail Property	Click here
- Santo Antônio - Recife/PE	Rua Imperador Dom Pedro II, 255	Recife	PE	Vacant	Vacant	2,343 m²		Retail Property	Click here
Corporativo Monsenhor Celso - Curitiba/PR	Rua Monsenhor Celso, 154	Curitiba	PR	Confialtiva	Typical Lease	1,188 m²	Oct-30	Retail Property	Click here
Corporativo Monsenhor Celso - Curitiba/PR	Rua Monsenhor Celso, 154	Curitiba	PR	Vacant	Vacant	150 m²		Retail Property	Click here
Loja Monsenhor Celso - Curitiba/PR	Rua Monsenhor Celso, 154	Curitiba	PR	Panvel	Typical Lease	871 m²	Feb-36	Retail Property	Click here
Pernambucanas - Curitiba - Paraná/PR	Avenida República Argentina, 4044, Loja	Curitiba	PR	Pernambucanas	Atypical Lease	1,930 m²	Oct-31	Retail Property	Click here
Caixa - Rio do A - Campo Grande/RJ	Est. Rio do A, 1131 - Campo Grande/RJ	Campo Grande	RJ	Caixa	Atypical Lease	576 m²	Nov-28	Retail Property	Click here
Caixa - Centro - Nova Iguaçu/RJ	Av. Marechal Floriano Peixoto, nº 2.370 - N Iguaçu - RJ	Nova Iguaçu	RJ	Caixa	Typical Lease	2,616 m²	Nov-32	Retail Property	Click here
Estácio - Santa Cruz - Rio de Janeiro/RJ	Rua General Olímpio, 100, Santa Cruz, Rio de Janeiro	Rio de Janeiro	RJ	Estácio	Atypical Lease	16,208 m²	Mar-32	Educational Property	Click here
Caixa - 14 bis - Rio de Janeiro/RJ	Av. Marechal Câmara, nº 160 - Rio de Janeiro - RJ	Rio de Janeiro	RJ	Caixa	Typical Lease	1,082 m²	Nov-32	Retail Property	Click here
Caixa - Ipanema - Rio de Janeiro/RJ	Rua Visconde de Pirajá, nº 127 - Rio de Janeiro - RJ	Rio de Janeiro	RJ	Caixa	Typical Lease	642 m²	Nov-32	Triple A Retail Property	Click here
Caixa - Leme - Rio de Janeiro/RJ	Rua Antônio Vieira, nº 24 - Loja A - Rio de Janeiro - RJ	Rio de Janeiro	RJ	Caixa	Typical Lease	787 m²	Nov-32	Retail Property	Click here
Caixa - Recreio dos Bandeirantes - Rio de Janeiro/RJ	Av. das Américas, nº 15,545 - Rio de Janeiro - RJ	Rio de Janeiro	RJ	Caixa	Typical Lease	1,260 m²	Nov-32	Retail Property	Click here
Caixa - Avenida Chile - Rio de Janeiro/RJ	Av. República do Chile, nº 230	Rio de Janeiro	RJ	Caixa	Typical Lease	762 m²	Nov-32	Retail Property	Click here
Caixa - Meier - Rio de Janeiro/RJ	Rua Dias da Cruz, nº 28-A - Rio de Janeiro - RJ	Rio de Janeiro	RJ	Caixa	Typical Lease	1,320 m²	Nov-32	Retail Property	Click here
- Ouvidor - Rio de Janeiro/RJ	Av. Rio Branco, 115	Rio de Janeiro	RJ	Vacant	Vacant	1,343 m²		Retail Property	Click here
- Candelária - Rio de Janeiro/RJ	Rua Buenos Aires, 48	Rio de Janeiro	RJ	Vacant	Vacant	1,066 m²		Retail Property	Click here
- Praça Pio X - Rio de Janeiro/RJ	Praça Pio X, 78	Rio de Janeiro	RJ	Vacant	Vacant	1,964 m²		Retail Property	Click here
- Centro - Rio de Janeiro/RJ	Rua da Quitanda, 70	Rio de Janeiro	RJ	Vacant	Vacant	1,797 m²		Retail Property	Click here
Itaú - Leblon - Rio de Janeiro/RJ	Av. Afrânio de Melo Franco, 131 - Leblon - RJ	Rio de Janeiro	RJ	Itaú	Typical Lease	864 m²	May-29	Triple A Retail Property	Click here
- Presidente Wilson - Rio de Janeiro/RJ	Av. Rio Branco, 311, Rio de Janeiro/RJ	Rio de Janeiro	RJ	Vacant	Vacant	743 m²		Retail Property	Click here
Caixa - Bandeira - Rio de Janeiro/RJ	R. Mariz e Barros, 79 (Loja)	Rio de Janeiro	RJ	Caixa	Atypical Lease	1,941 m²	Nov-27	Retail Property	Click here
Santander - Vila Santa Cecília - Volta Redonda/RJ	Rua 12, 239	Volta Redonda	RJ	Santander	Typical Lease	2,566 m²	Dec-27	Retail Property	Click here
- Centro Histórico - Porto Alegre/RS	Rua 7 de Setembro, 1100	Porto Alegre	RS	Vacant	Vacant	2,224 m²		Retail Property	Click here
GPA - Vila Rossi e Borchi - Campinas/SP	Av. Barão de Itapura, nº 2233	Campinas	SP	GPA	Atypical Lease	3,368 m²	Dec-29	Retail Property	Click here
Caixa - Cipo Guaçu - Embu Guaçu/SP	Av. Sesefredo Klein Doll, 12 – Embu-Guaçu/SP	Embu Guaçu	SP	Caixa	Typical Lease	549 m²	Aug-30	Retail Property	Click here
GPA - Centro - Guarujá/SP	Estrada do Pernambuco, nº 500	Guarujá	SP	GPA	Atypical Lease	2,490 m²	Dec-29	Retail Property	Click here
Assaí - Guarulhos - Guarulhos/SP	Avenida Salgado Filho, 1301 – Centro	Guarulhos	SP	Assaí	Atypical Lease	20,952 m²	Dec-29	Retail Property	Click here
Geo Cosméticos - Centro - Jundiaí/SP	R Barao de Jundiai 884	Jundiaí	SP	Geo Cosméticos	Typical Lease	2,653 m²	Jul-36	Retail Property	Click here
Centro - Jundiaí/SP	R Barao de Jundiai 884	Jundiaí	SP	Vacant	Vacant	2,770 m²		Retail Property	Click here

FUND PORTFOLIO

Address	City	State	Tenant	Contract	GLA	Lease Expiration	Asset classification	View in Google Street View
Av. das Esmeraldas, 512 e R. Rubi, 371	Osasco	SP	Vacant	Vacant	831 m²		Retail Property	Click here
Rua. Sem. Flaquer, 305	Santo André	SP	Vacant	Vacant	6,085 m²		Retail Property	Click here
Rua Coronel Abílio Soares, 163, Centro	Santo André	SP	Cogna	Atypical Lease	7,628 m²	Jun-27	Educational Property	Click here
Praça Visconde de Mauá, 20	Santos	SP	M3Storage	Typical Lease	2,439 m²	Jun-31	Retail Property	Click here
Rua Santa Filomena, nºs 677, 687 e 697, Centro	São Bernardo do Campo	SP	GPA	Atypical Lease	2,365 m²	Dec-29	Retail Property	Click here
R. Marechal Deodoro 460	São Bernardo do Campo	SP	Plano&Plano	Typical Lease	1,491 m²	Apr-27	Retail Property	Click here
Avenida Doutor Rudge Ramos, 1501, Rudge Ramos	São Bernardo do Campo	SP	Cogna	Atypical Lease	24,270 m²	Oct-34	Educational Property	Click here
Avenida Jorge Zarur, 100	São José dos Campos	SP	Assaí	Atypical Lease	32,286 m²	Dec-35	Retail Property	Click here
Av. Padre Antônio Jose Dos Santos, nº 872	São Paulo	SP	GPA	Atypical Lease	3,820 m²	Dec-29	Retail Property	Click here
Rua da Consolação, 2320	São Paulo	SP	Ânima	Atypical Lease	569 m²	Oct-29	Educational Property	Click here
Av Eng. Luiz Carlos Berrini, 1307	São Paulo	SP	Grupo Ultra	Typical Lease	1,032 m²	Sep-34	Retail Property	Click here
Av Paulista 447 Loja	São Paulo	SP	Fan Food	Typical Lease	701 m²	Oct-35	Retail Property	Click here
Av. de Pinedo, 228	São Paulo	SP	Caixa	Atypical Lease	1,313 m²	Nov-27	Retail Property	Click here
Av. do Cursino, 1348	São Paulo	SP	Caixa	Atypical Lease	1,836 m²	Nov-27	Retail Property	Click here
Av. do Imperador, 3892 - São Paulo/SP	São Paulo	SP	Caixa	Atypical Lease	1,025 m²	Indefinite term	Retail Property	Click here
Av. Duque de Caxias, 200	São Paulo	SP	Grupo Ultra	Typical Lease	2,310 m²	May-46	Retail Property	Click here
Av. Liberdade, 151	São Paulo	SP	Santander	Typical Lease	5,033 m²	Dec-32	Retail Property	Click here
Av. Mateo Bei 3286	São Paulo	SP	Vacant	Vacant	2,048 m²		Retail Property	Click here
Av. Paulista, 1.227	São Paulo	SP	Centauro	Typical Lease	2,551 m²	Jul-41	Triple A Retail Property	Click here
Av. Paulista, 436	São Paulo	SP	Grupo Ultra	Typical Lease	2,857 m²	May-46	Triple A Retail Property	Click here
Av. Paulista, 726 - L1	São Paulo	SP	M3Storage	Typical Lease	693 m²	Feb-27	Retail Property	Click here
Av. Santa Catarina, 287 - São Paulo/SP	São Paulo	SP	Caixa	Atypical Lease	753 m²	May-30	Retail Property	Click here
Av. Sto. Amaro, 3332	São Paulo	SP	Goodbe	Typical Lease	618 m²	Sep-34	Retail Property	Click here
Av. Vereador João Batista Fitipaldi, 115 – Vila Maluf	Suzano	SP	Caixa	Atypical Lease	576 m²	Dec-29	Retail Property	Click here
Avenida Rui Barbosa, 205, Loja, Centro	Assis	SP	Pernambucanas	Atypical Lease	2,267 m²	Oct-35	Retail Property	Click here
Estrada de Taipas, 355 - São Paulo/SP	São Paulo	SP	Caixa	Atypical Lease	1,335 m²	Indefinite term	Retail Property	Click here
Lg. Páteo do Colégio, 1 - São Paulo/SP	São Paulo	SP	Caixa	Atypical Lease	1,221 m²	Nov-29	Retail Property	Click here
R. dos Italianos, 609 – São Paulo/SP	São Paulo	SP	M3Storage	Typical Lease	521 m²	Jun-31	Retail Property	Click here
R. Paes Leme, 250 - São Paulo/SP	São Paulo	SP	Vacant	Vacant	910 m²		Retail Property	Click here
R. Pedro Vicente, 222 - São Paulo/SP	São Paulo	SP	Caixa	Atypical Lease	814 m²	Nov-29	Retail Property	Click here
Rua Alves Guimarães, nº 50	São Paulo	SP	GPA	Atypical Lease	2,667 m²	Dec-35	Triple A Retail Property	Click here
Rua Major Claudiano, 1800, Loja, Centro	Franca	SP	Pernambucanas	Atypical Lease	4,360 m²	Oct-37	Retail Property	Click here
Rua Oscar Freire, 585, Jardins	São Paulo	SP	Renner	Typical Lease	2,045 m²	Oct-33	Triple A Retail Property	Click here
Rua Serra do Japi, 647	São Paulo	SP	GPA	Atypical Lease	5,161 m²	Dec-35	Retail Property	Click here
Rua Sete, 825, Loja, Centro	Santa Fé do Sul	SP	Pernambucanas	Atypical Lease	1,020 m²	Oct-31	Retail Property	Click here
Rua Silva Bueno, 2374, Loja, Ipiranga	São Paulo	SP	Pernambucanas	Atypical Lease	1,000 m²	Oct-31	Retail Property	Click here
Alameda Gabriel Monteiro, 1193	São Paulo	SP	Portobello	Atypical Lease	1,645 m²	Feb-46	Triple A Retail Property	Click here
Avenida Rebouças, nº 2538, São Paulo/SP	São Paulo	SP	PBKids	Atypical Lease	455 m²	Dec-27	Triple A Retail Property	Click here
Rua Maria Antônia, 140, Higienópolis, São Paulo/SP	São Paulo	SP	Multiple Tenants	Typical Lease	1,820 m²	Nov-34	Triple A Retail Property	Click here



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