

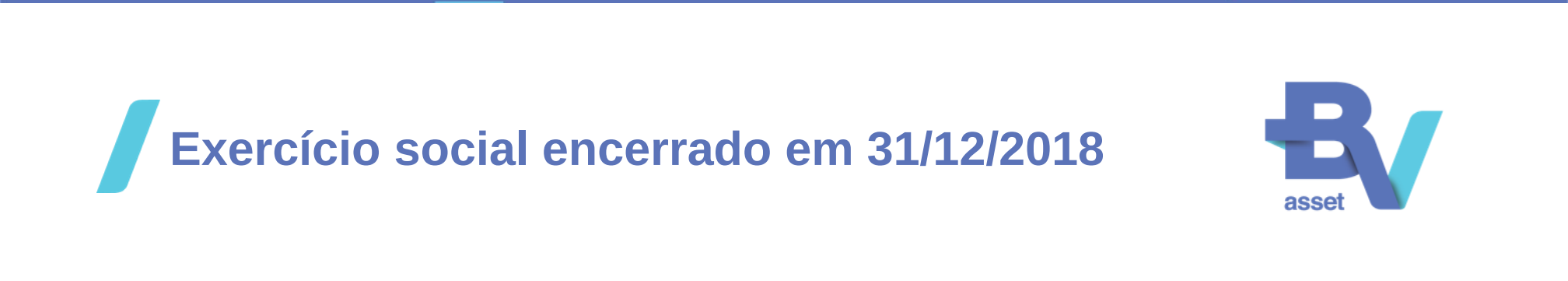
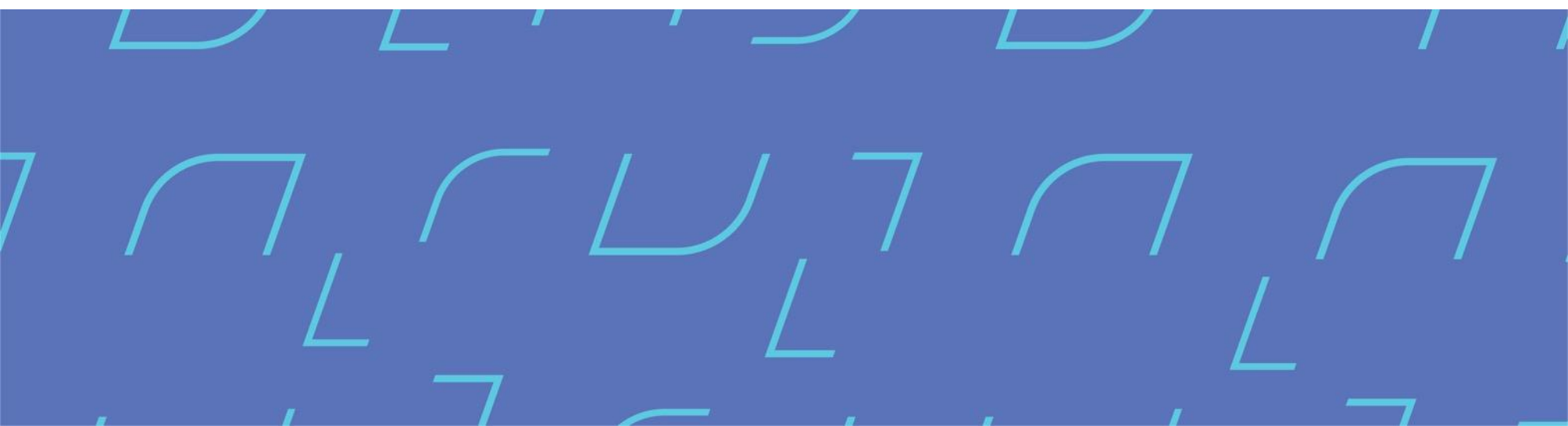
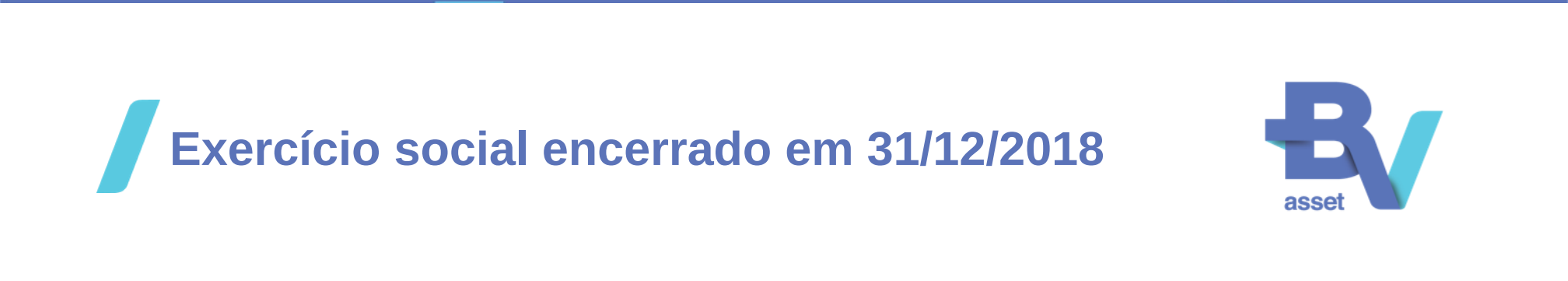
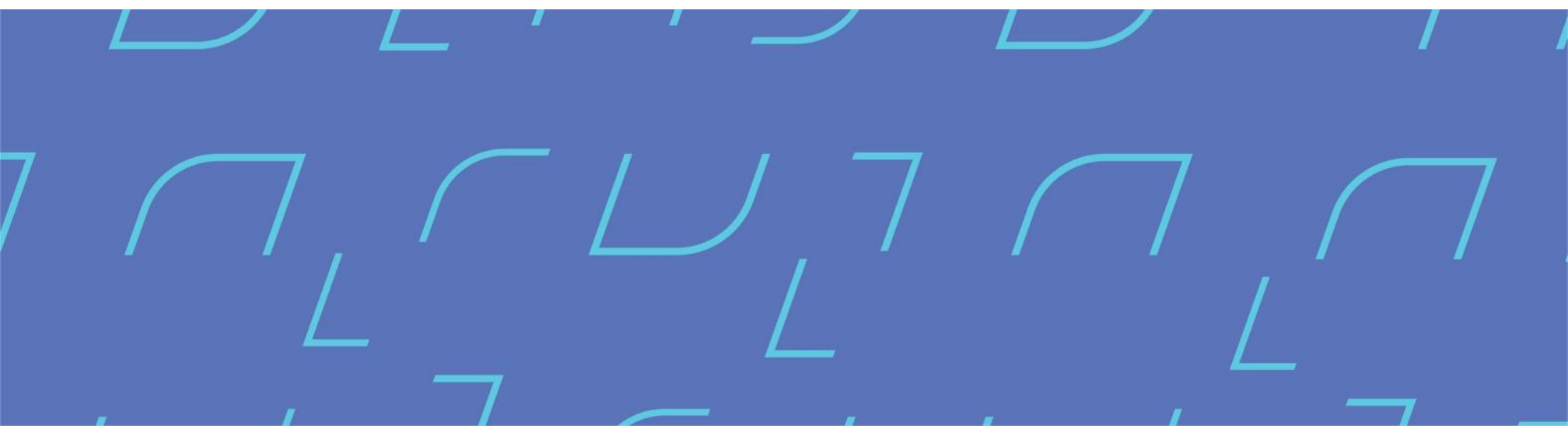
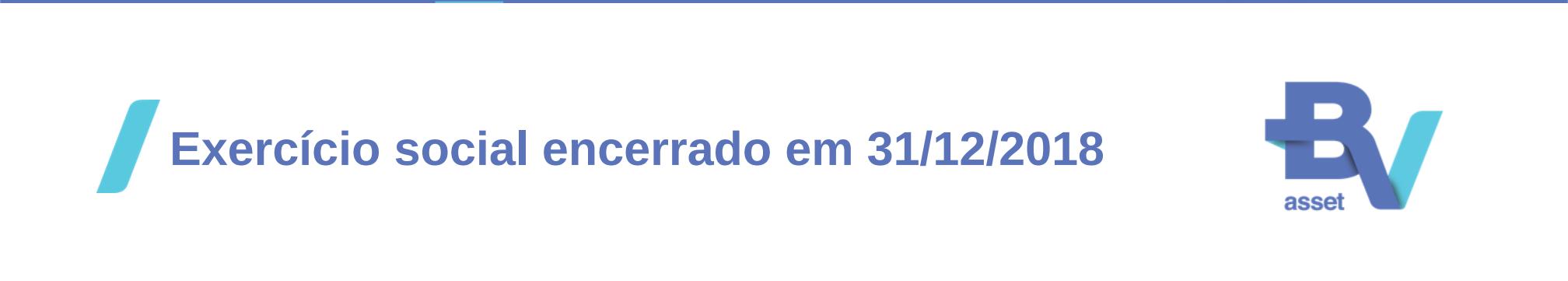
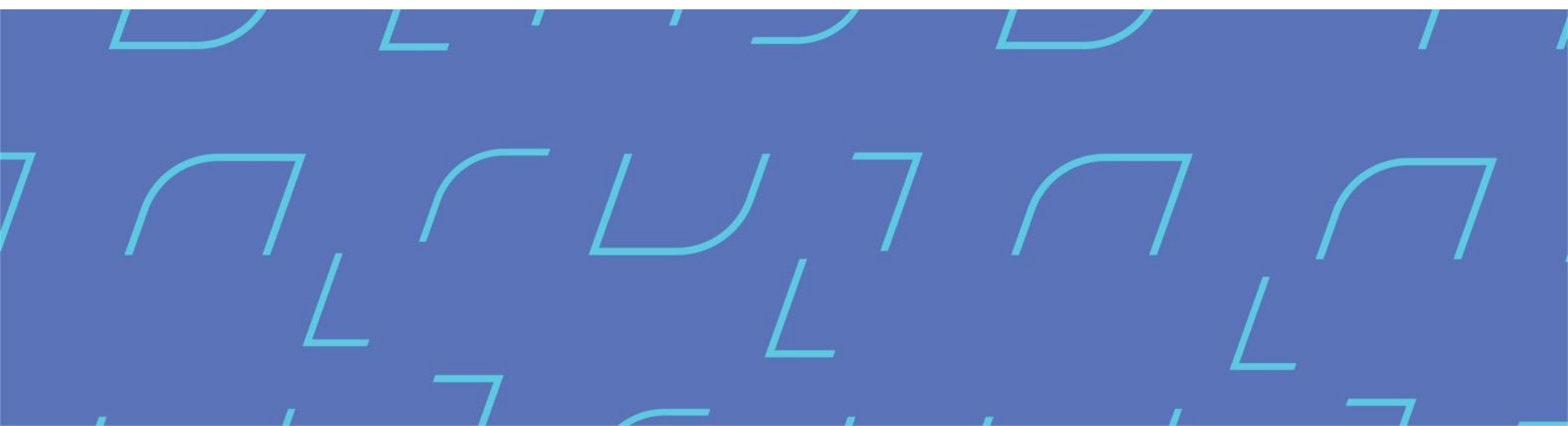
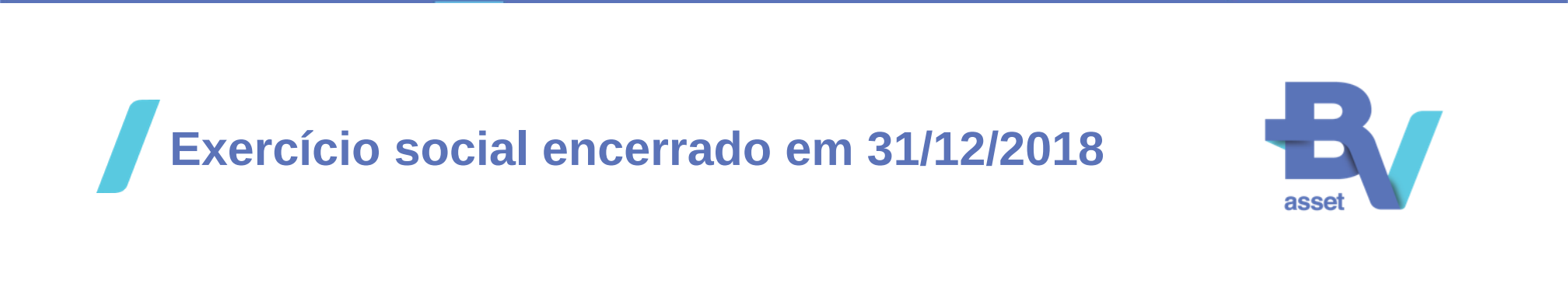
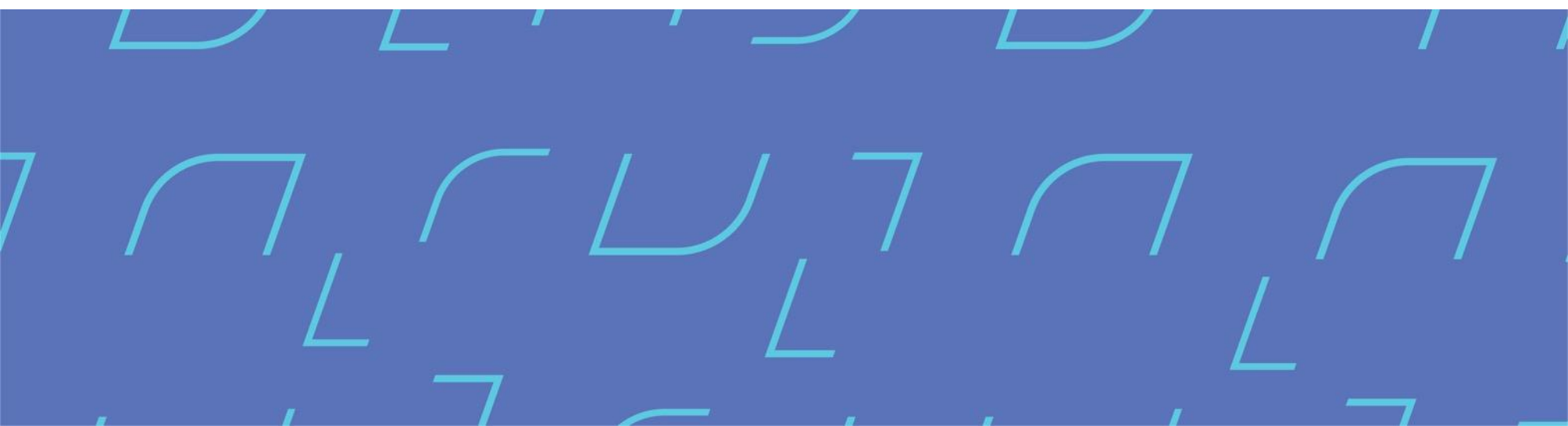
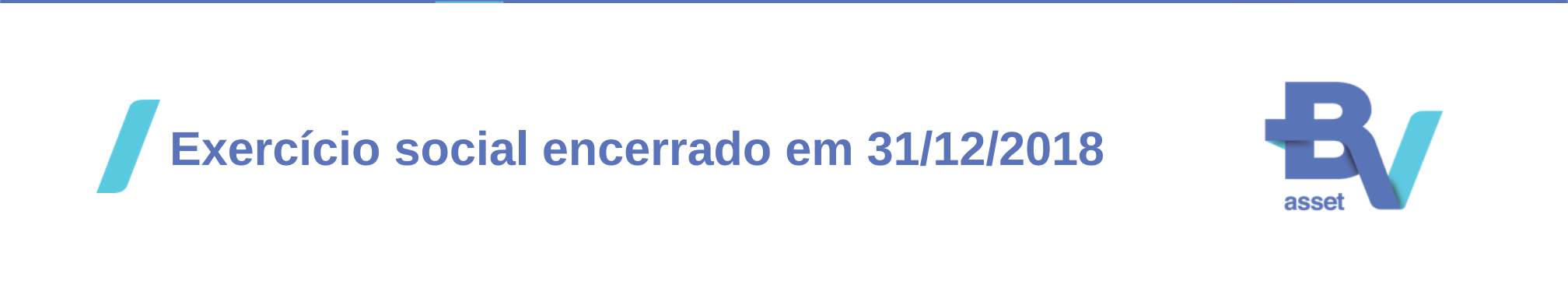
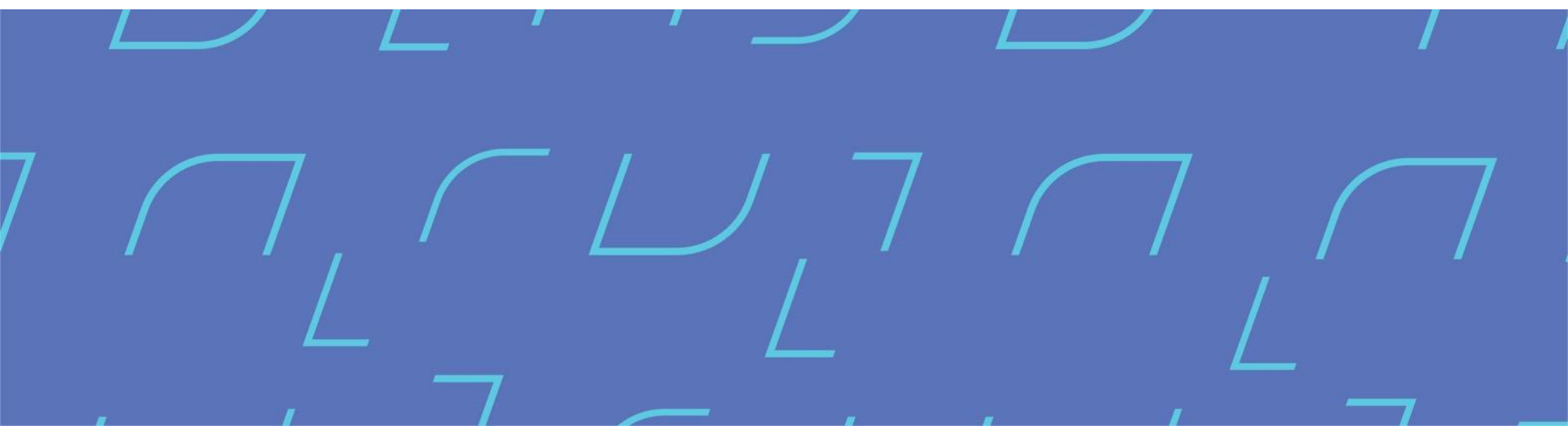
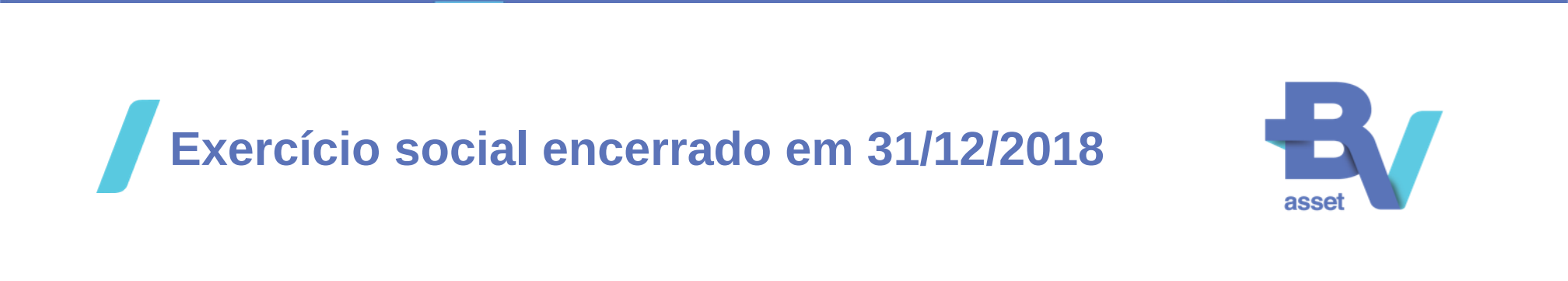
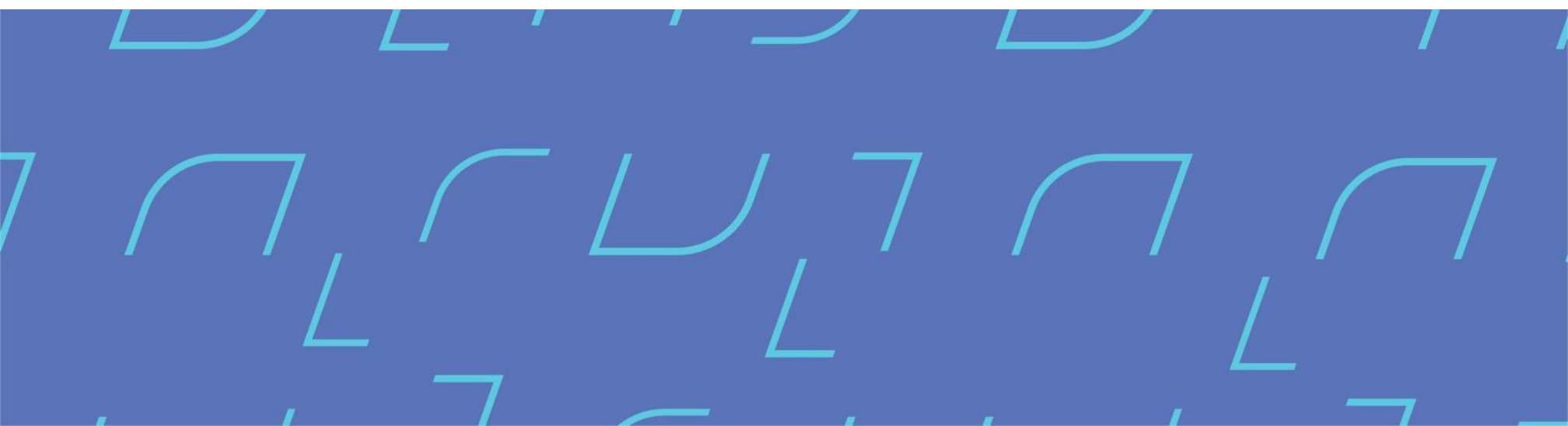
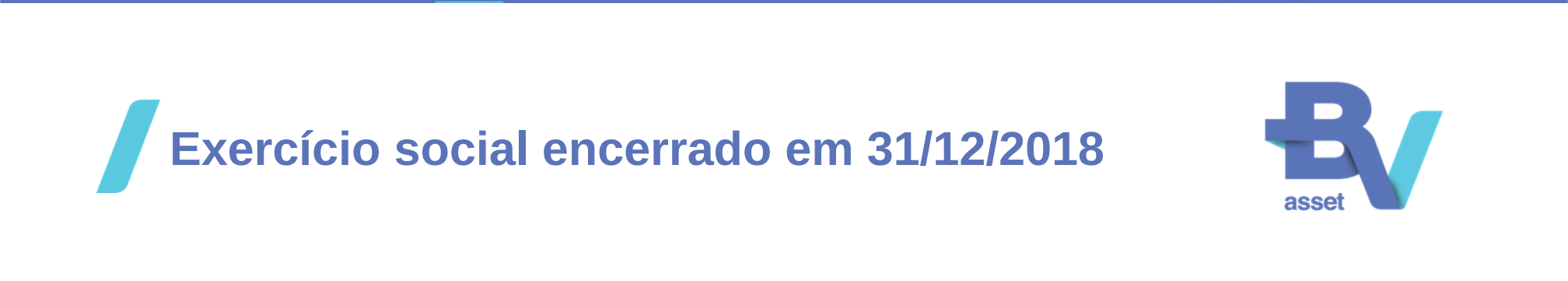
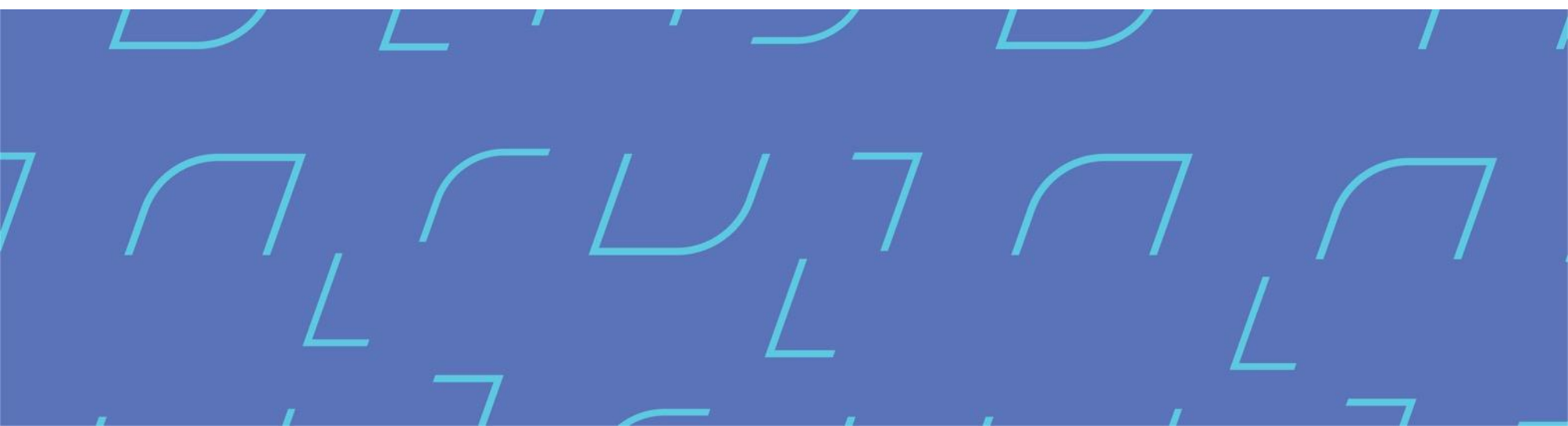
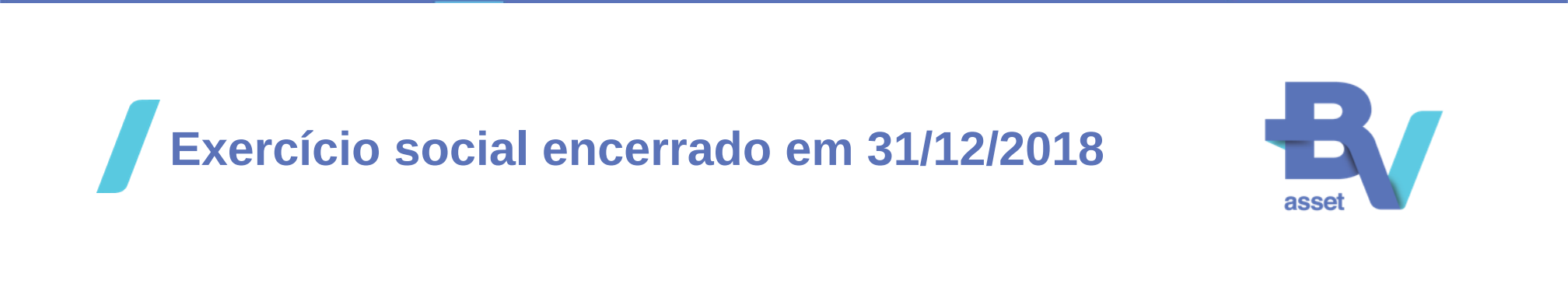
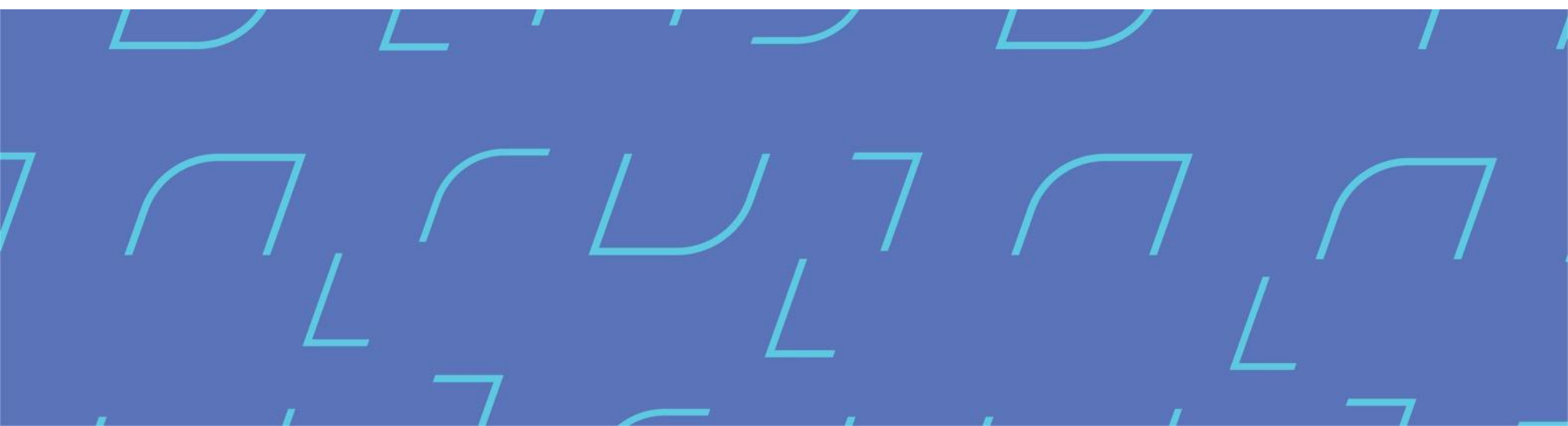
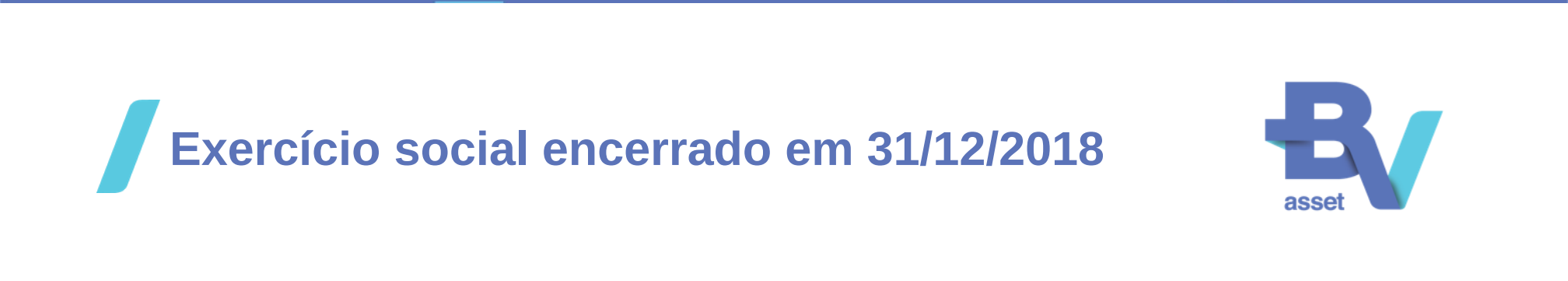
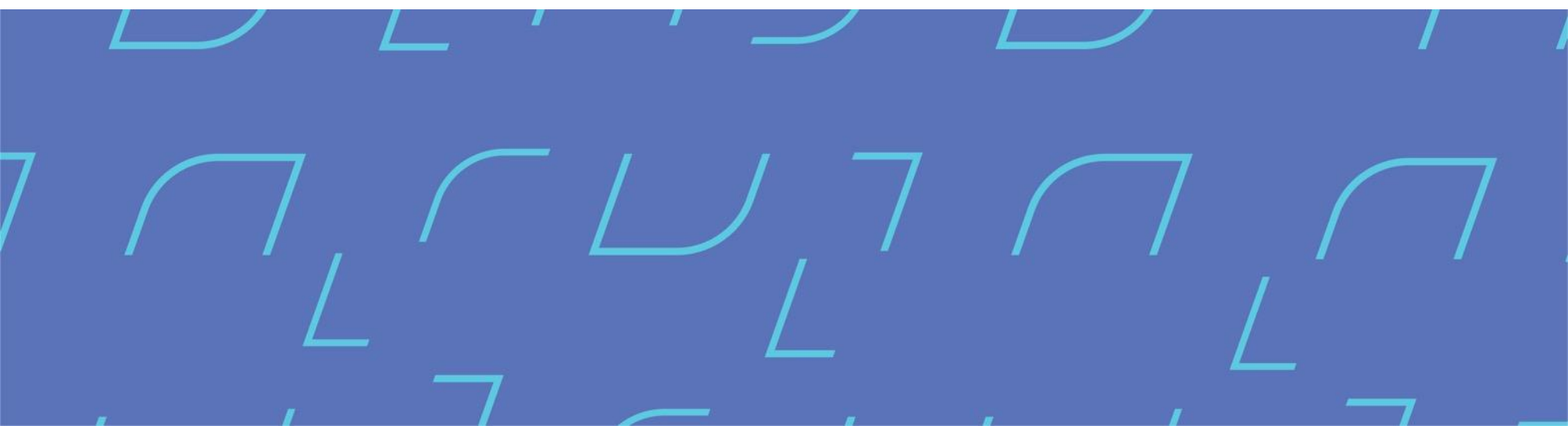
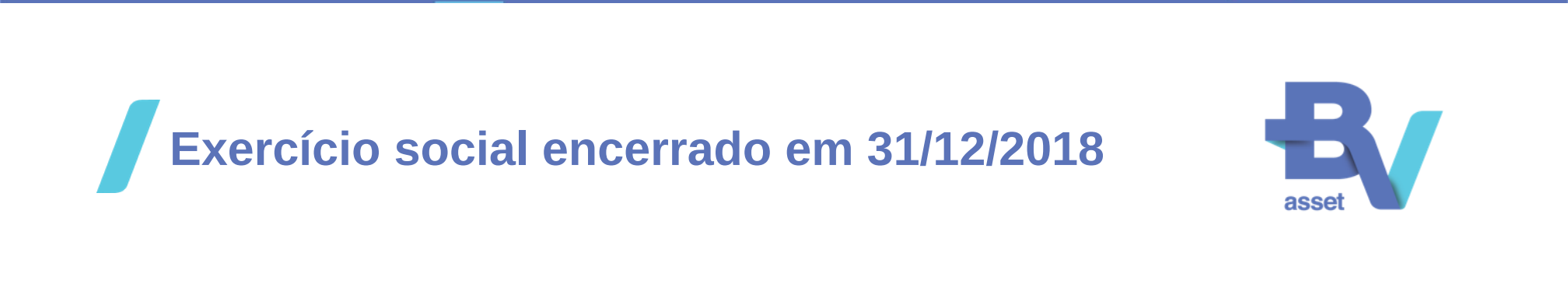
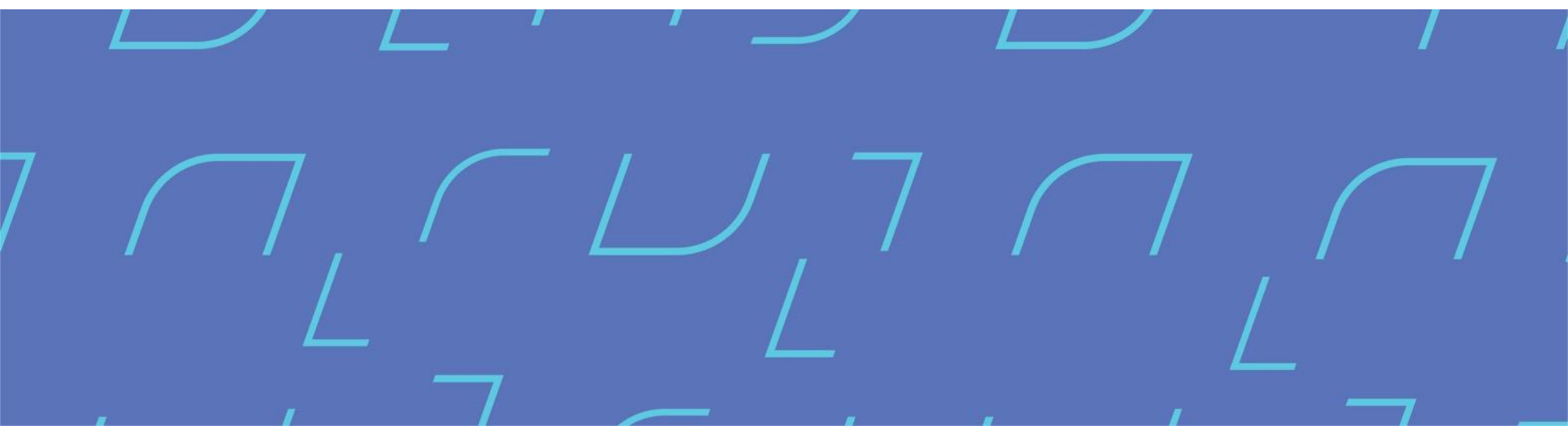
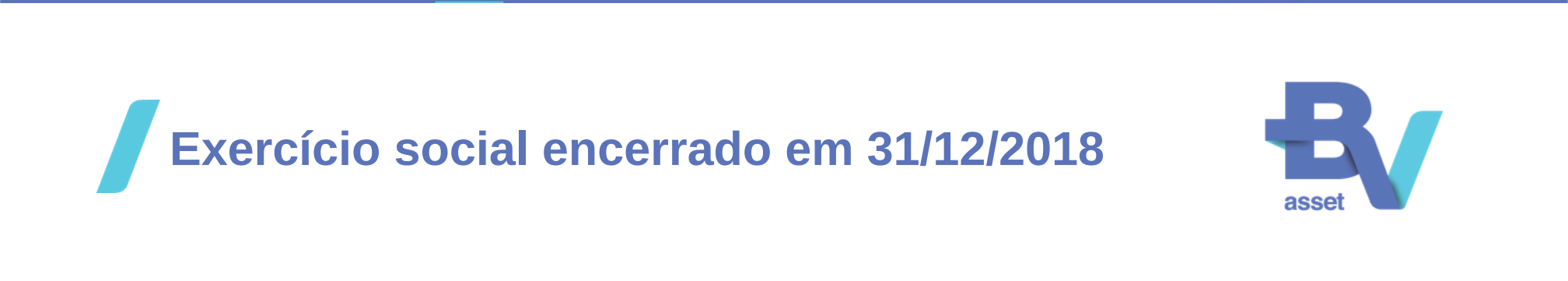
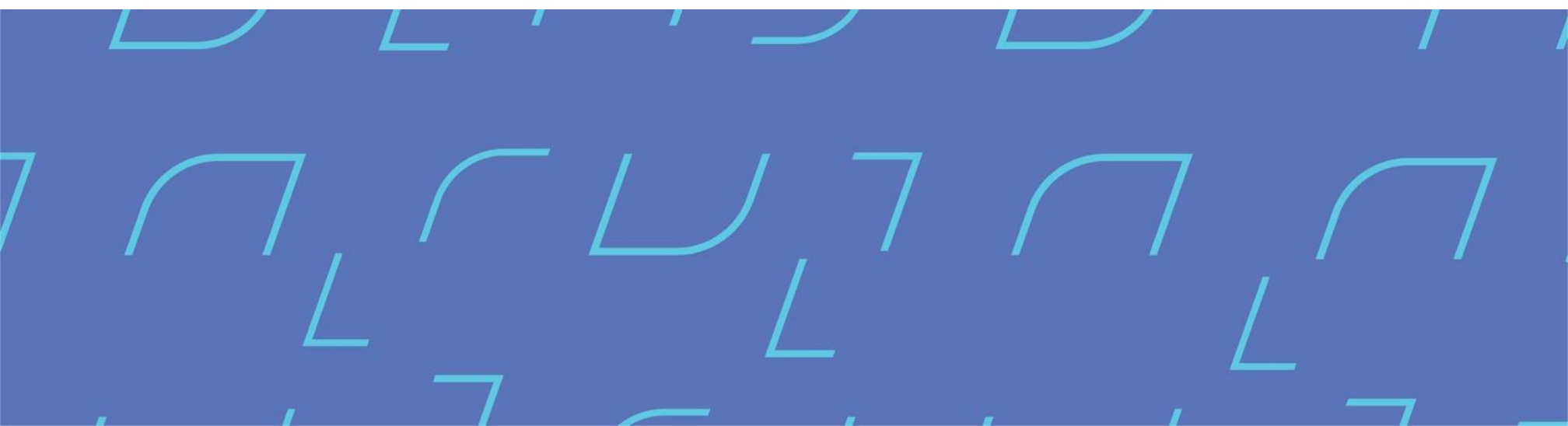
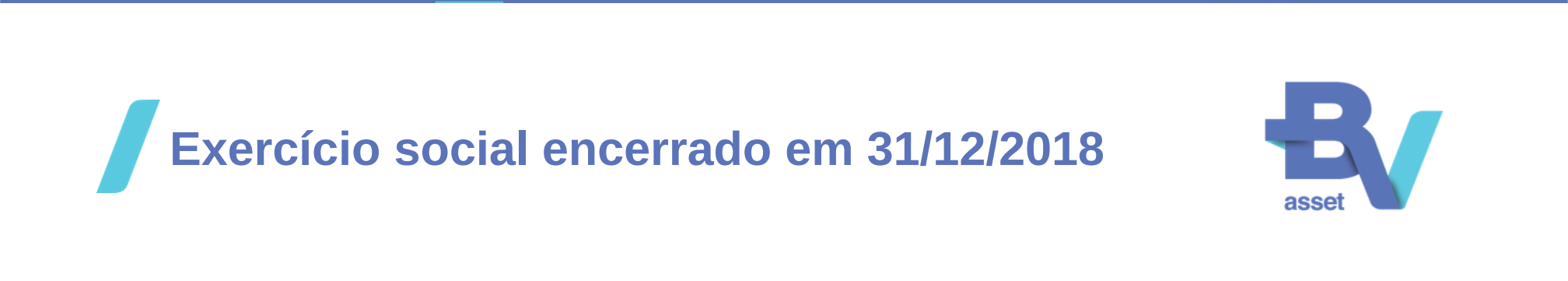
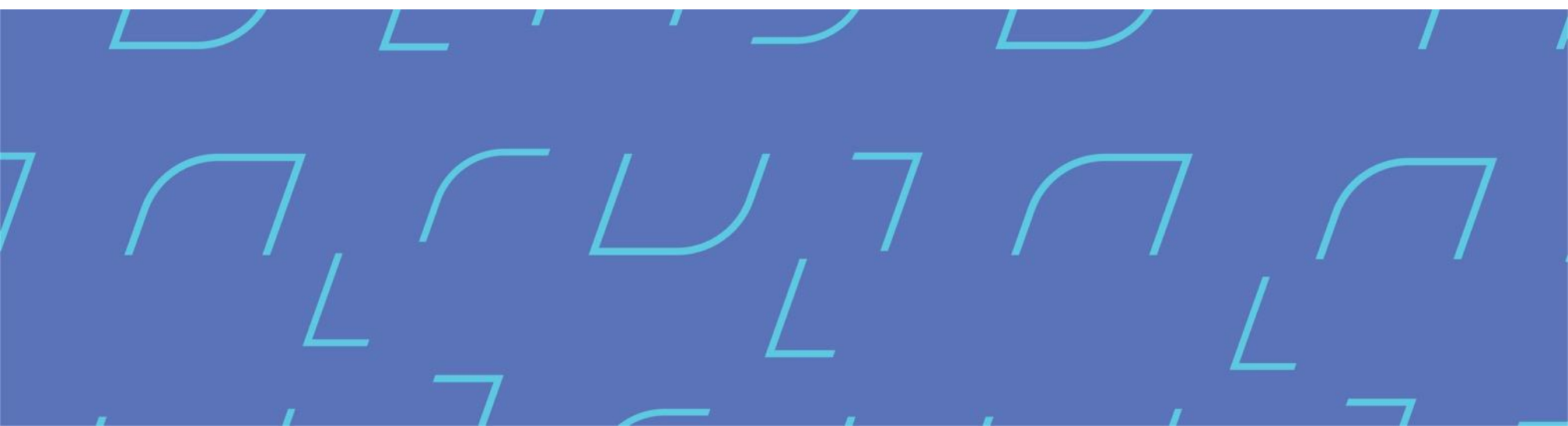
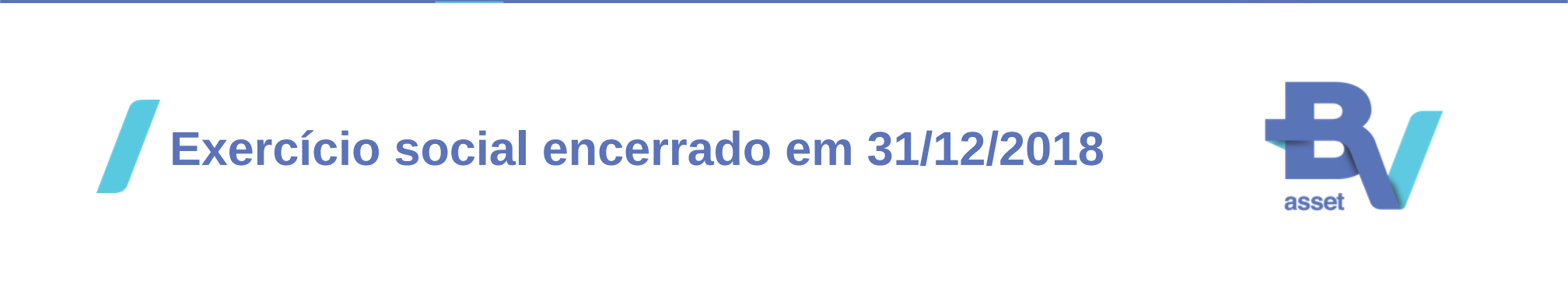
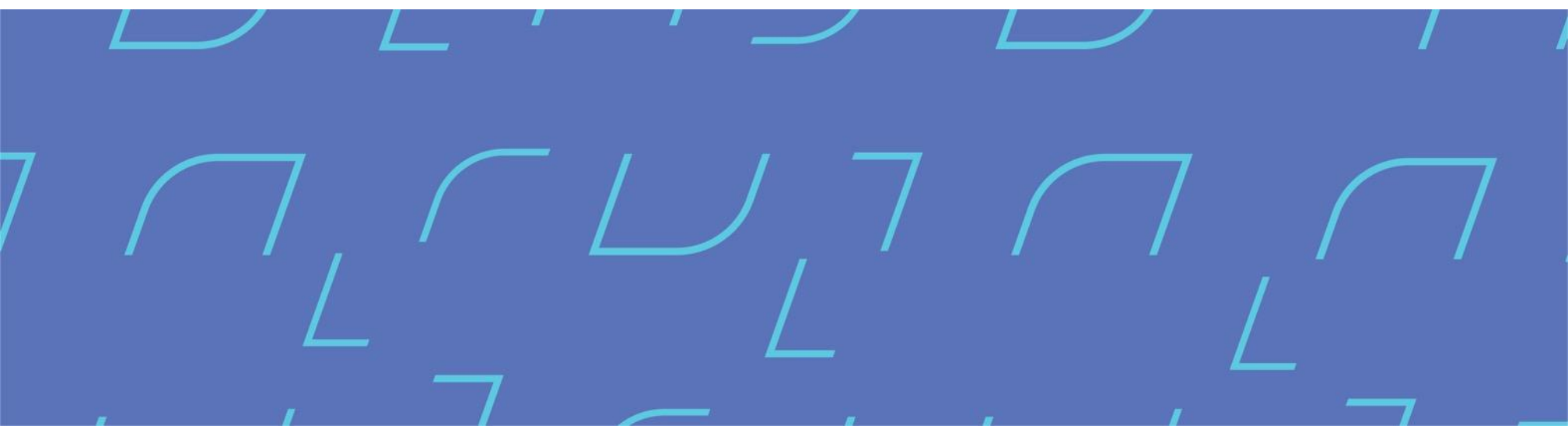
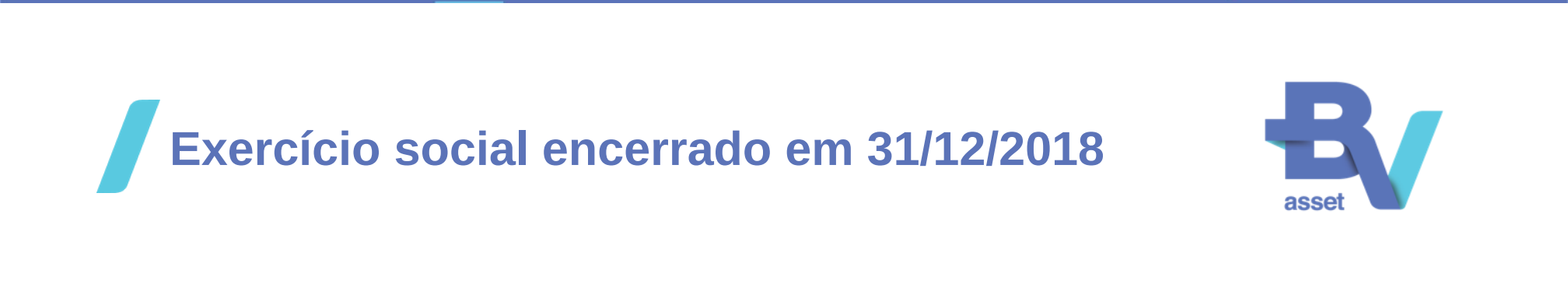
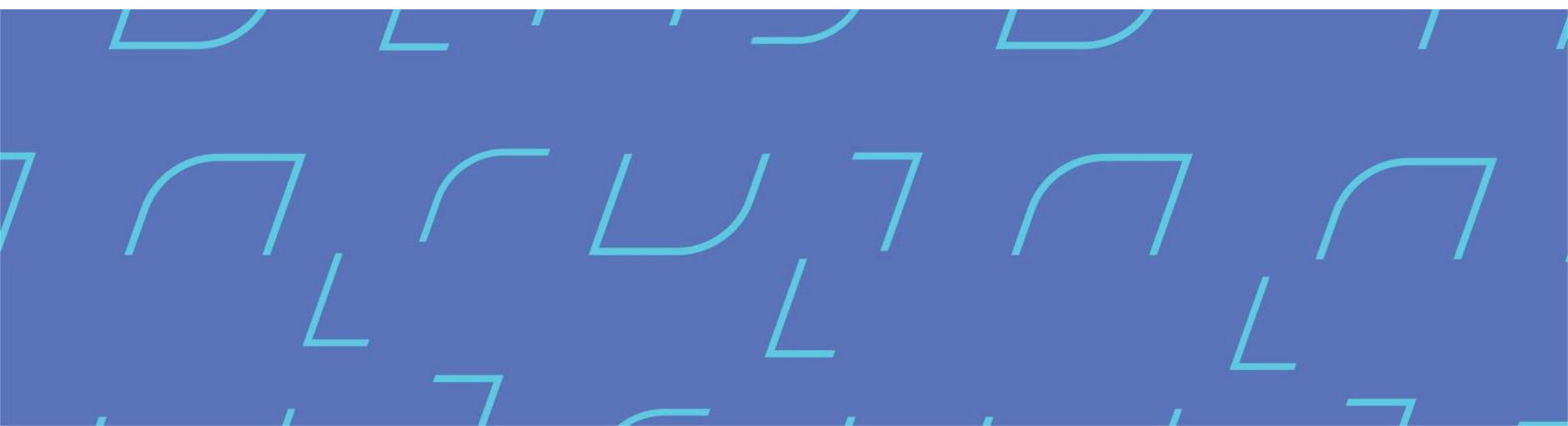
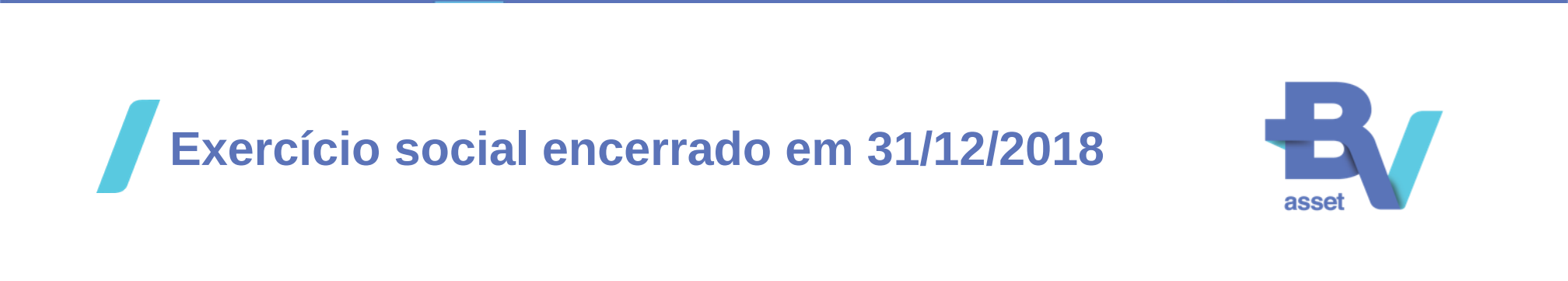
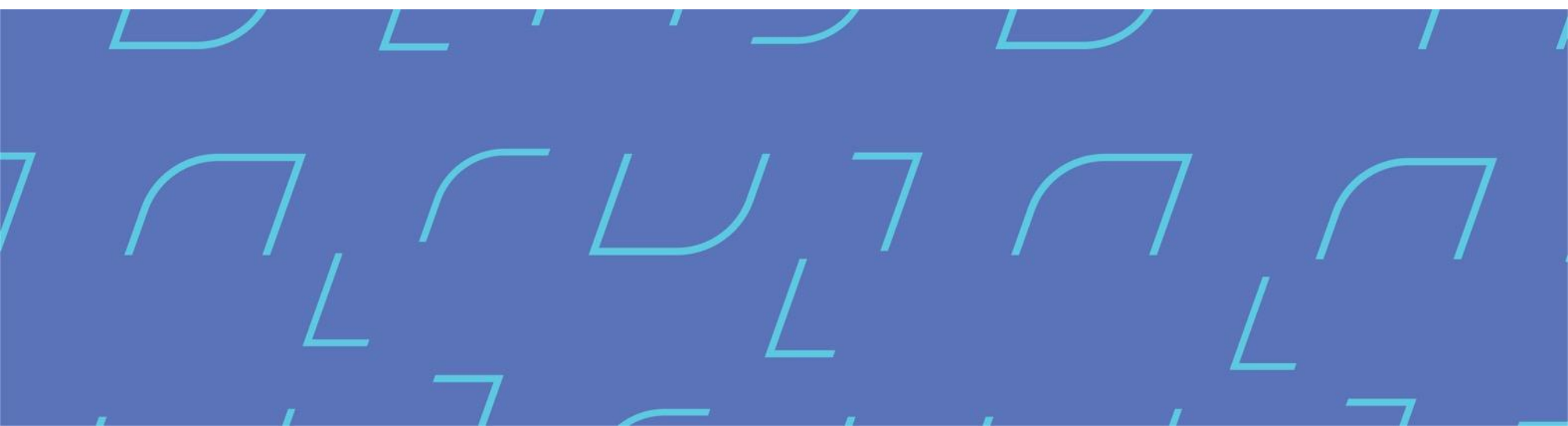
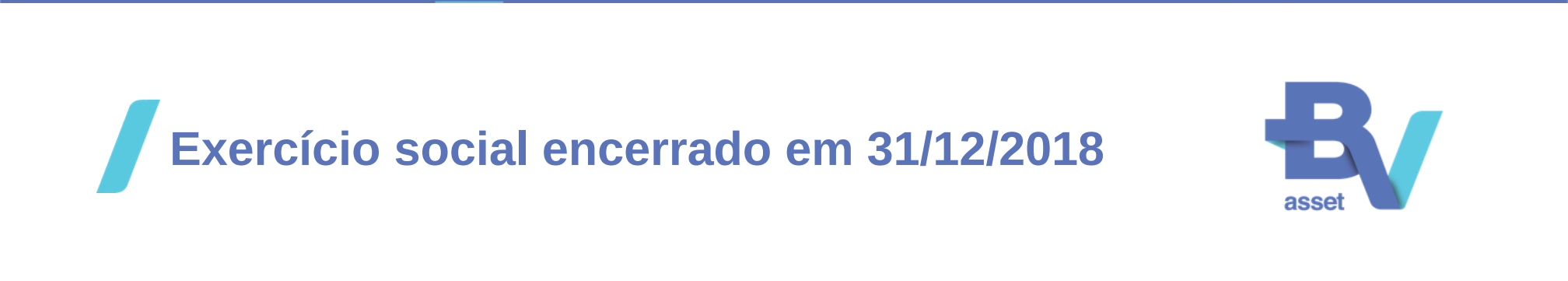
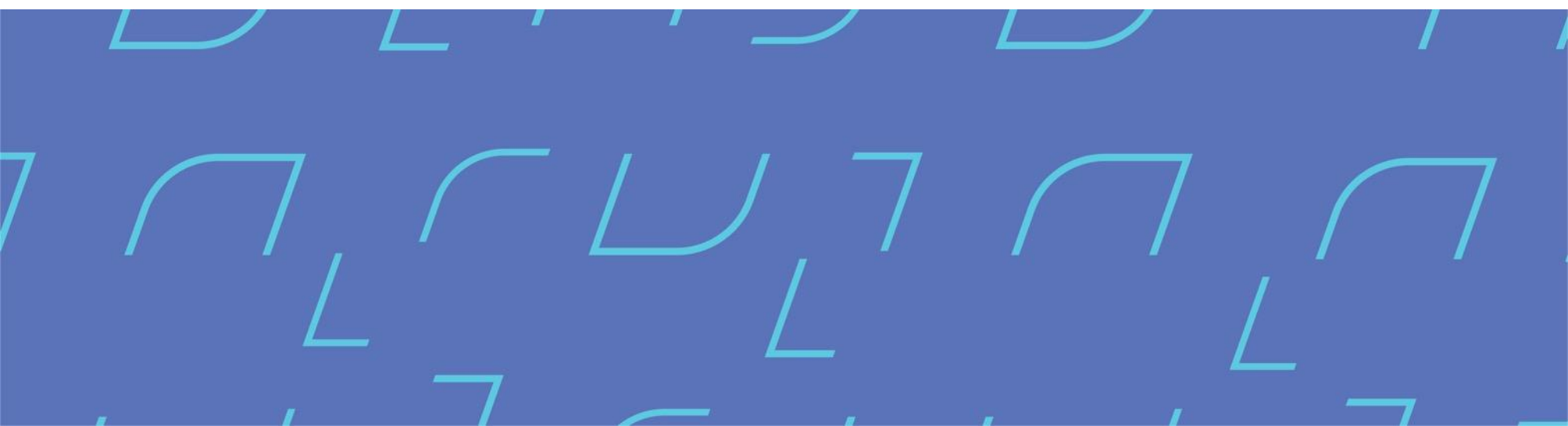
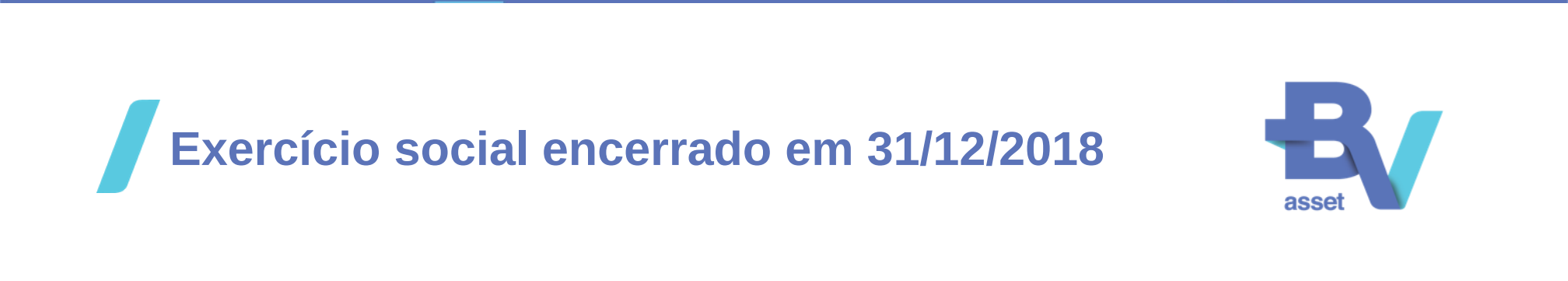
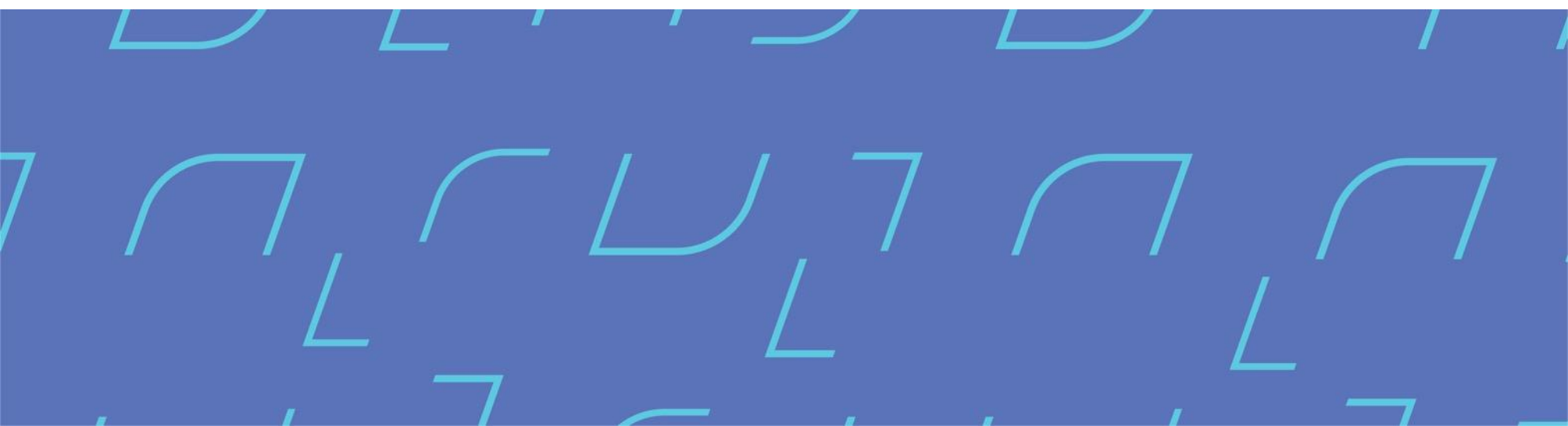
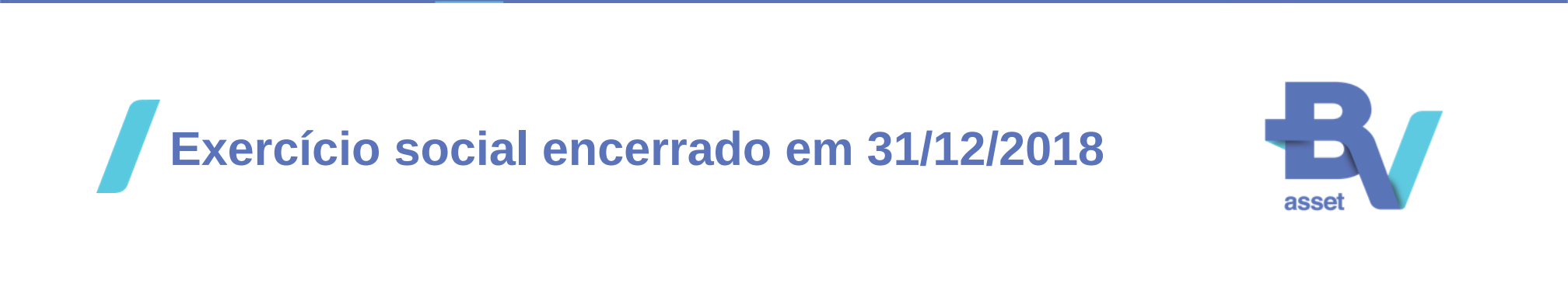
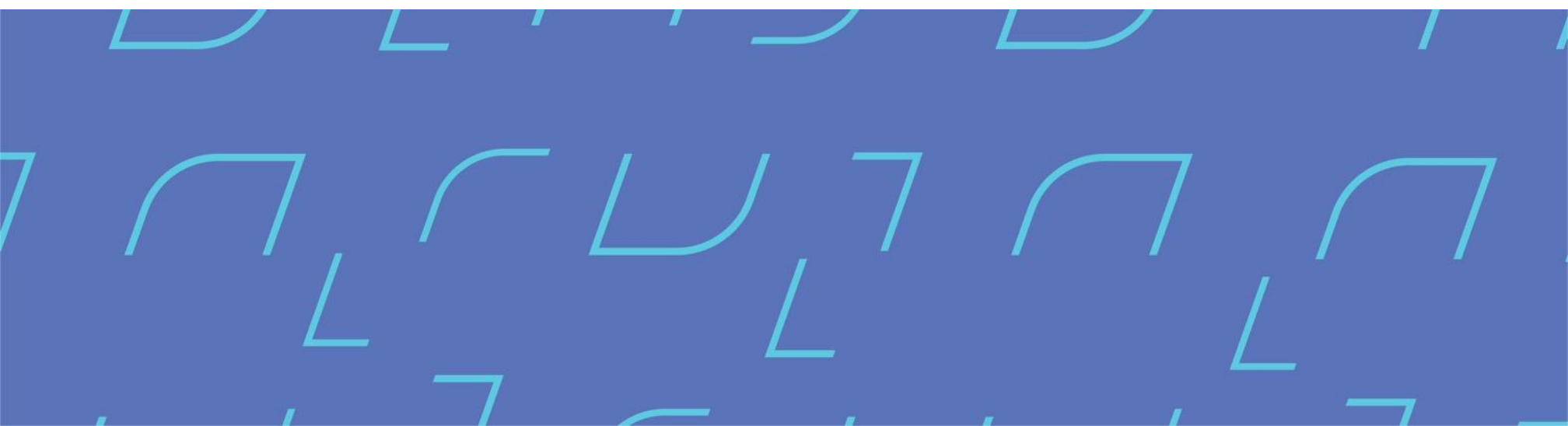
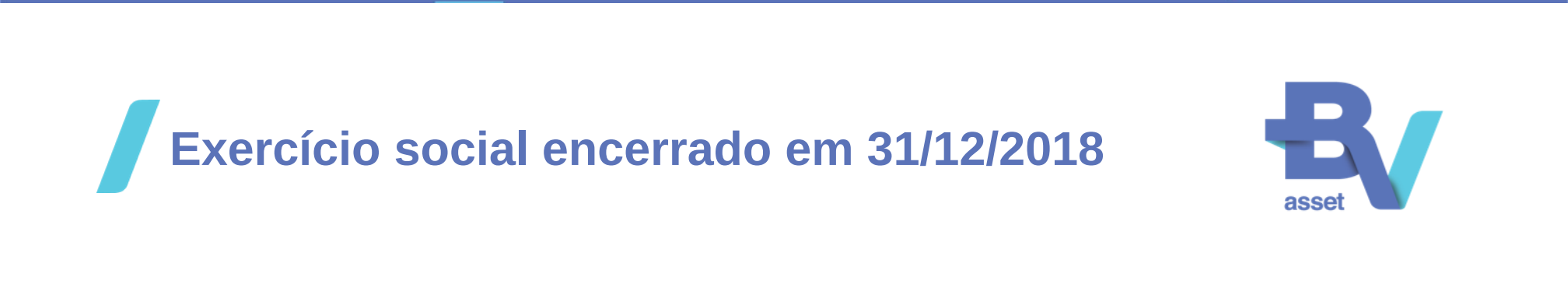
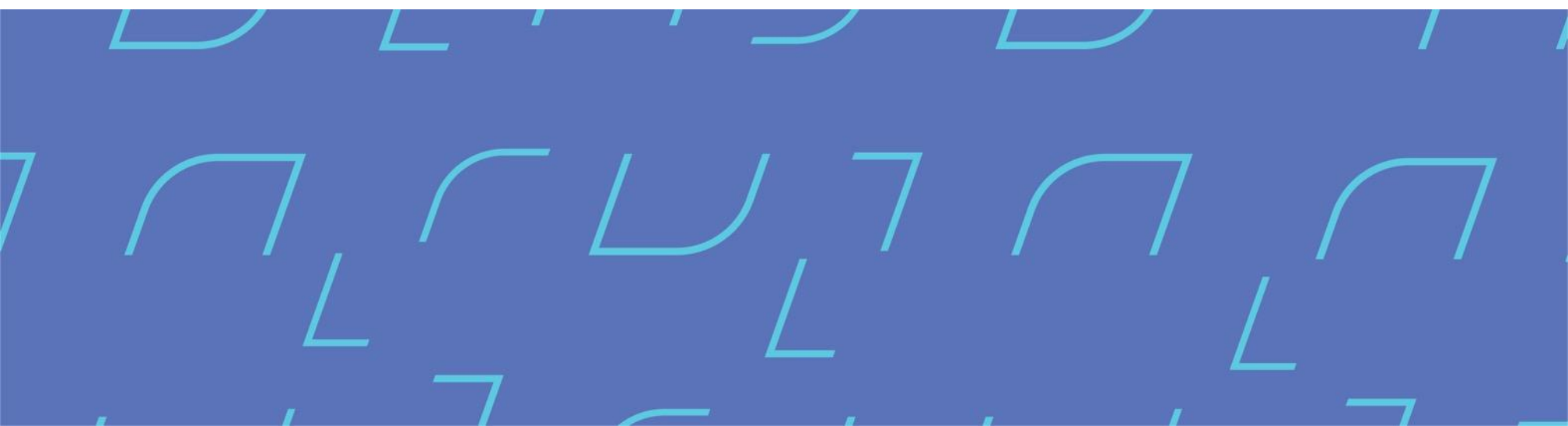
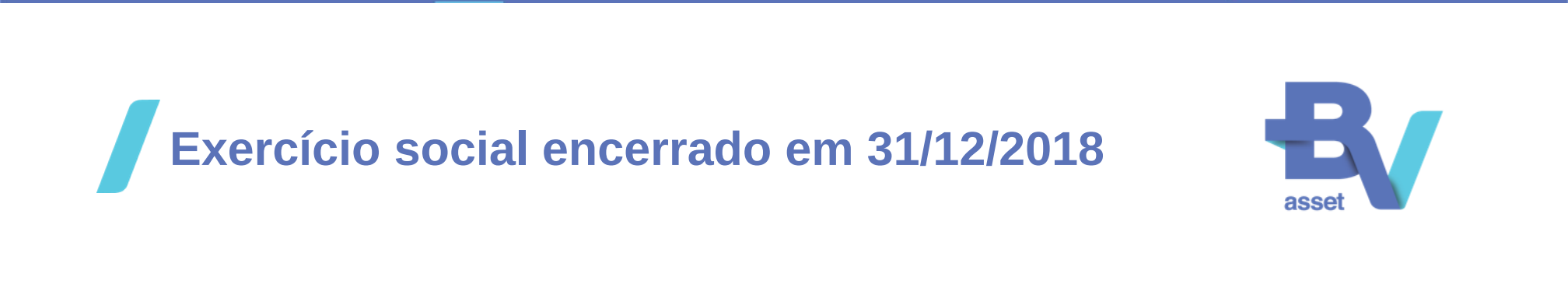
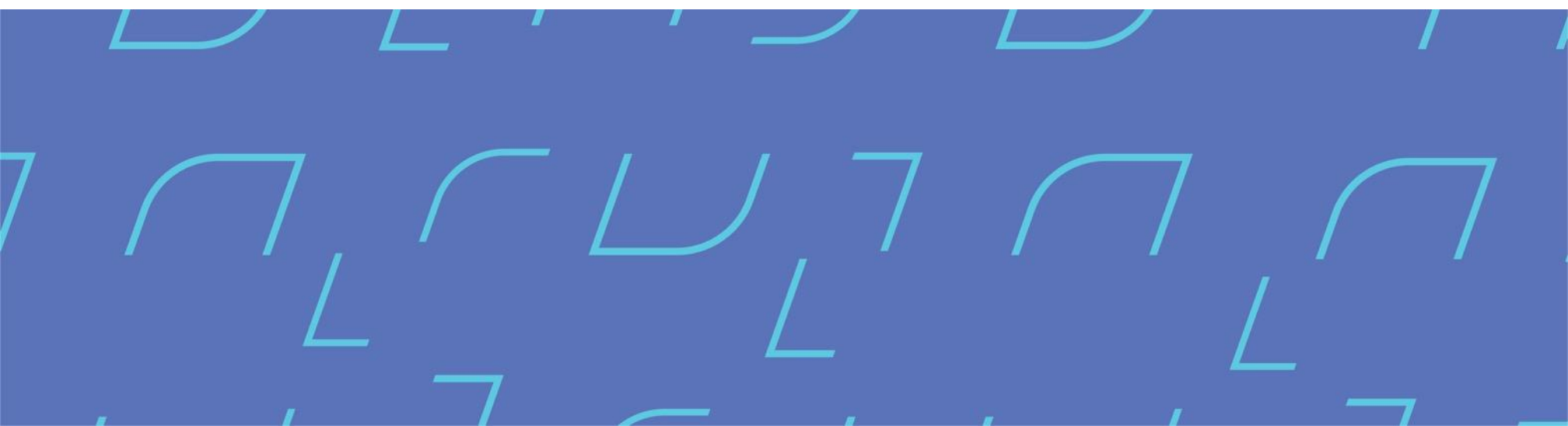
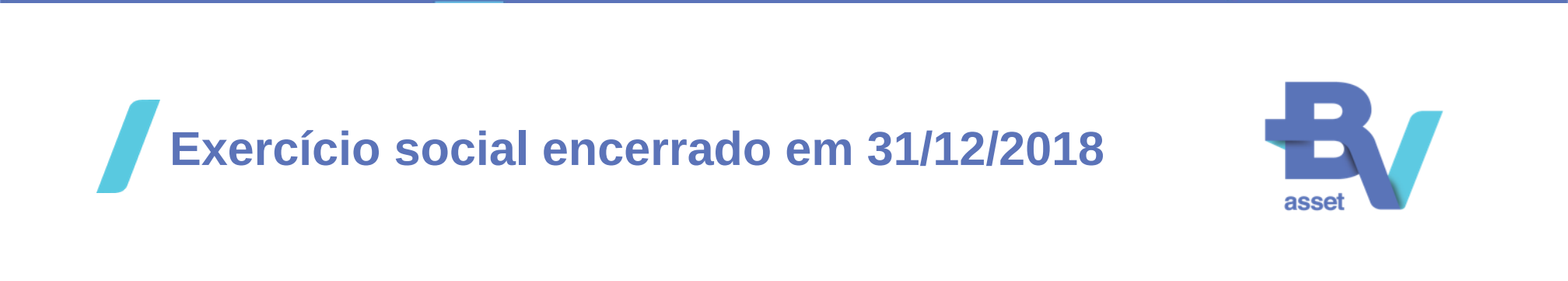
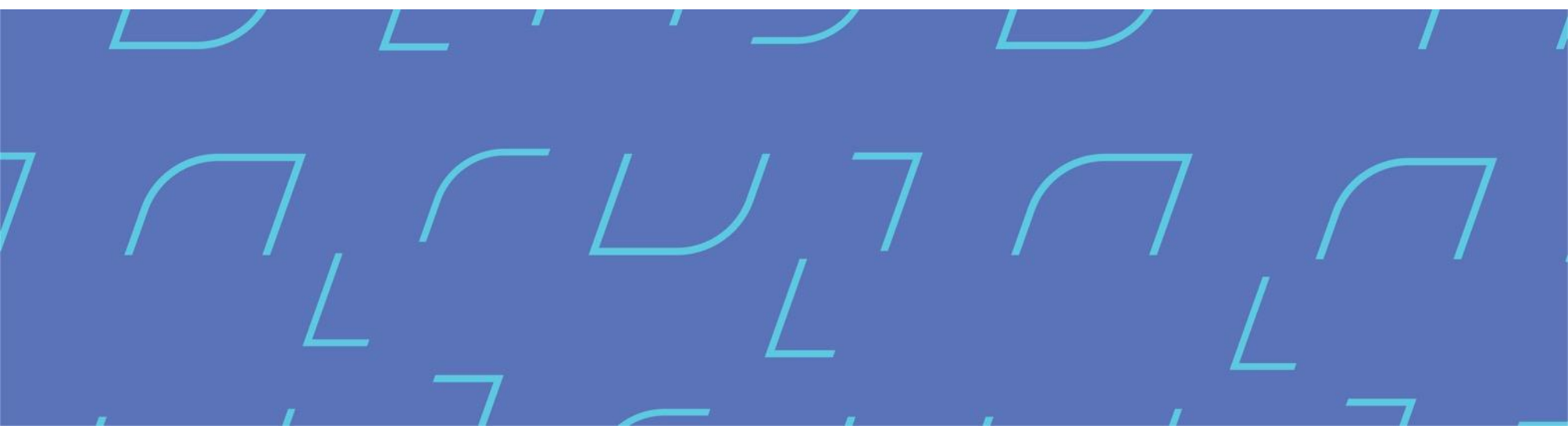
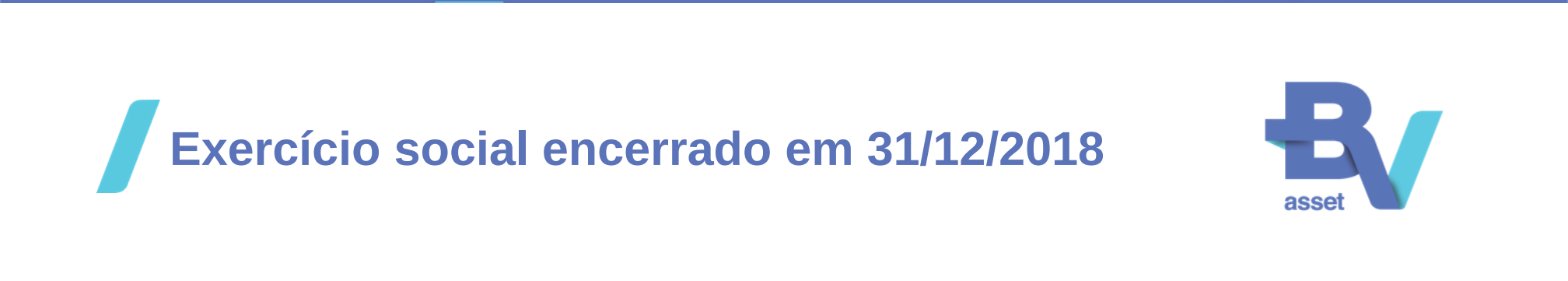
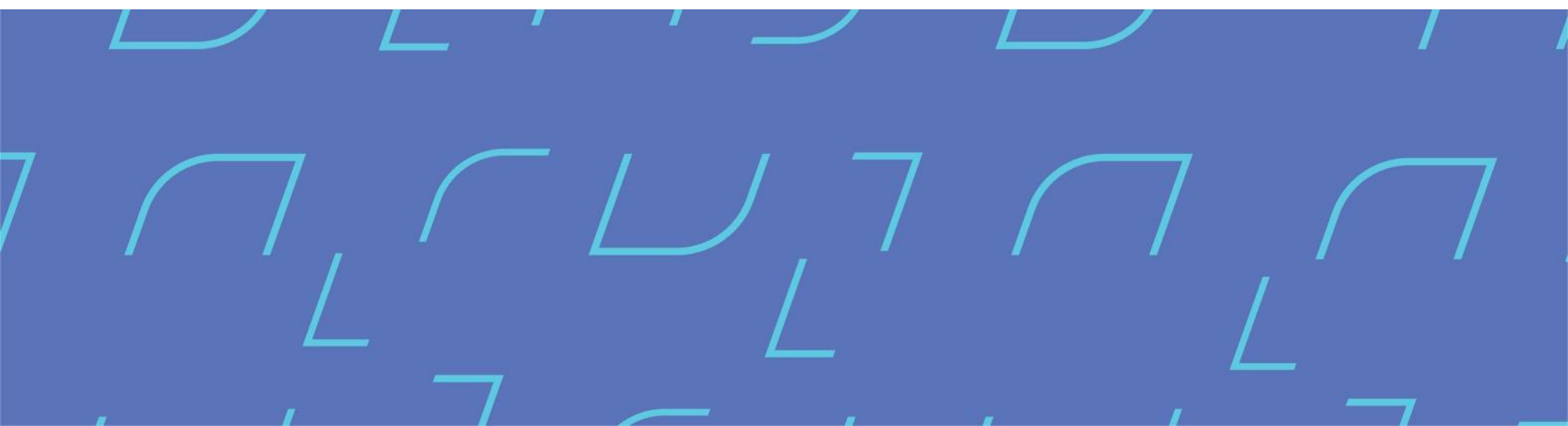
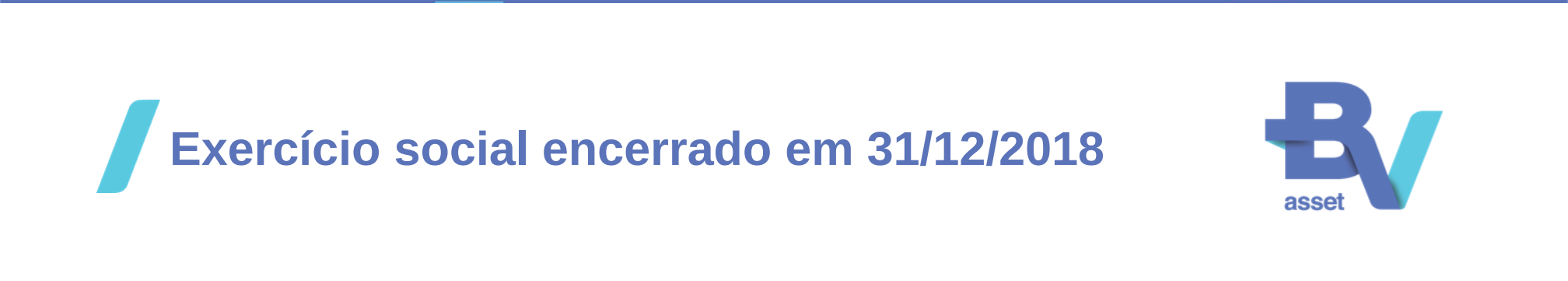
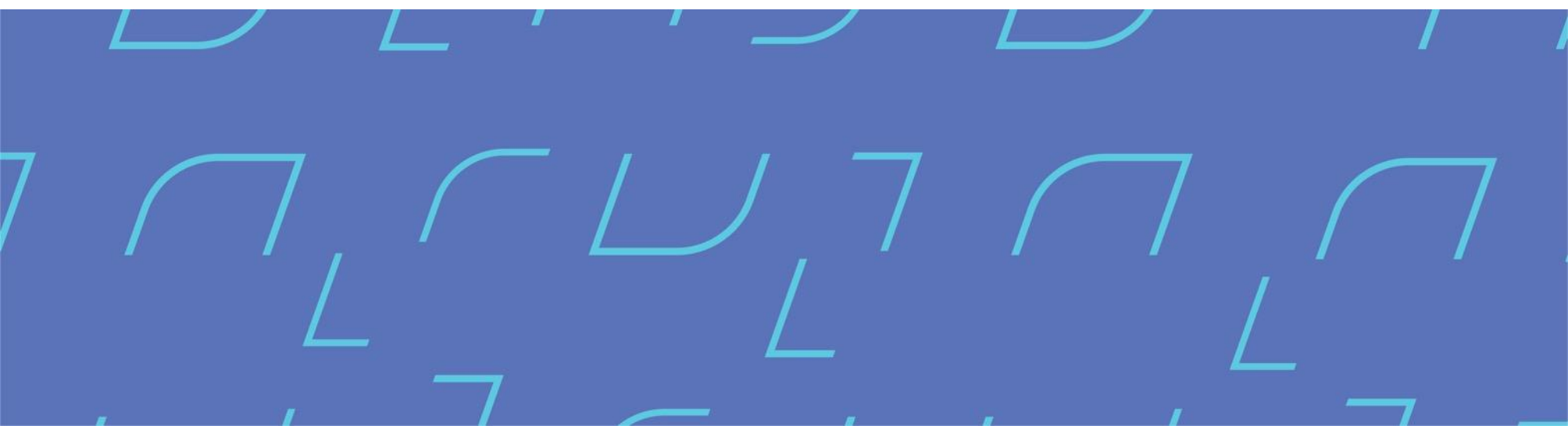
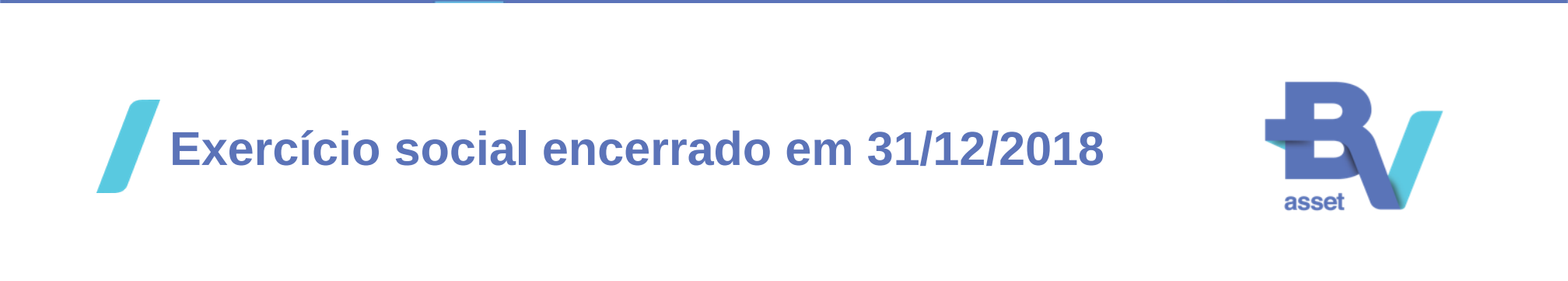
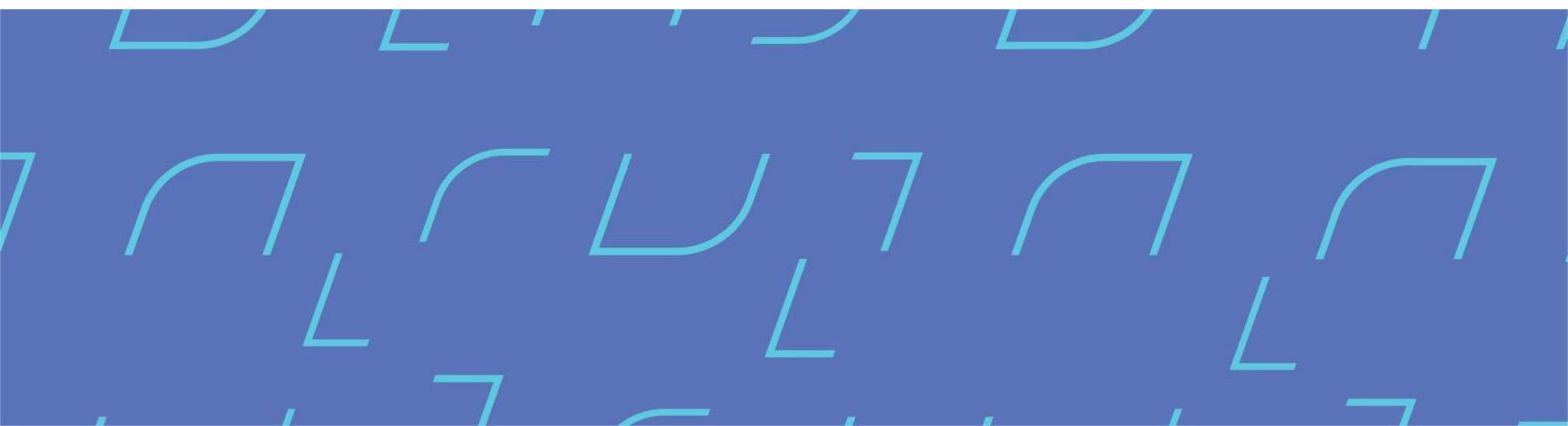
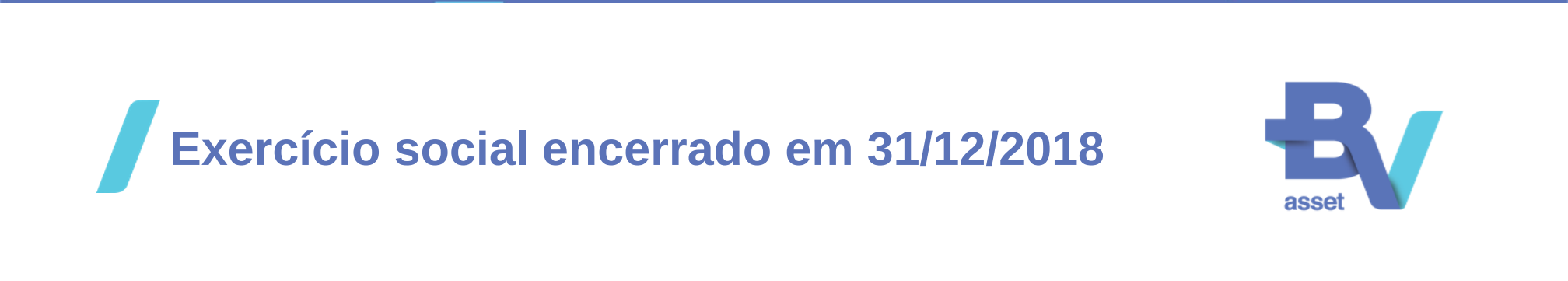
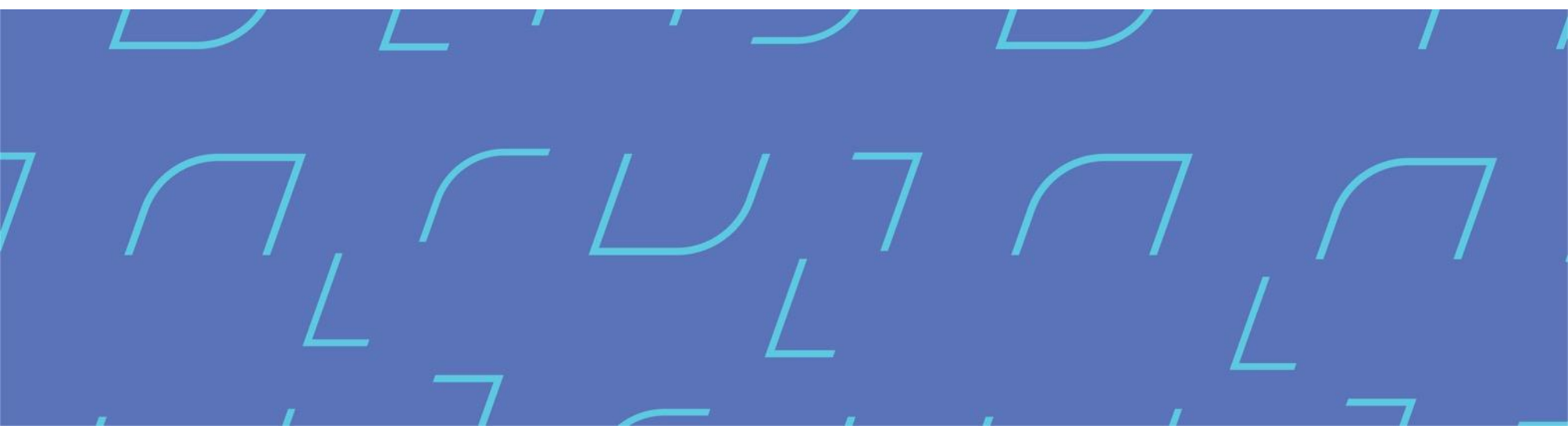
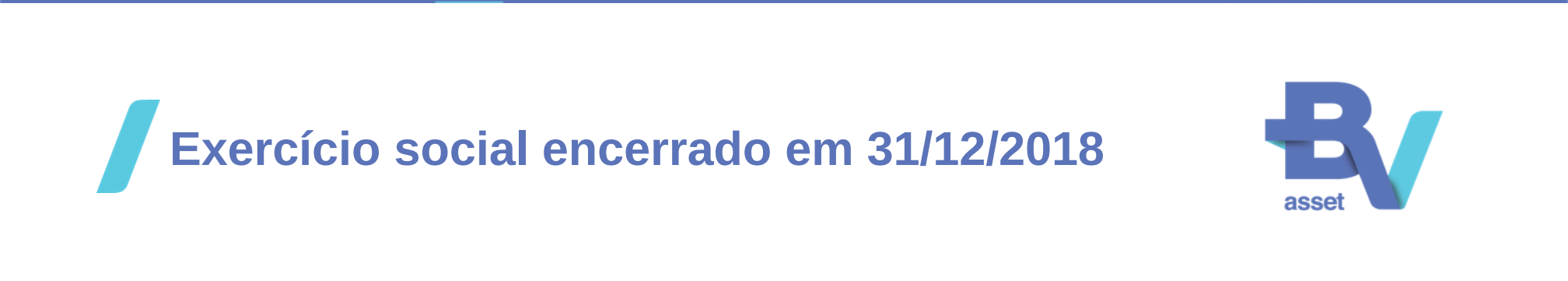
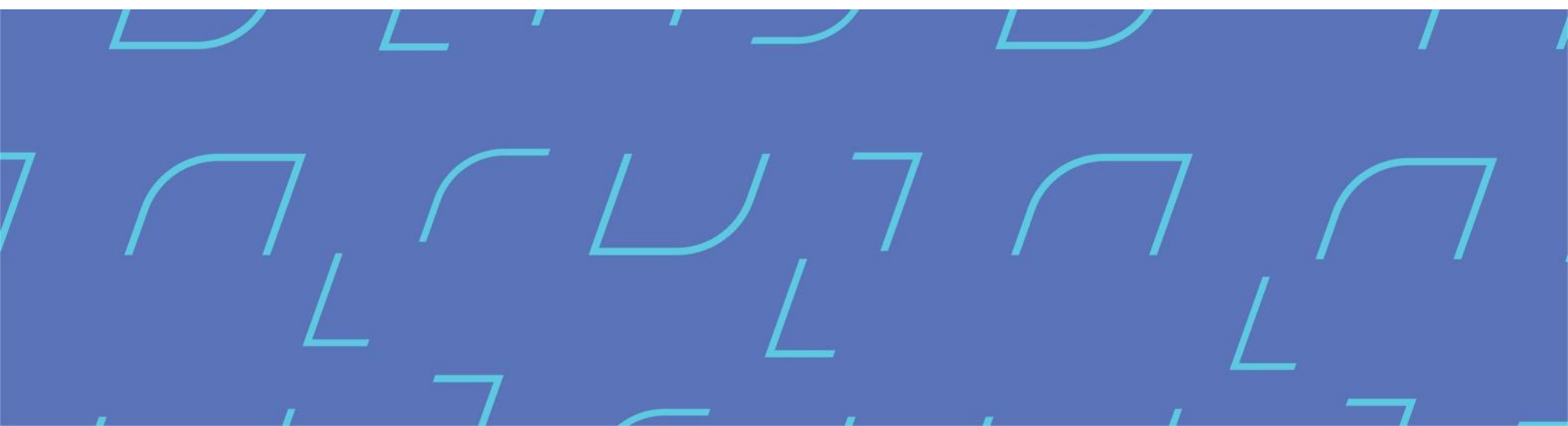
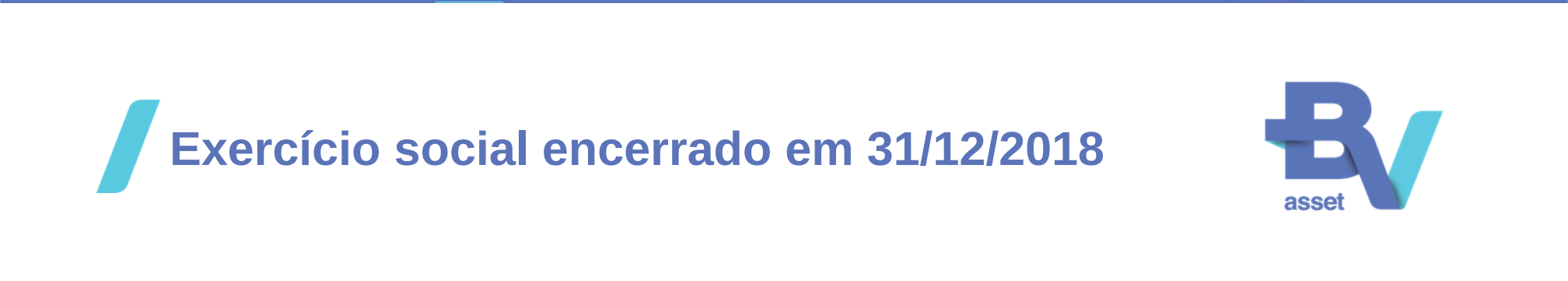
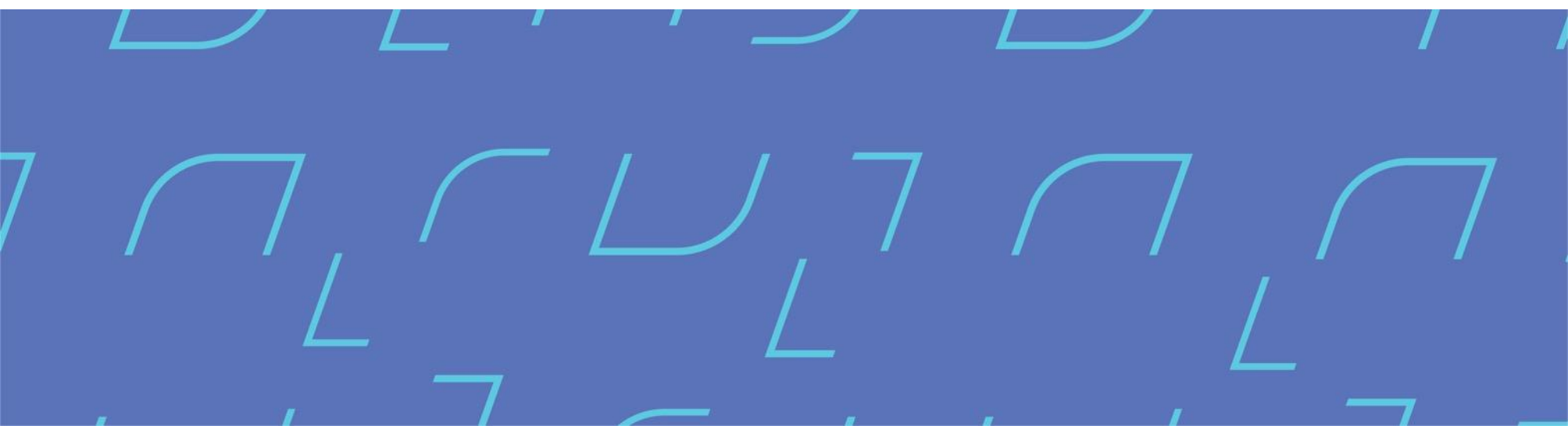
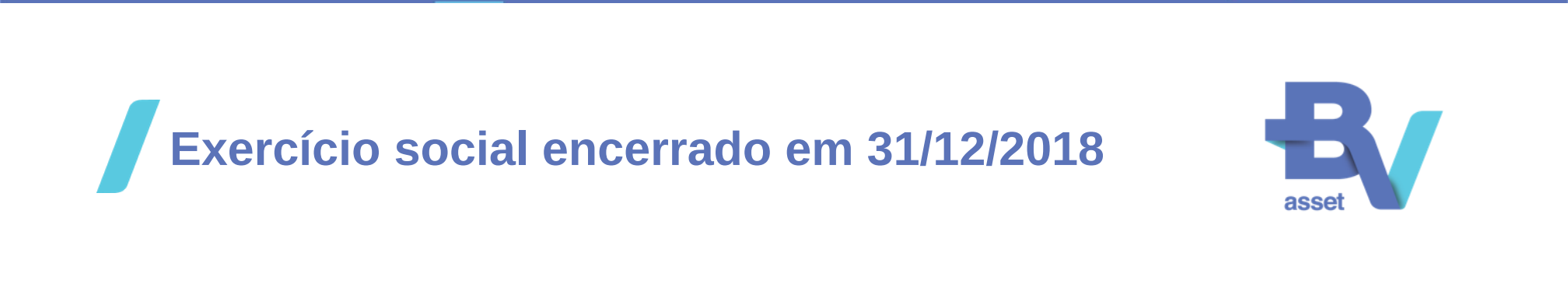
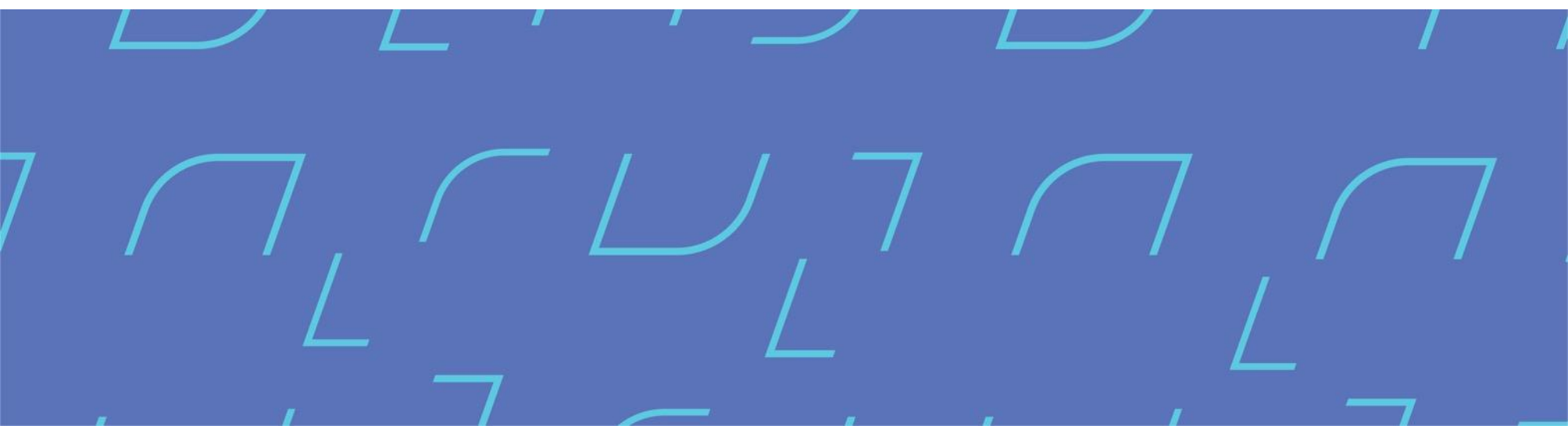
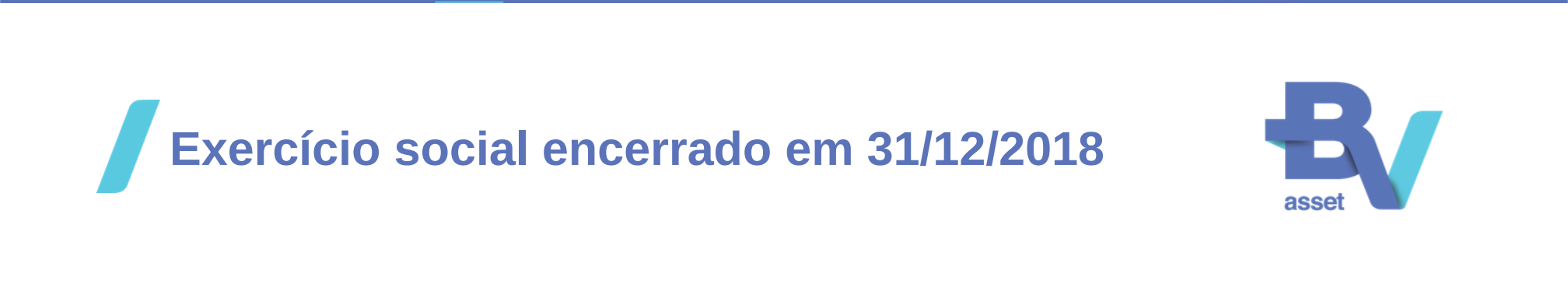
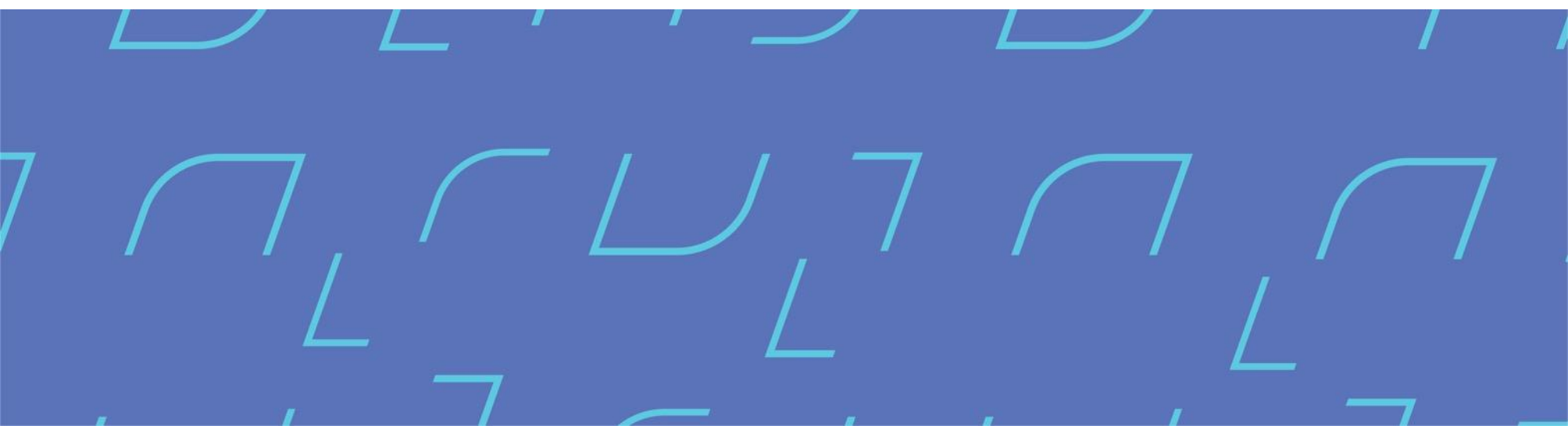
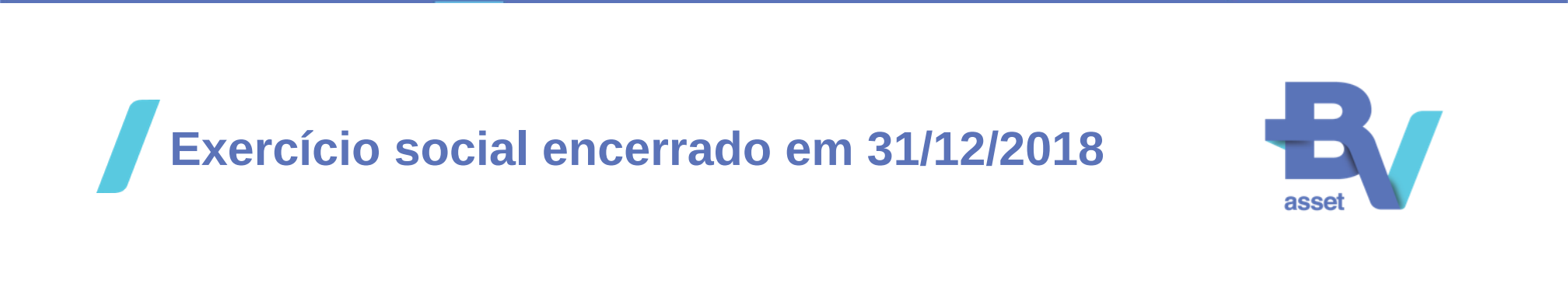
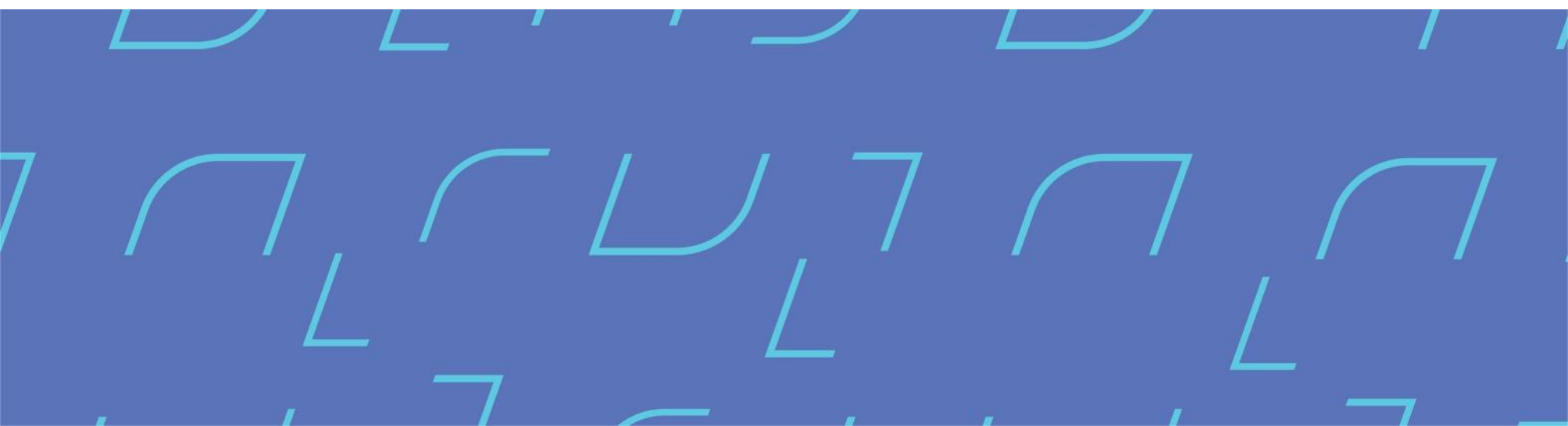
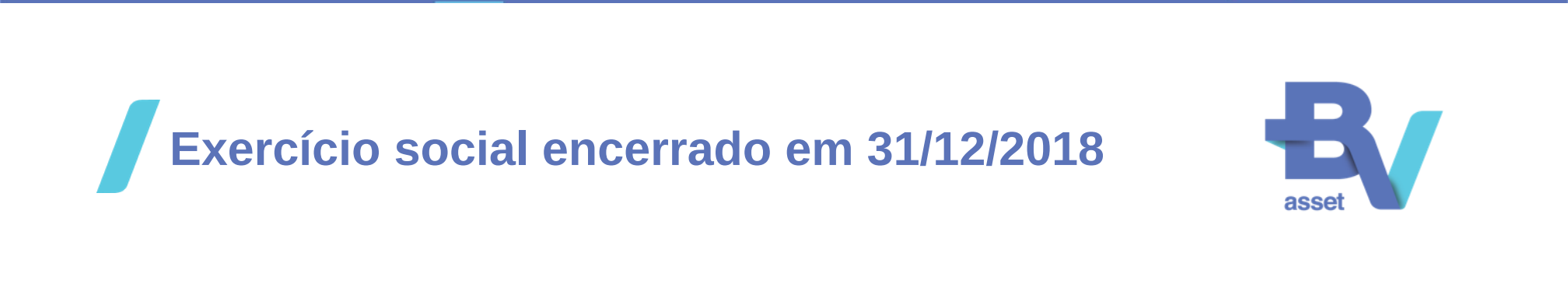
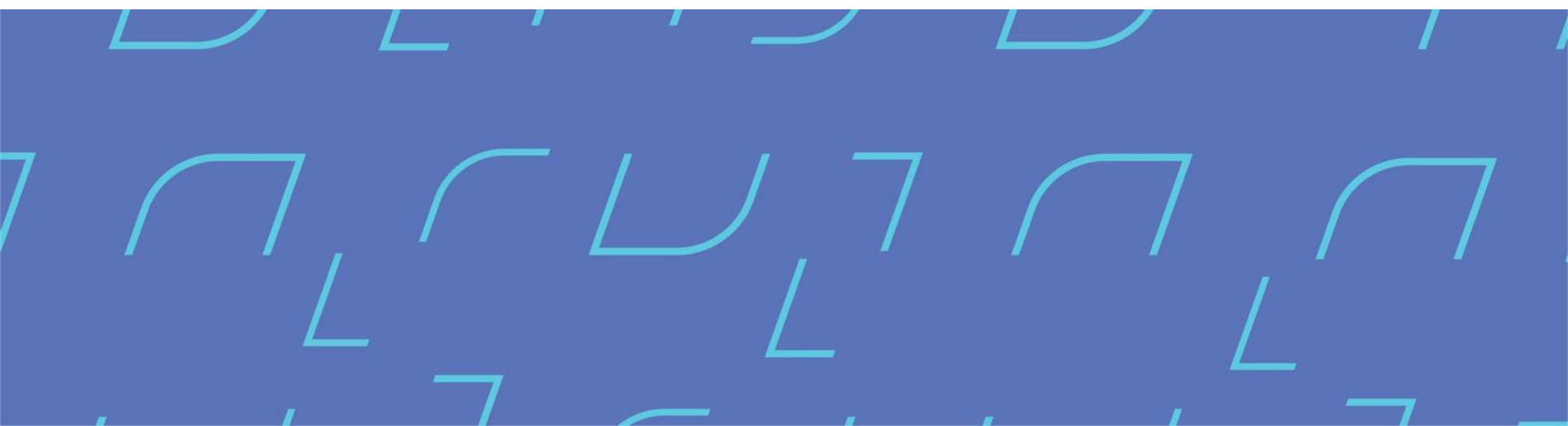
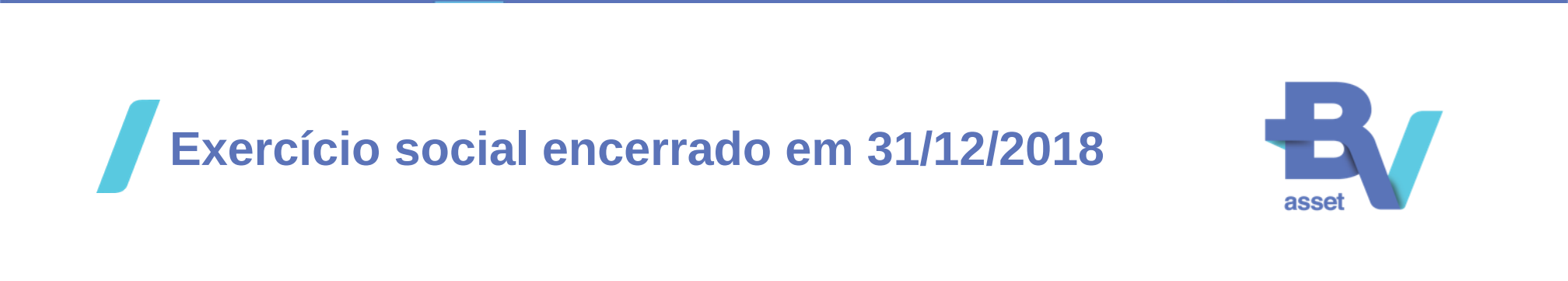
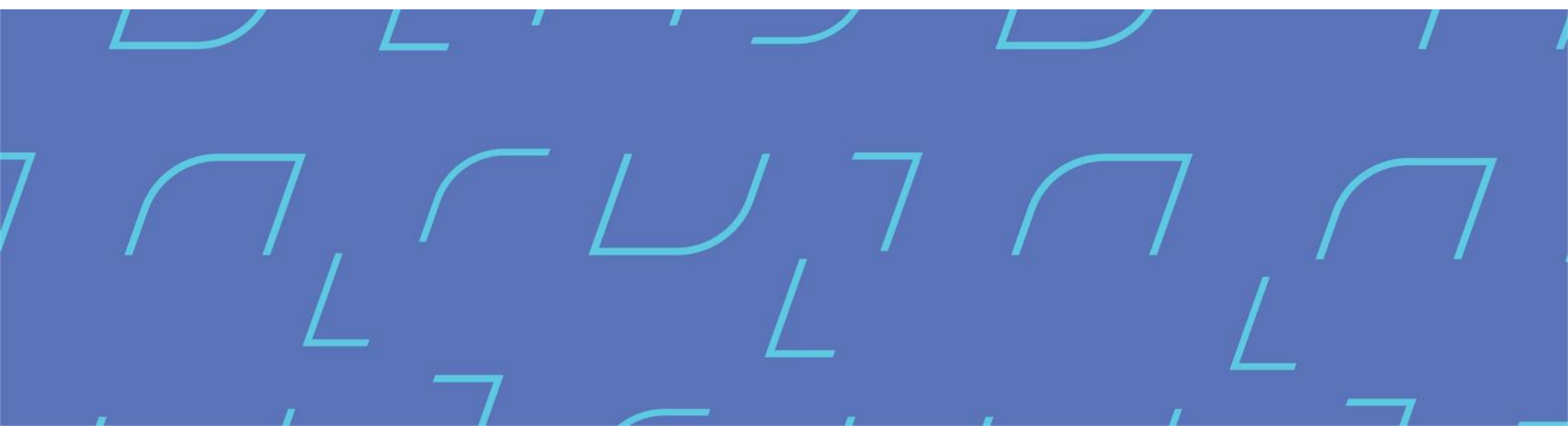
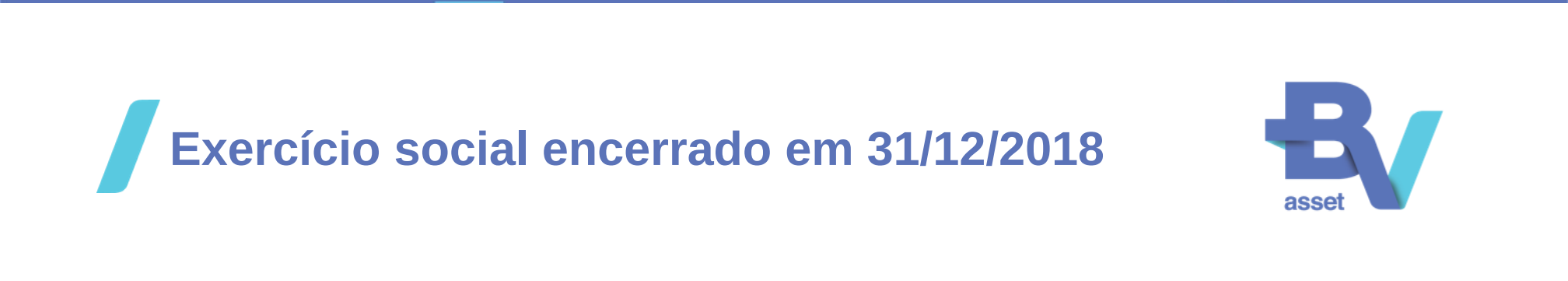
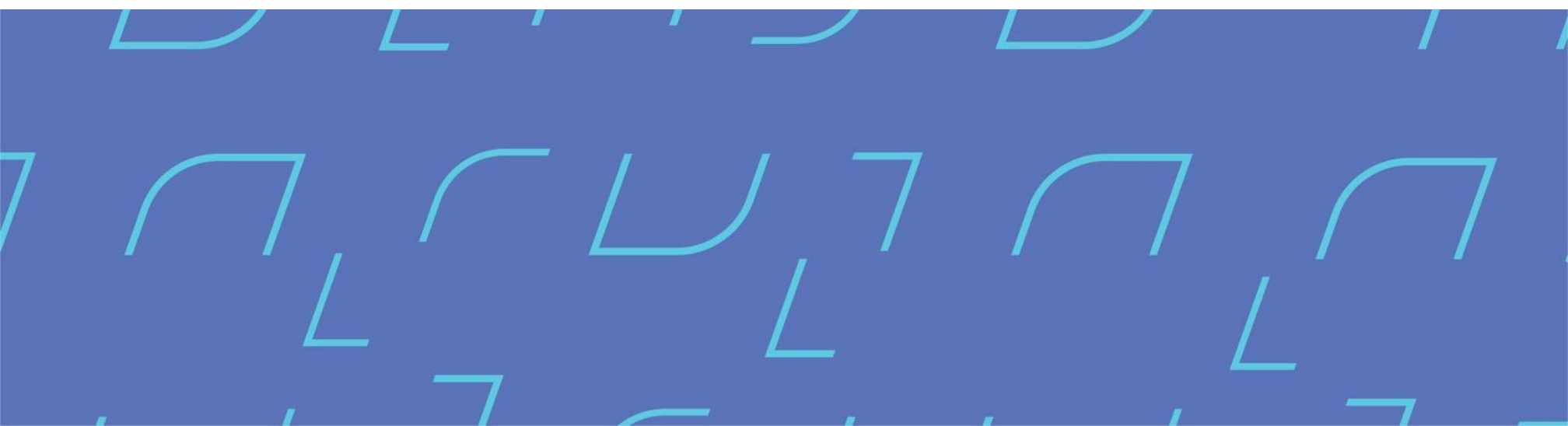
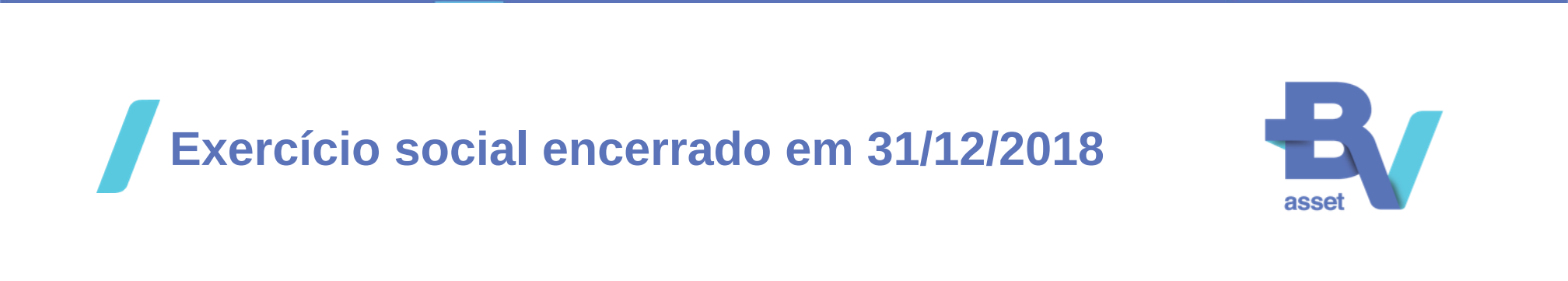
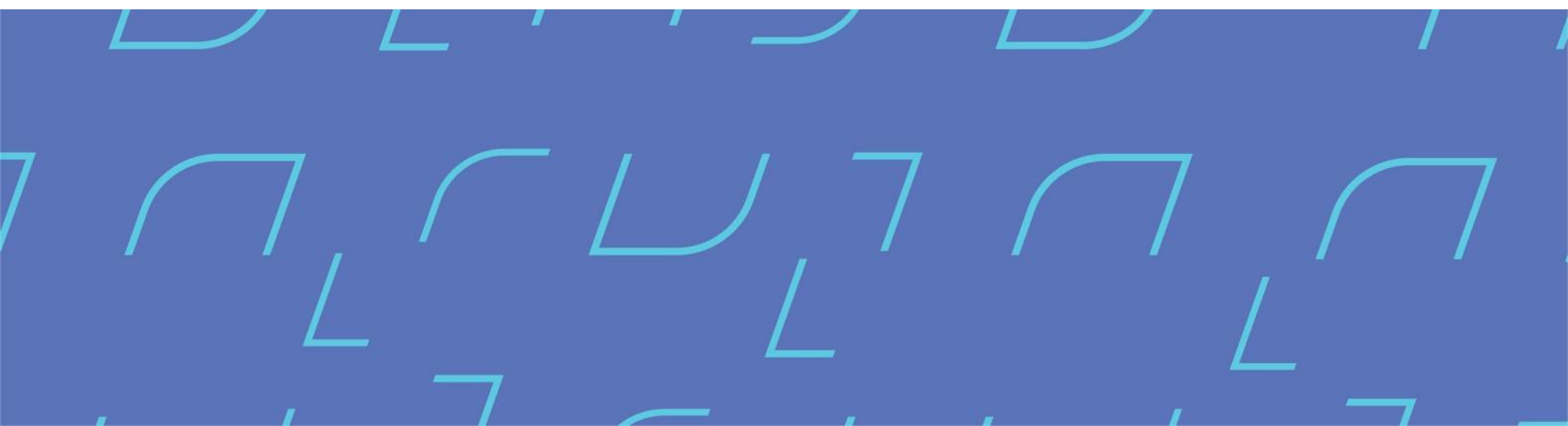
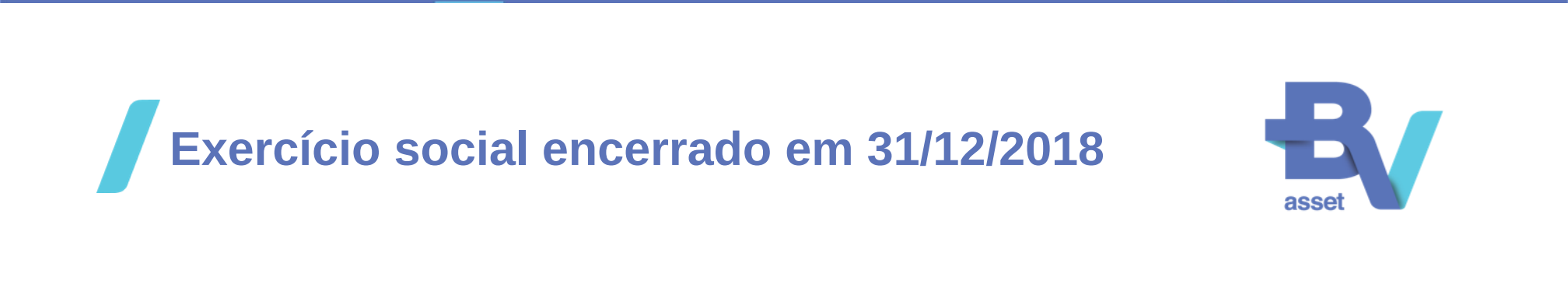
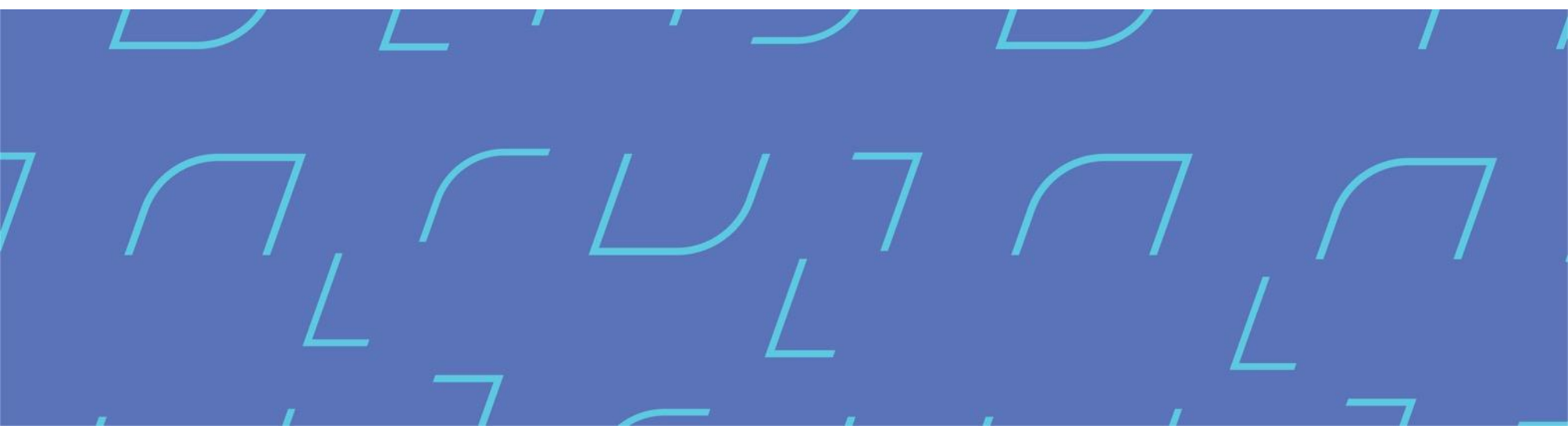
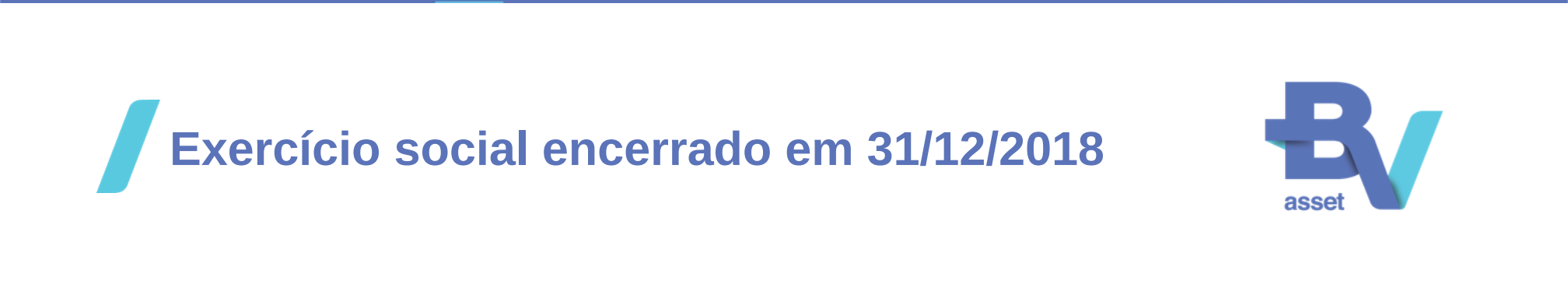
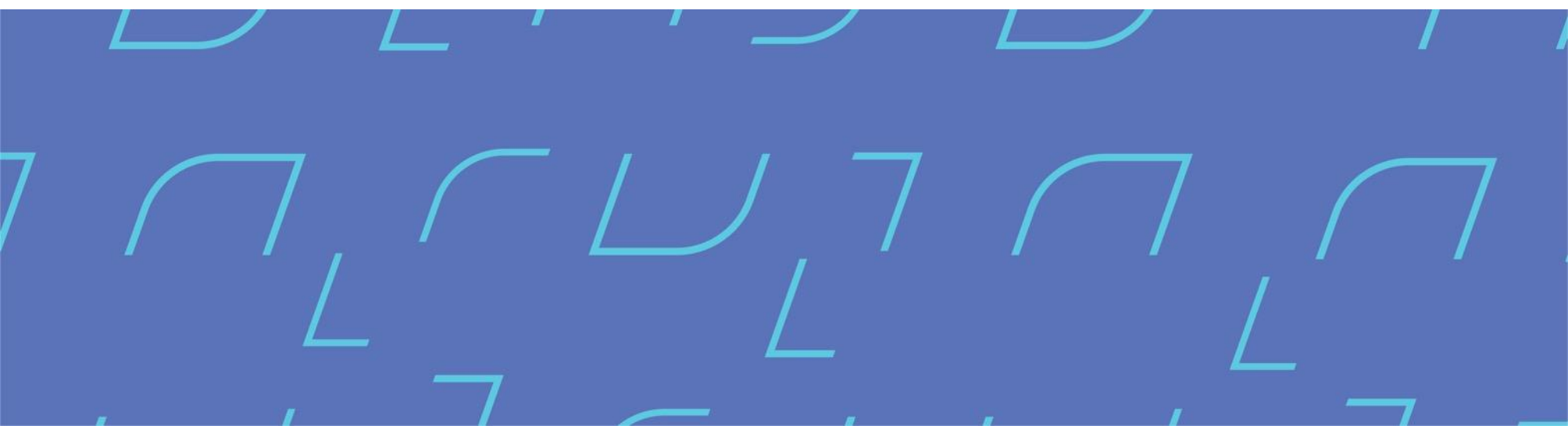
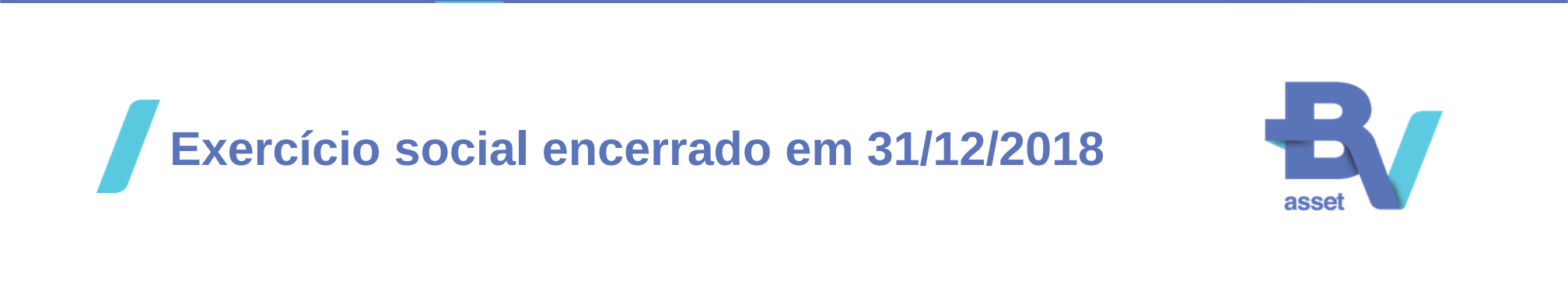
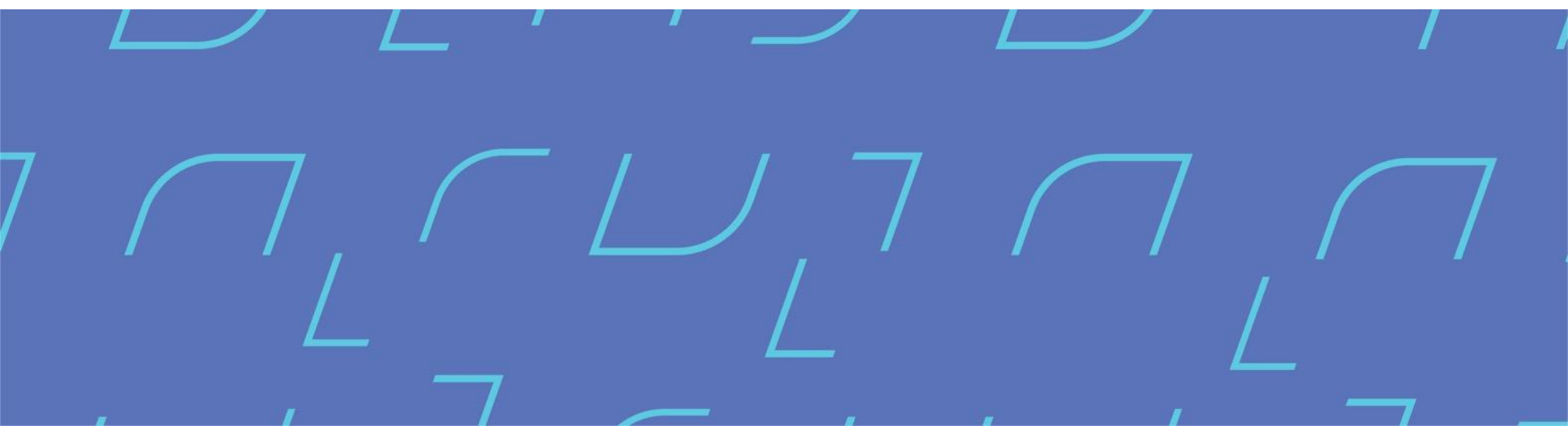
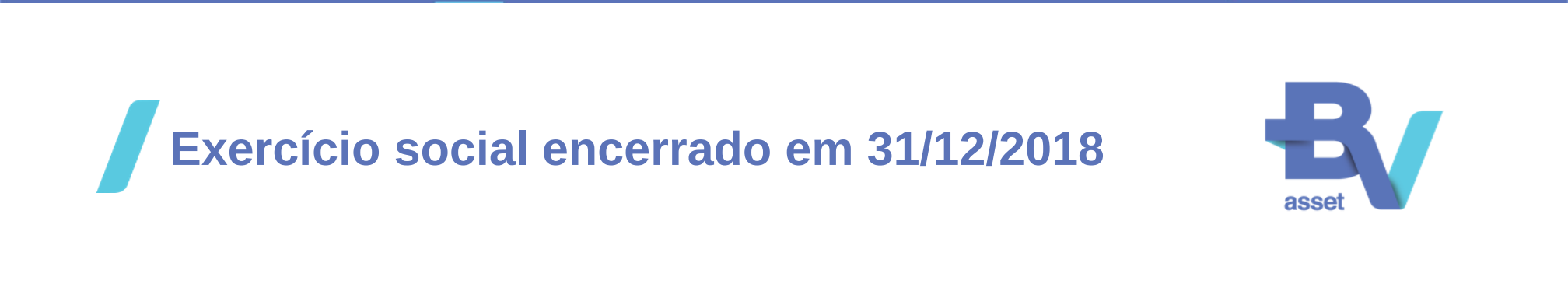
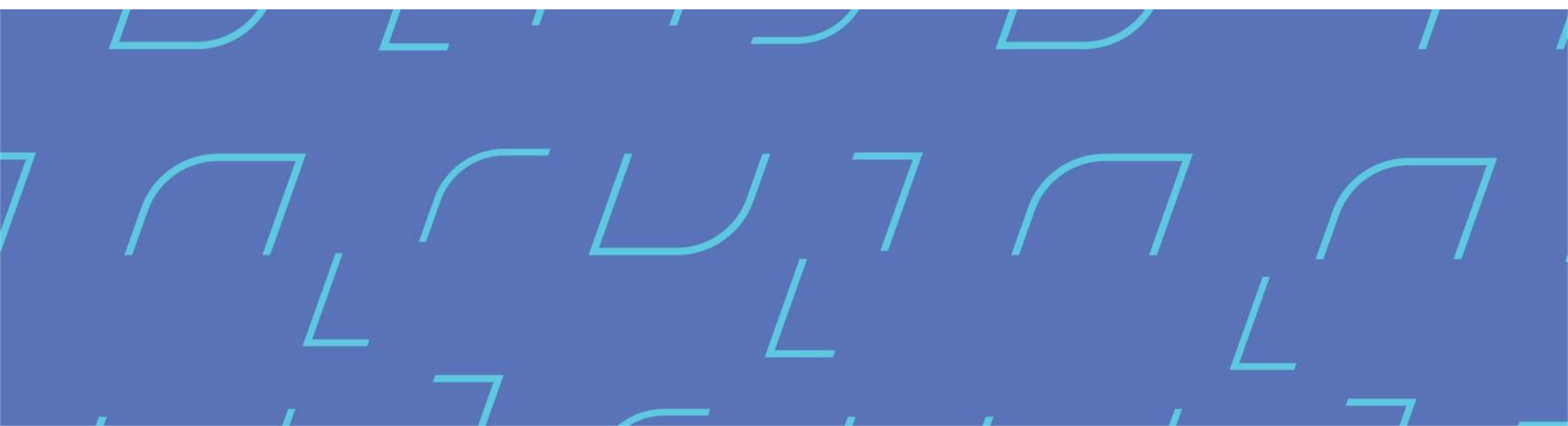
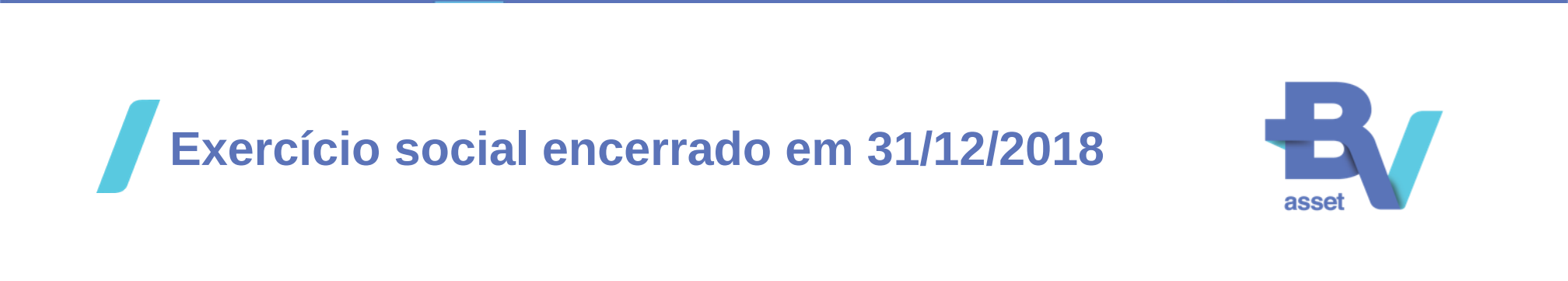
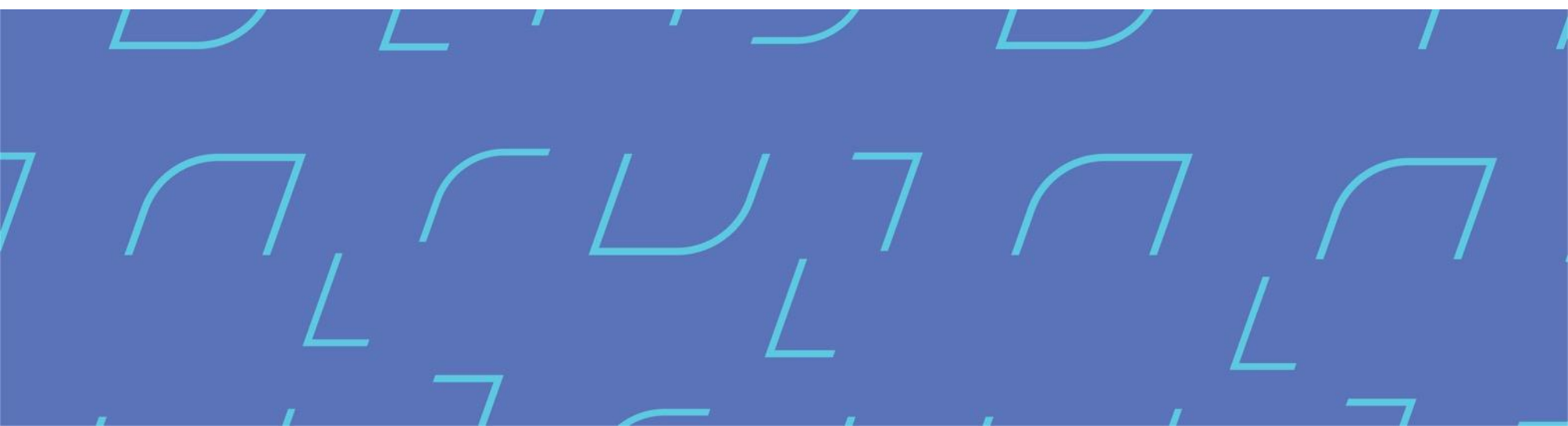
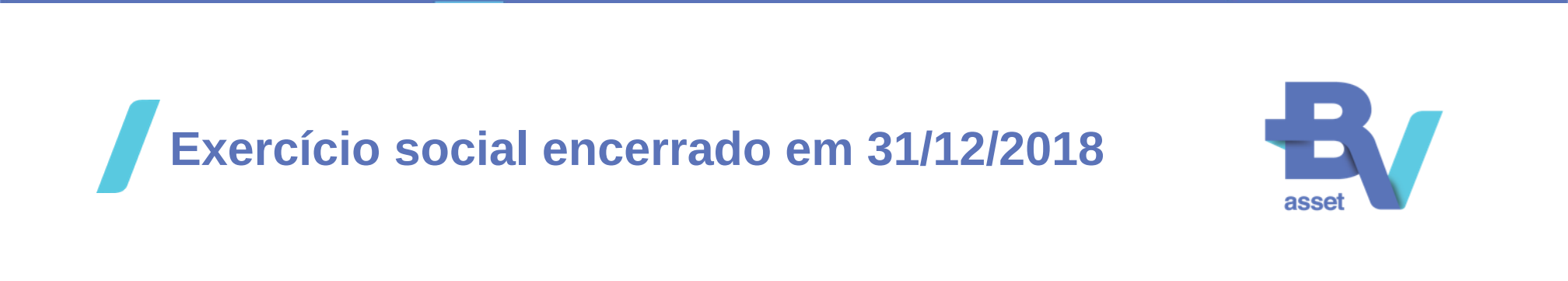
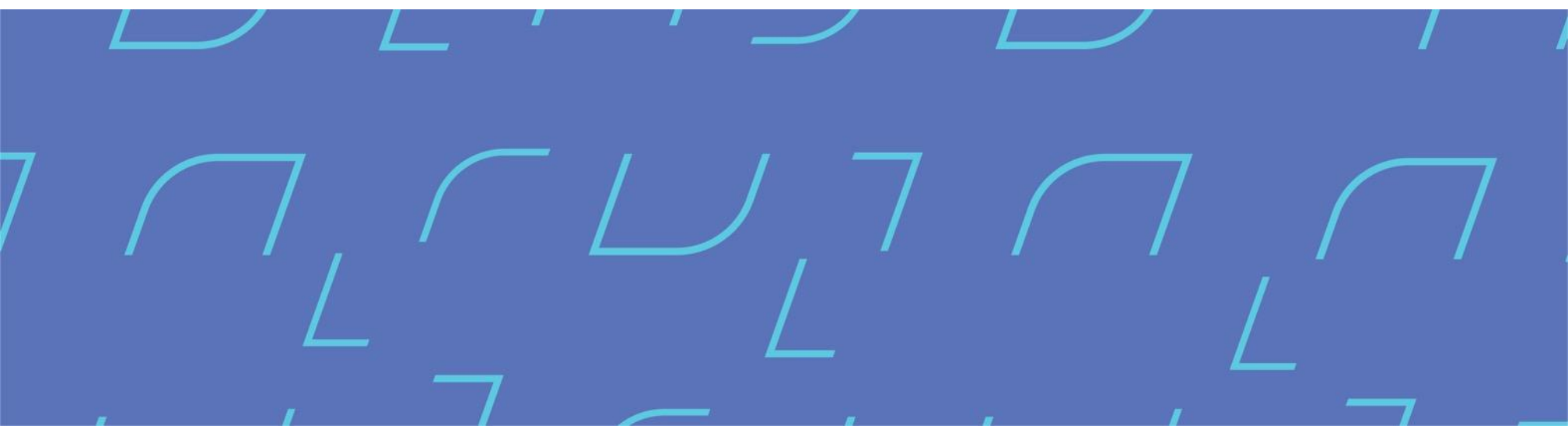
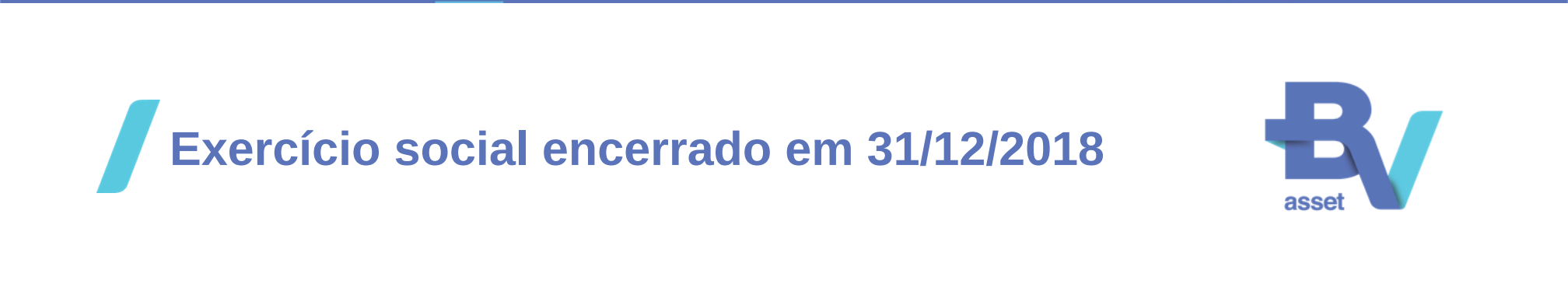
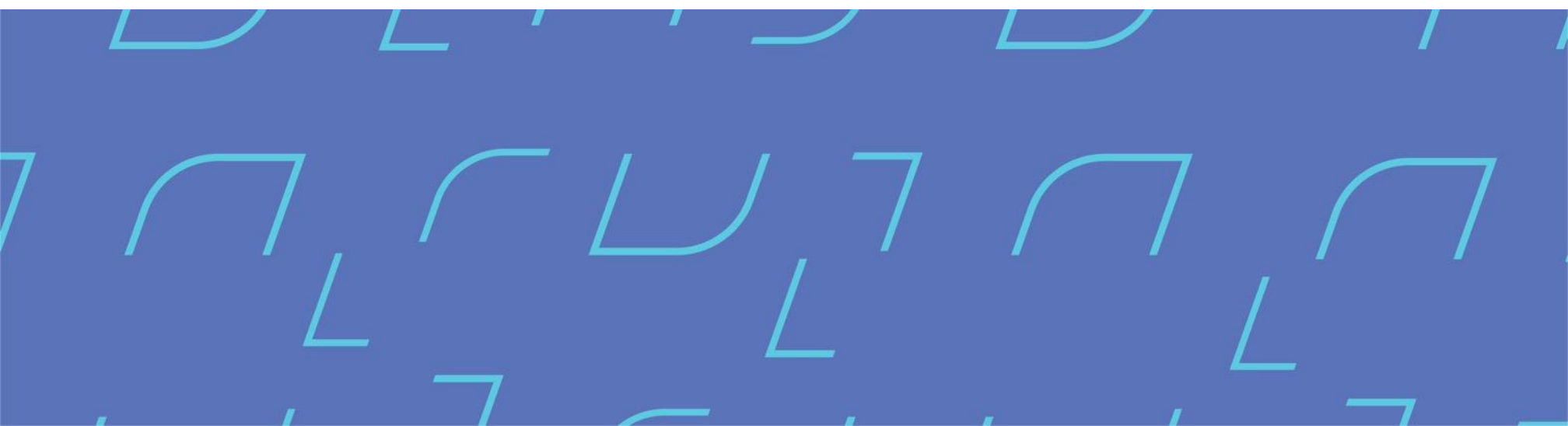
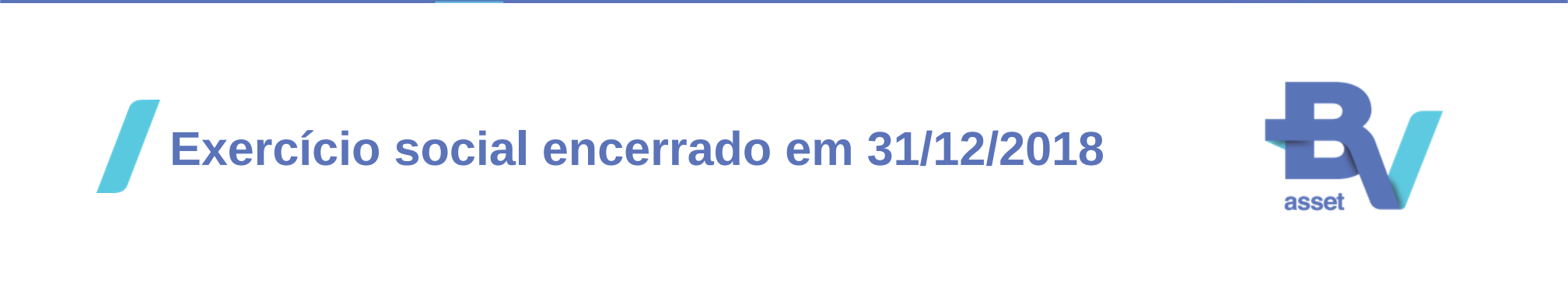
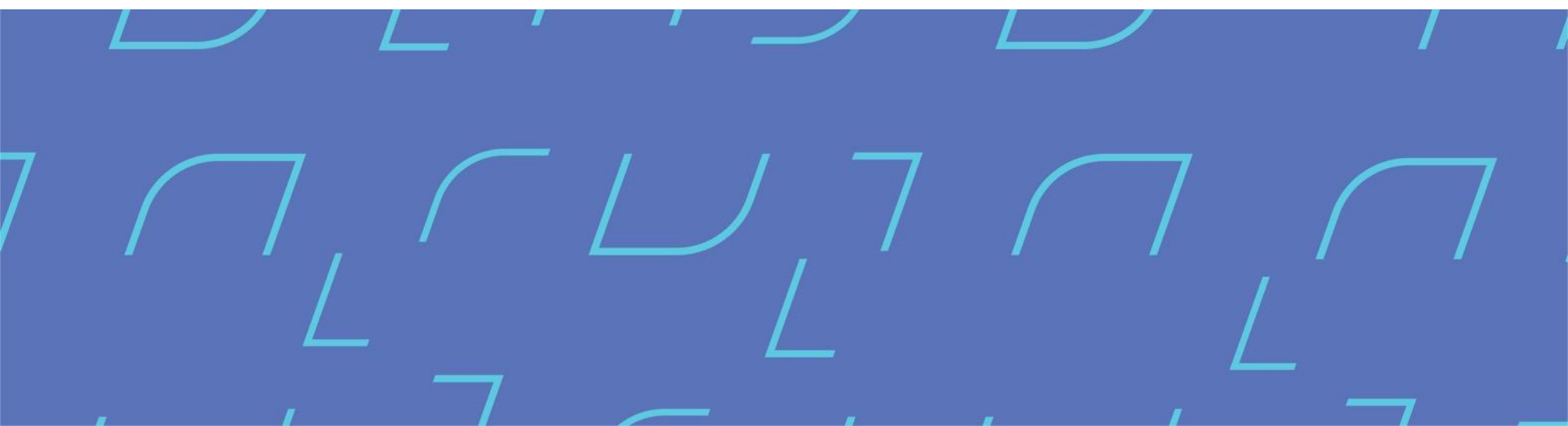
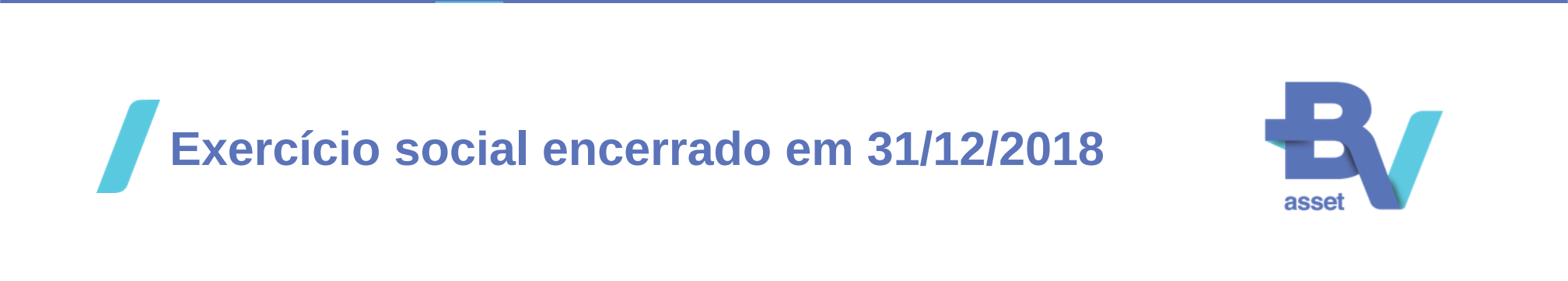
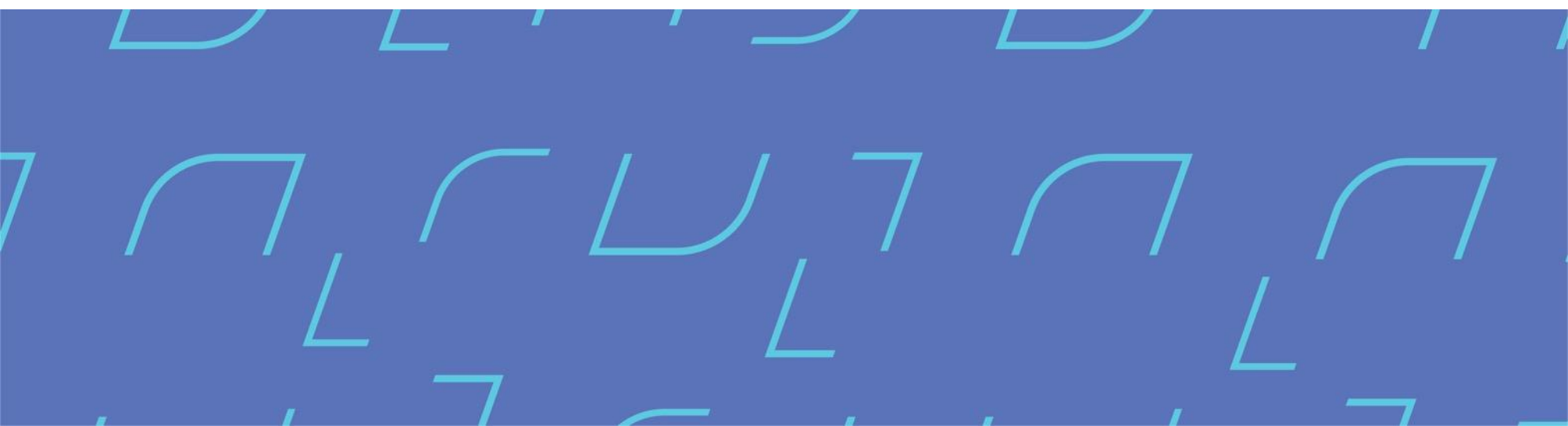
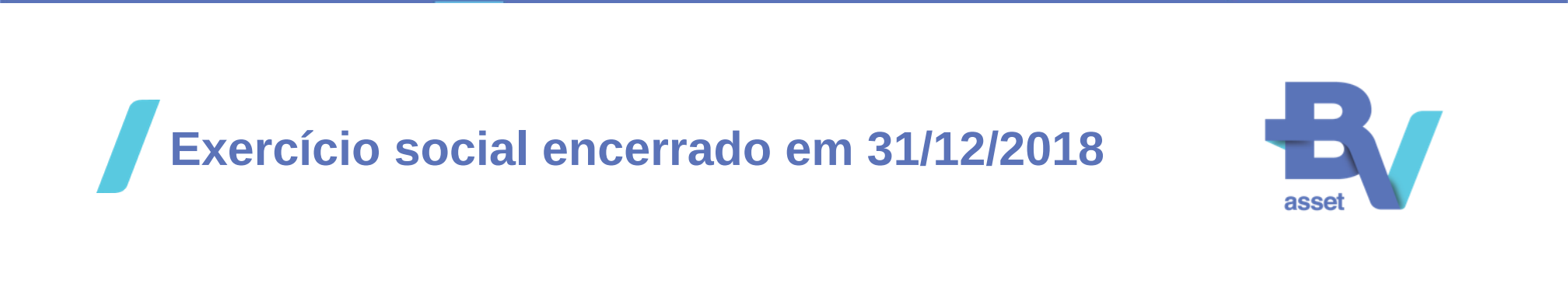
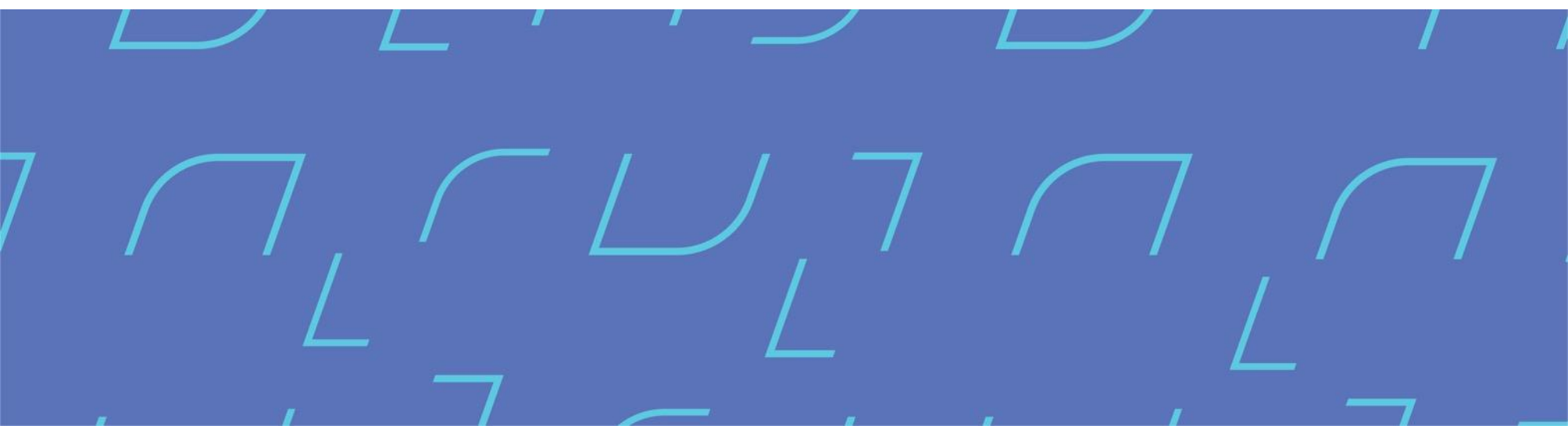
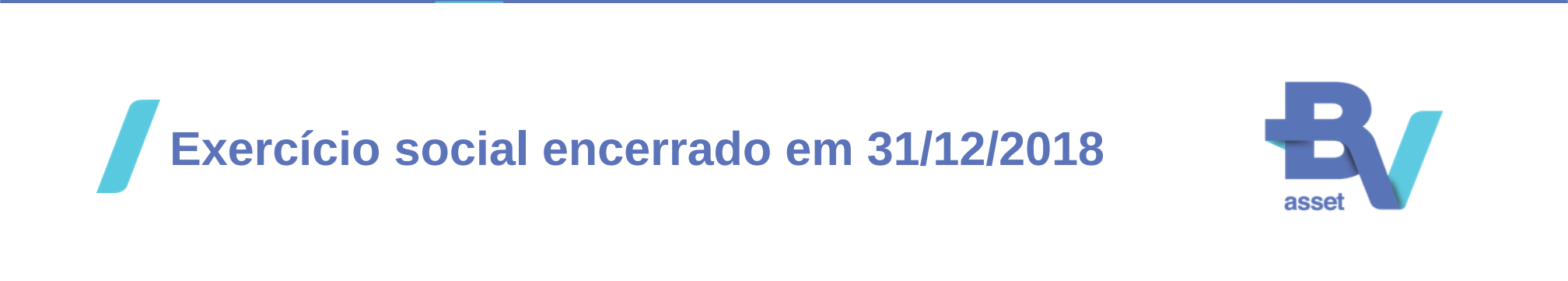
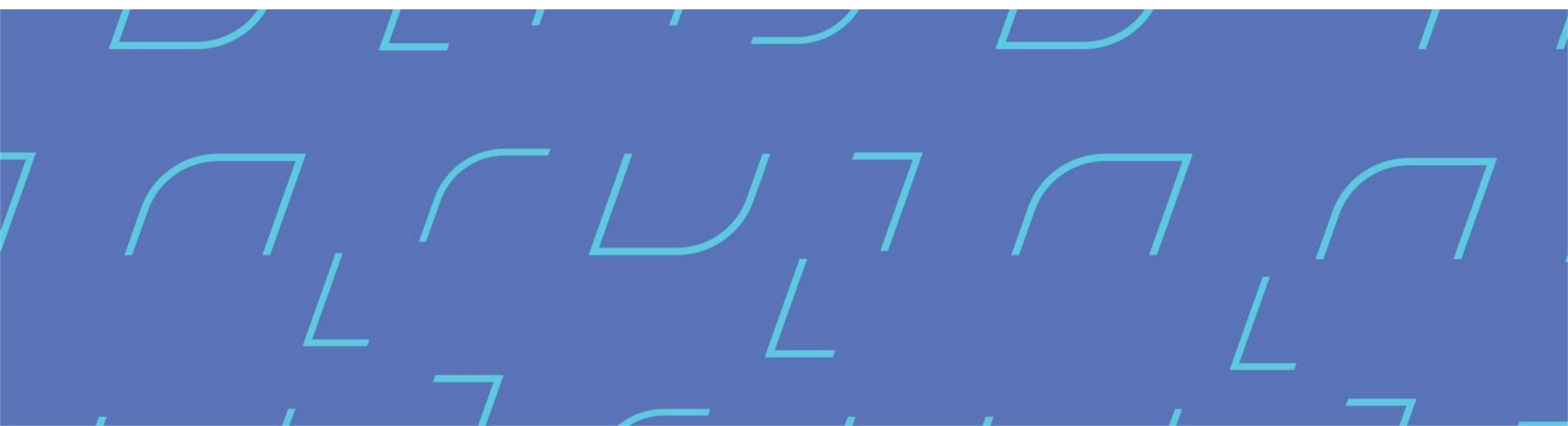
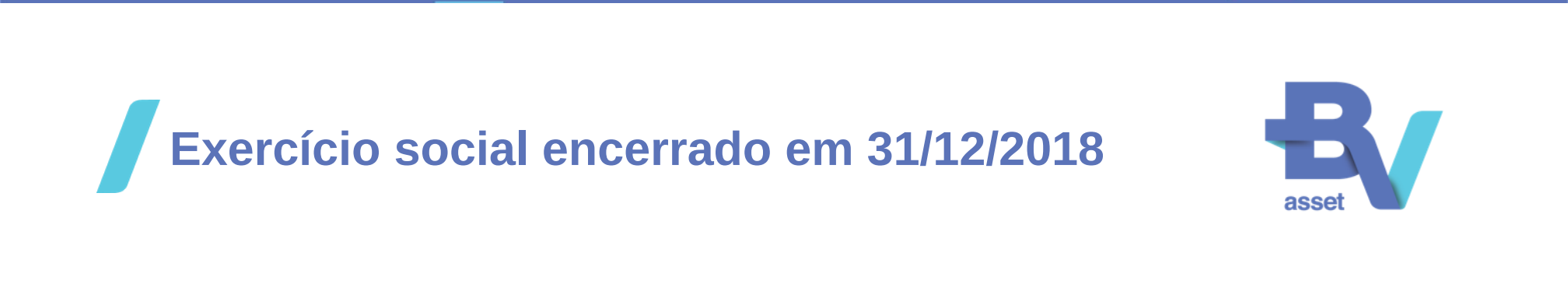
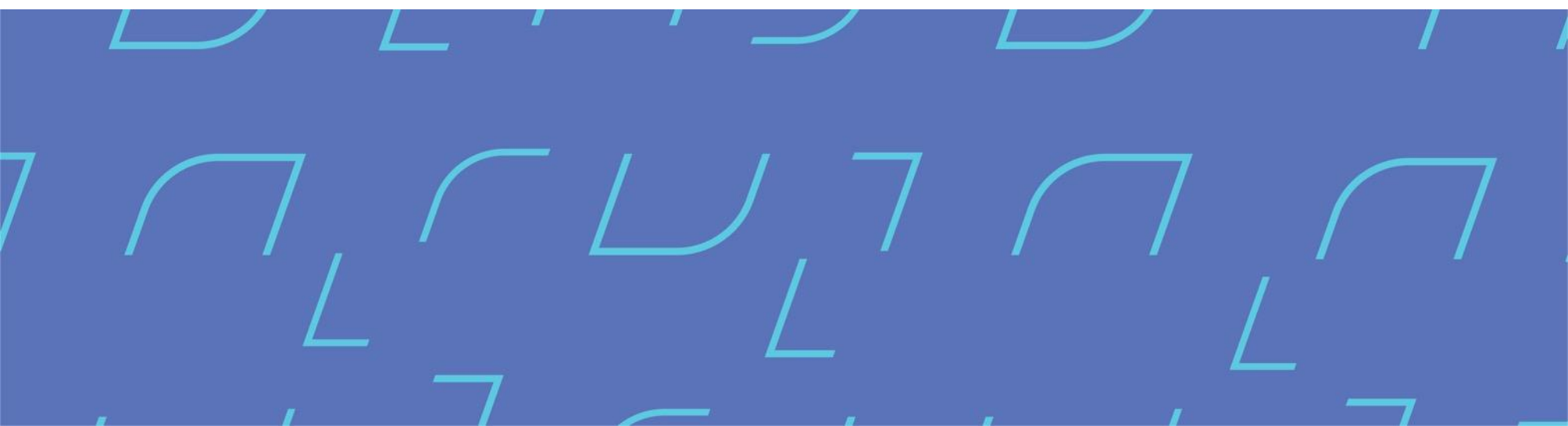
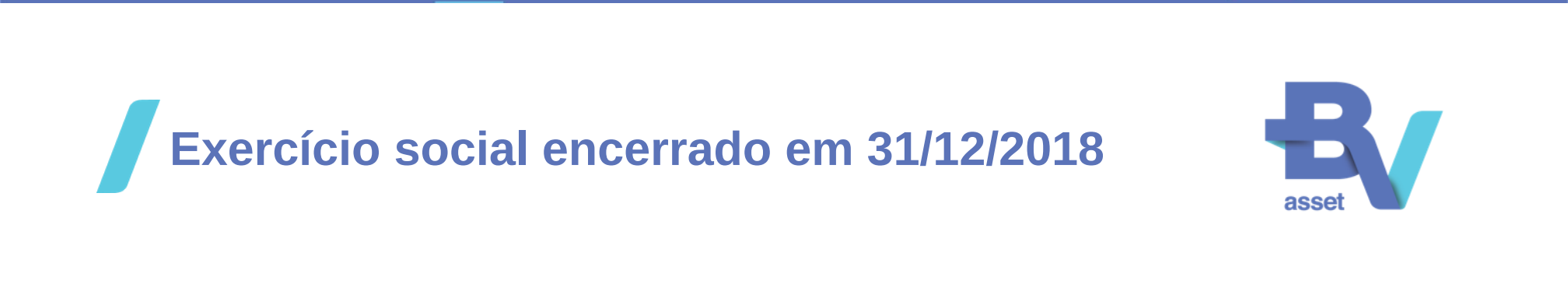
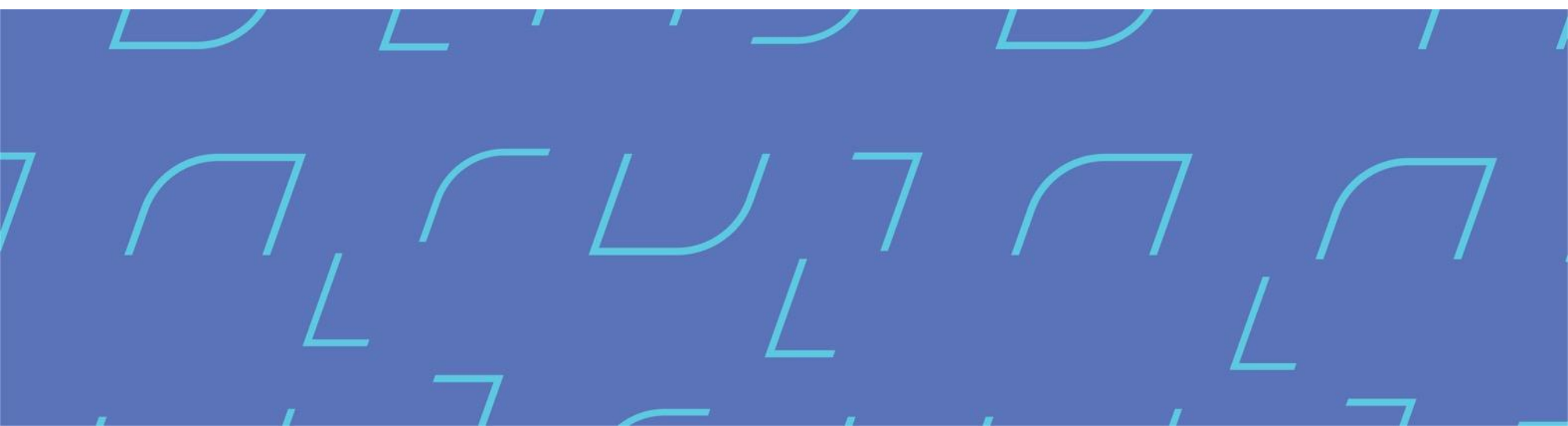
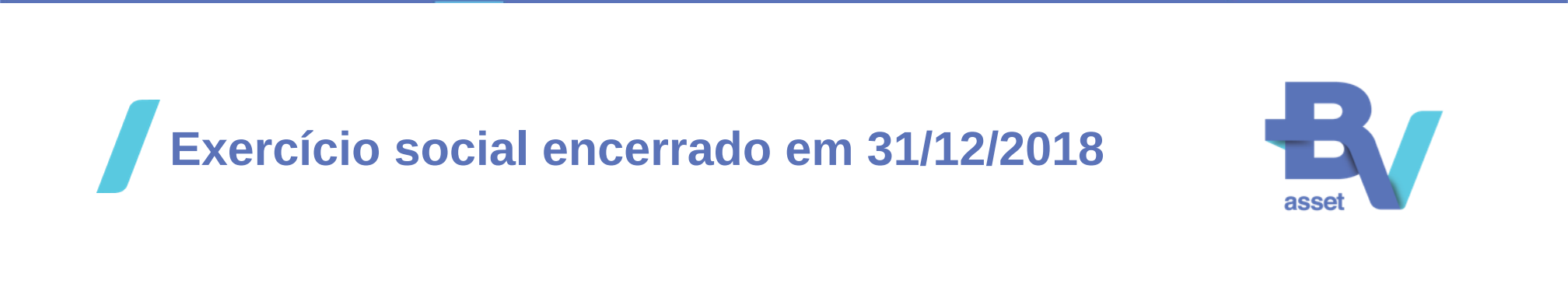
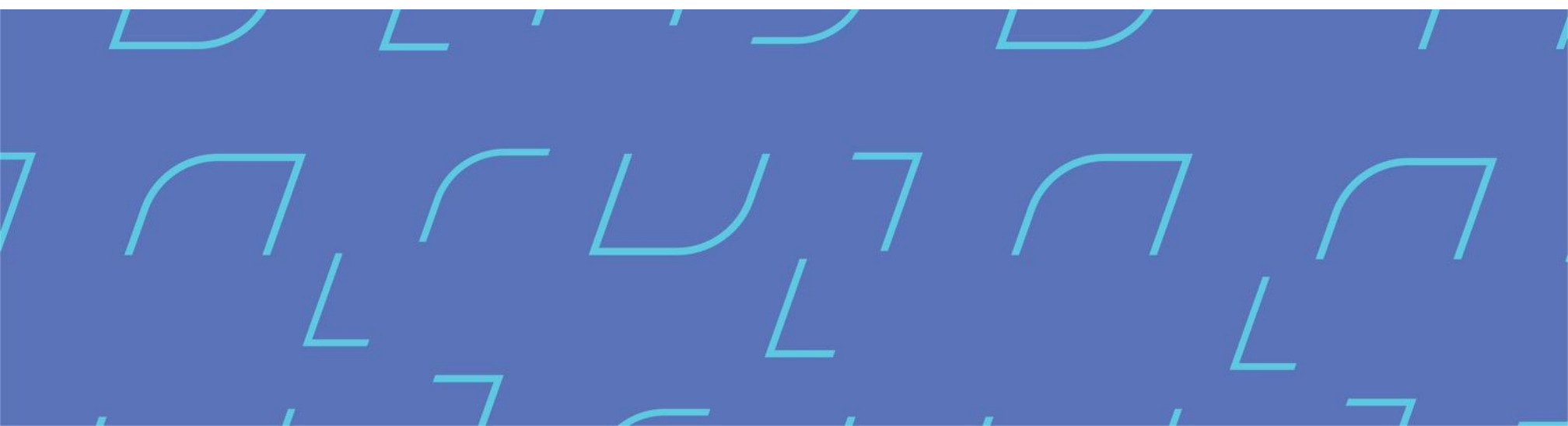
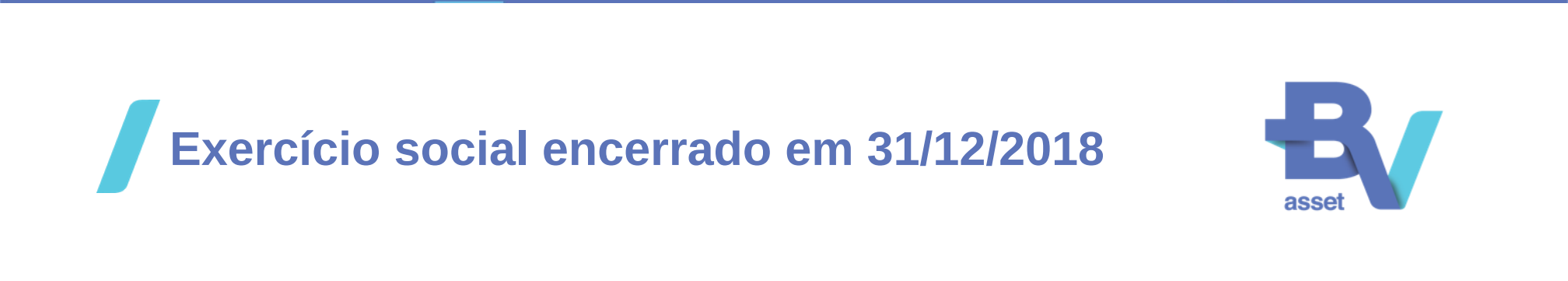
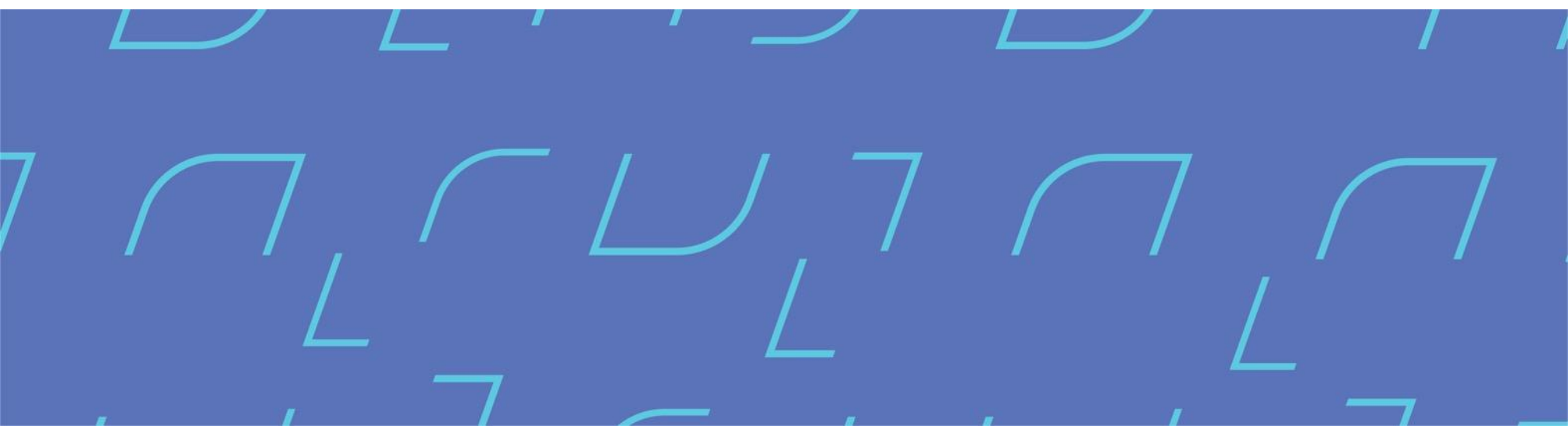
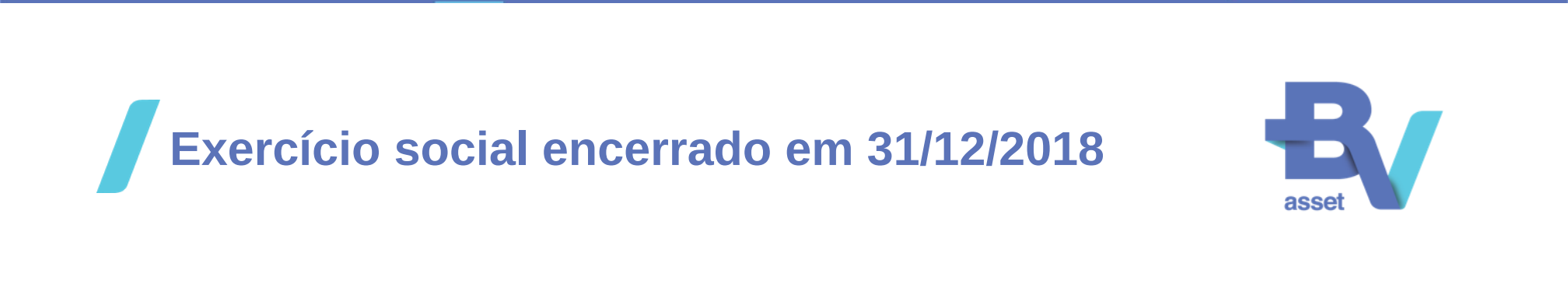
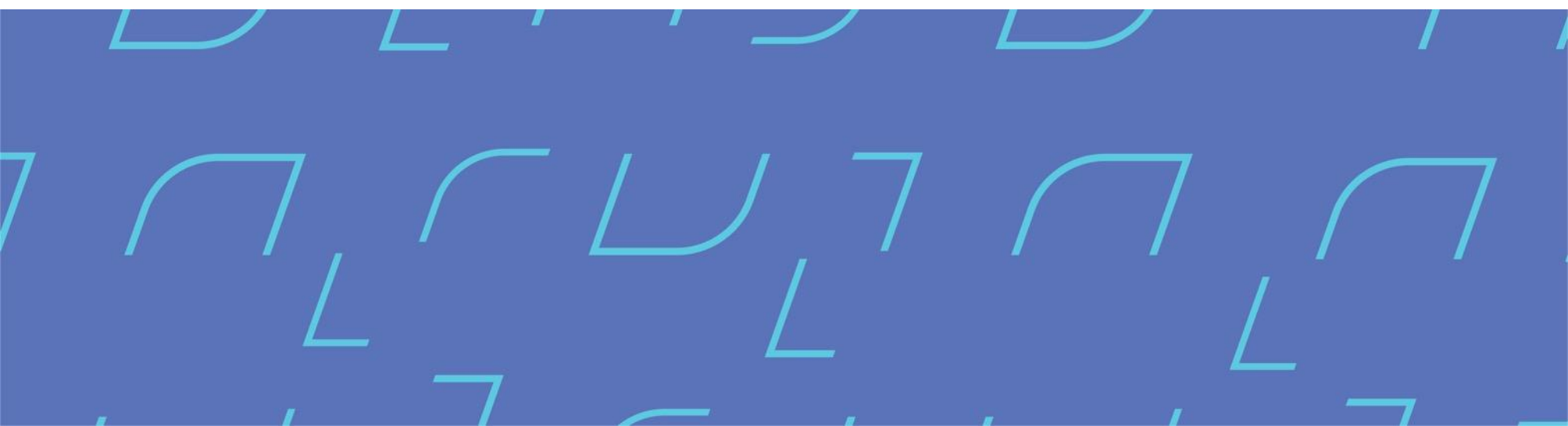
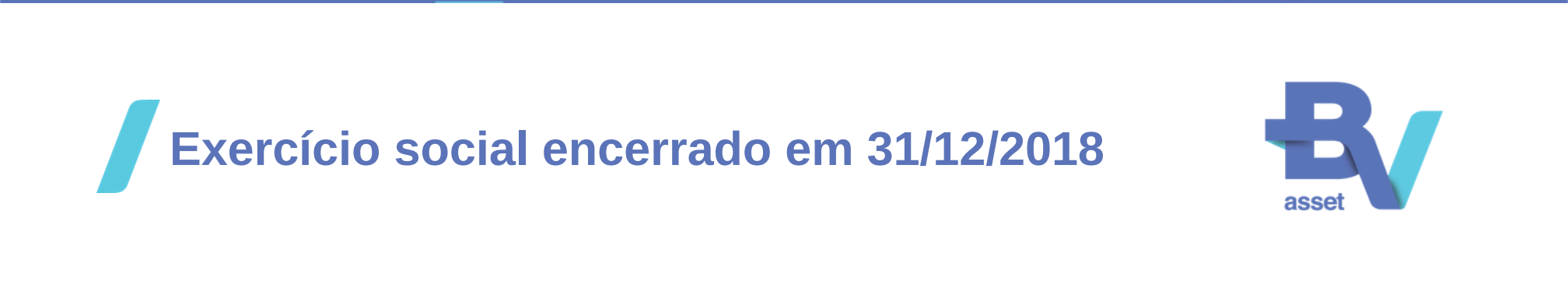
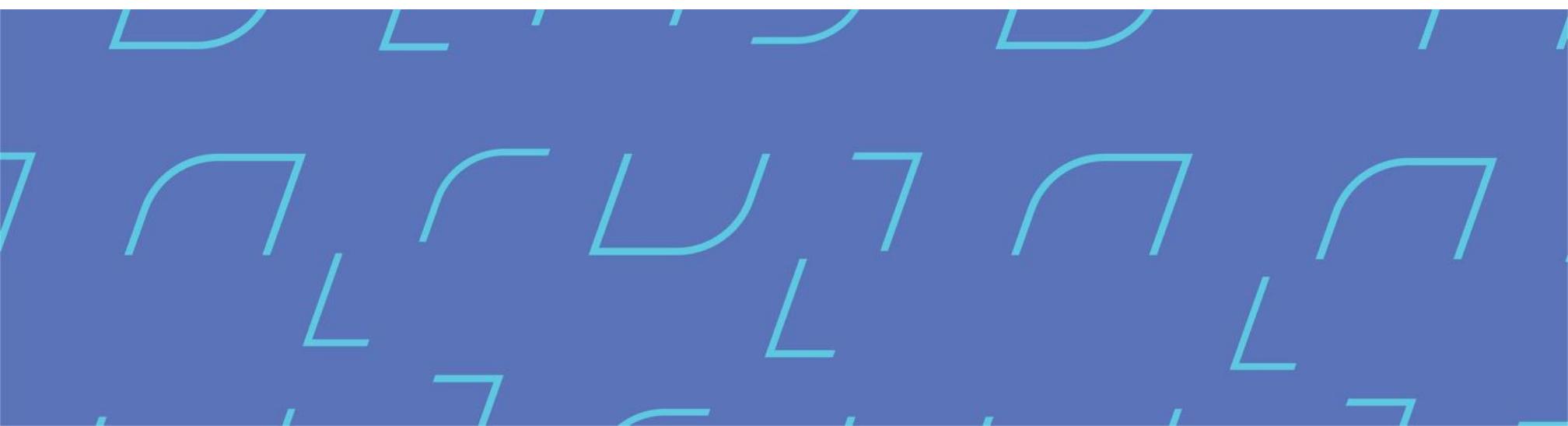
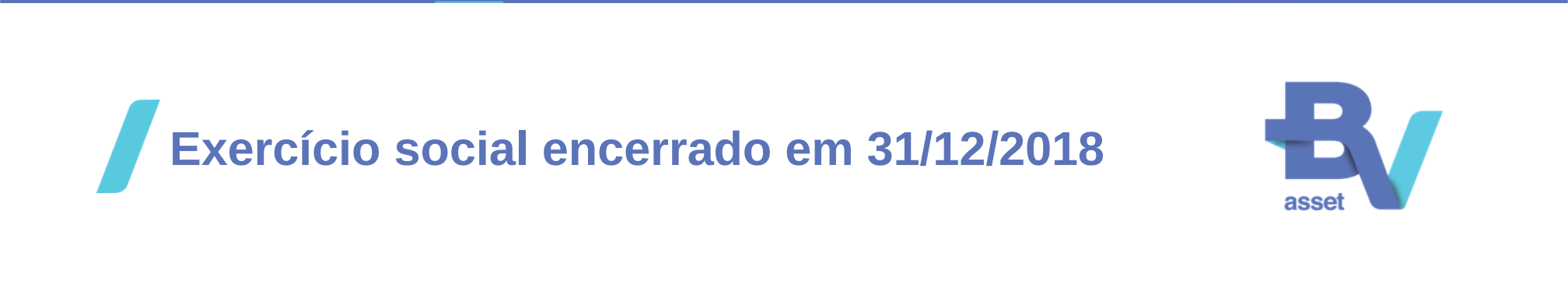
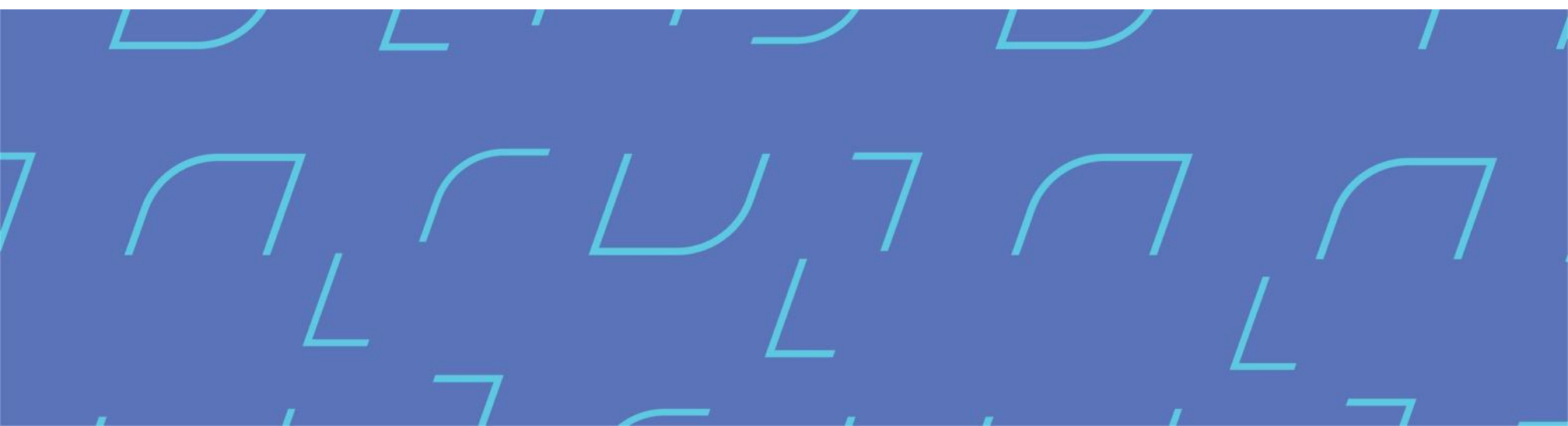
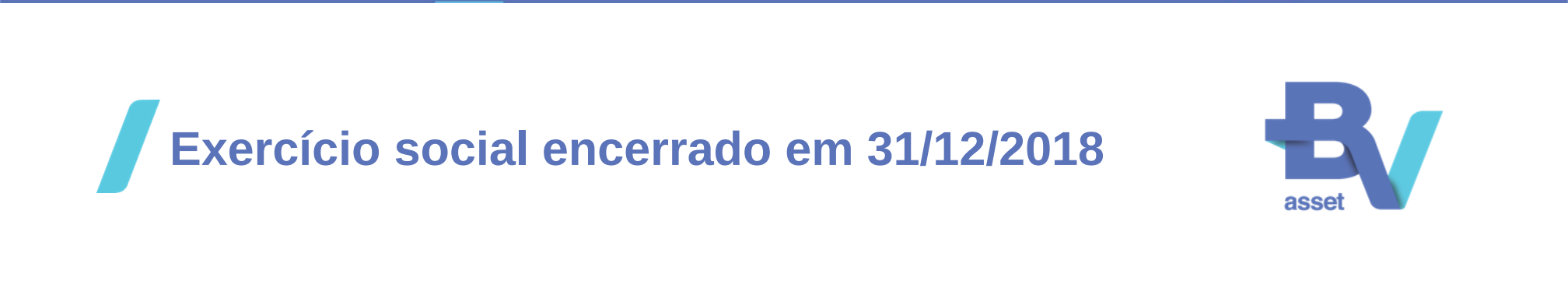
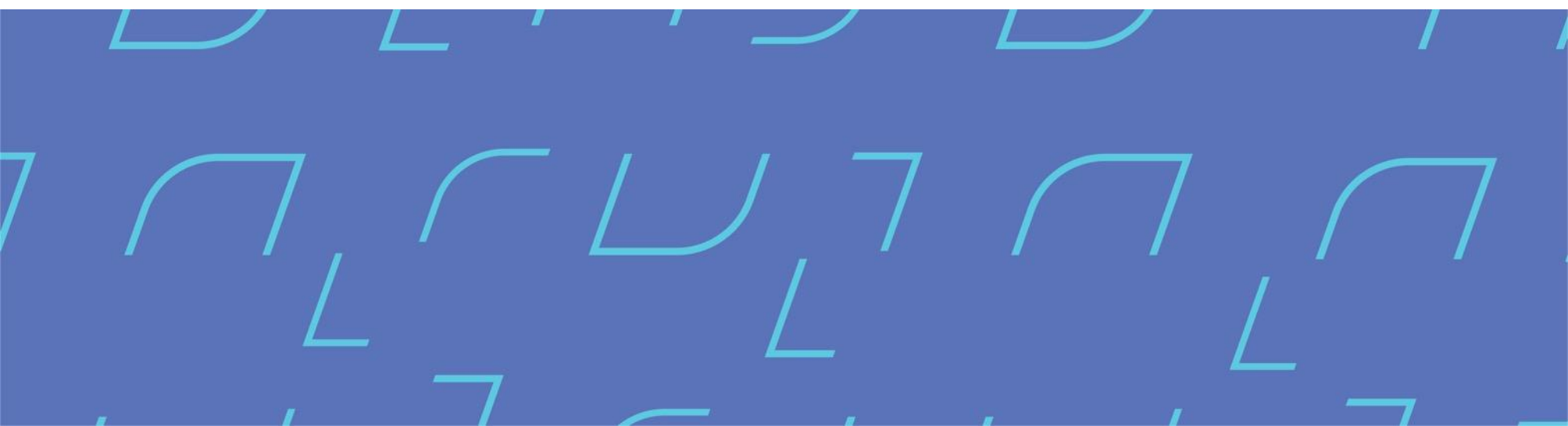
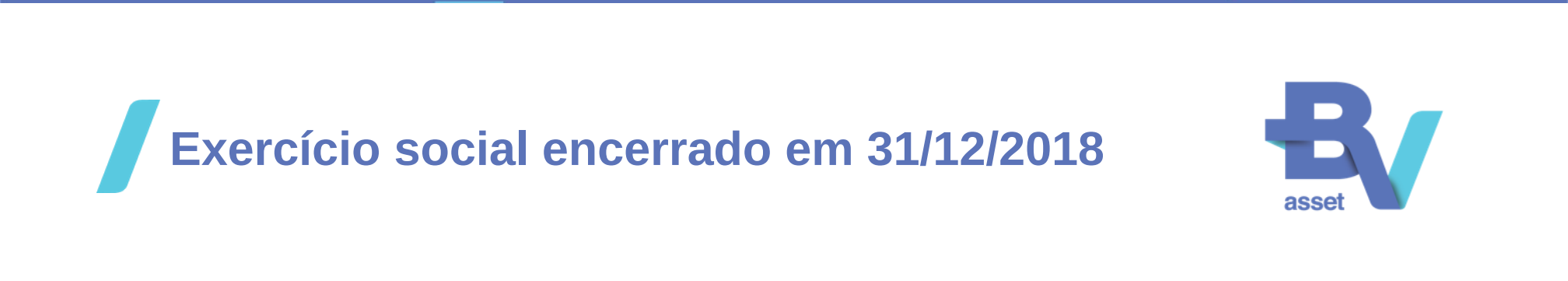
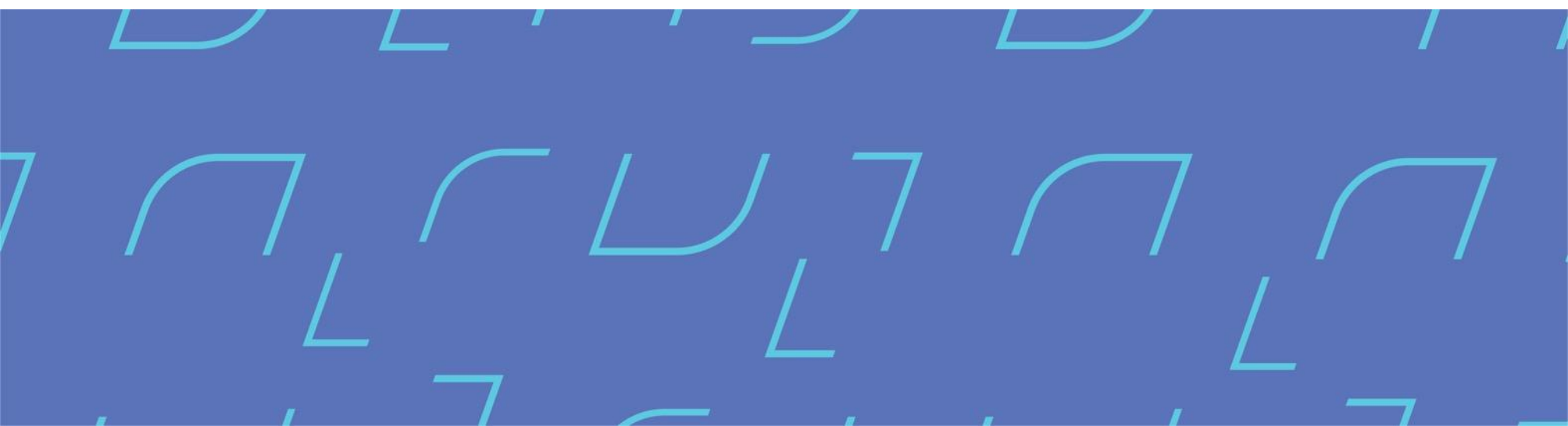
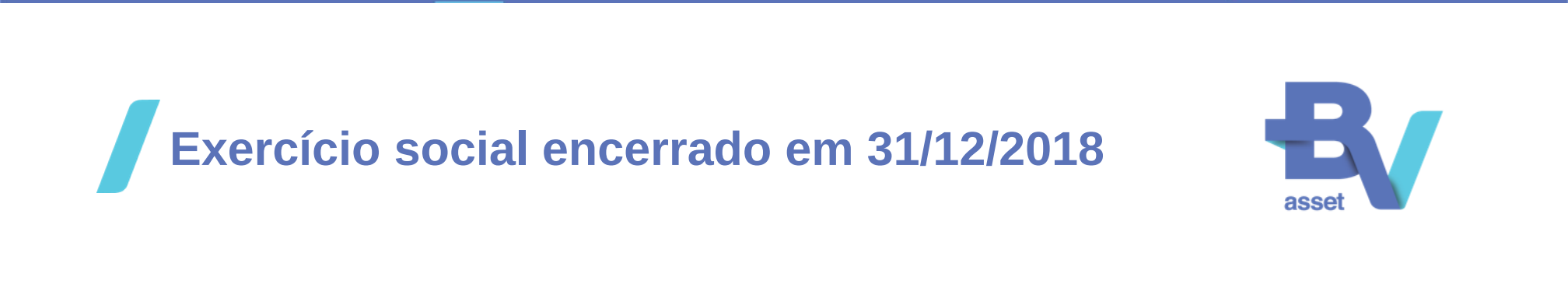
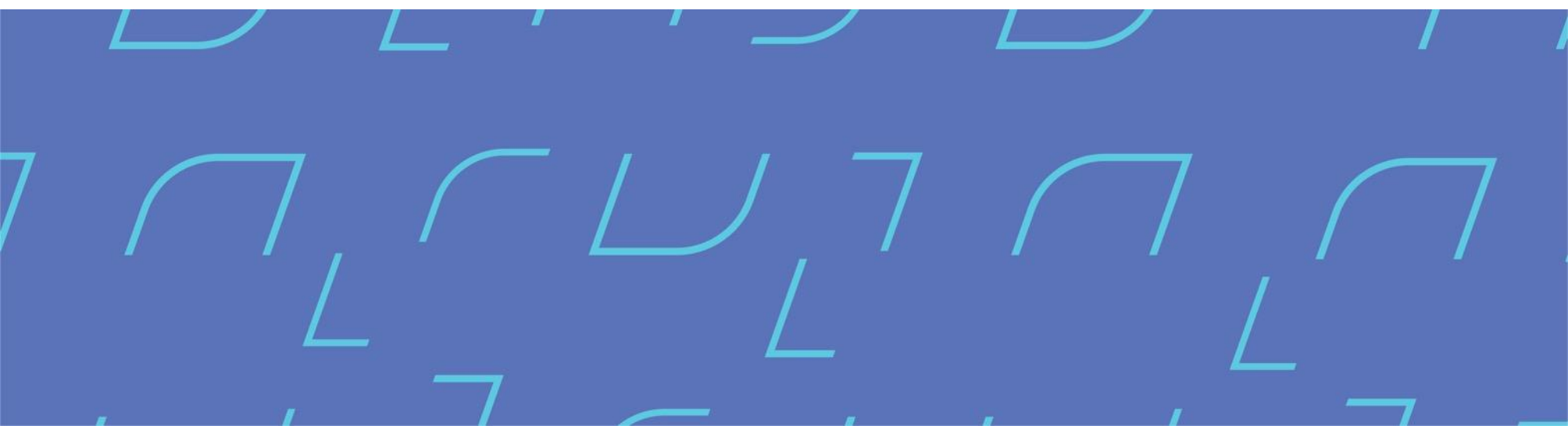
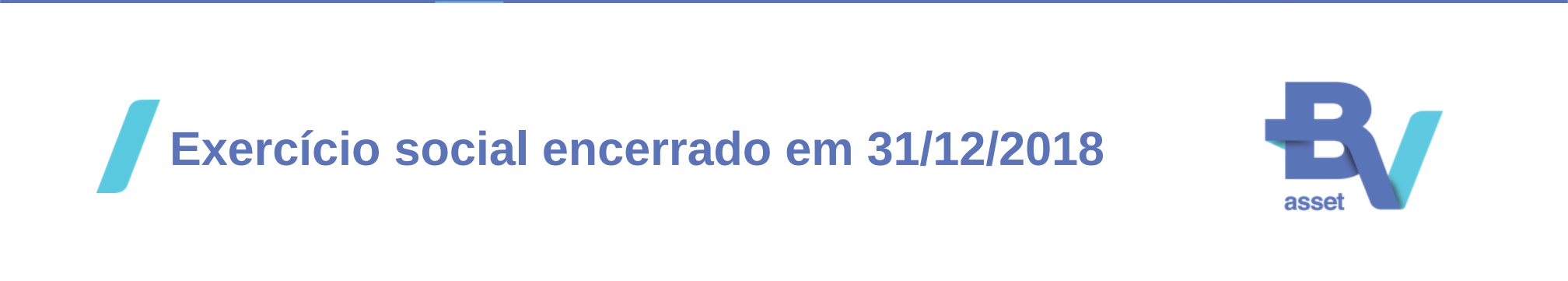
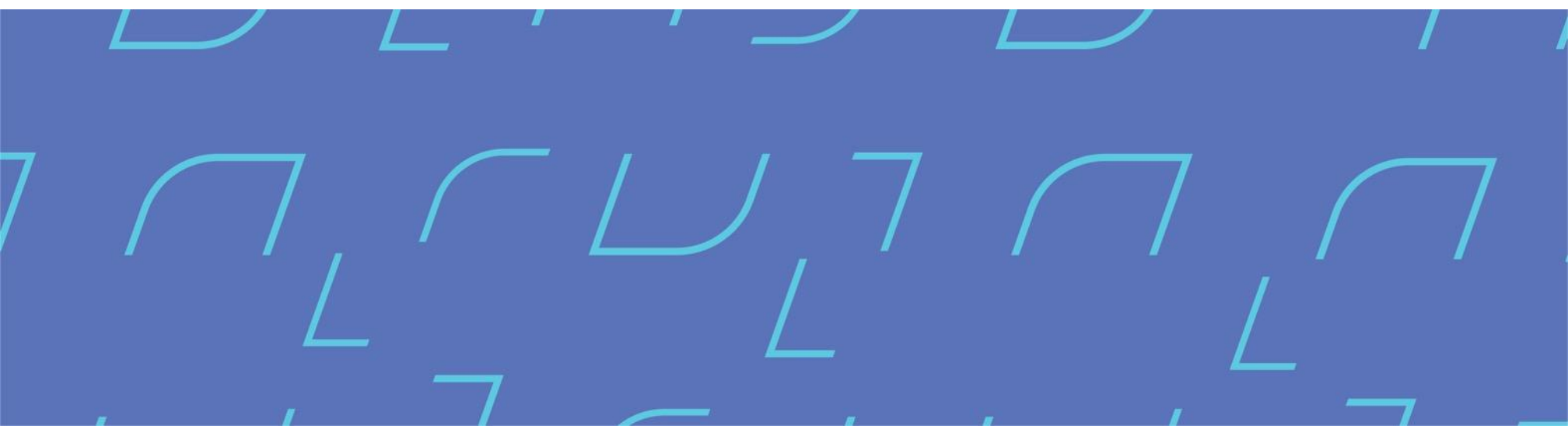
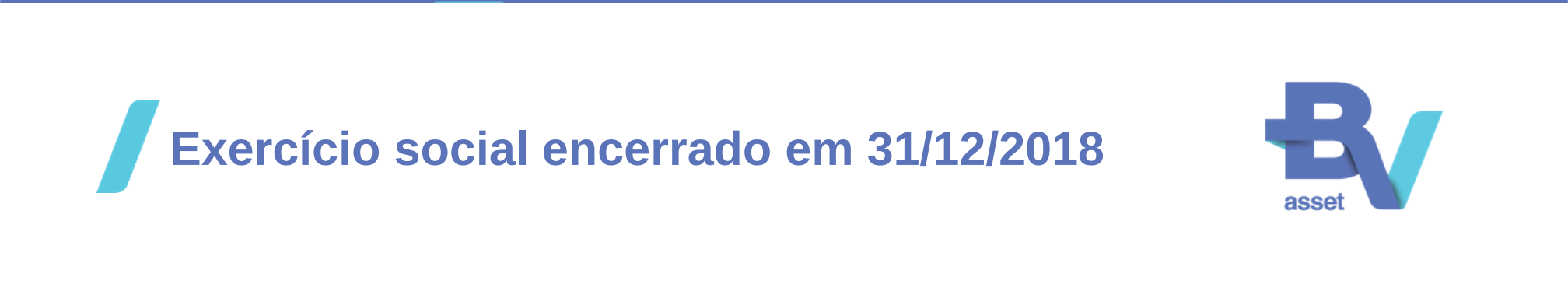
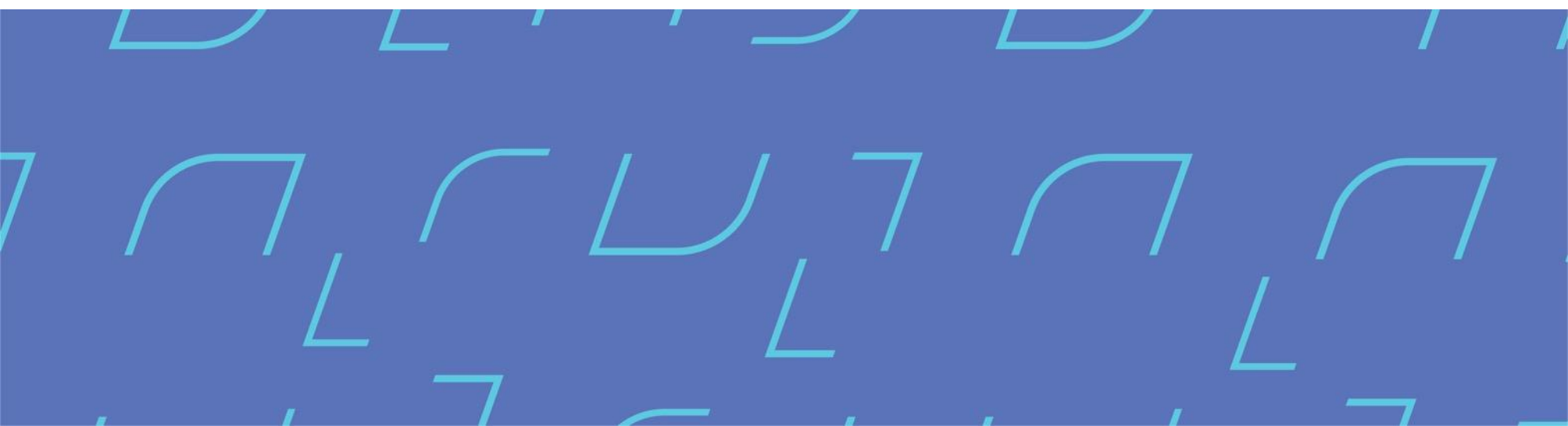
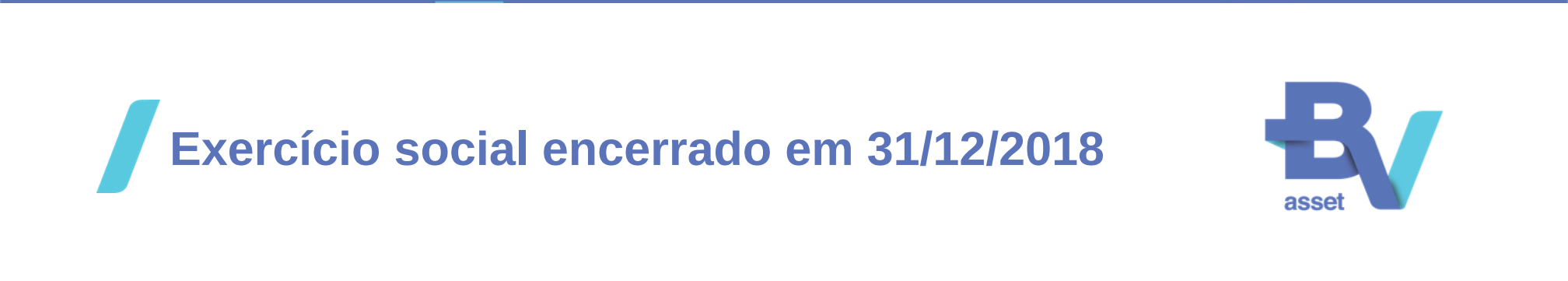
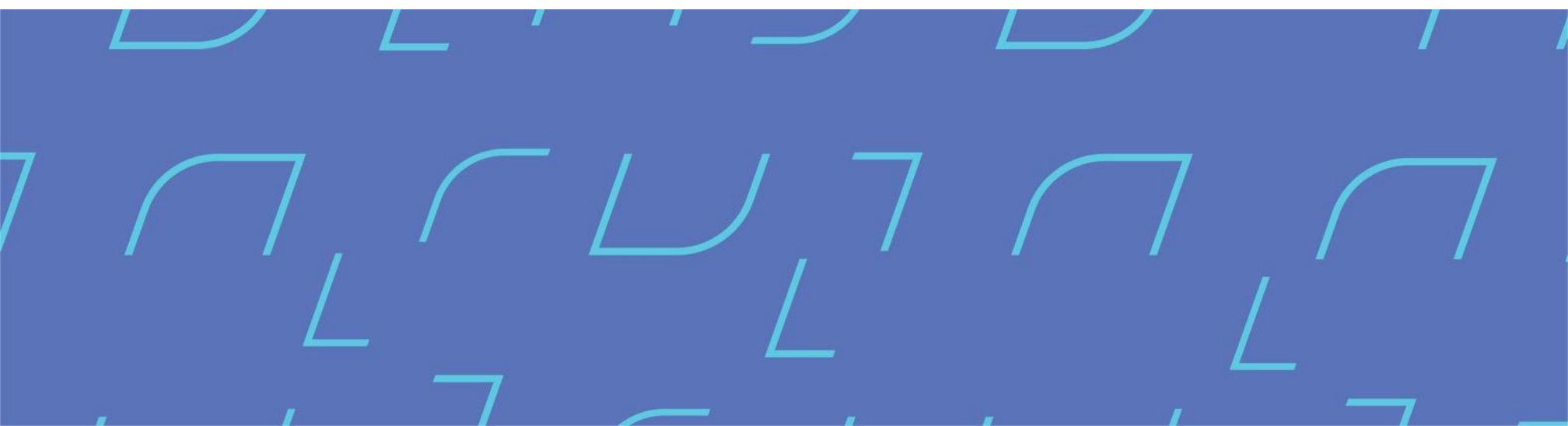
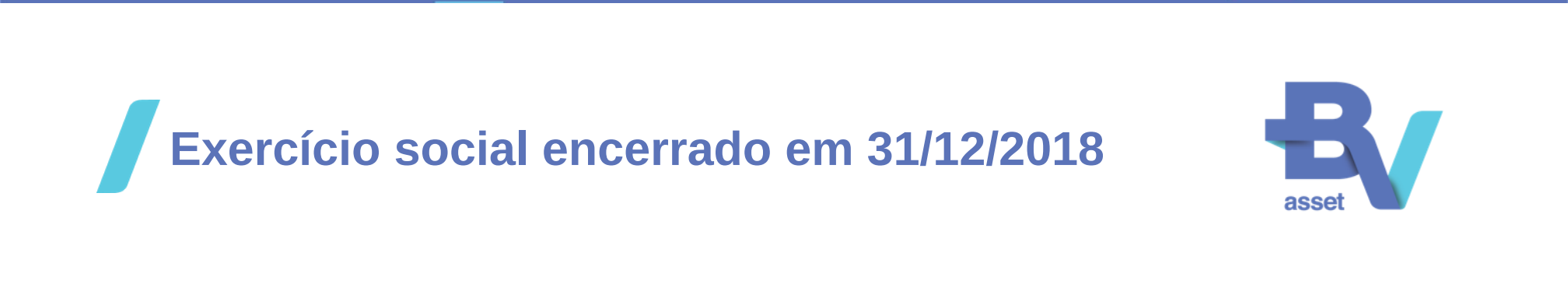
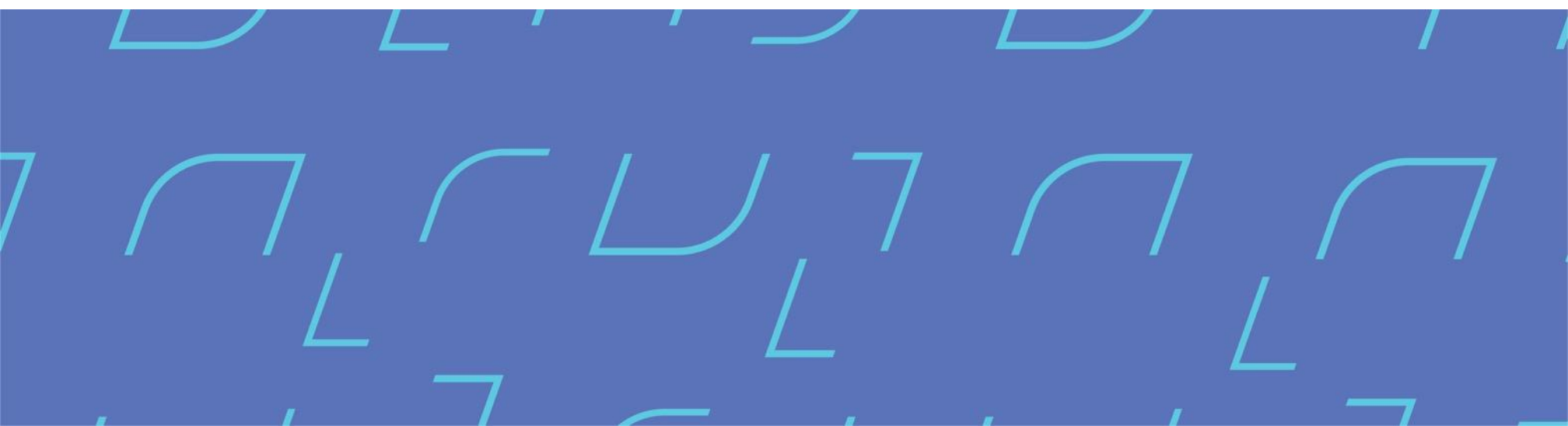
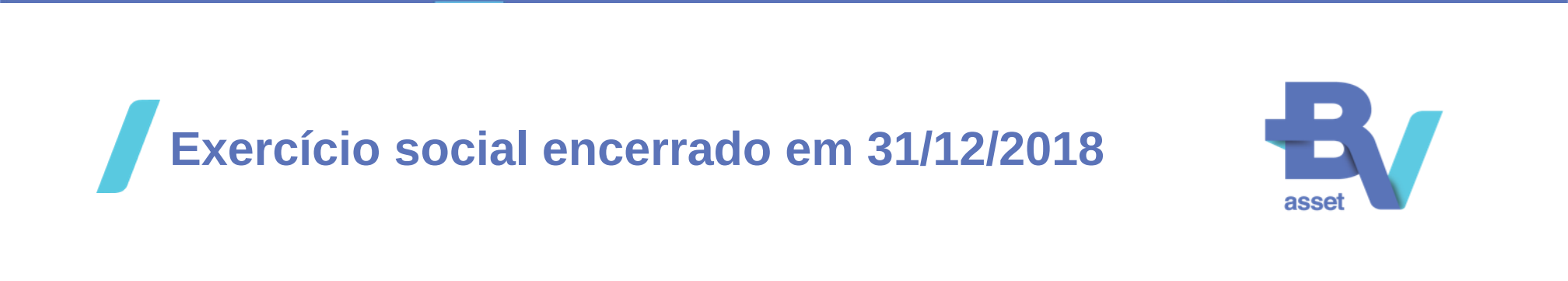
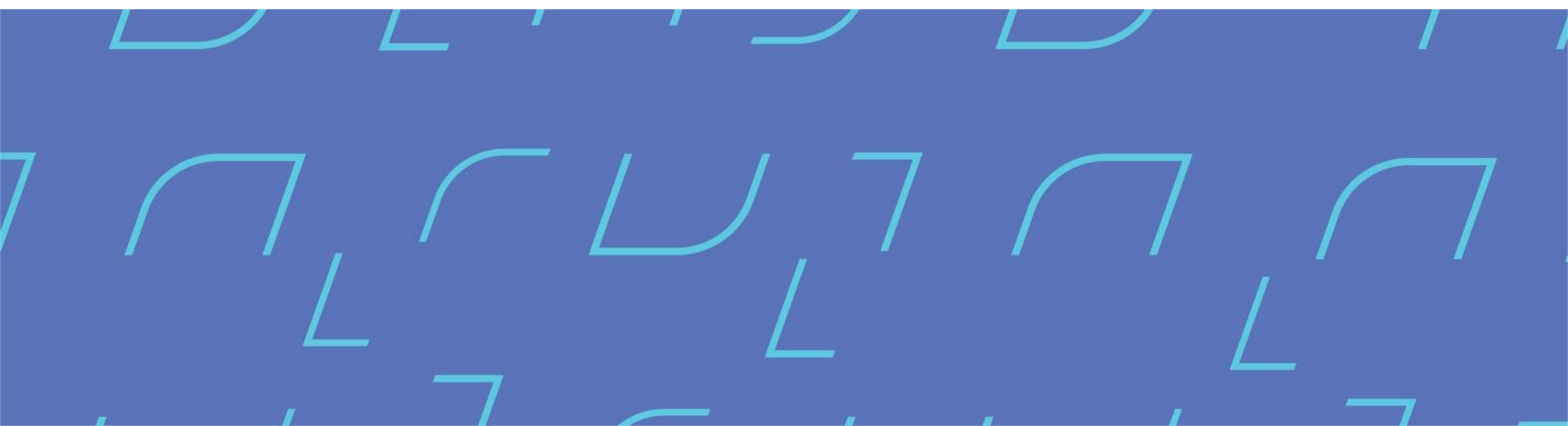
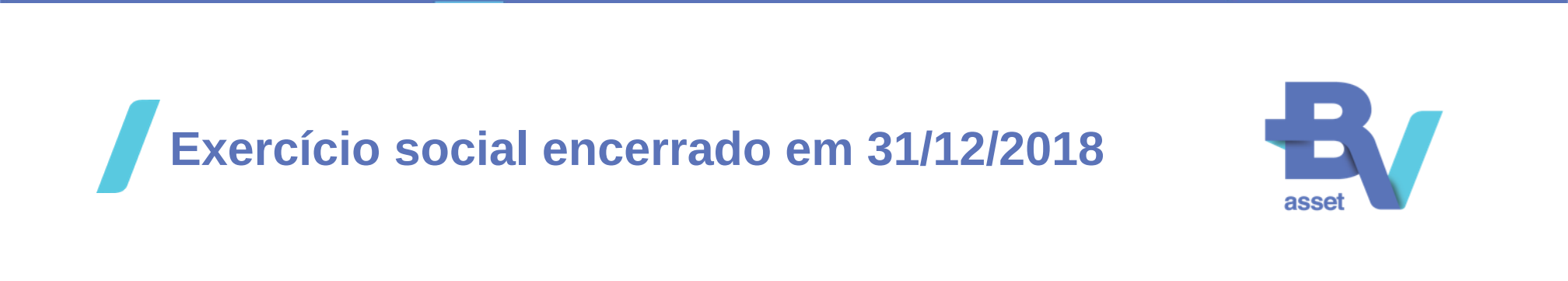
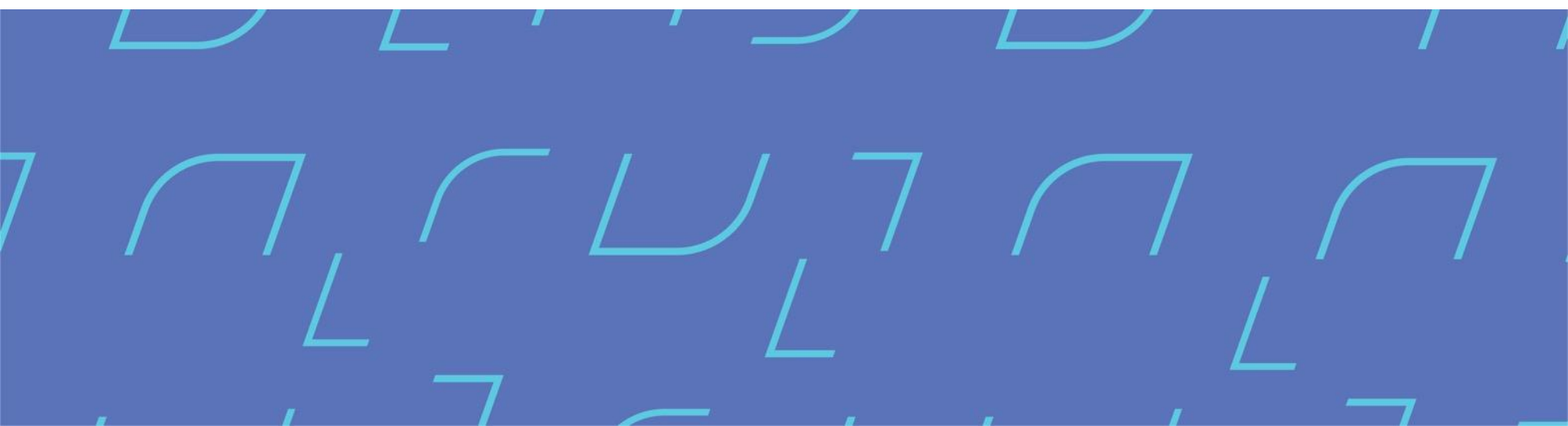
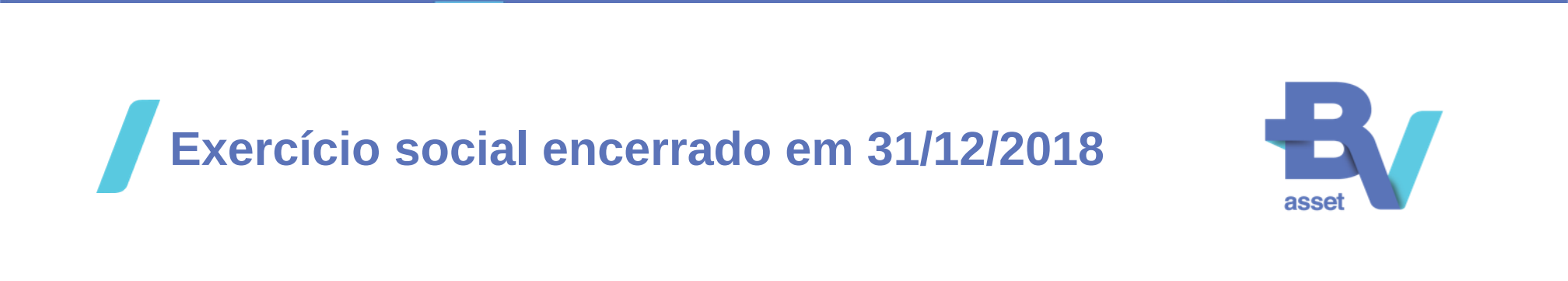
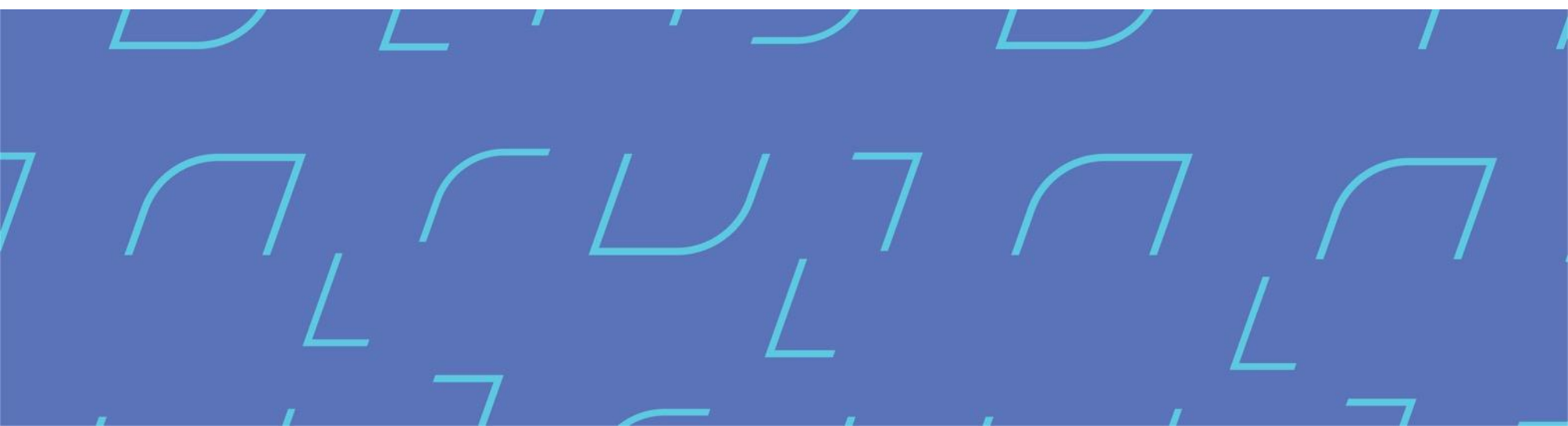
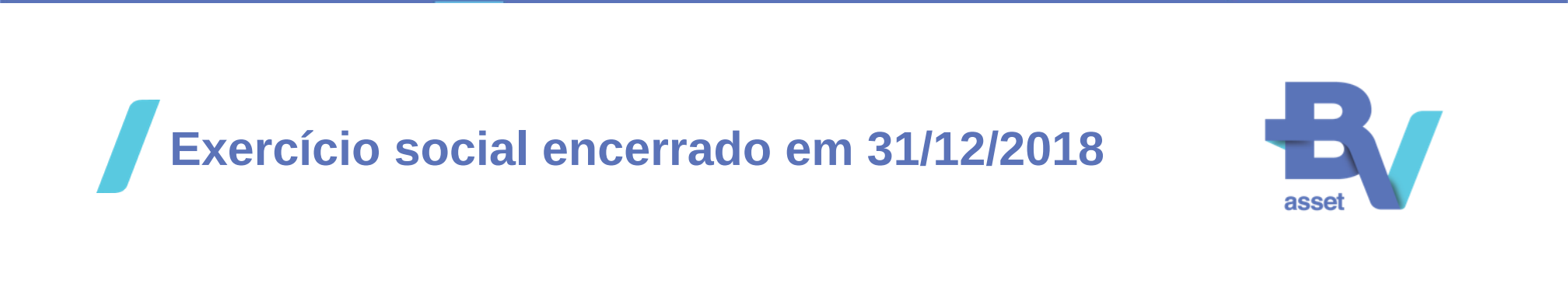
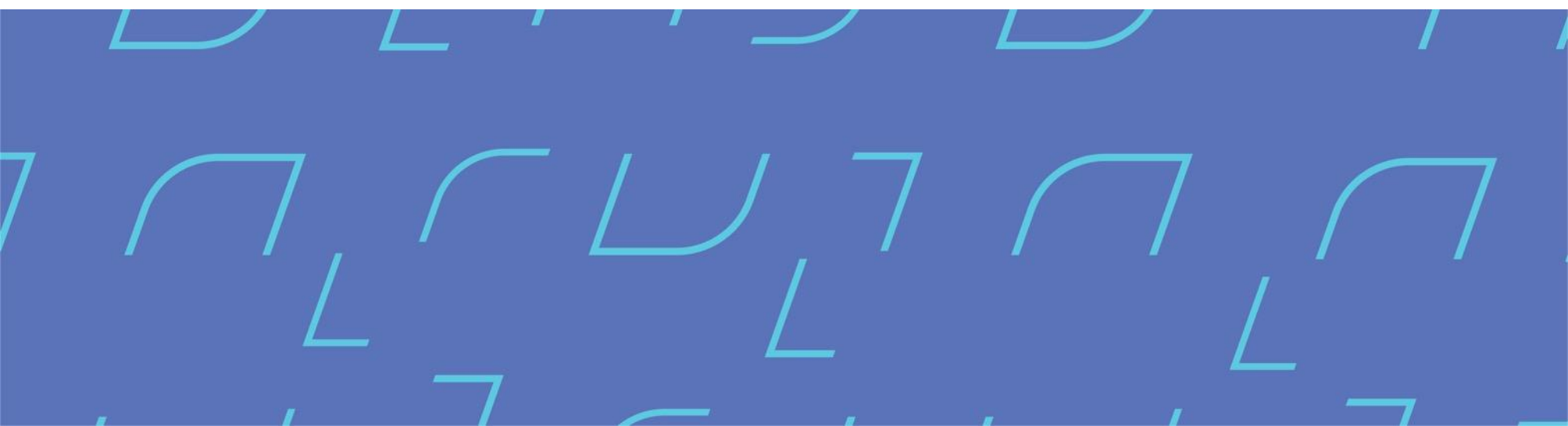
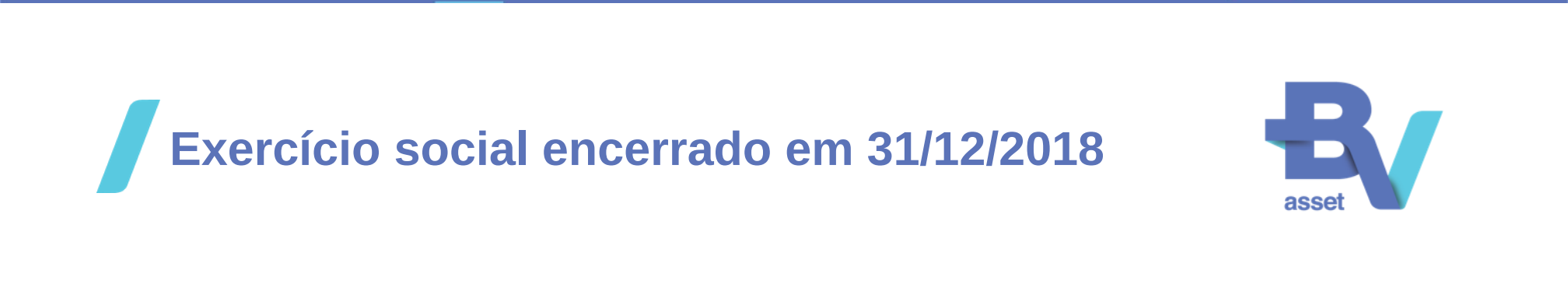
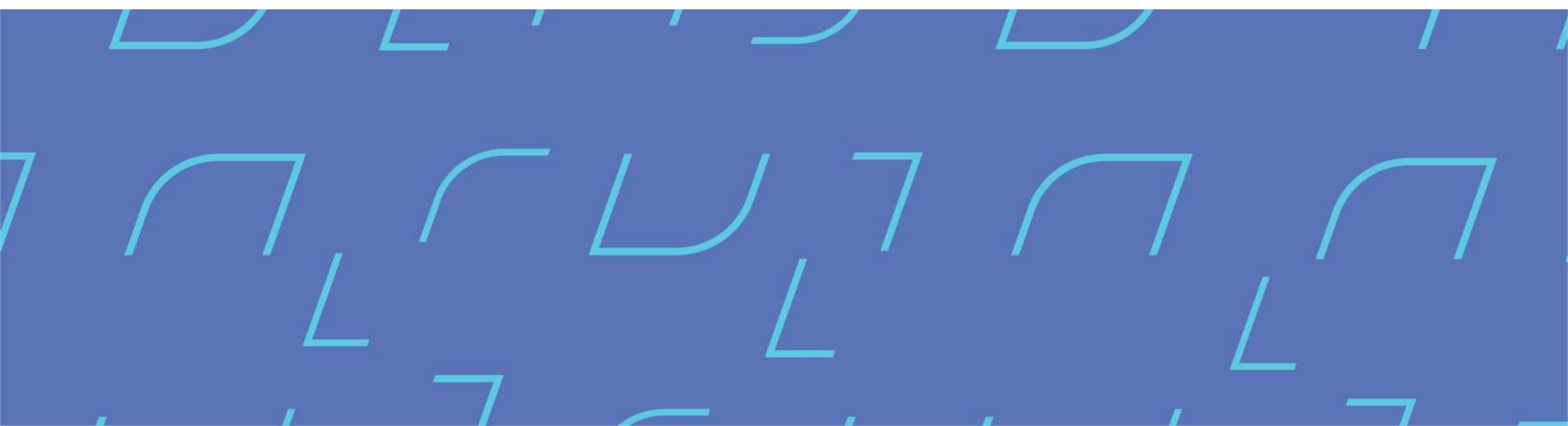
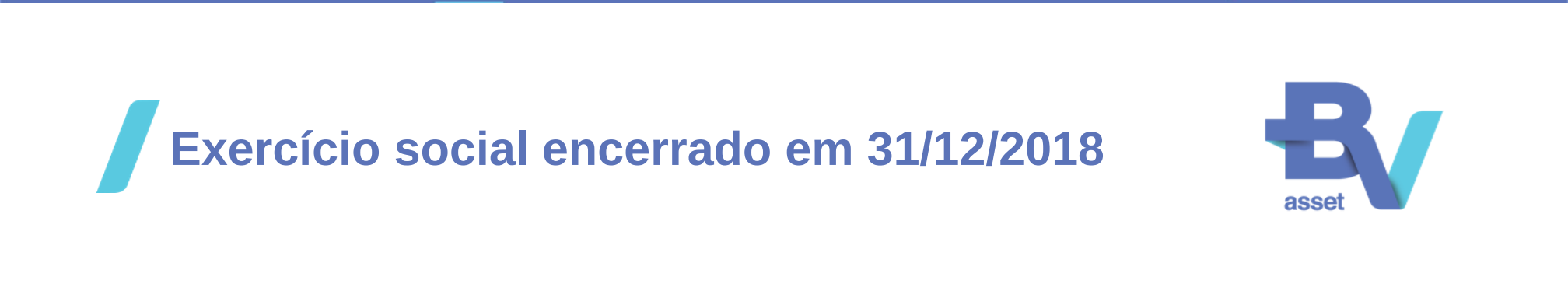
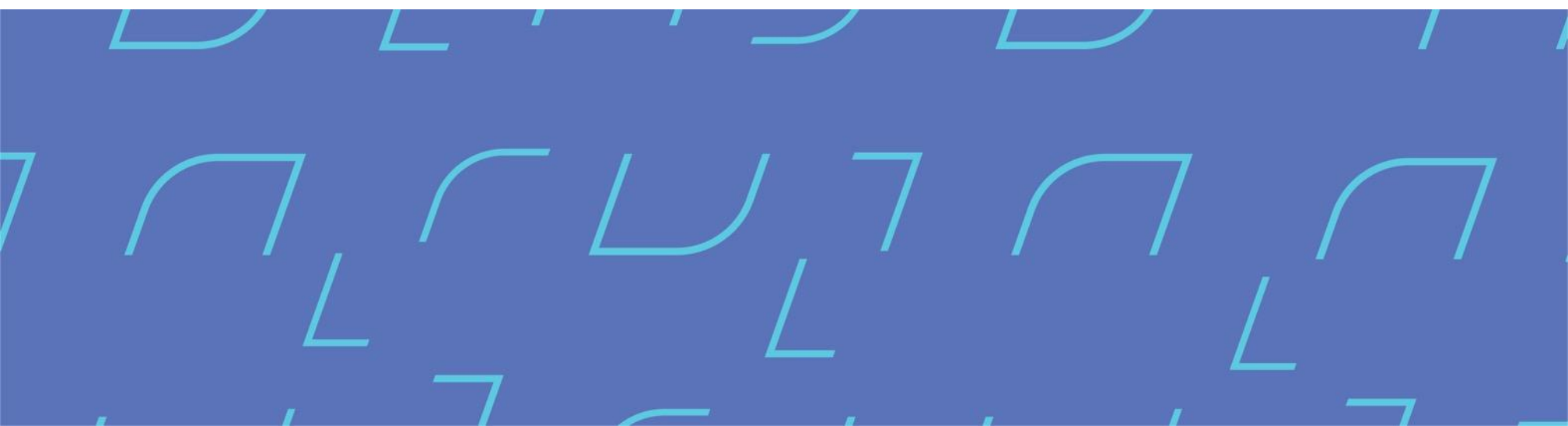
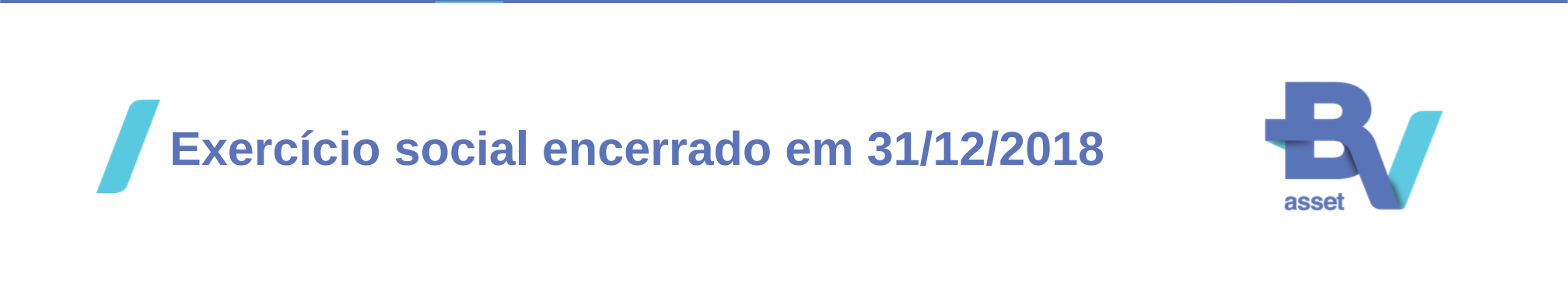
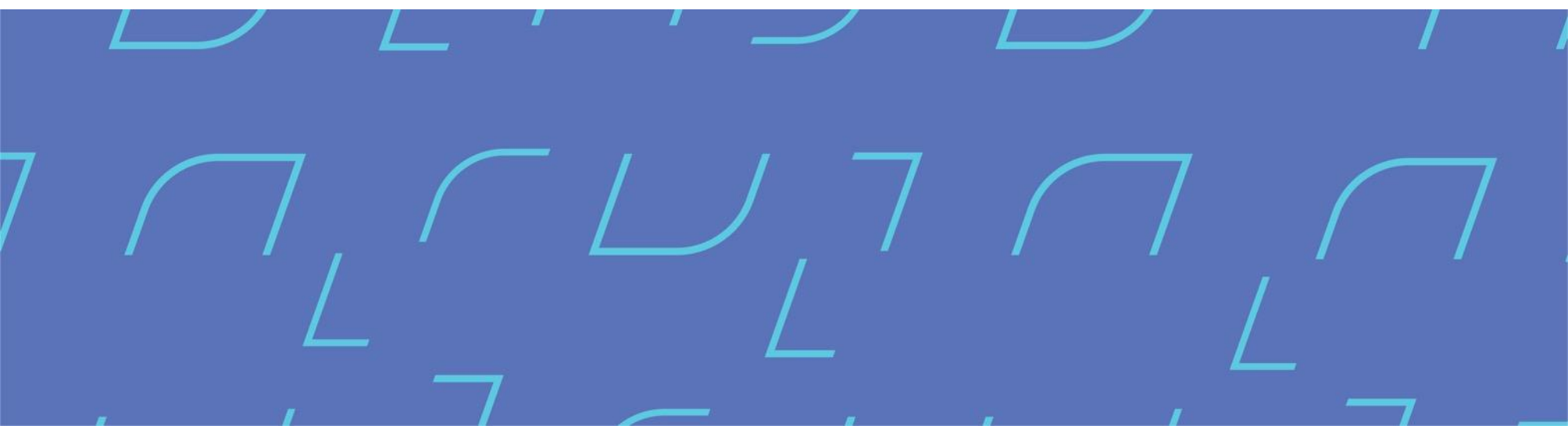
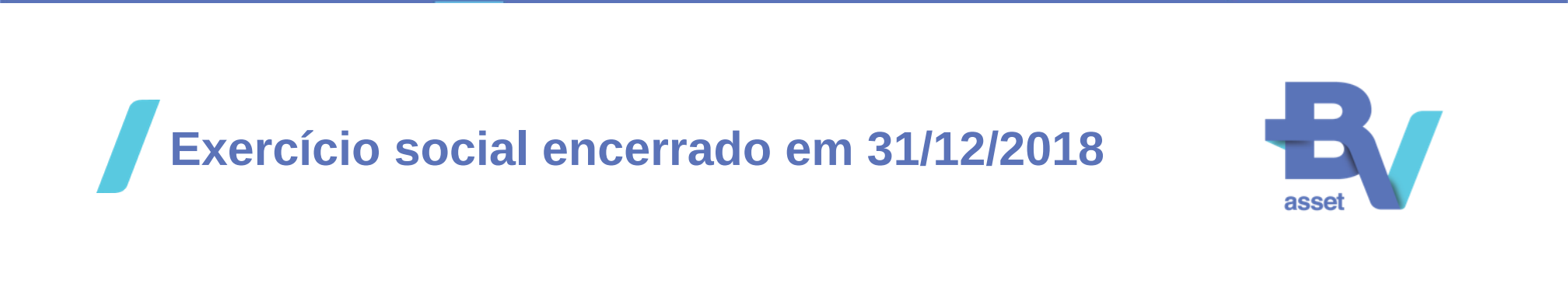
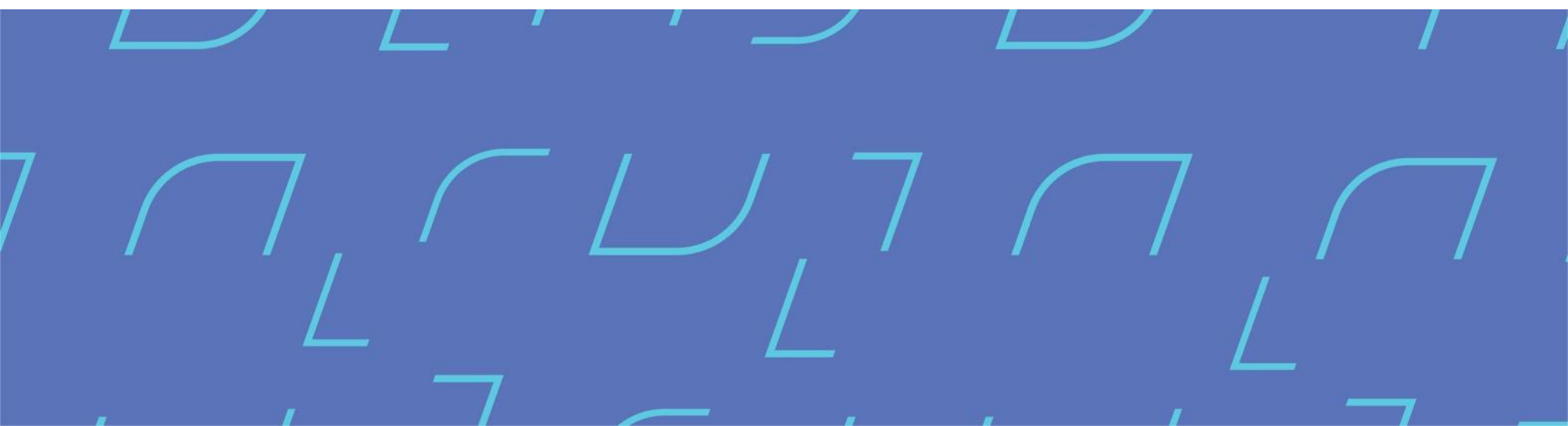
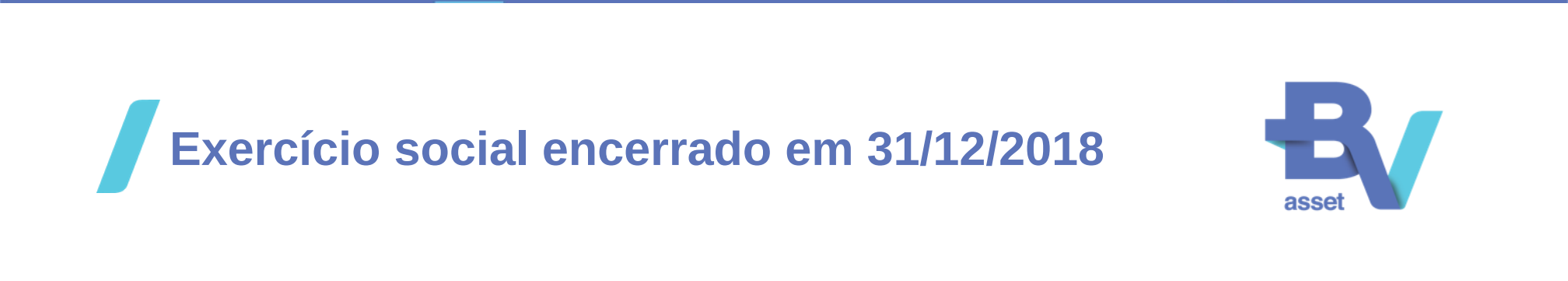
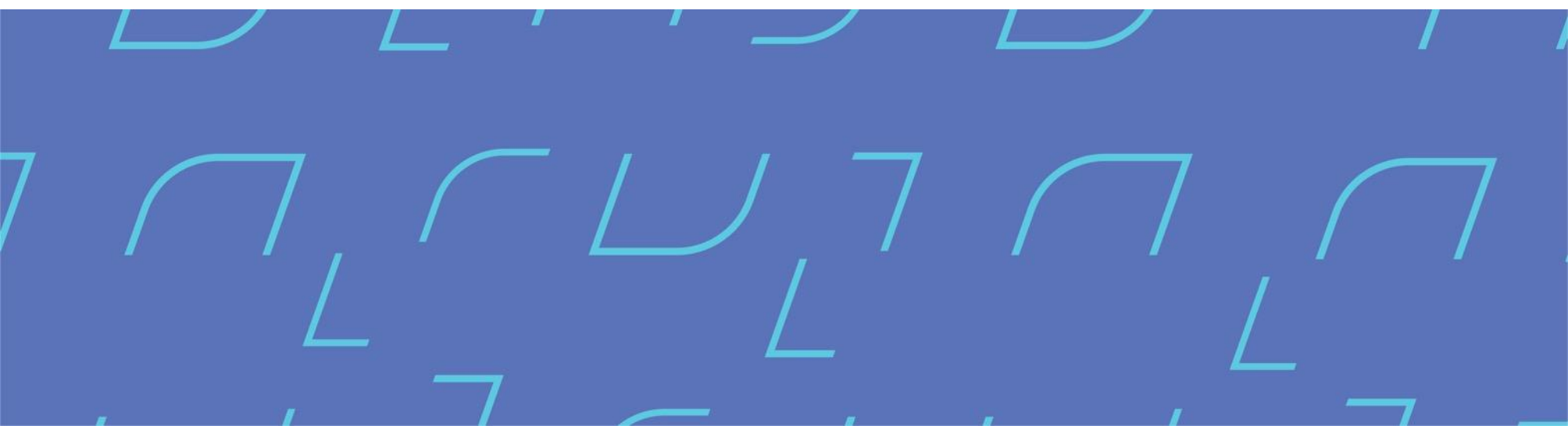
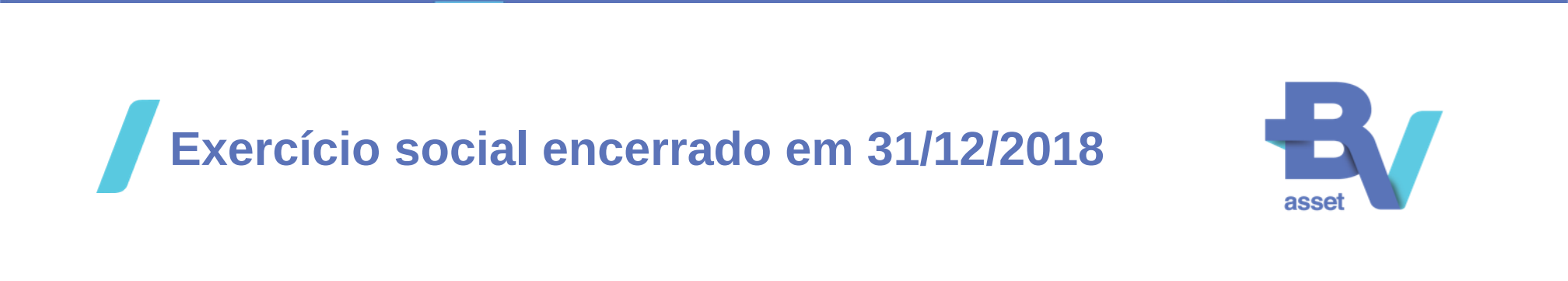
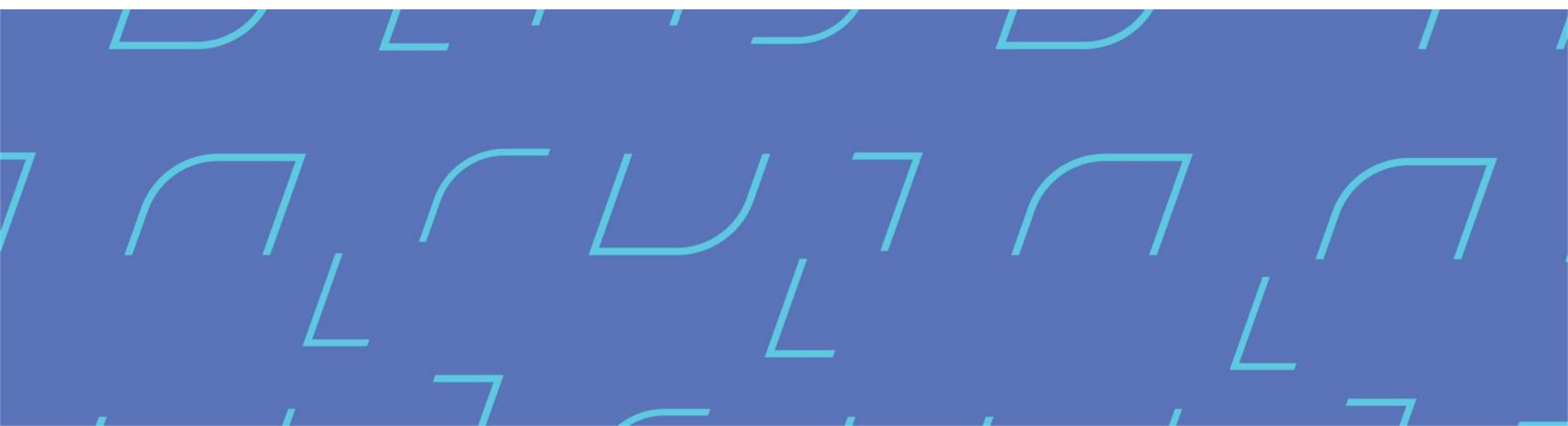
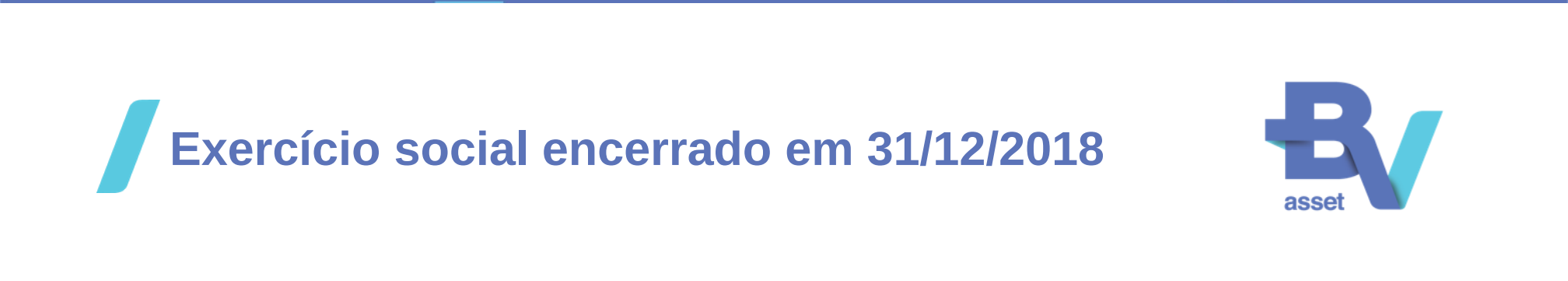
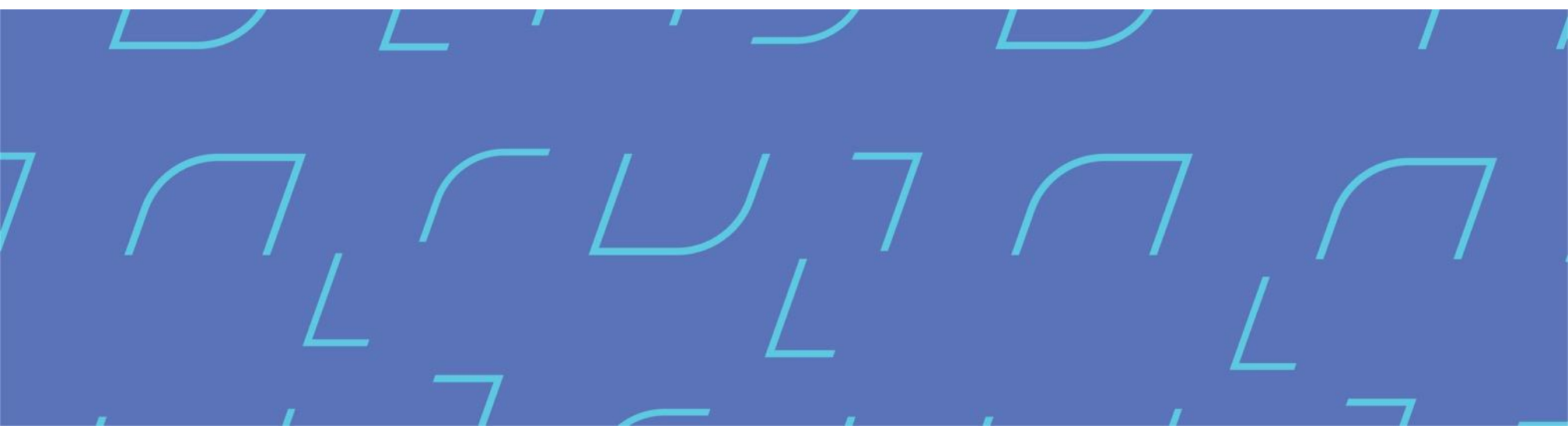
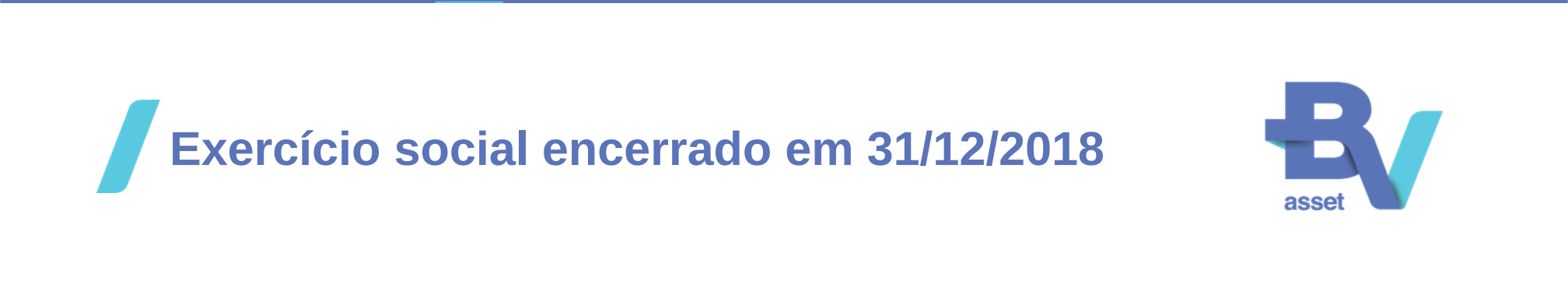
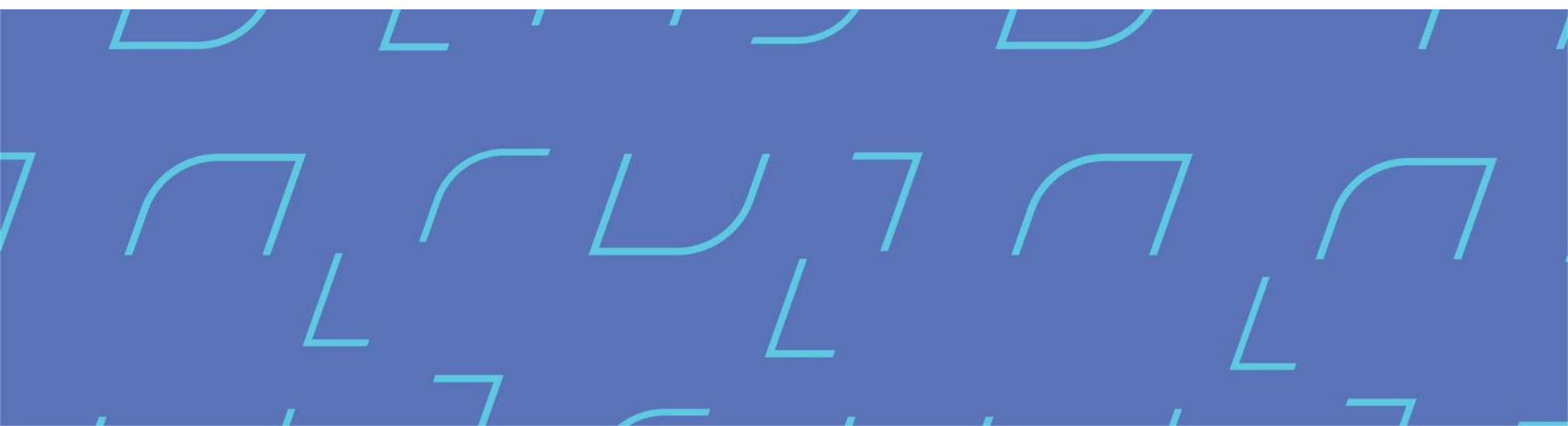
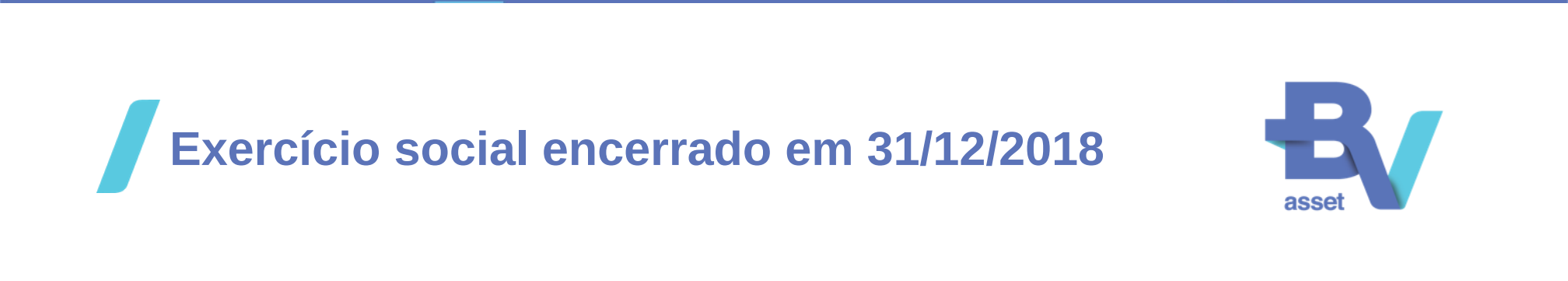
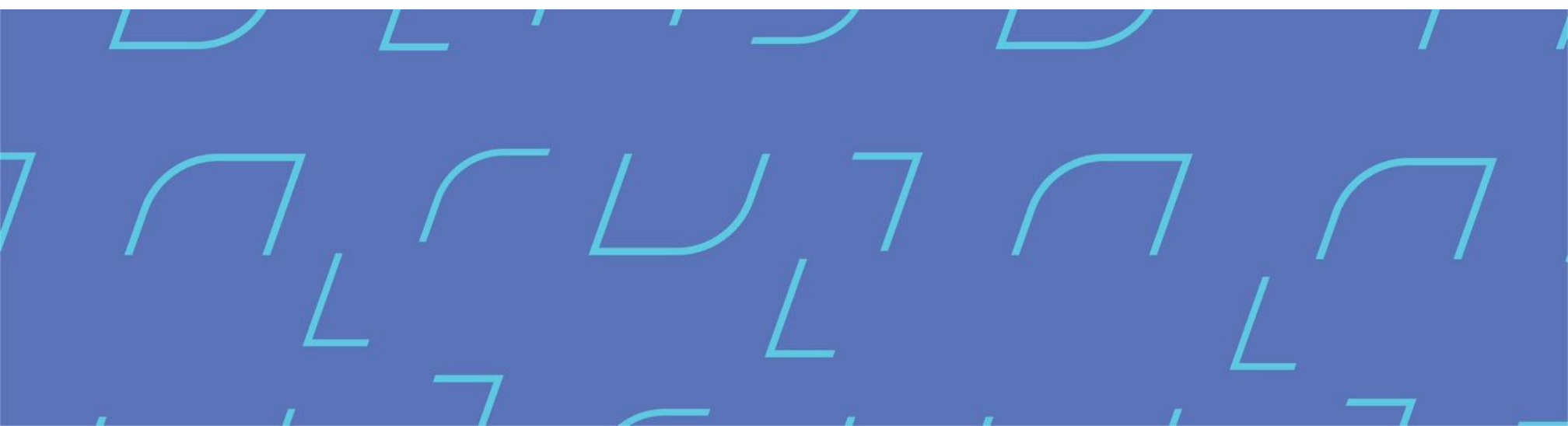
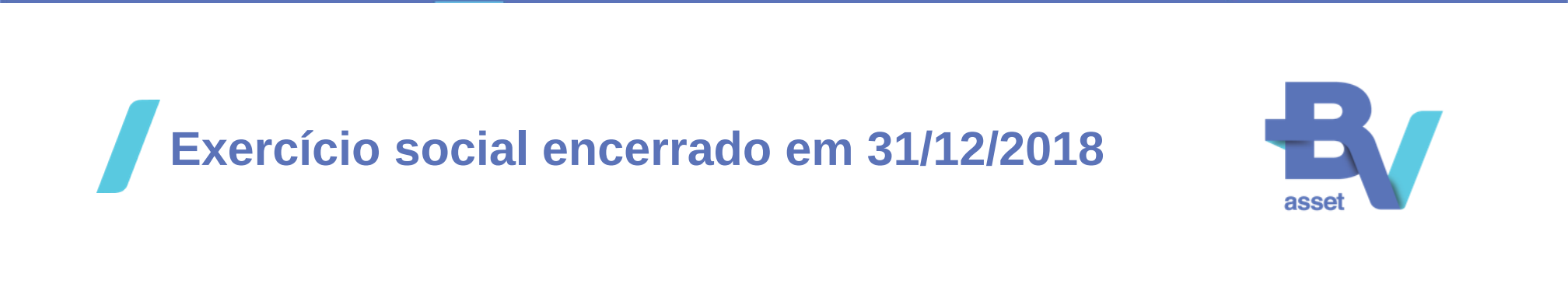
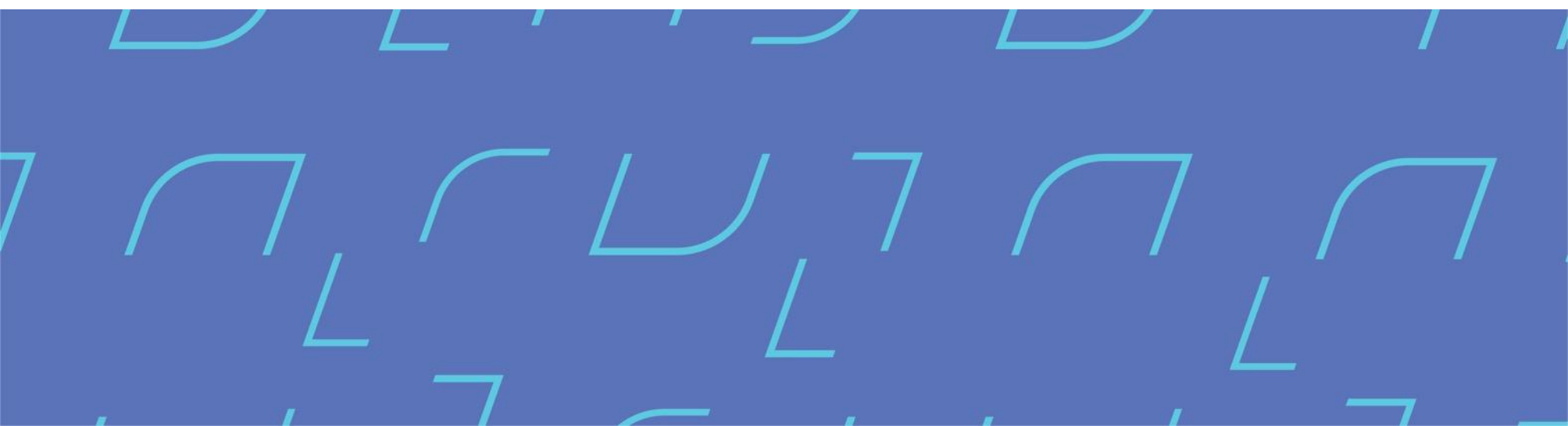
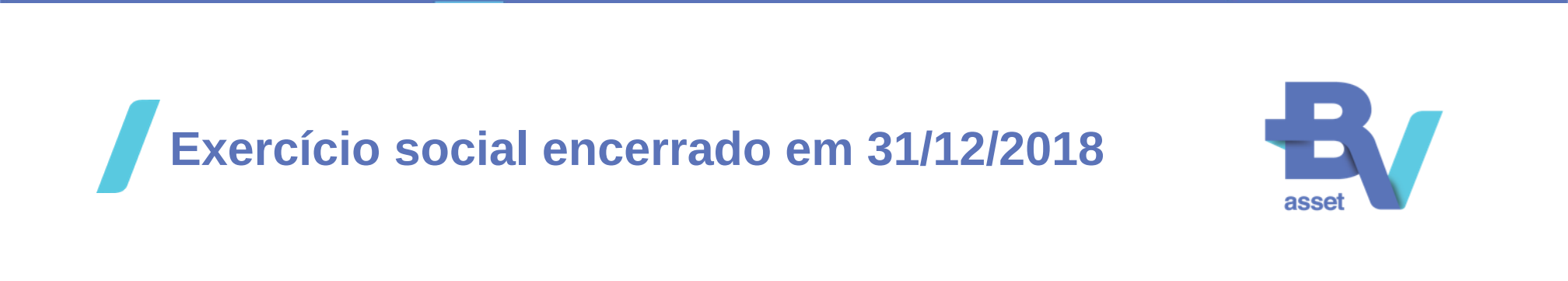
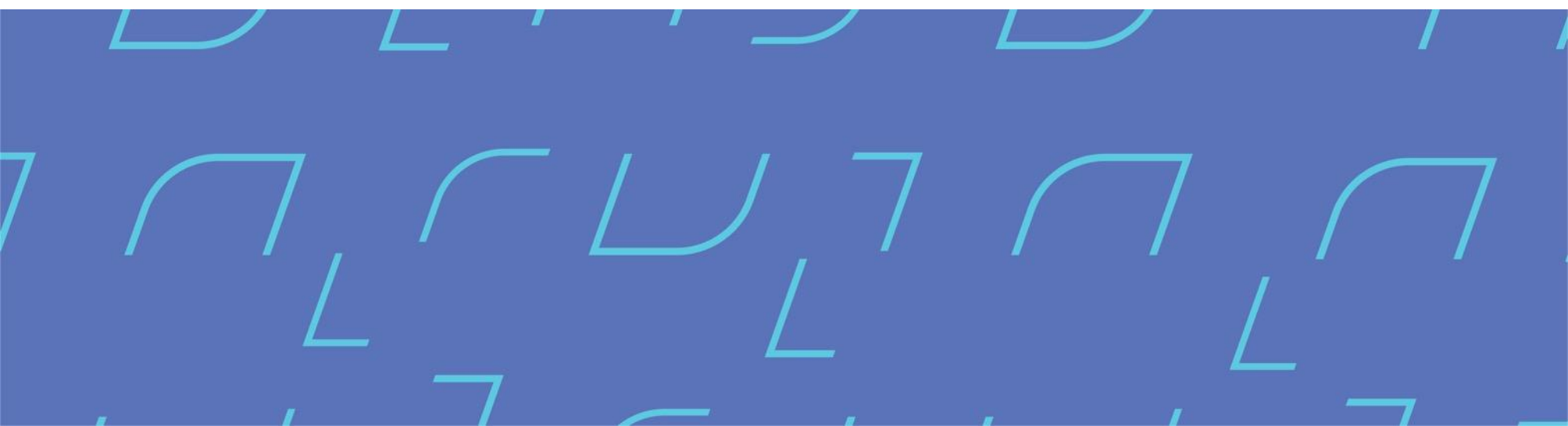
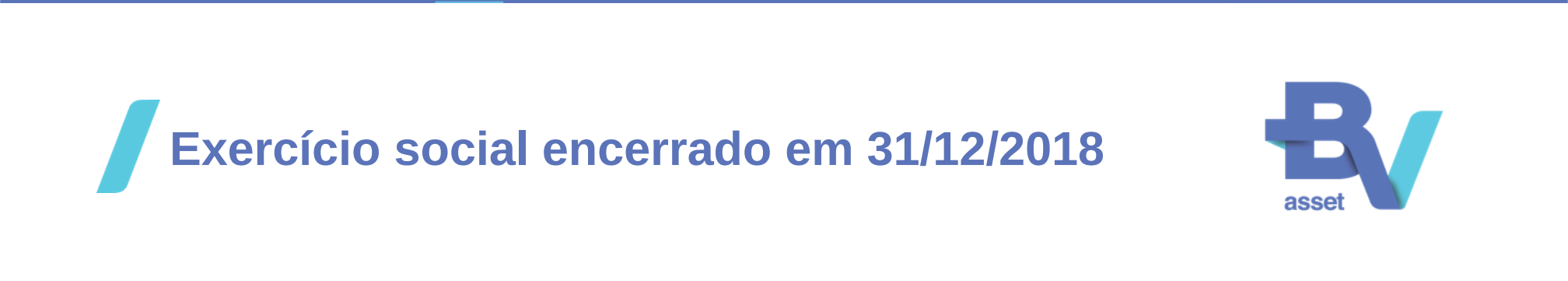
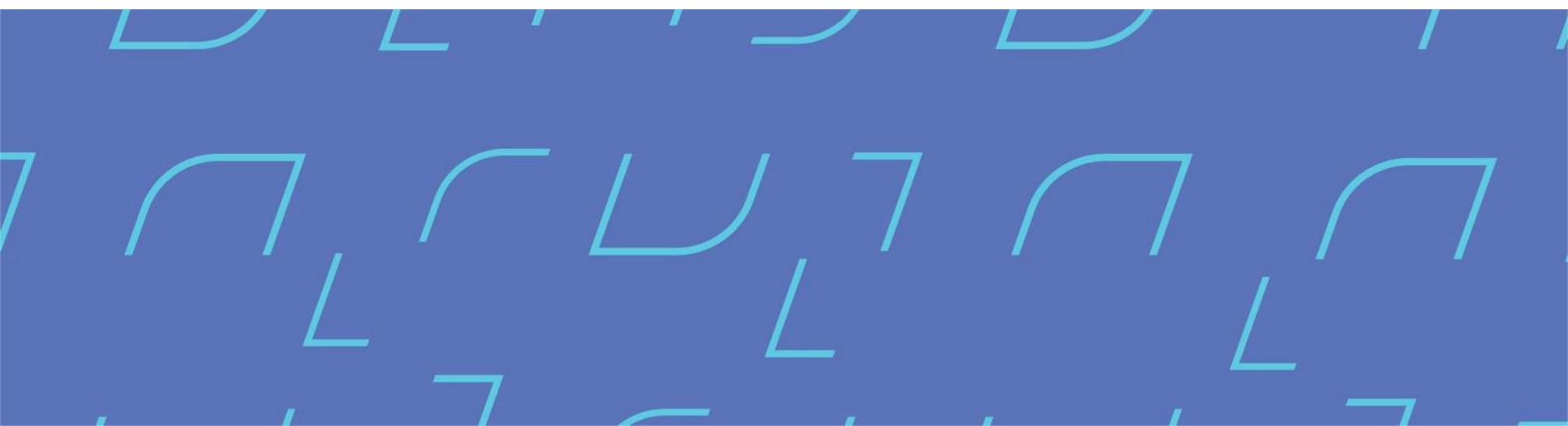
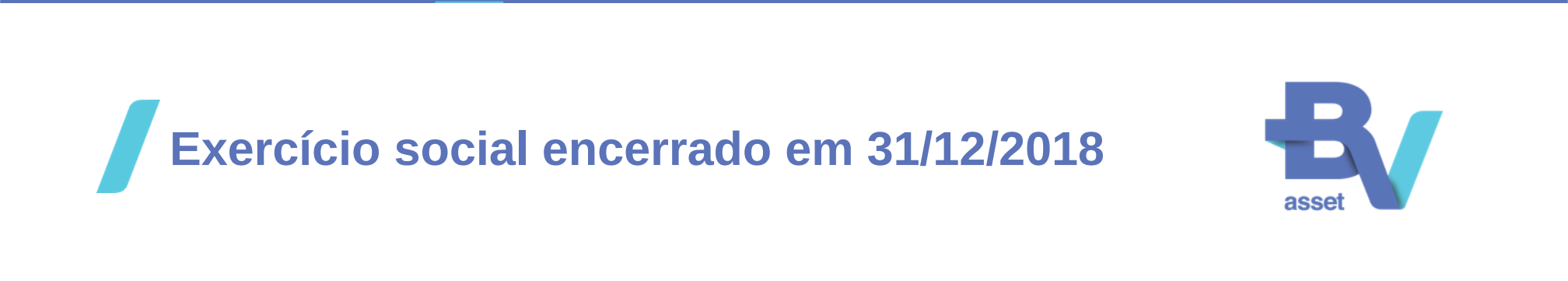
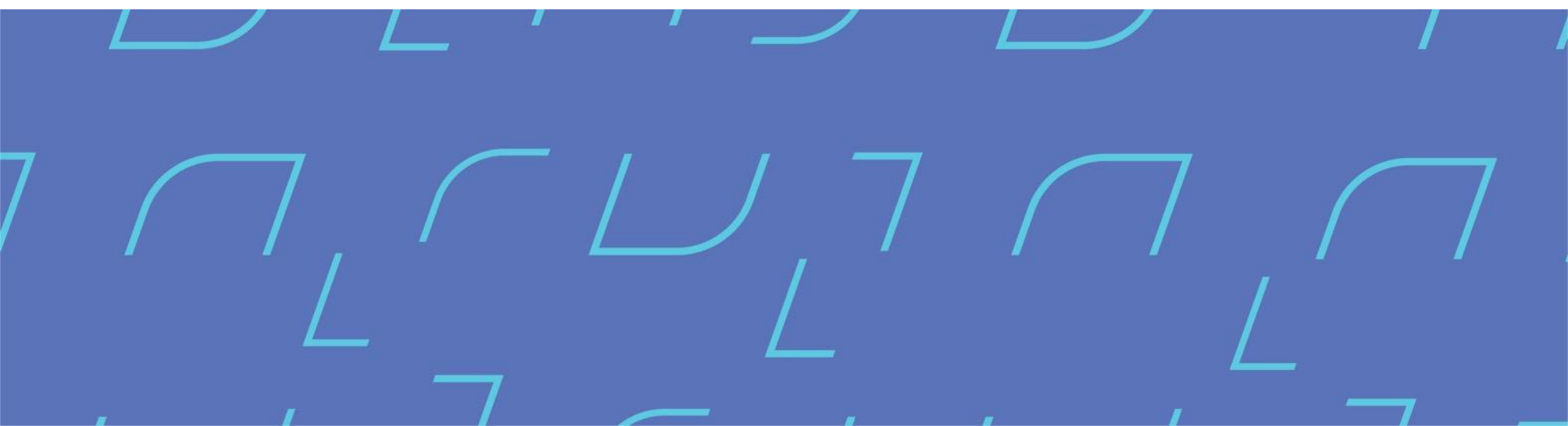
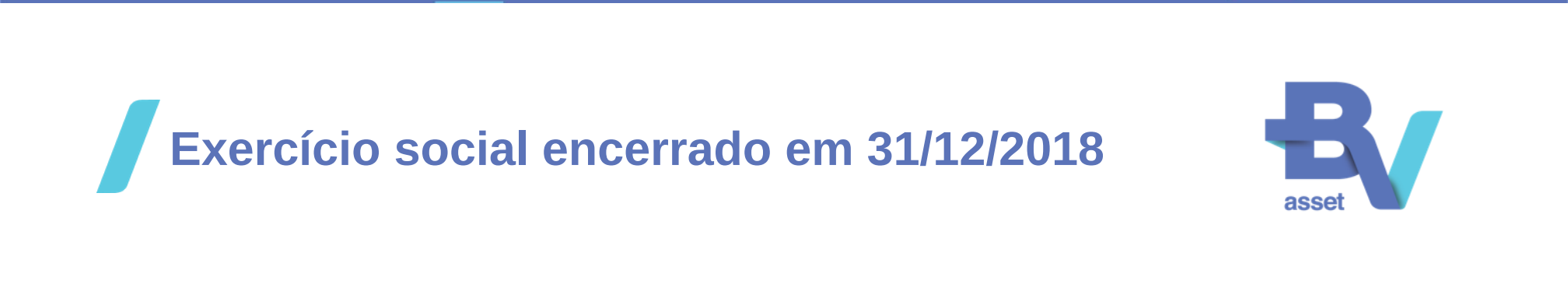
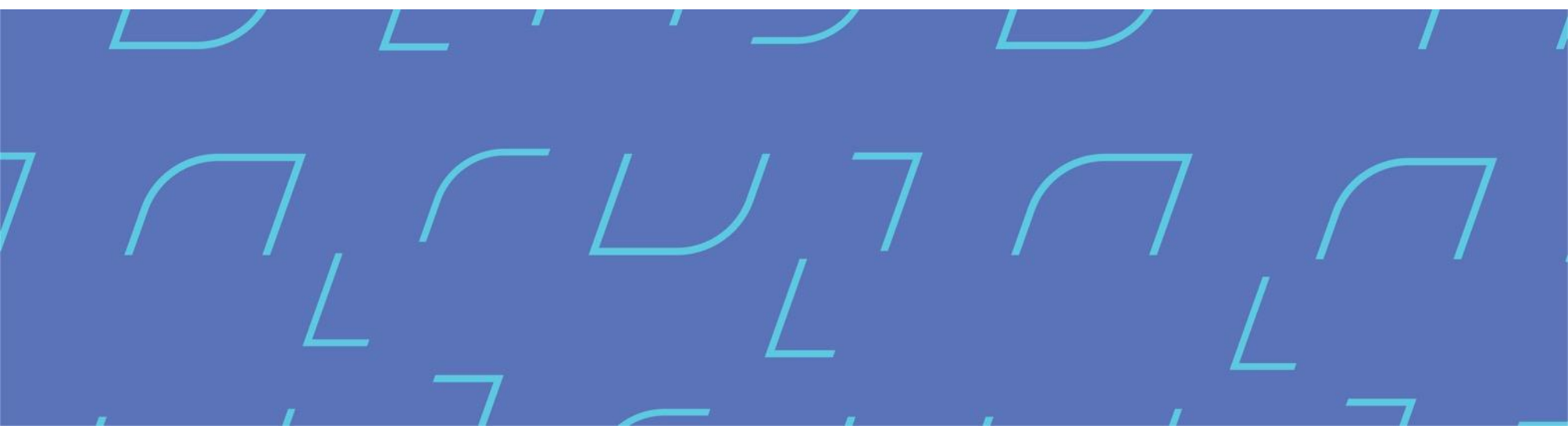
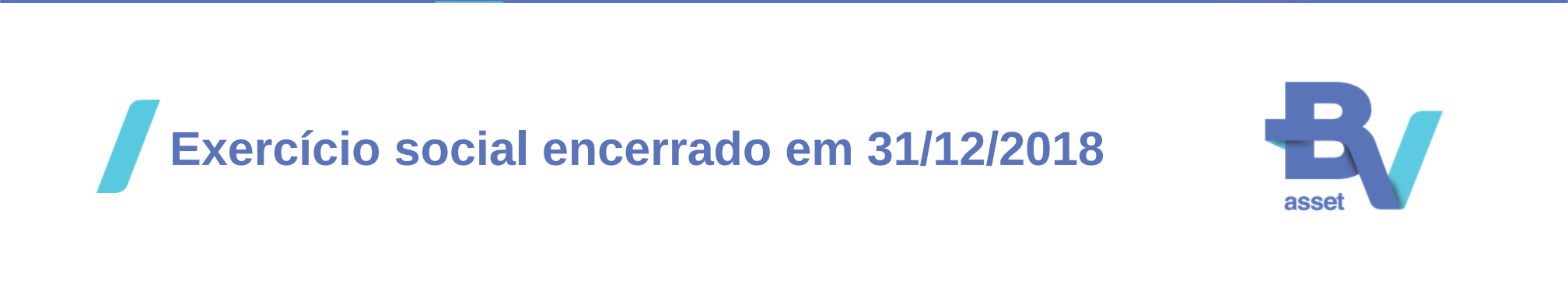
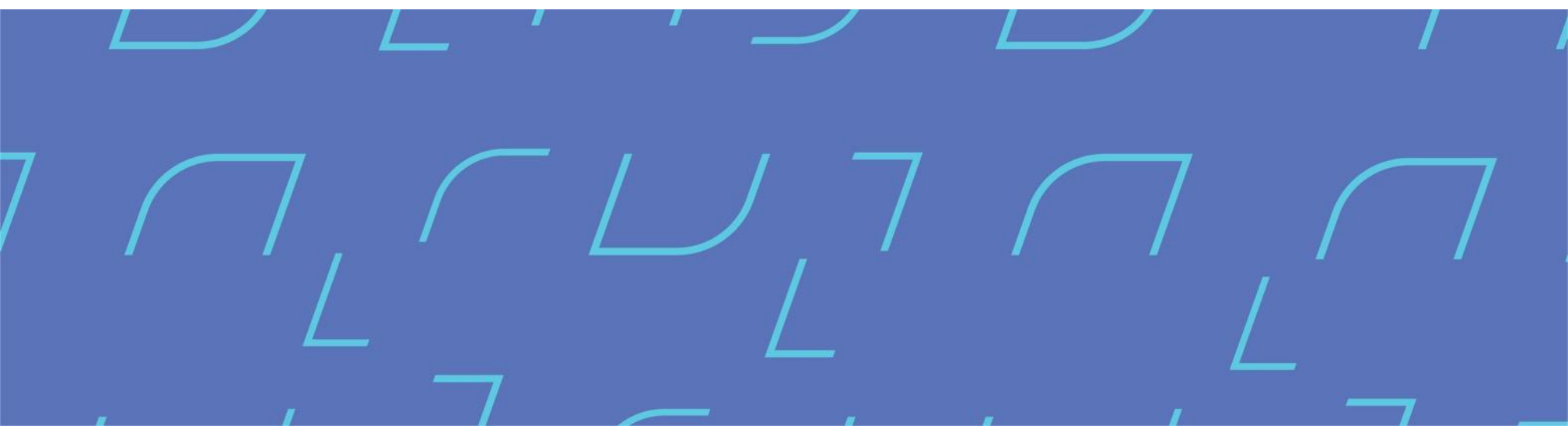
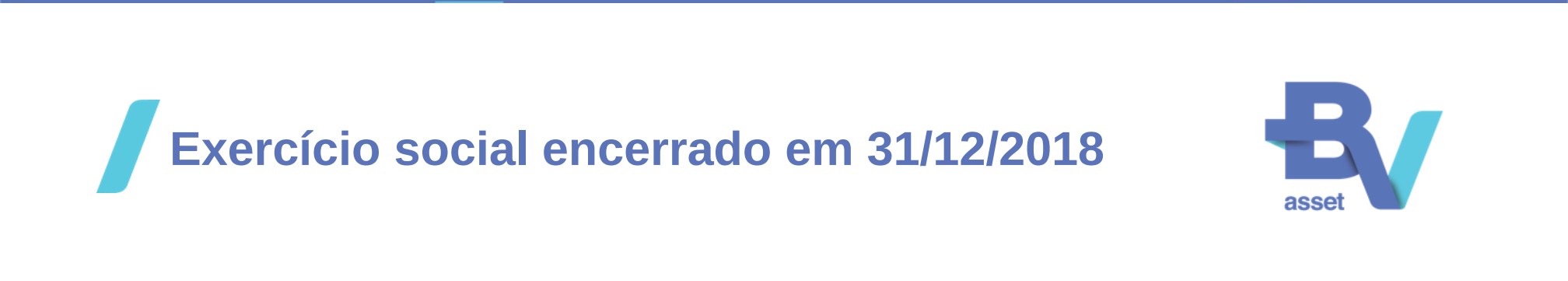
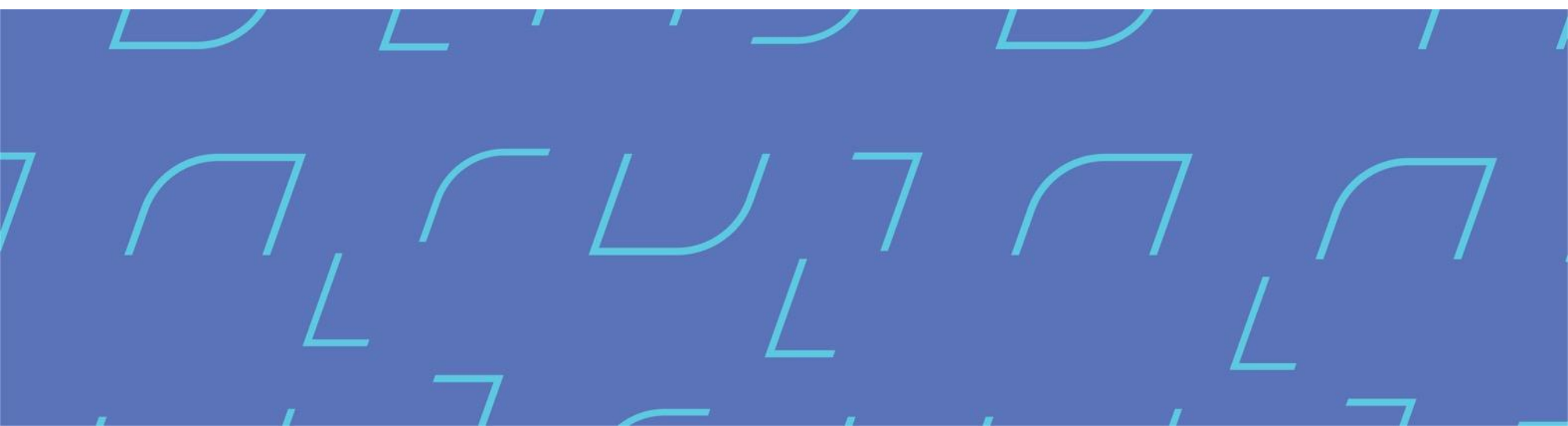
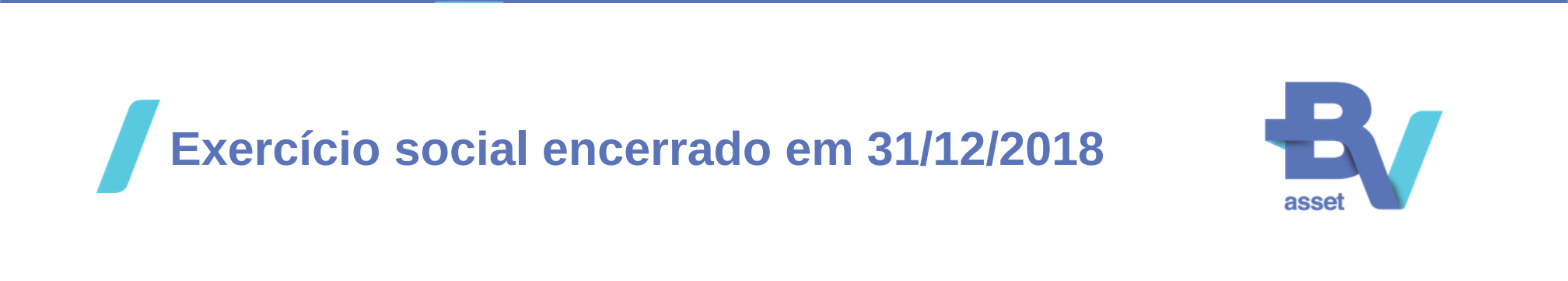
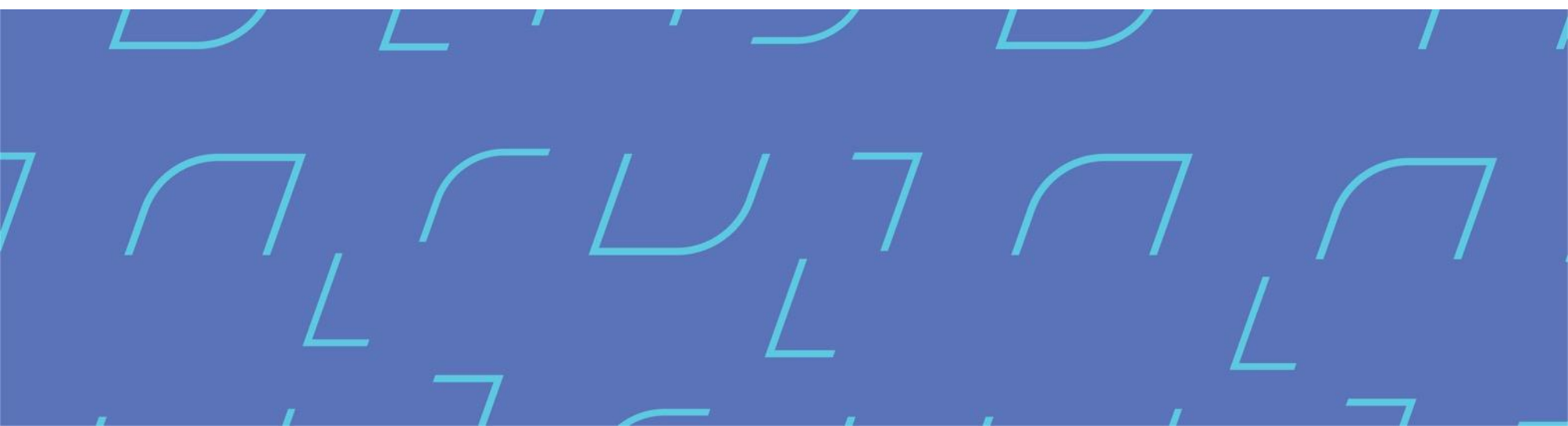
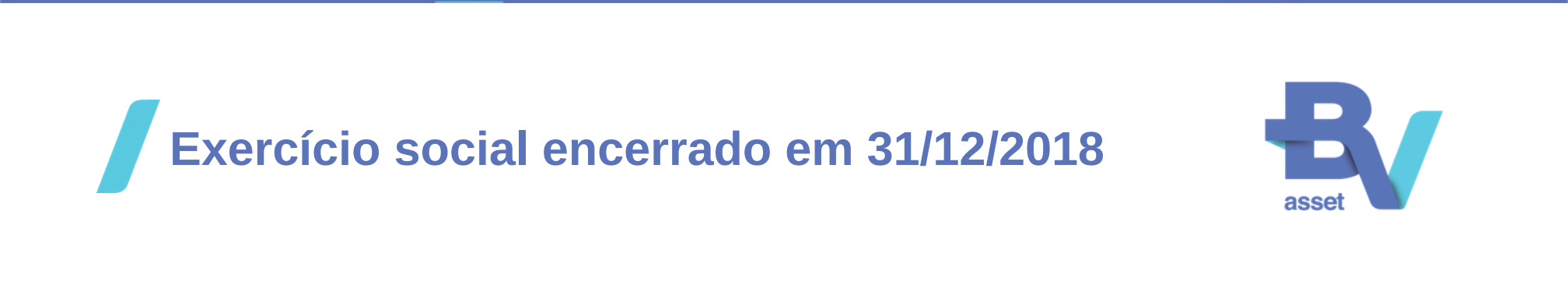
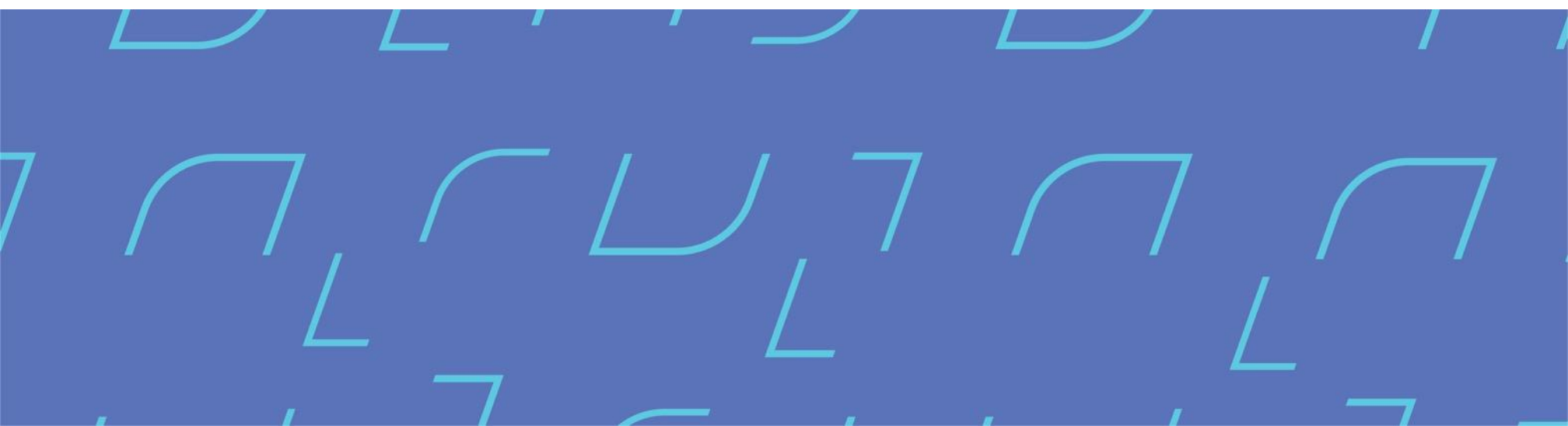
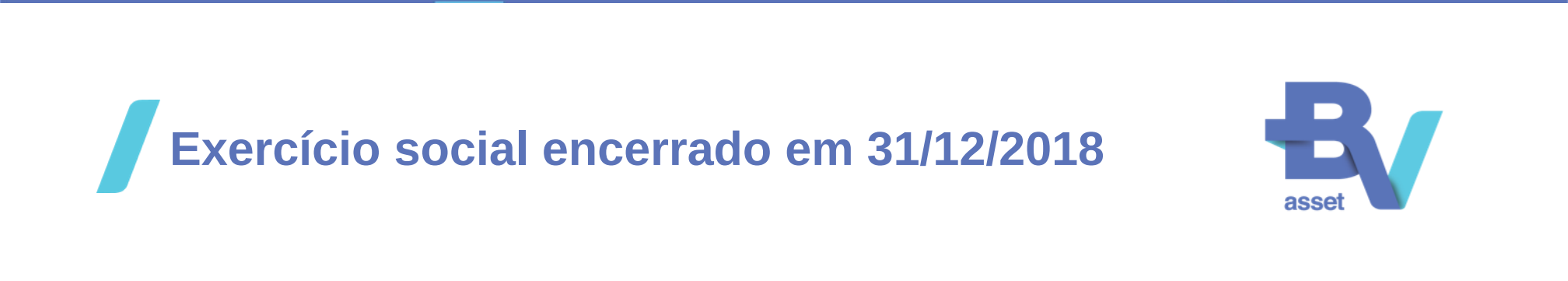
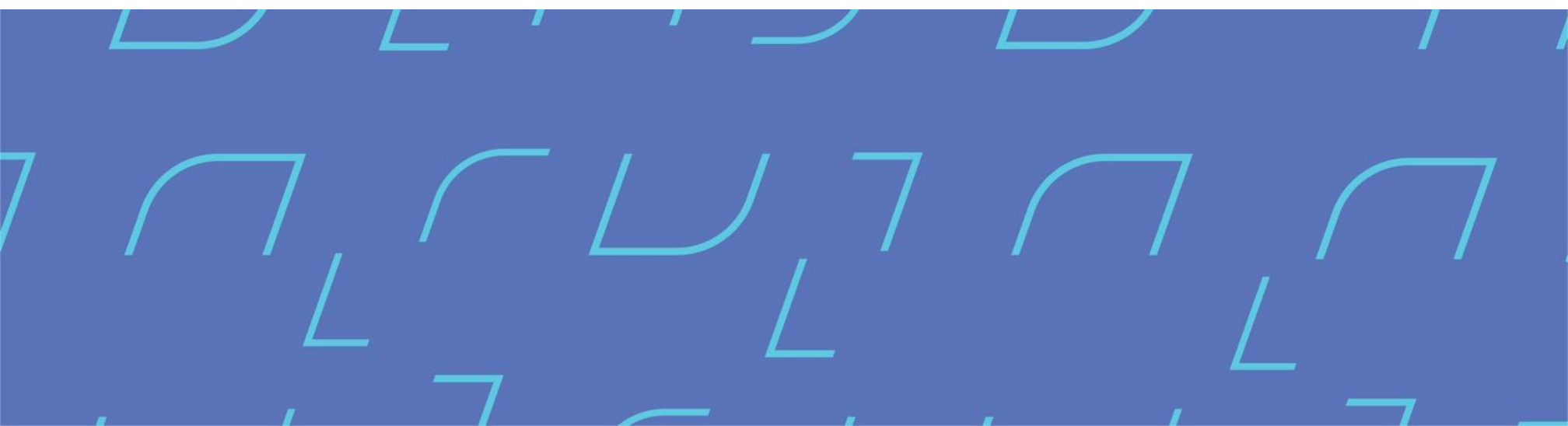
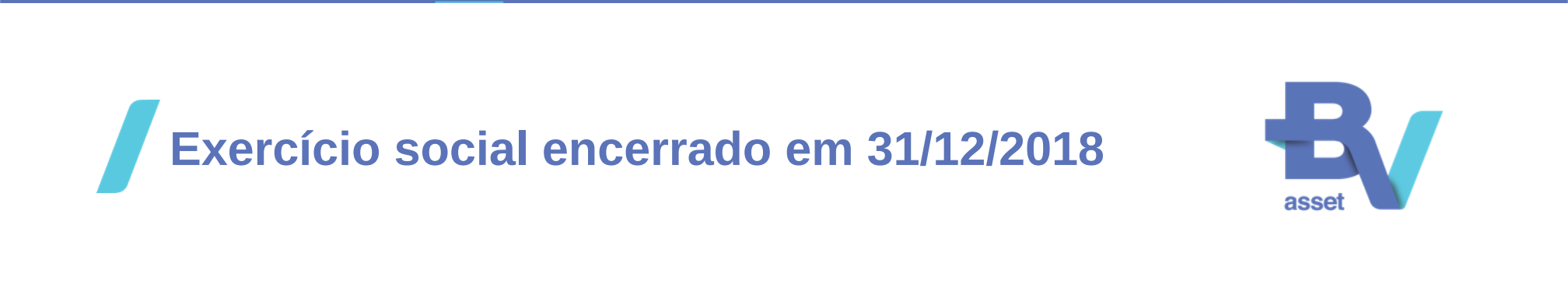
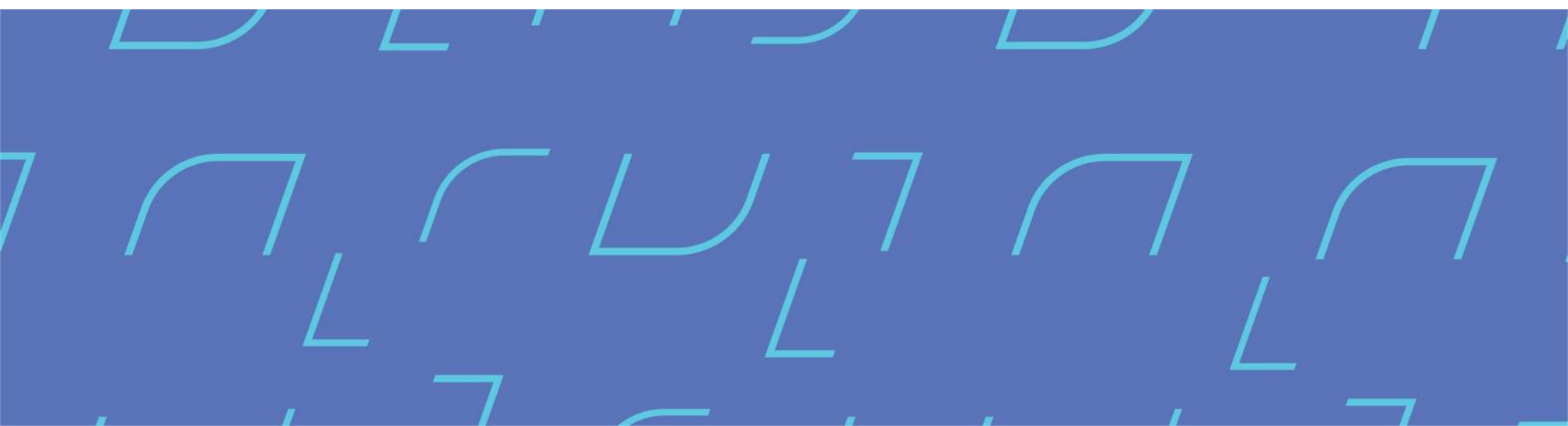
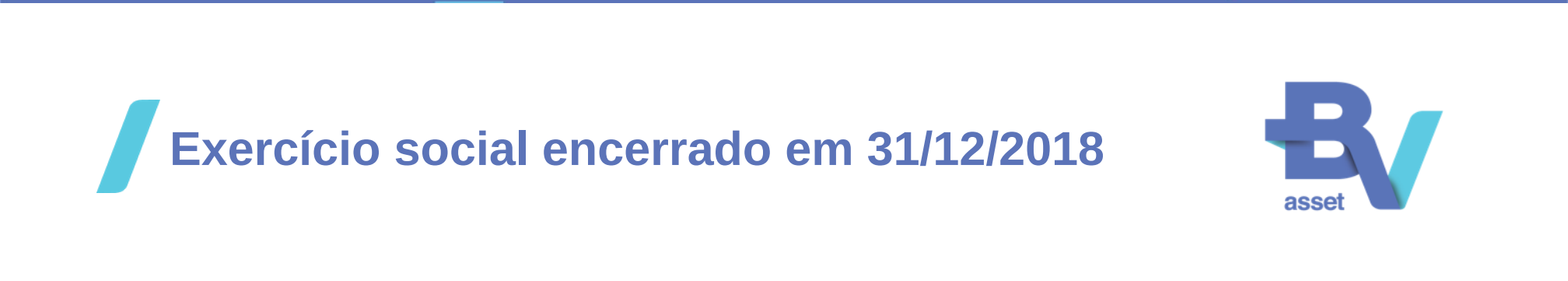
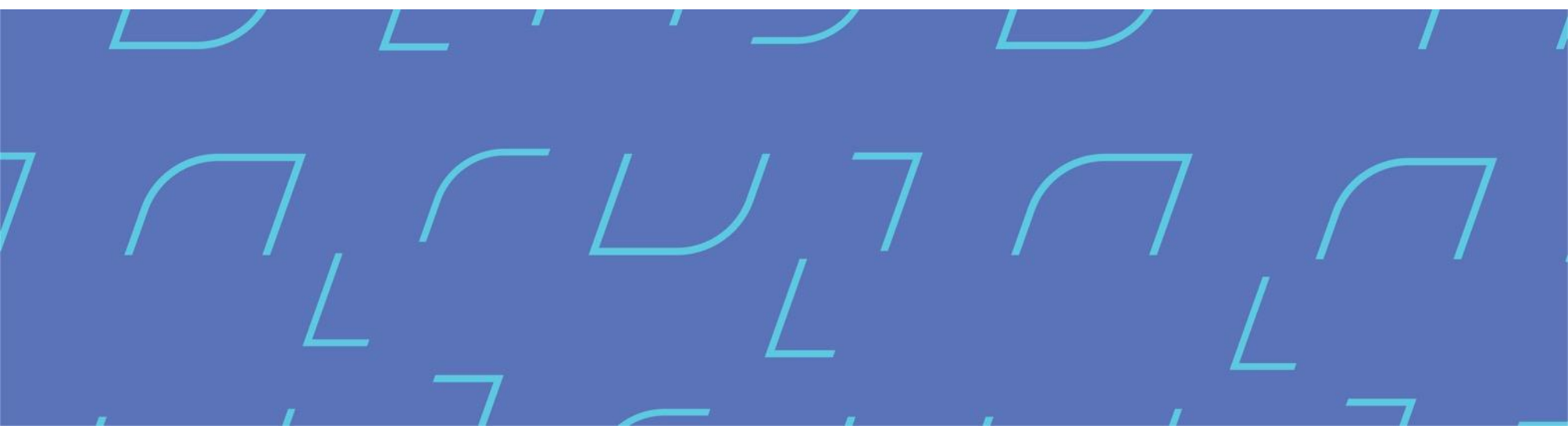
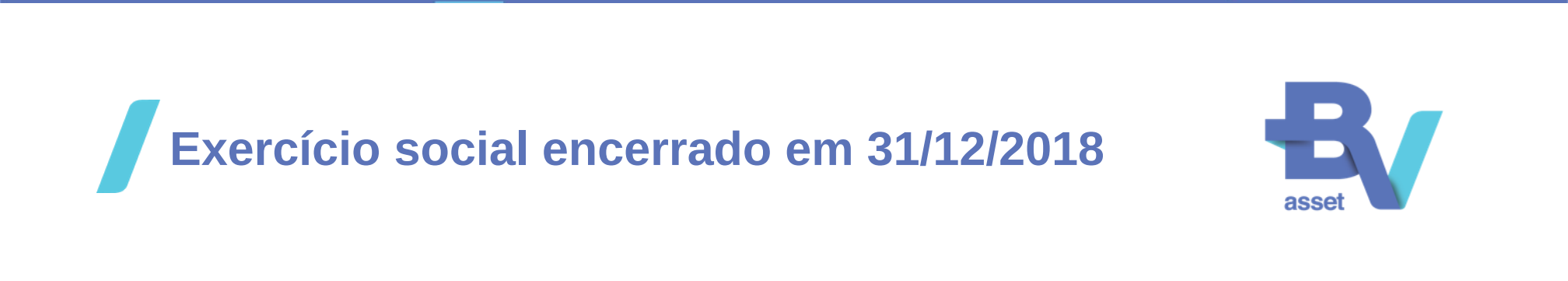
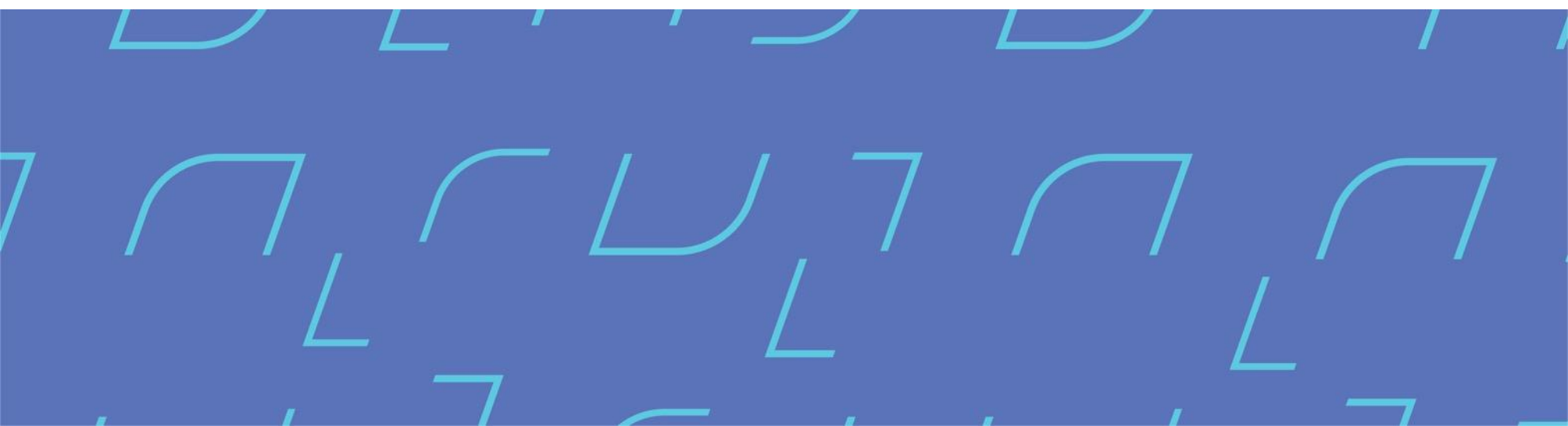
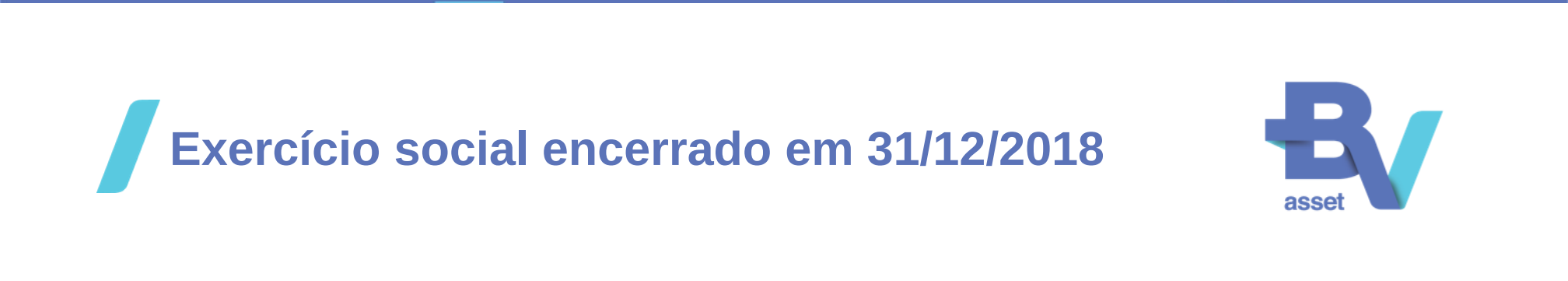
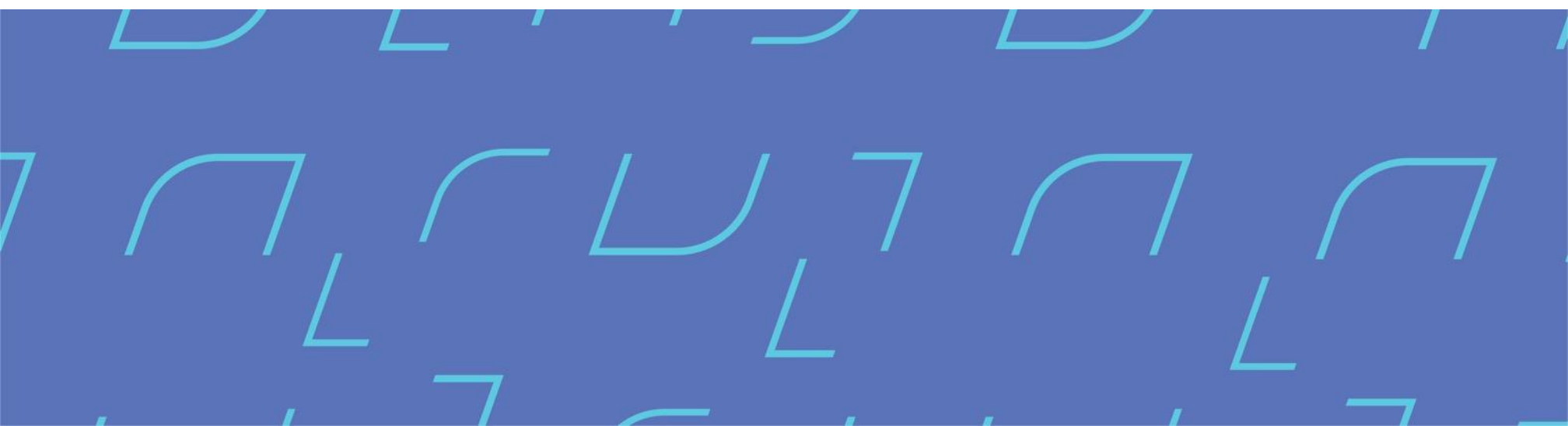
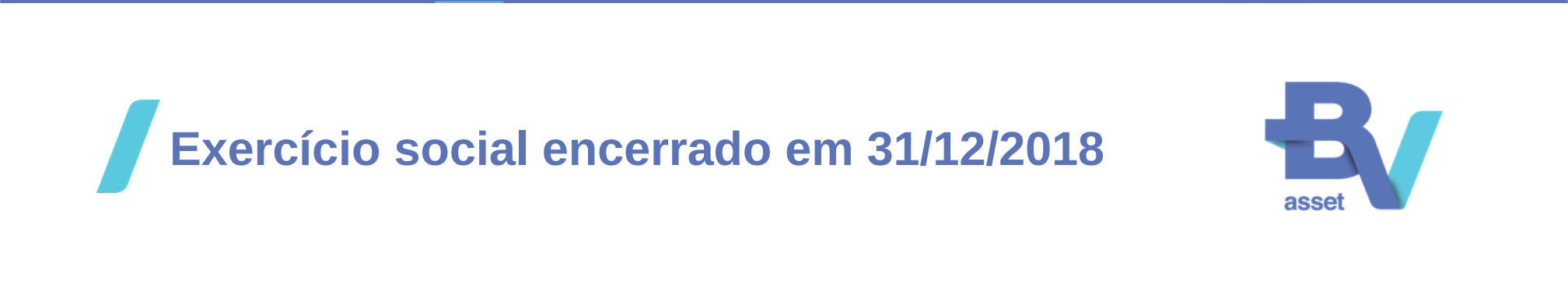
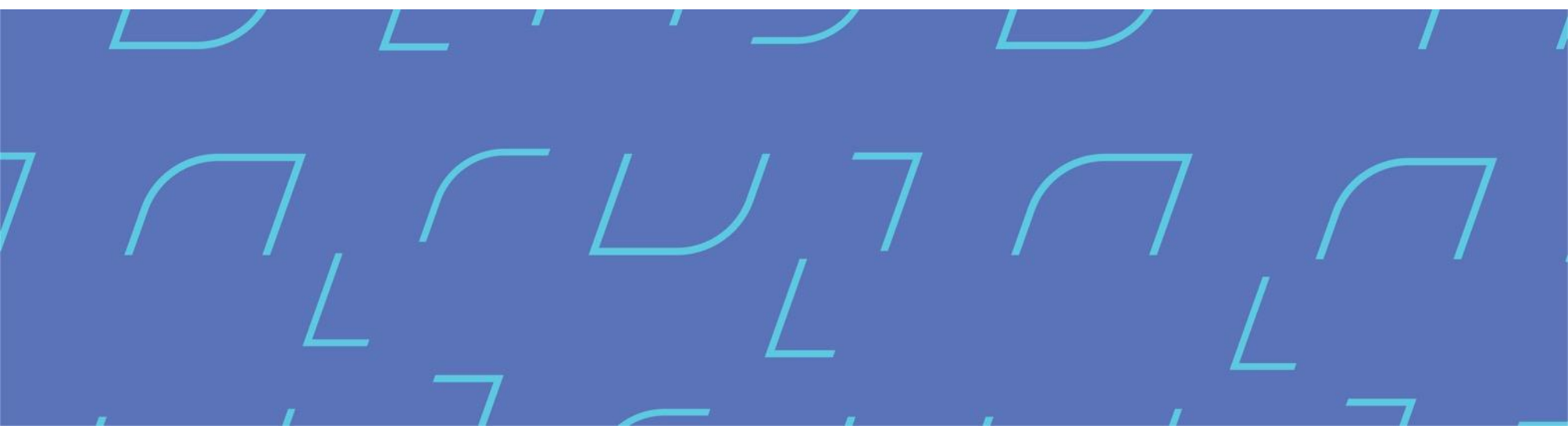
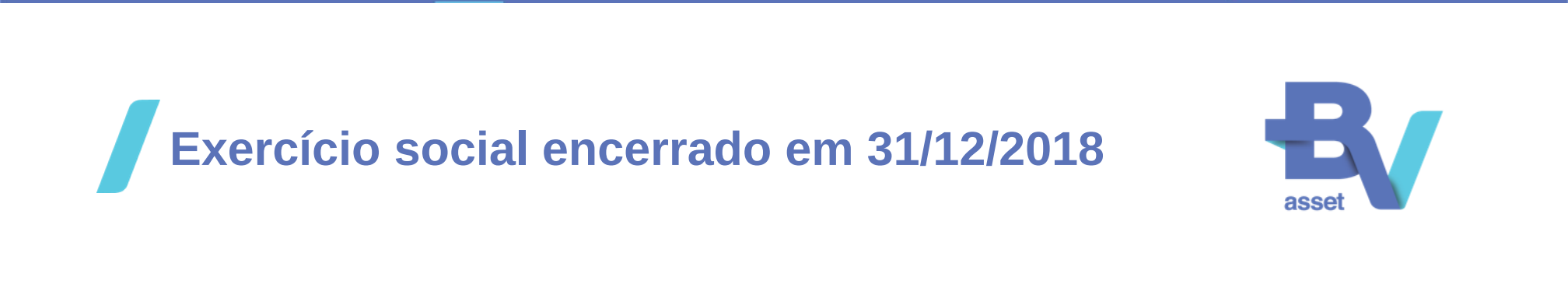
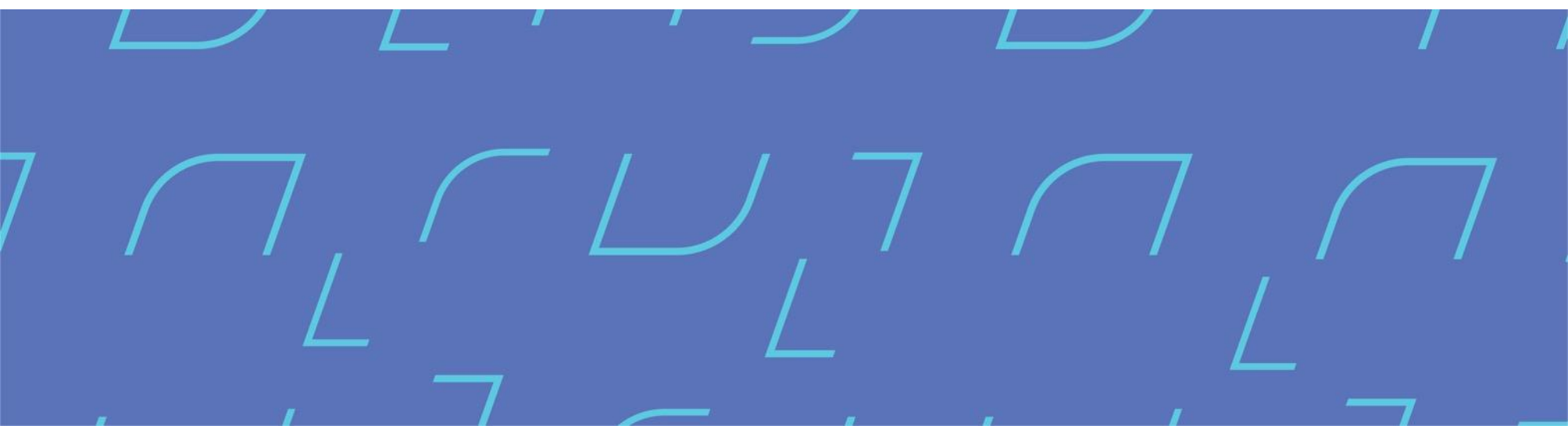
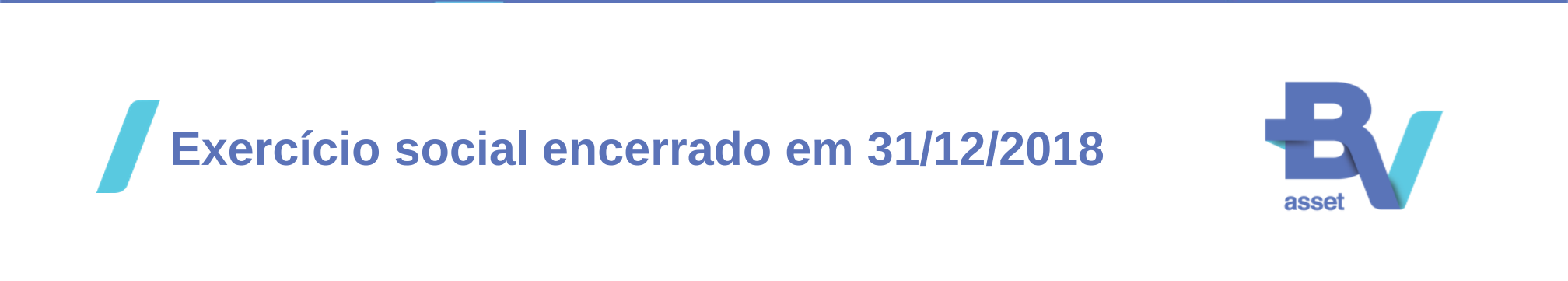
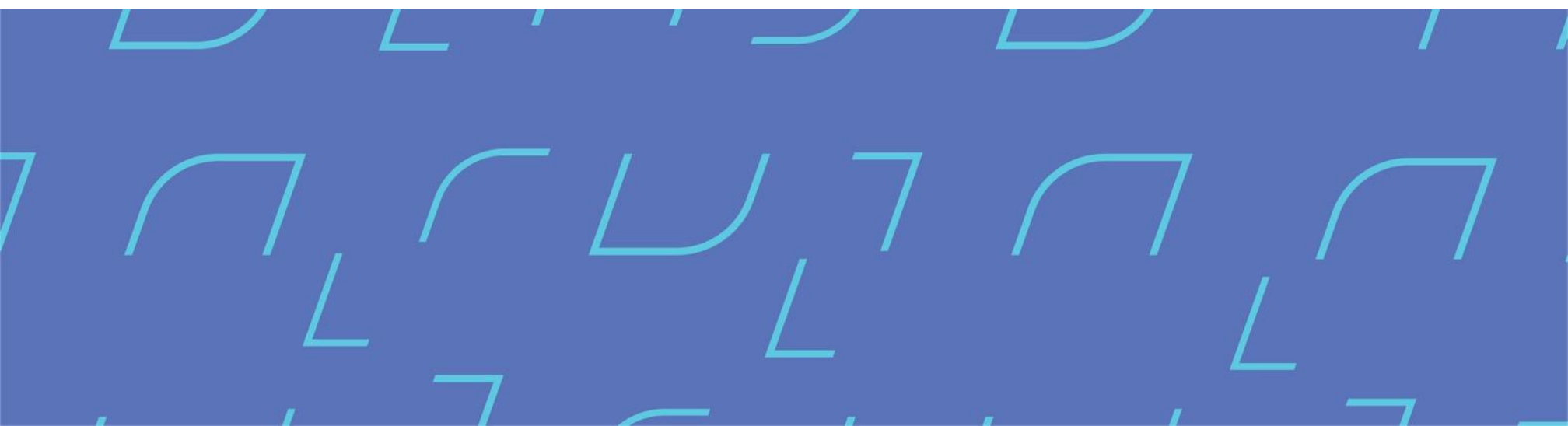
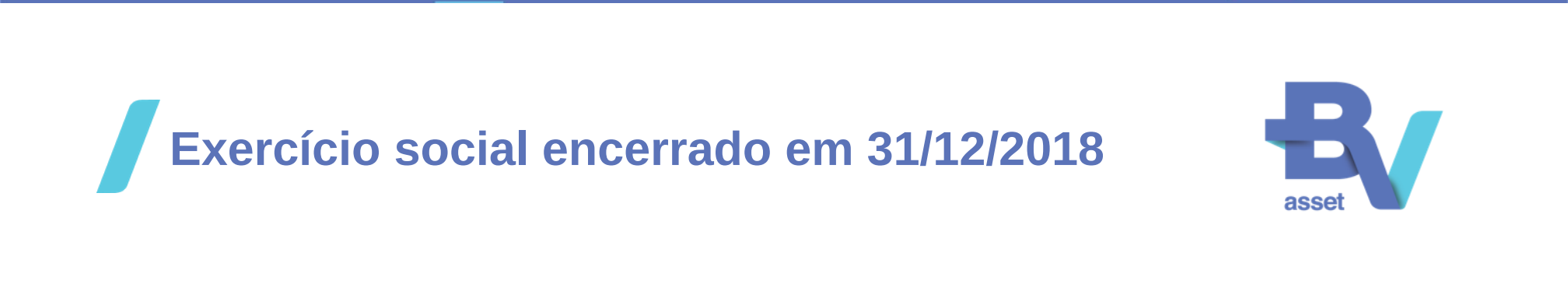
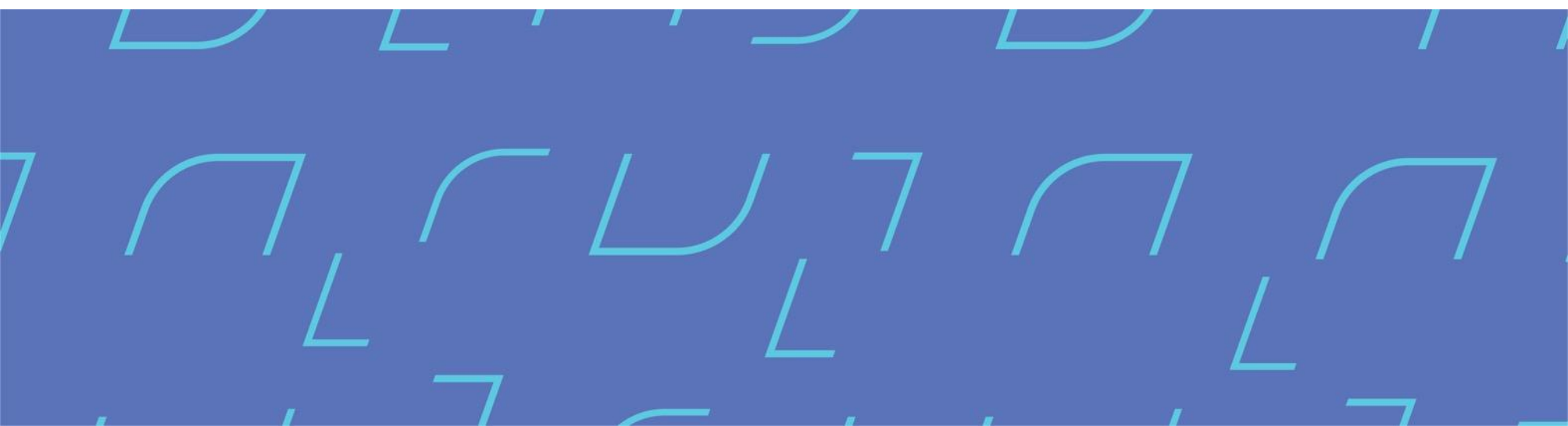
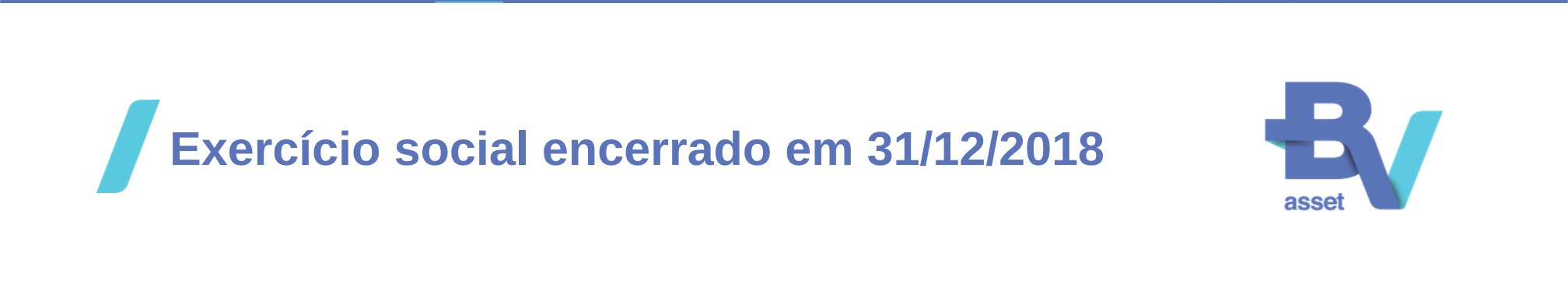
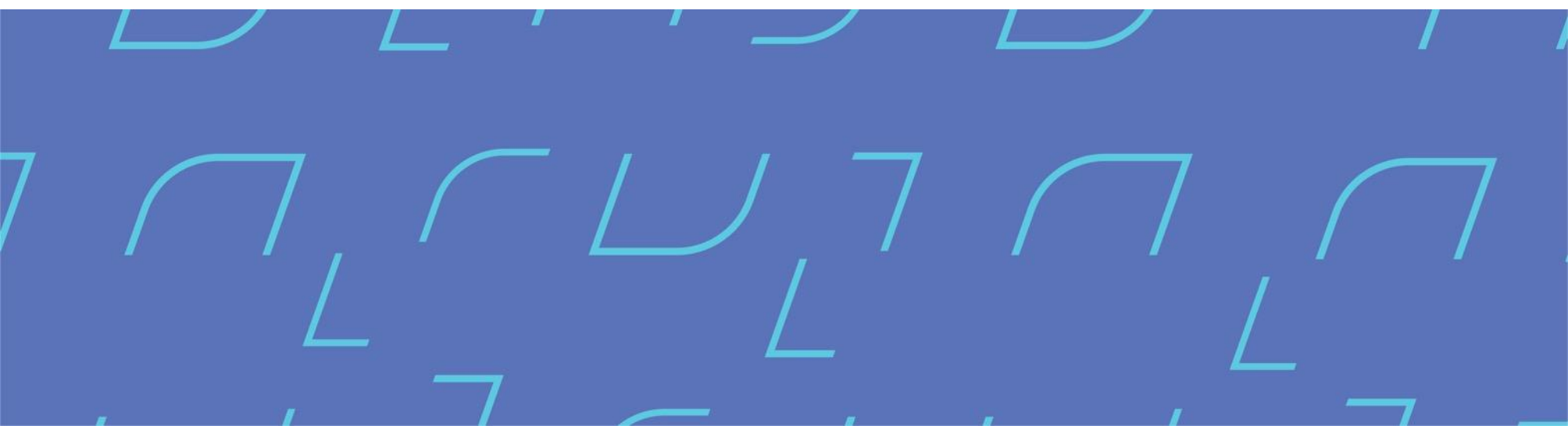
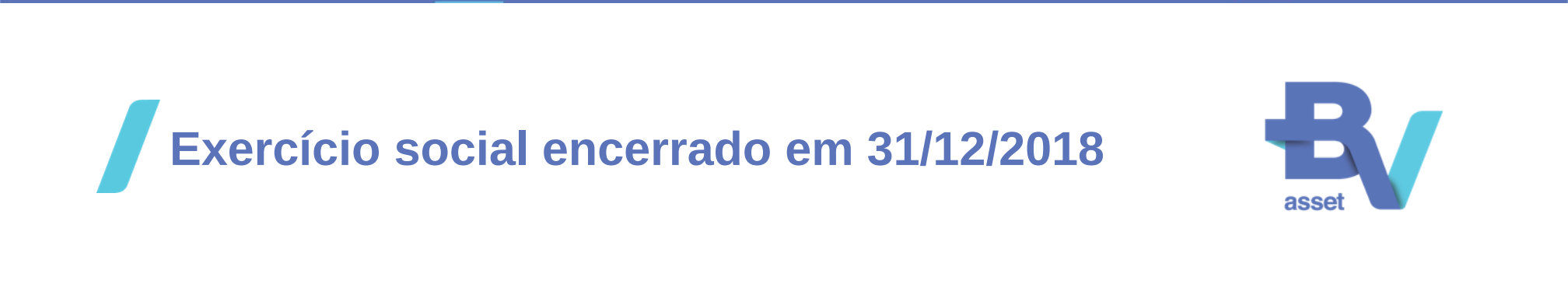
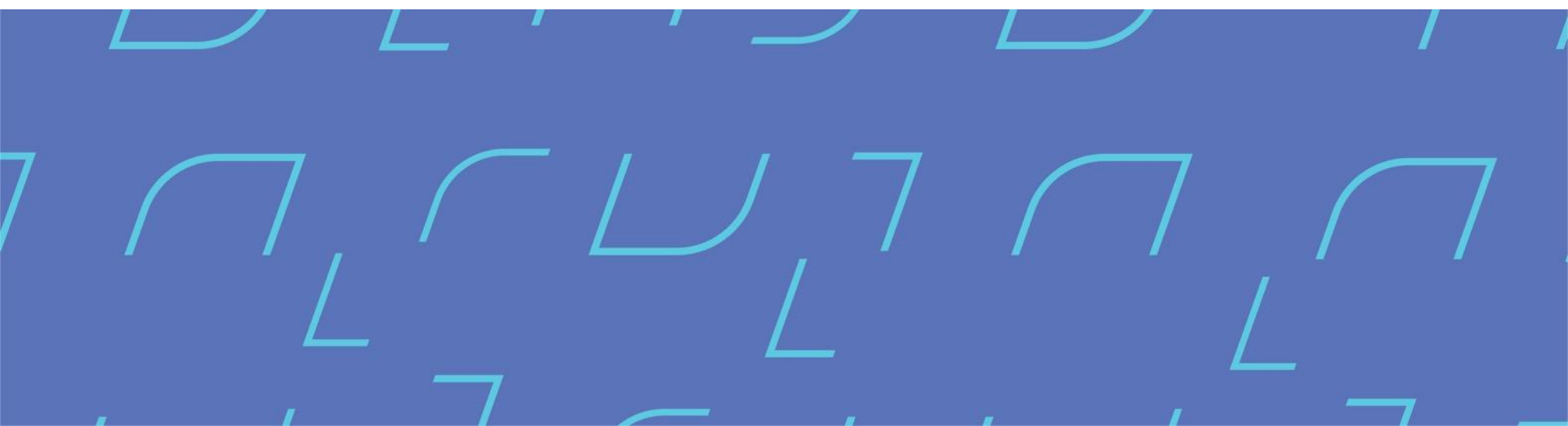
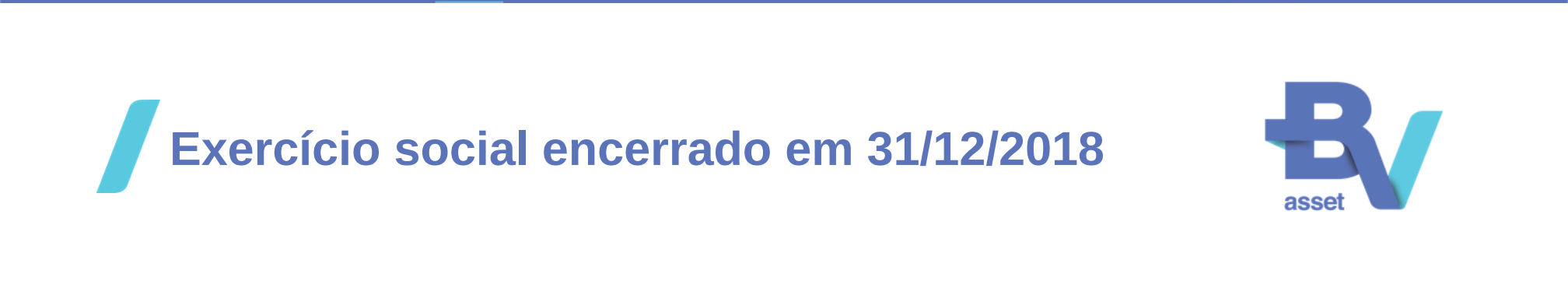
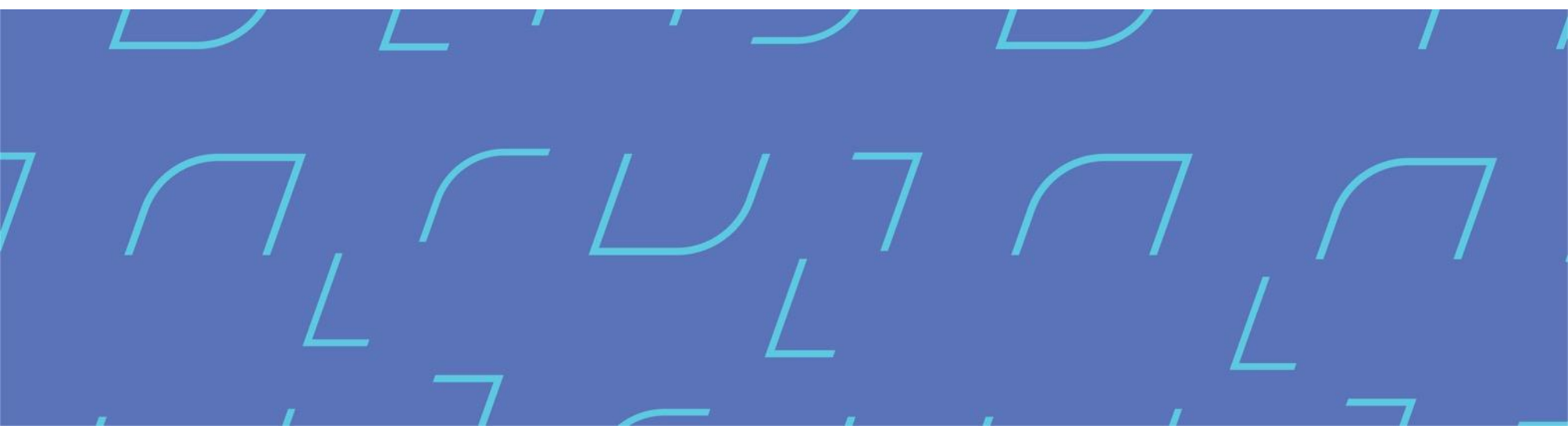
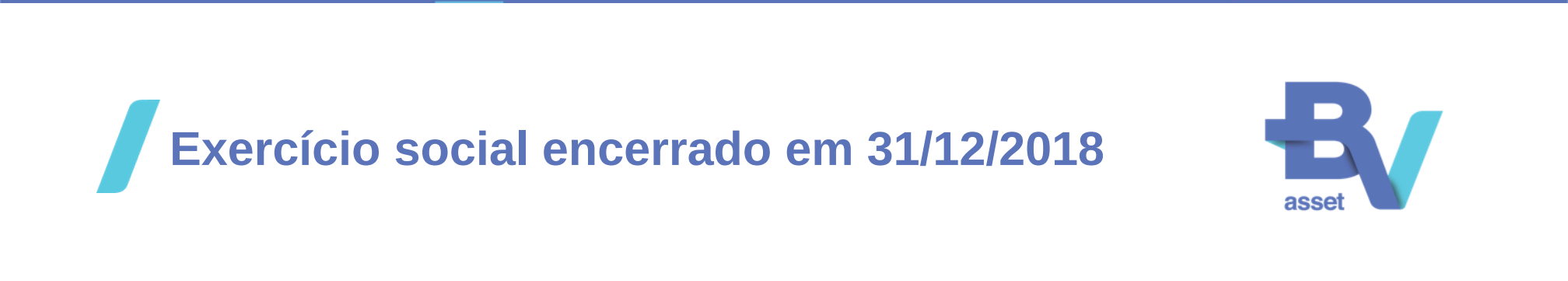
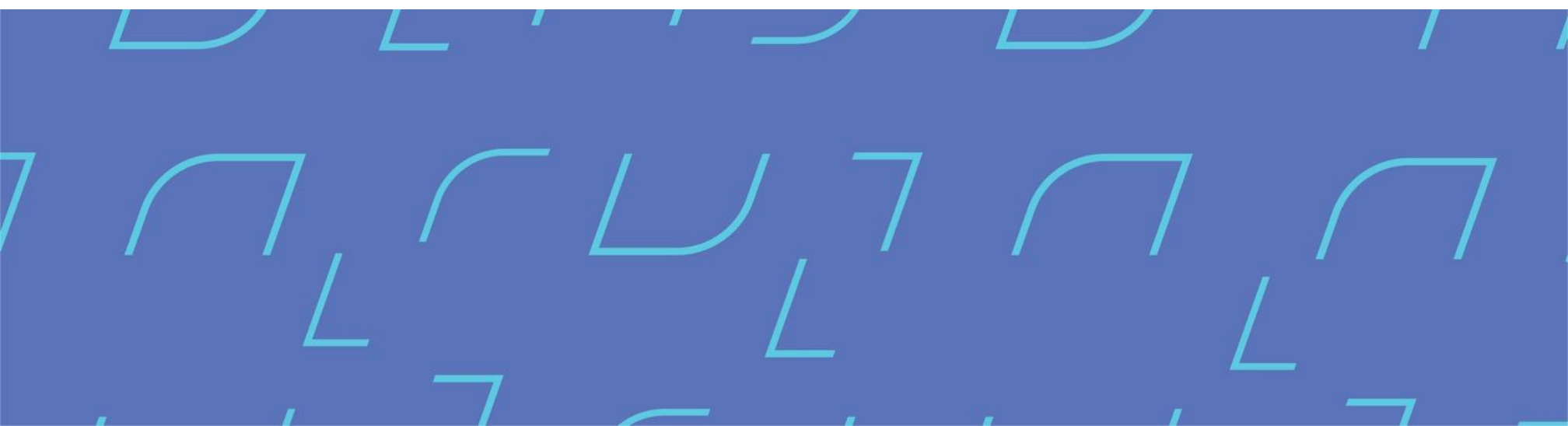
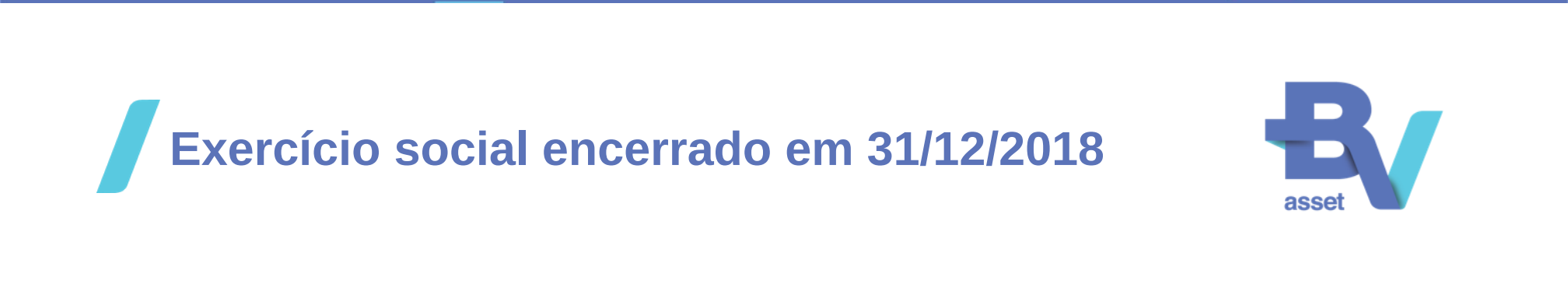
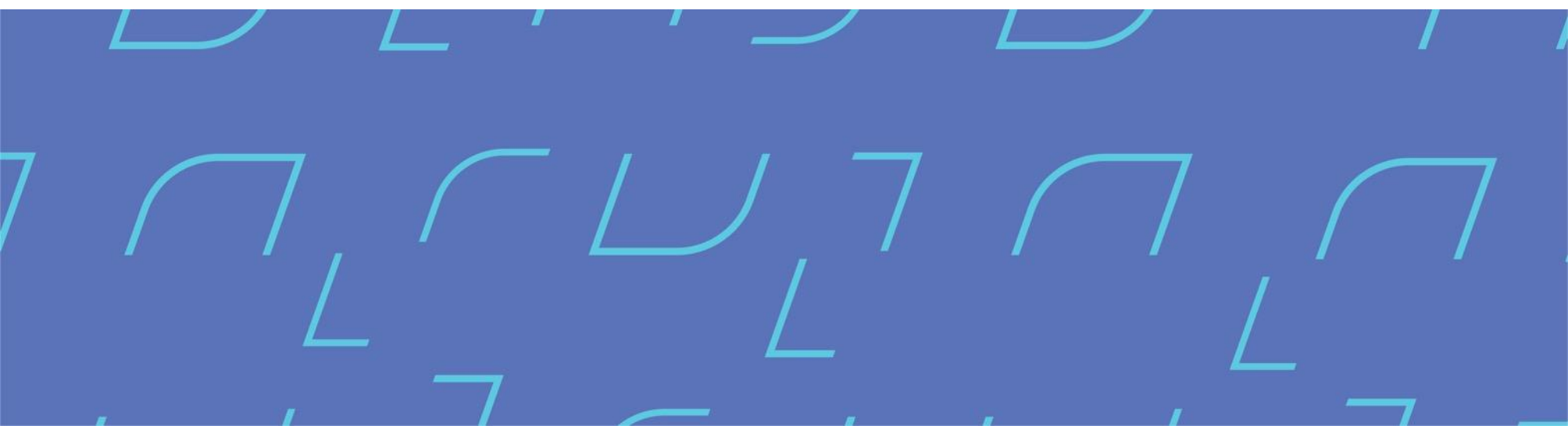
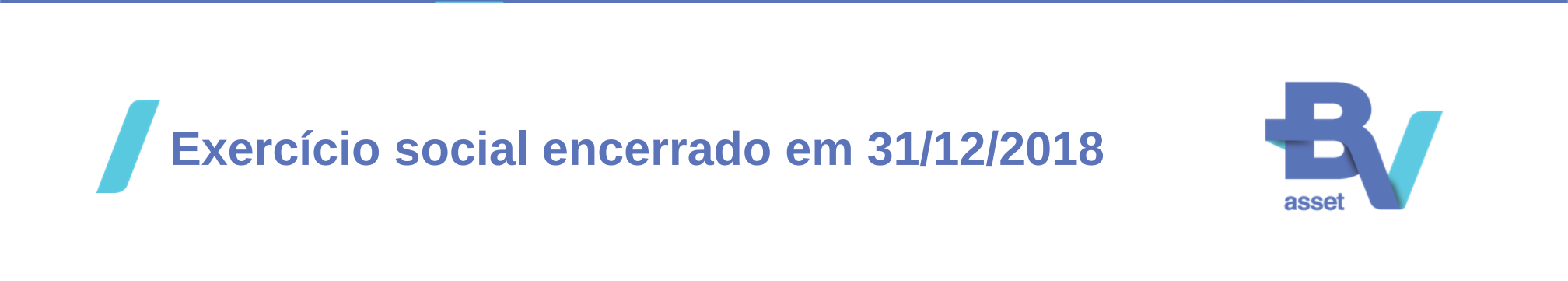
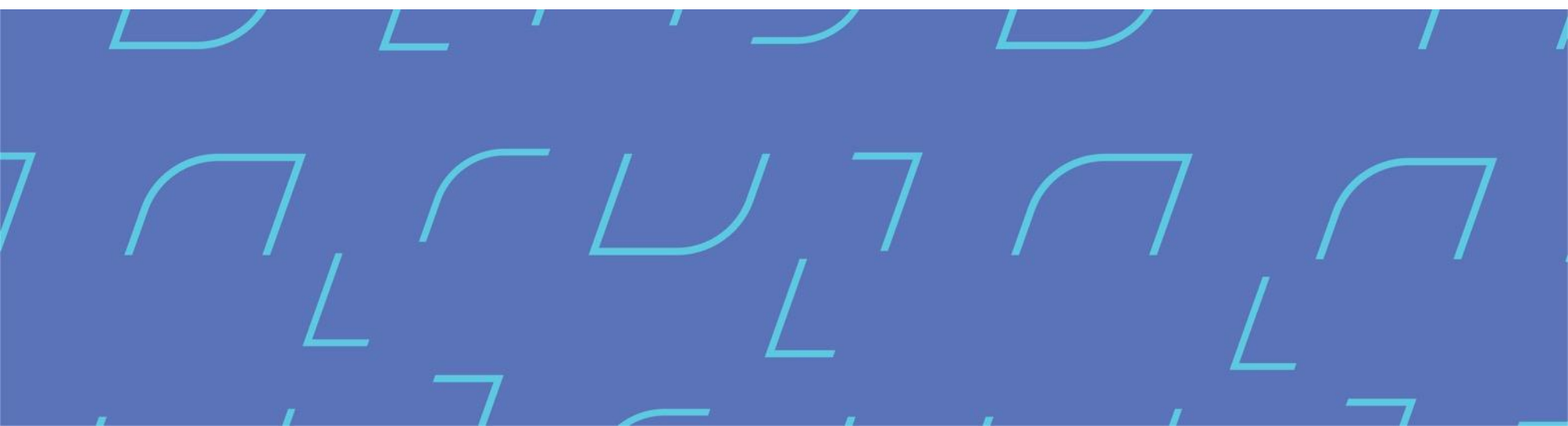
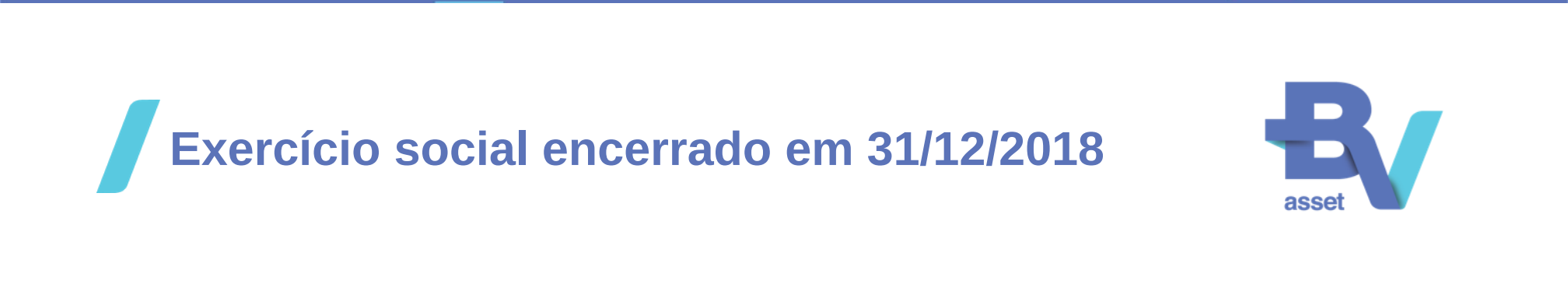
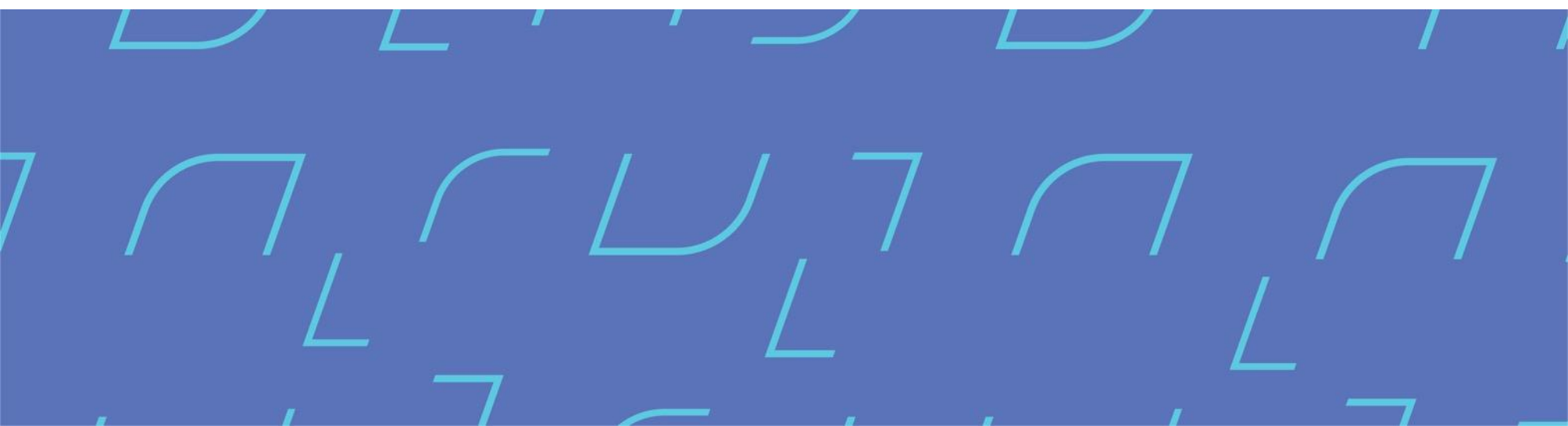
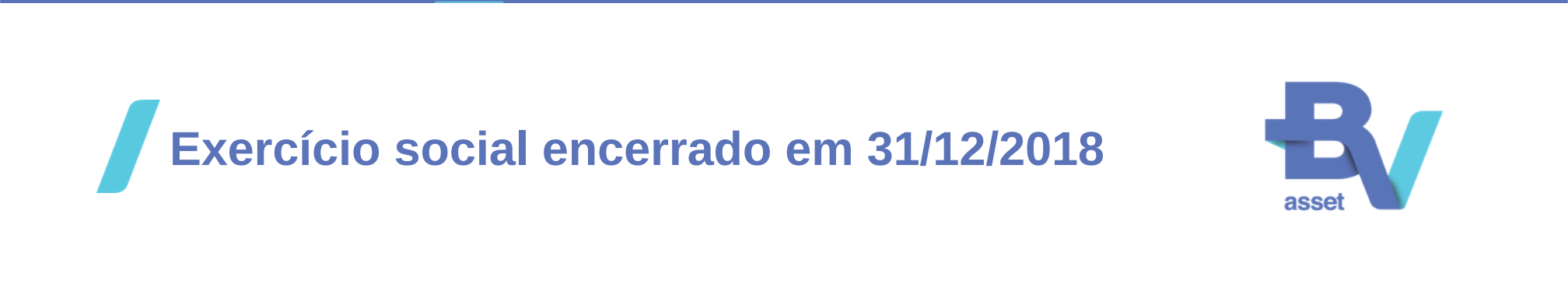
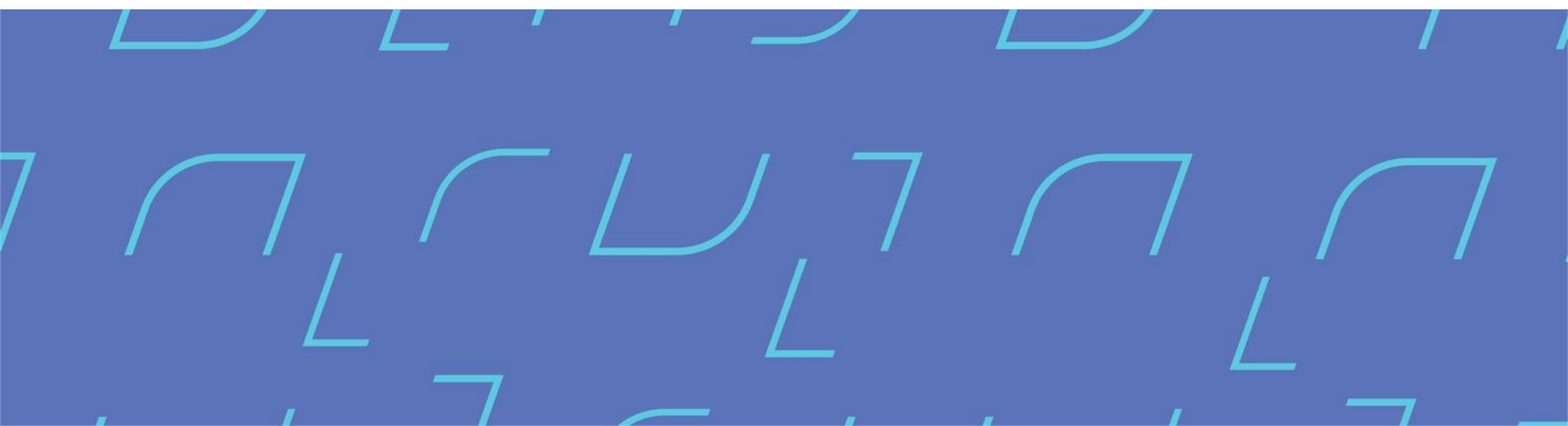
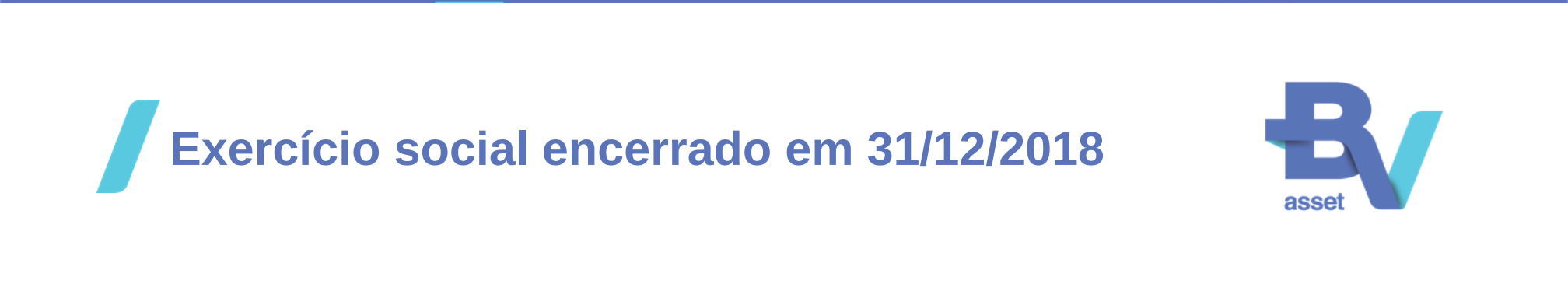
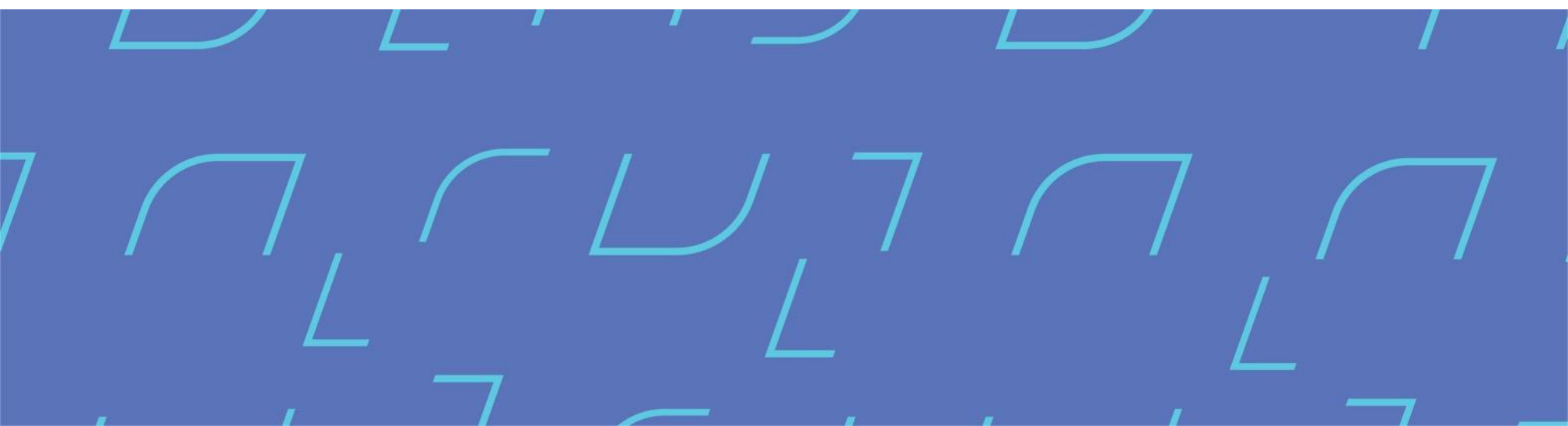
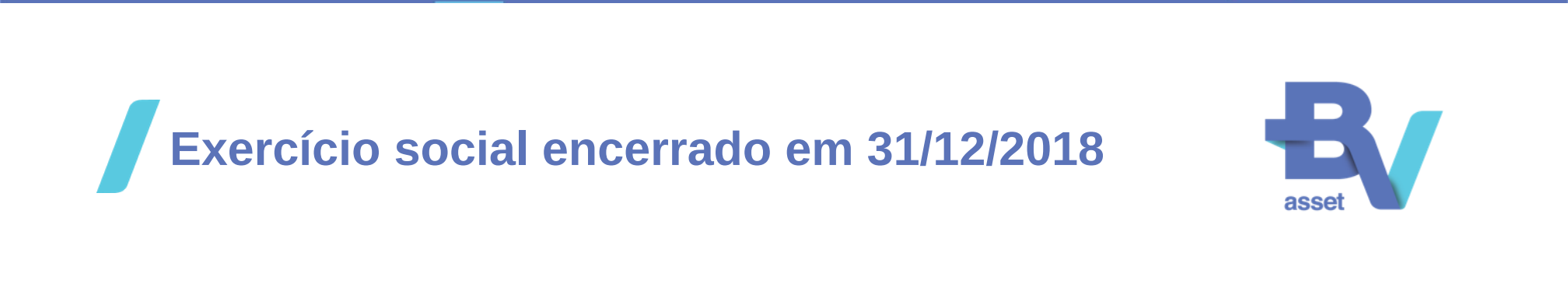
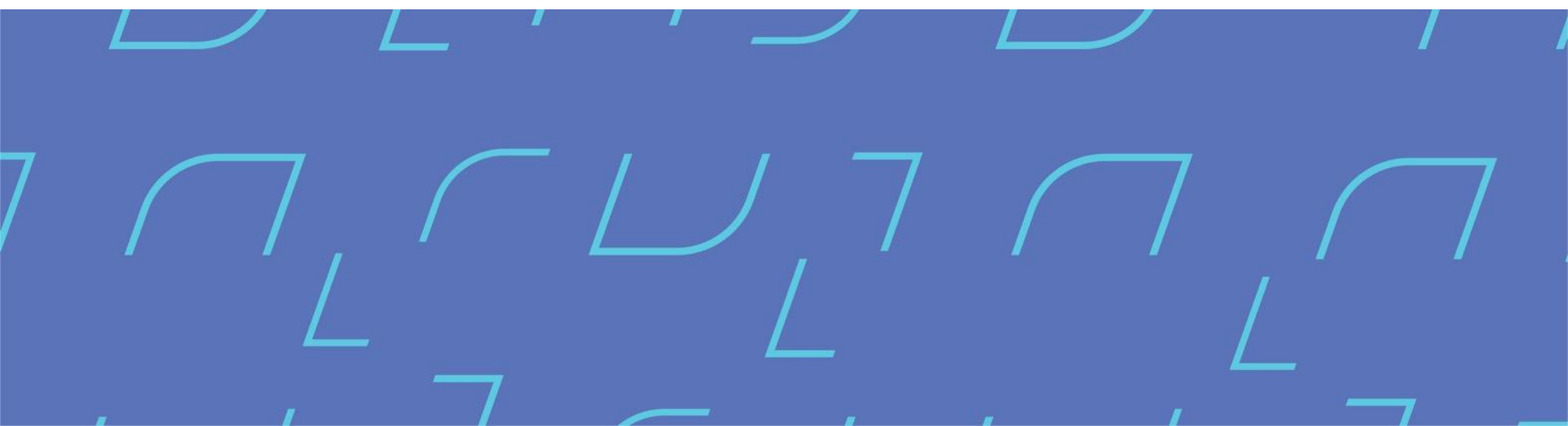
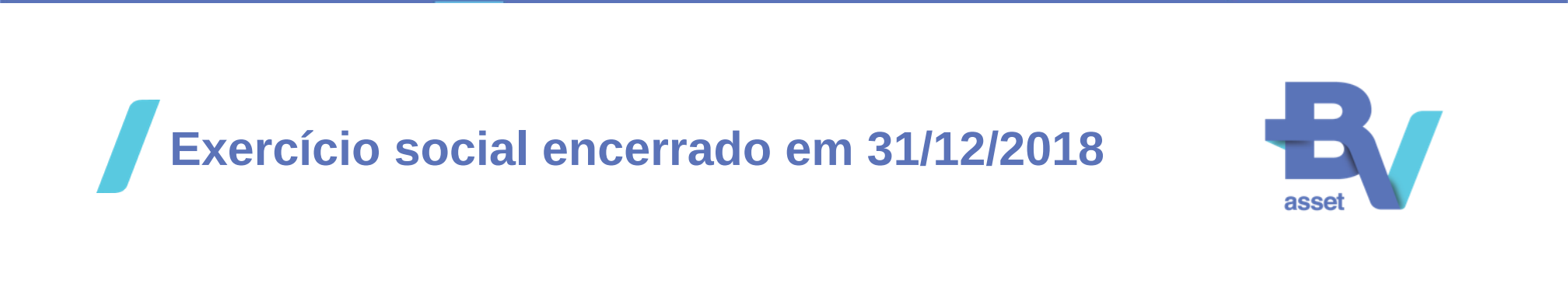
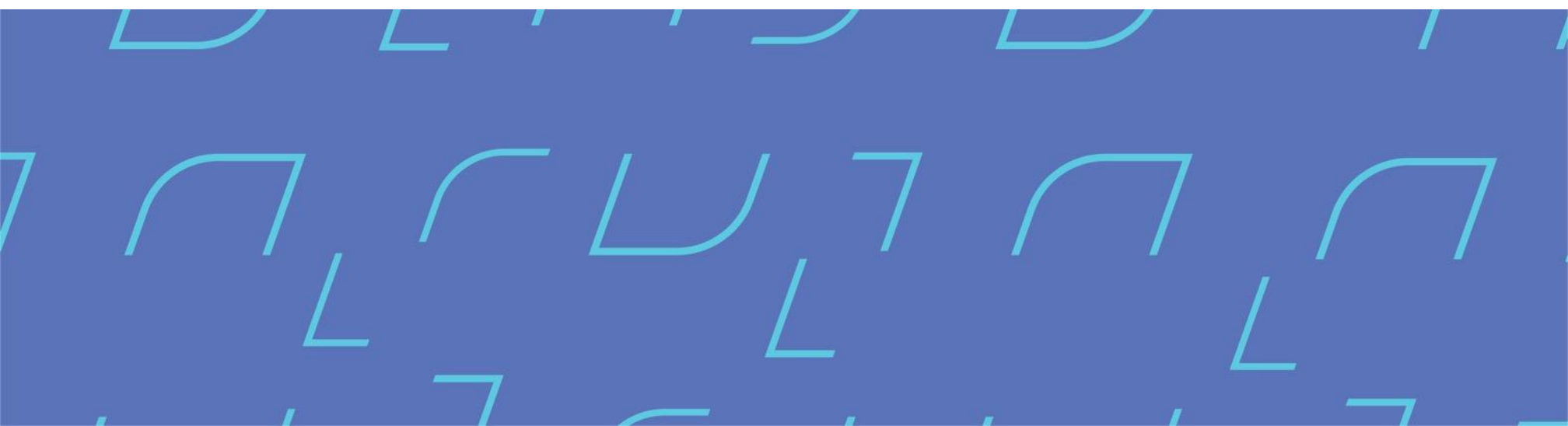
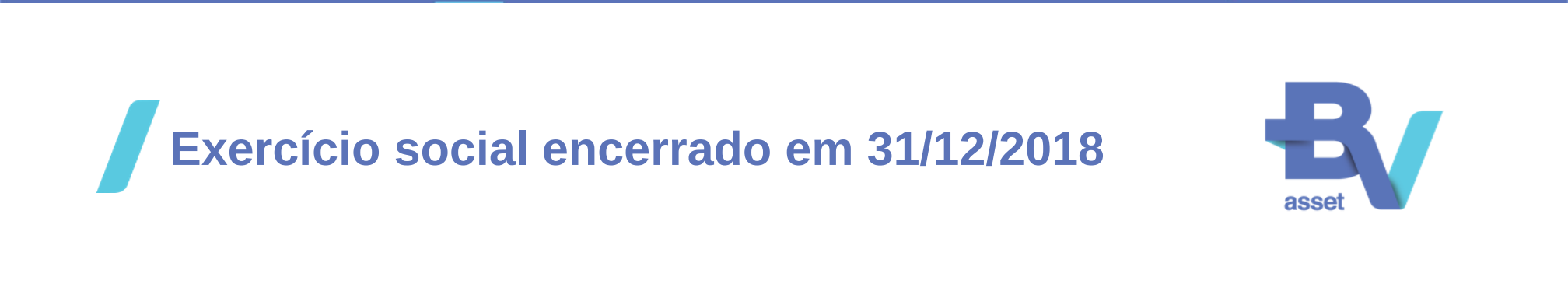
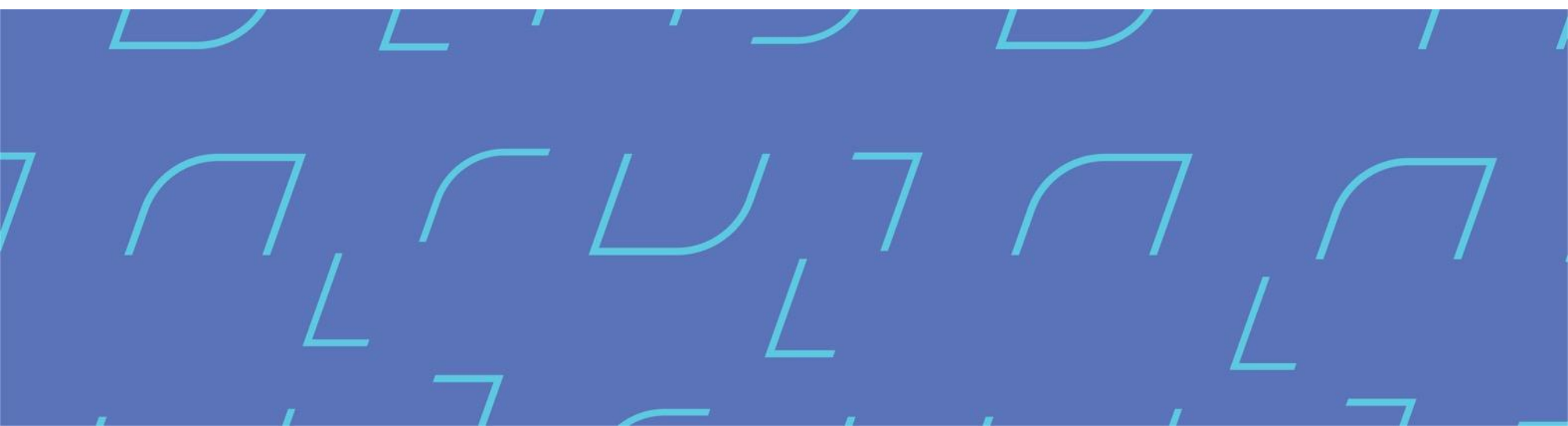
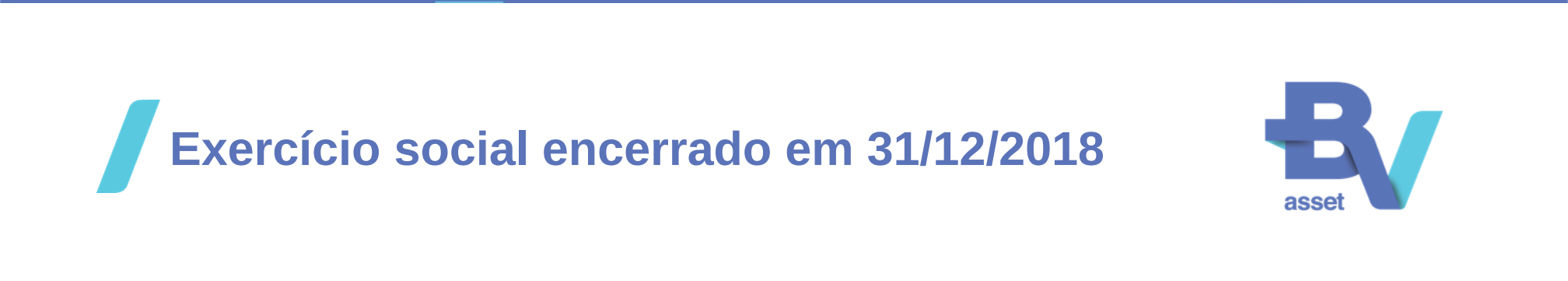
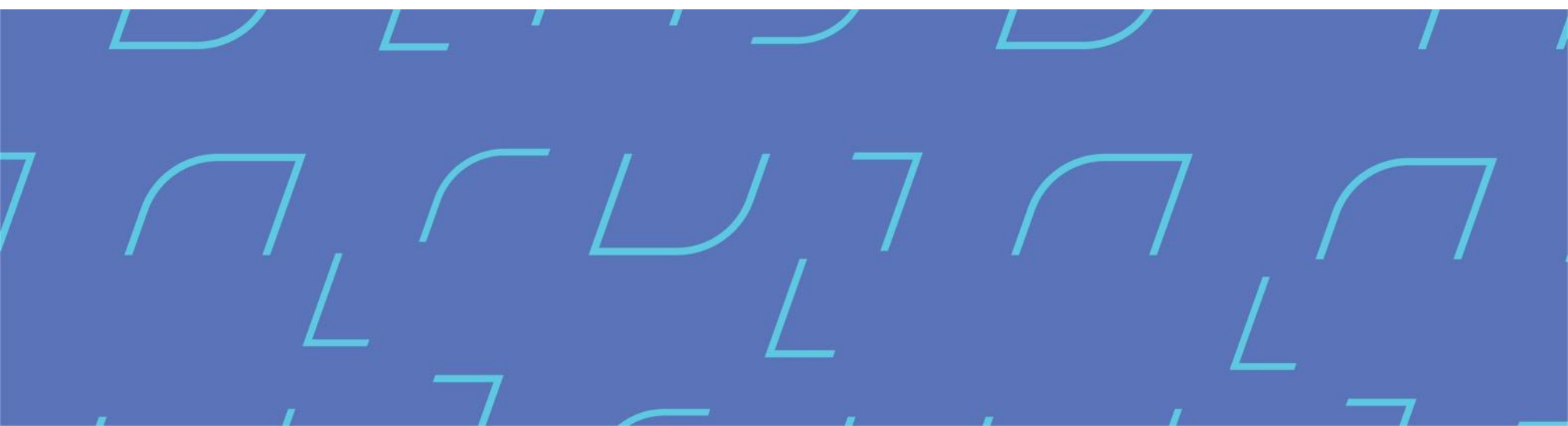
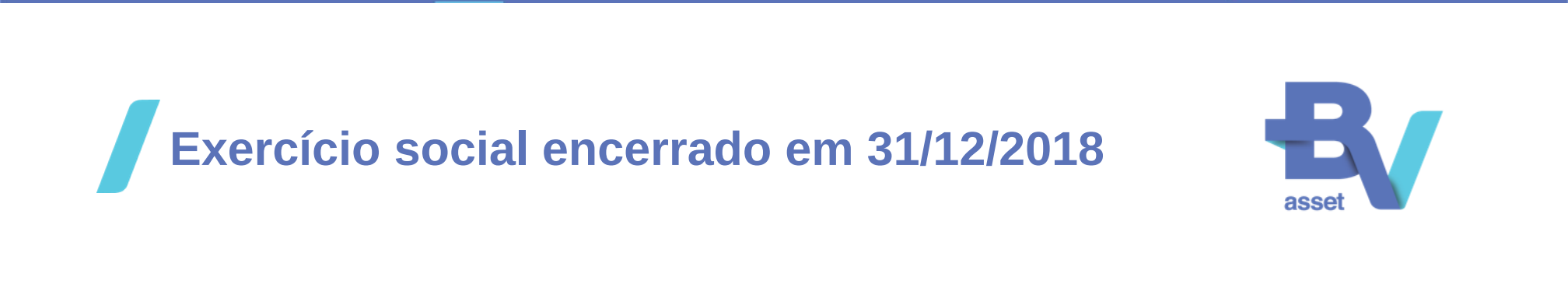
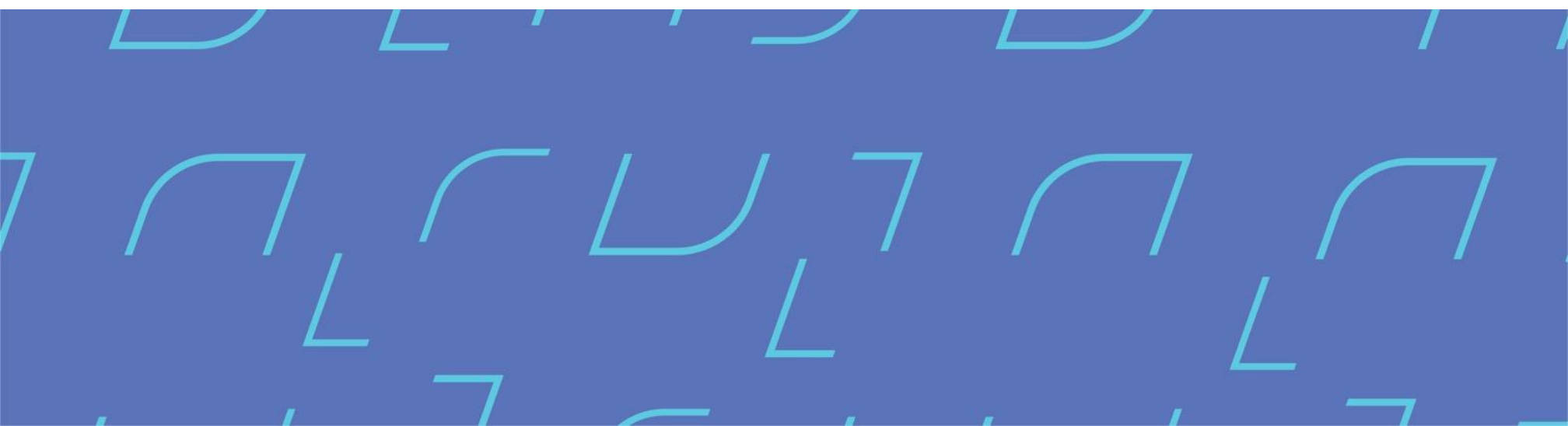
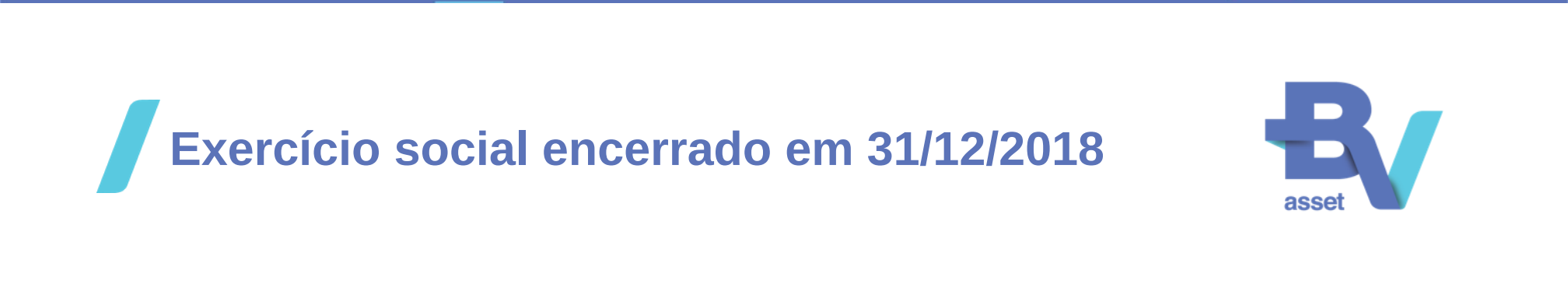
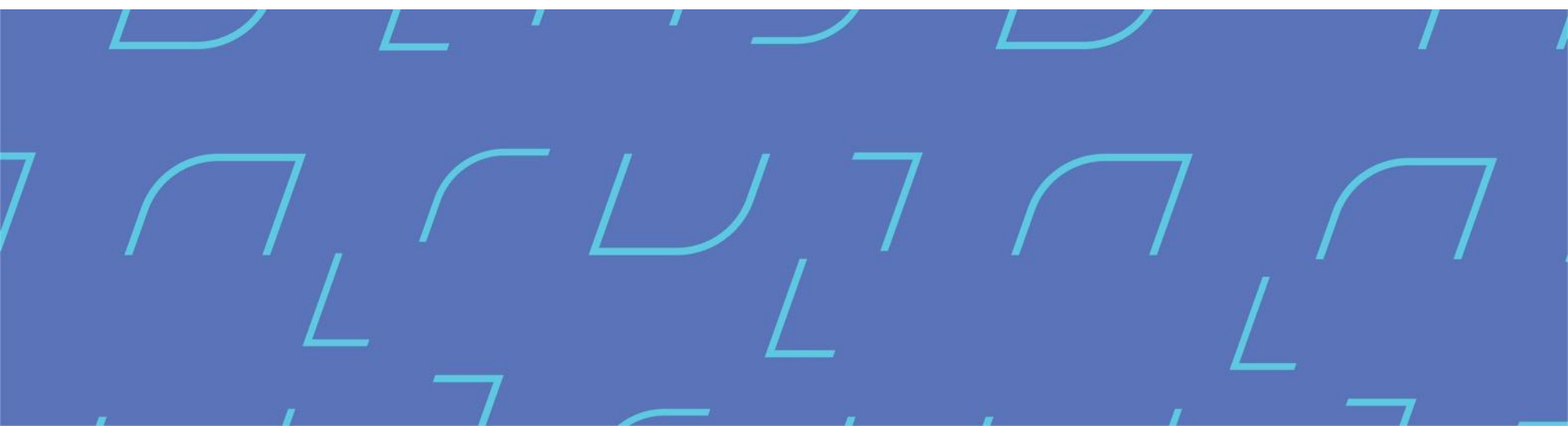
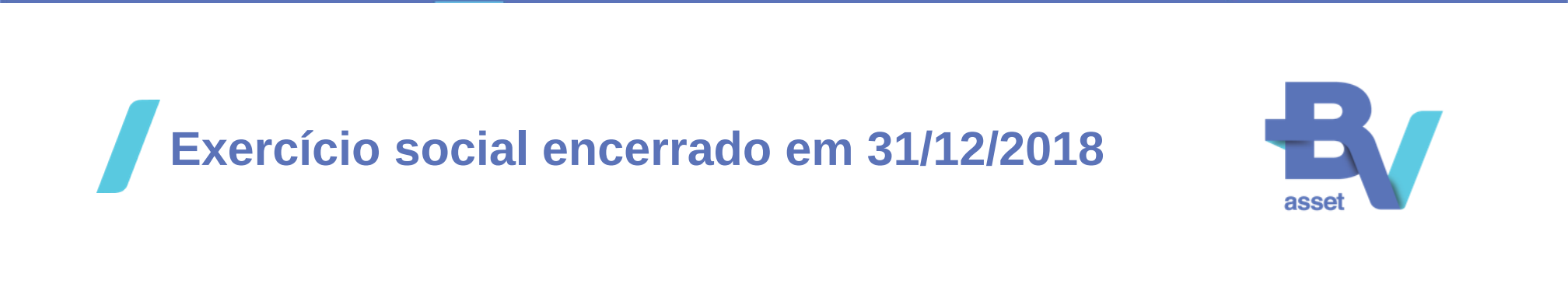
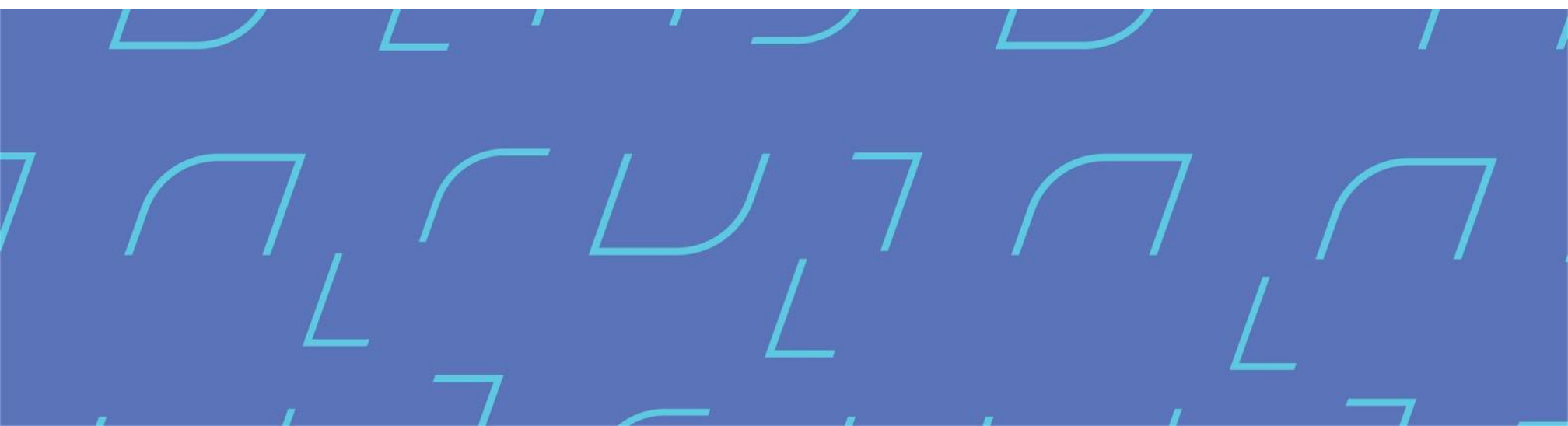
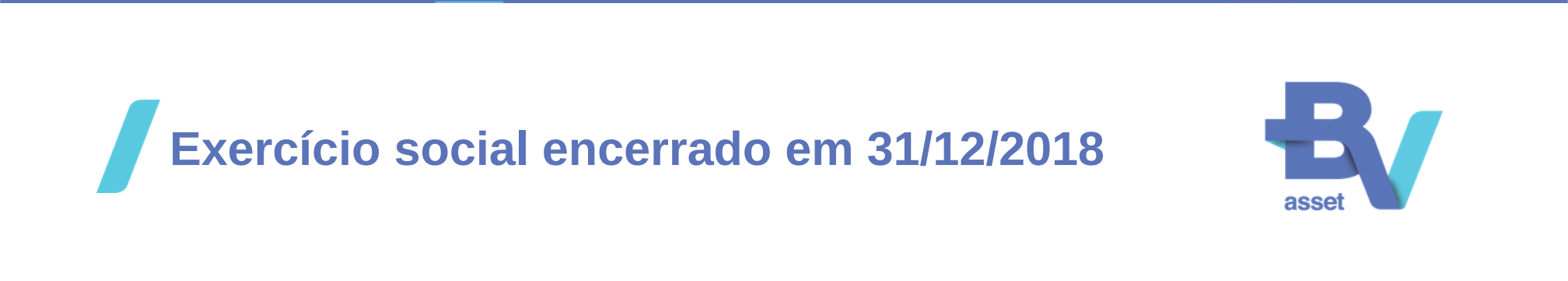
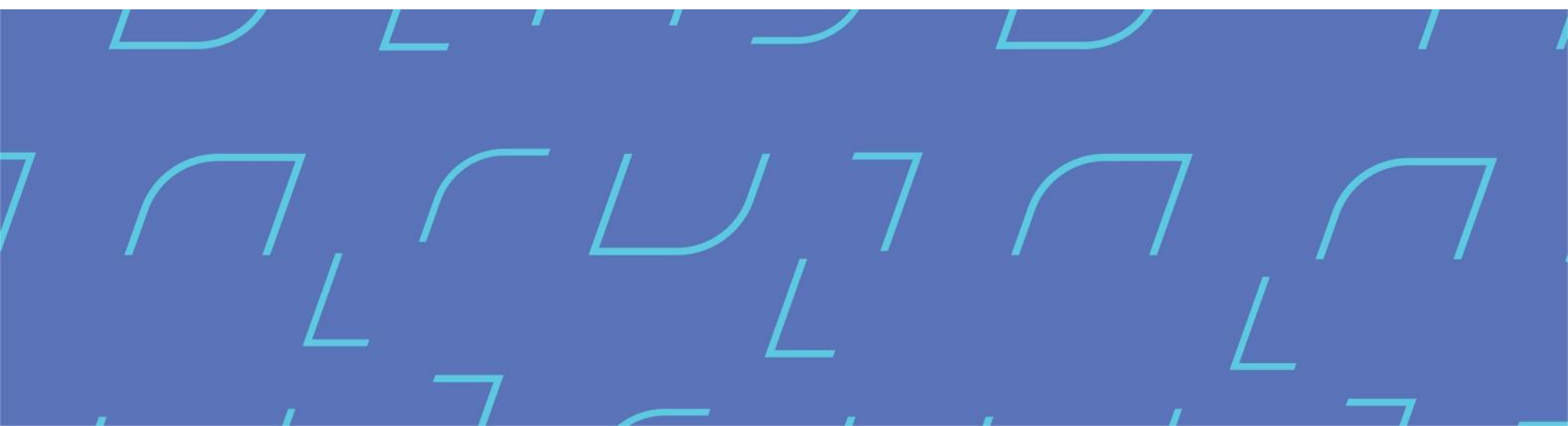
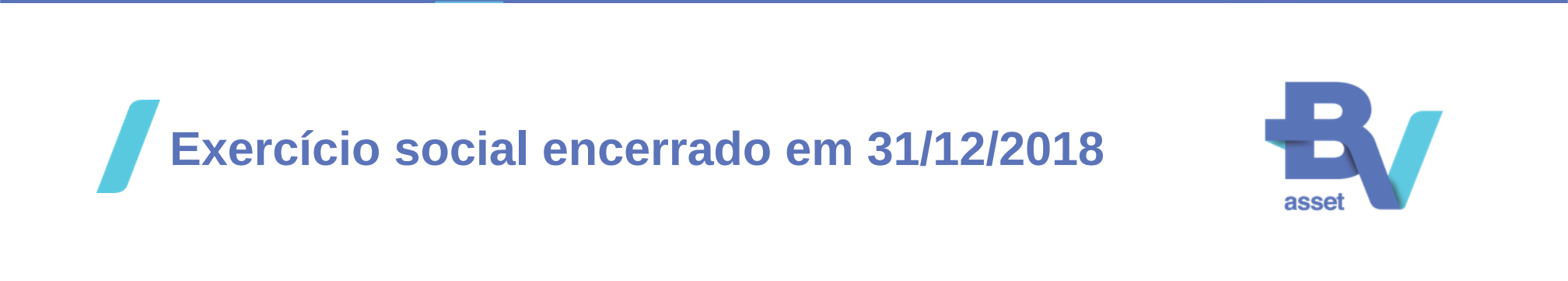
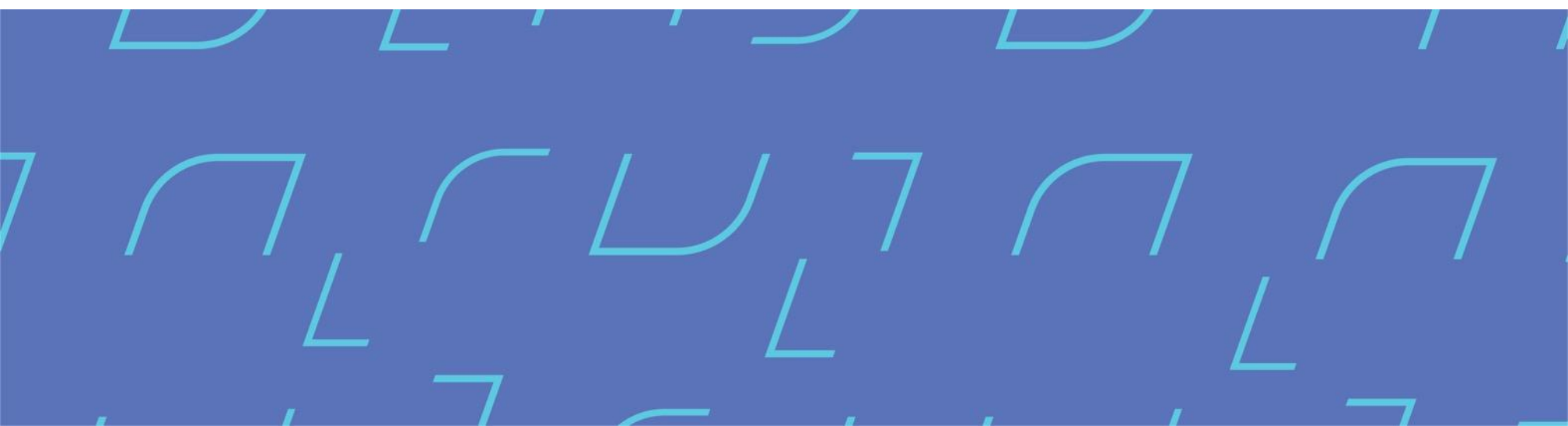
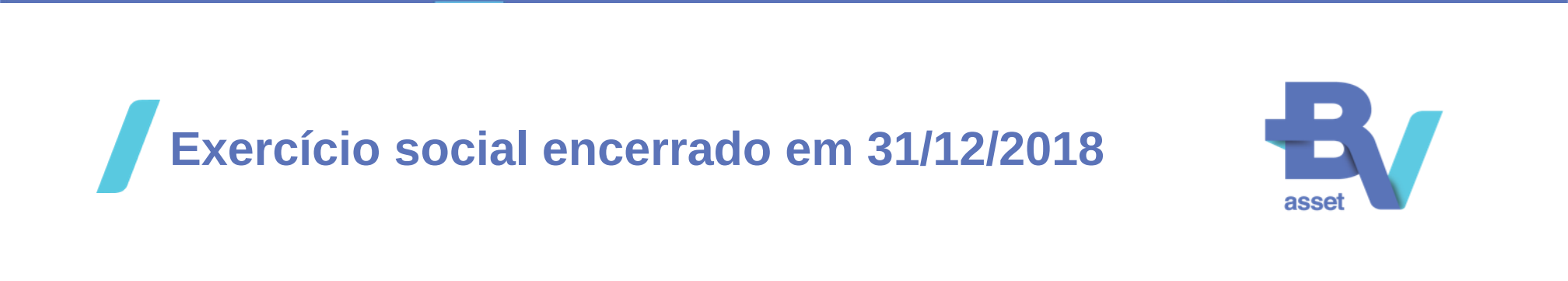
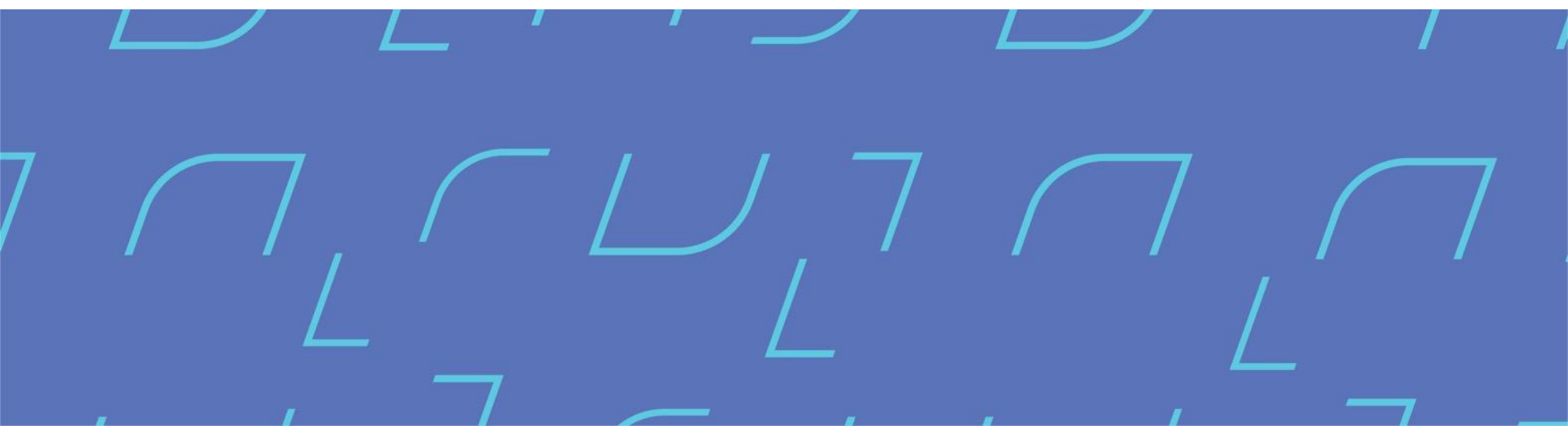
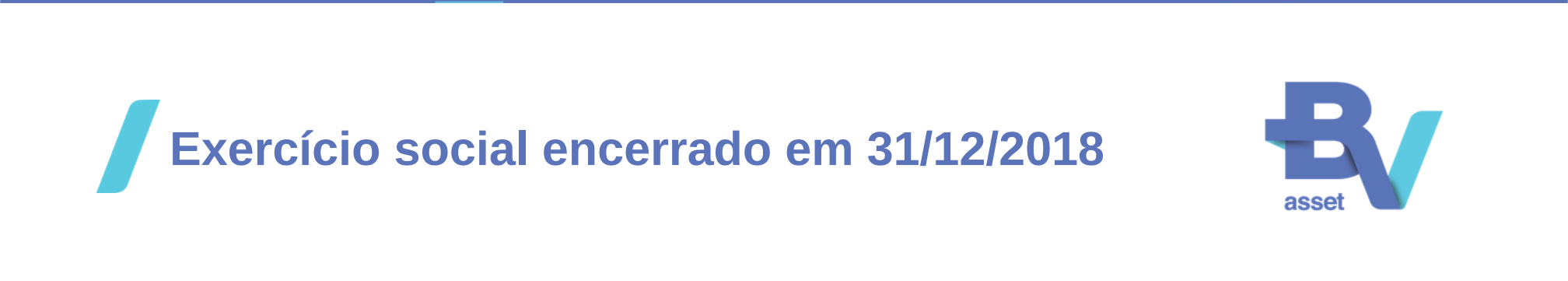
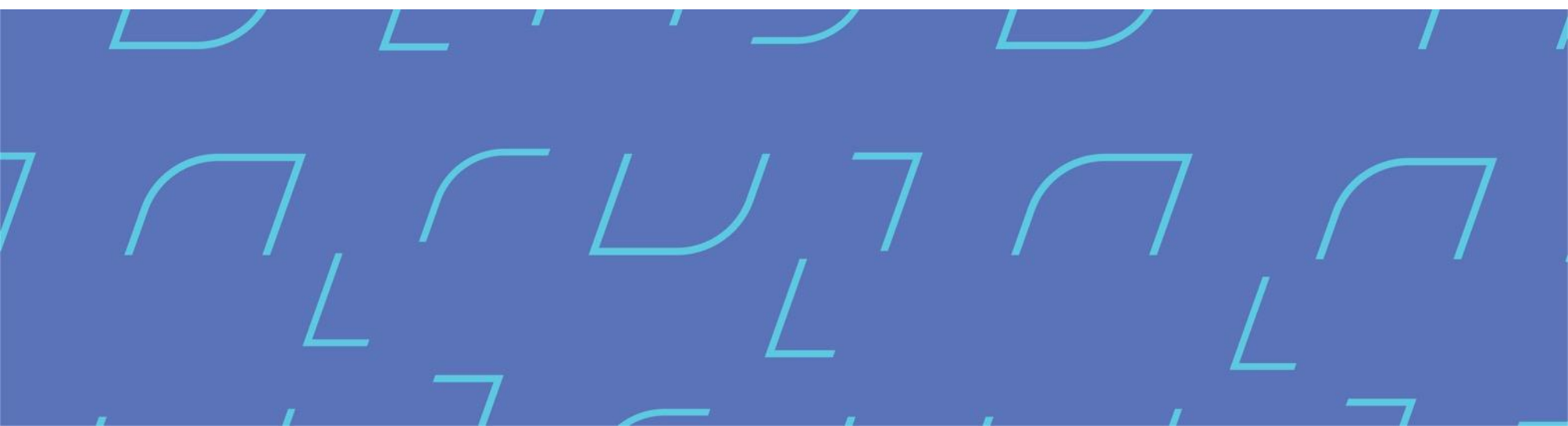
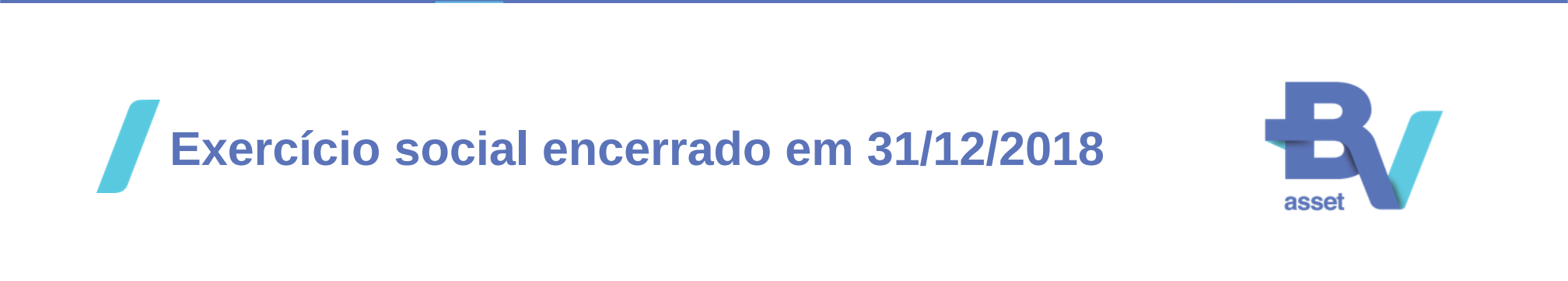
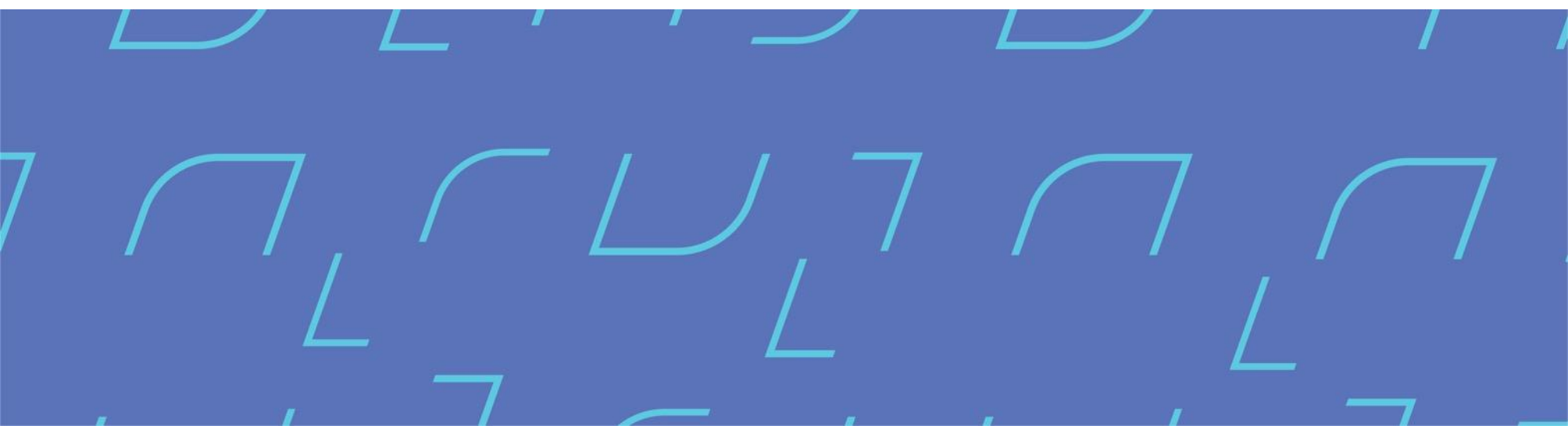
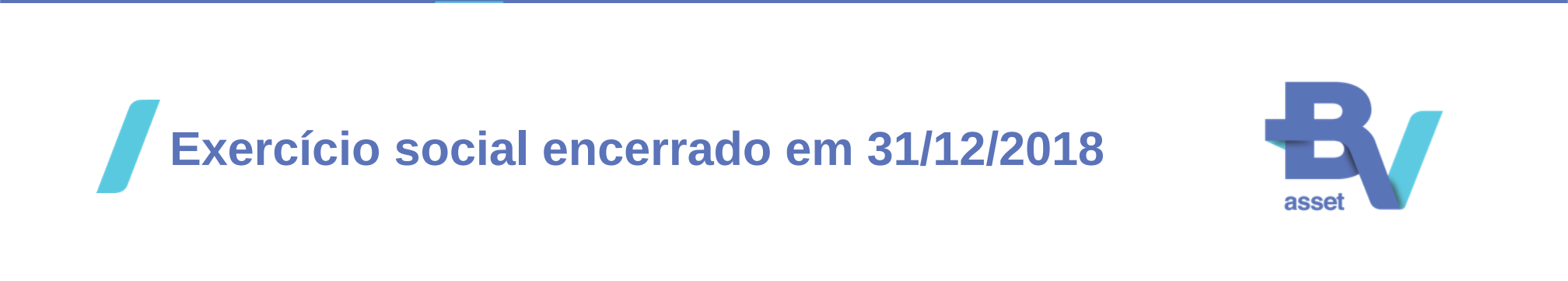
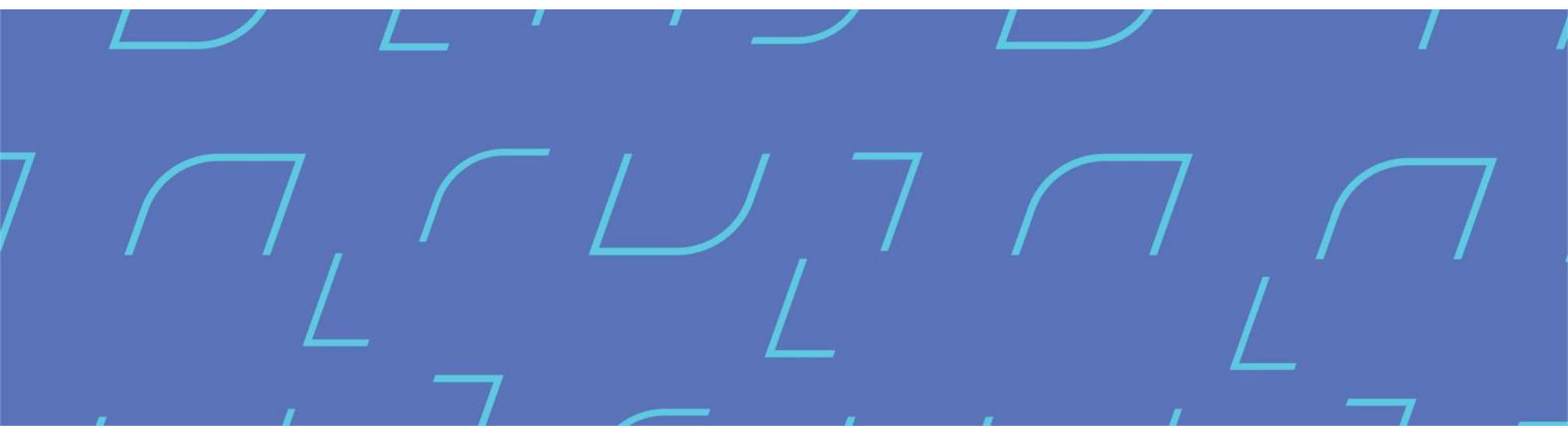
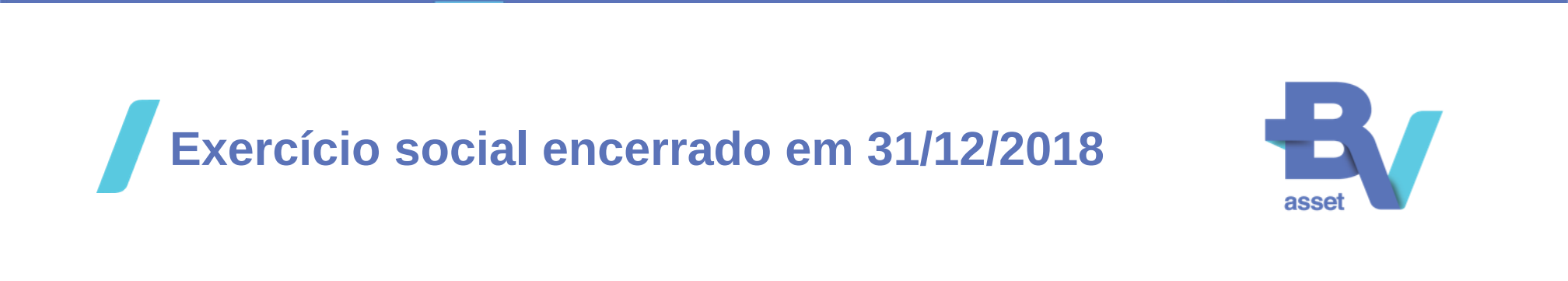
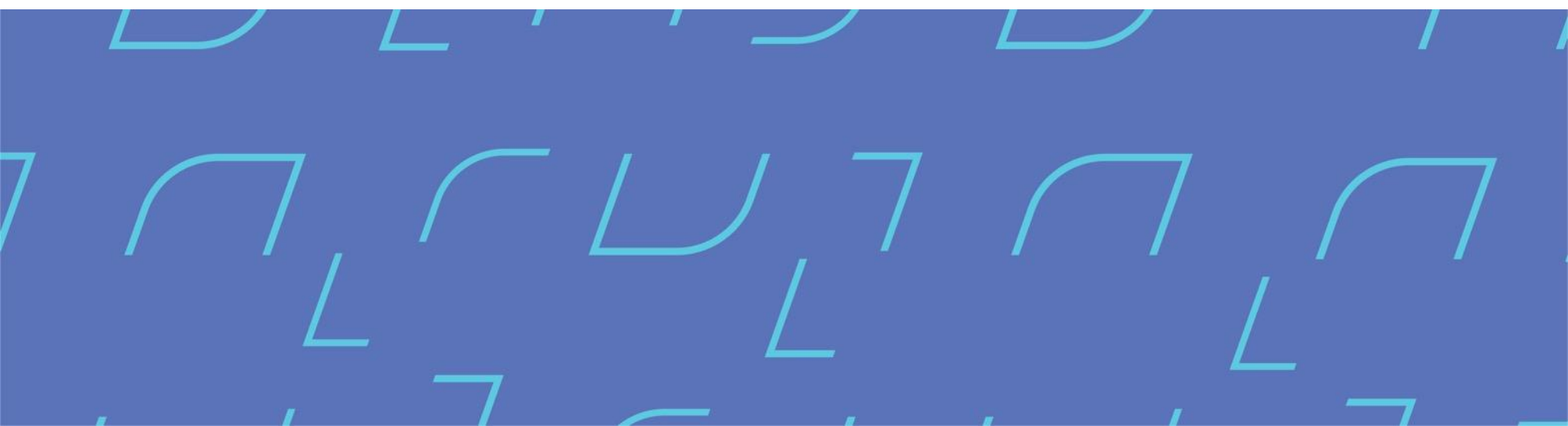
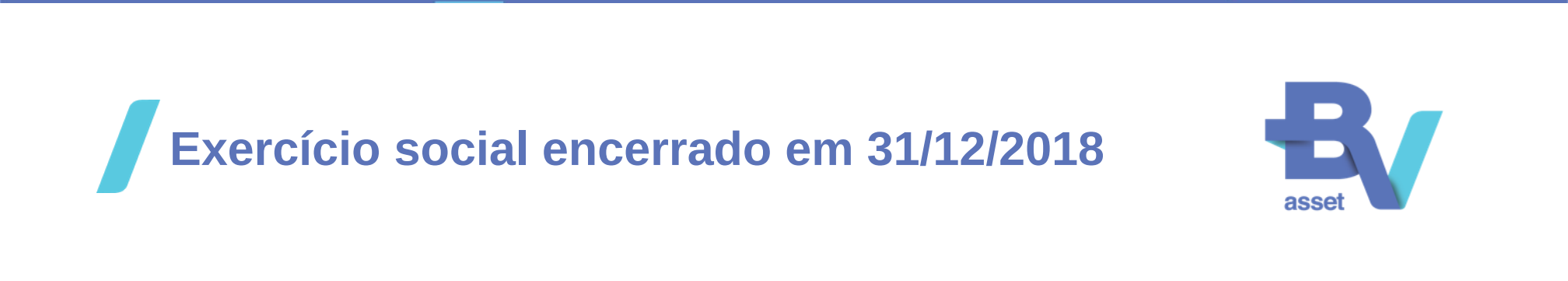
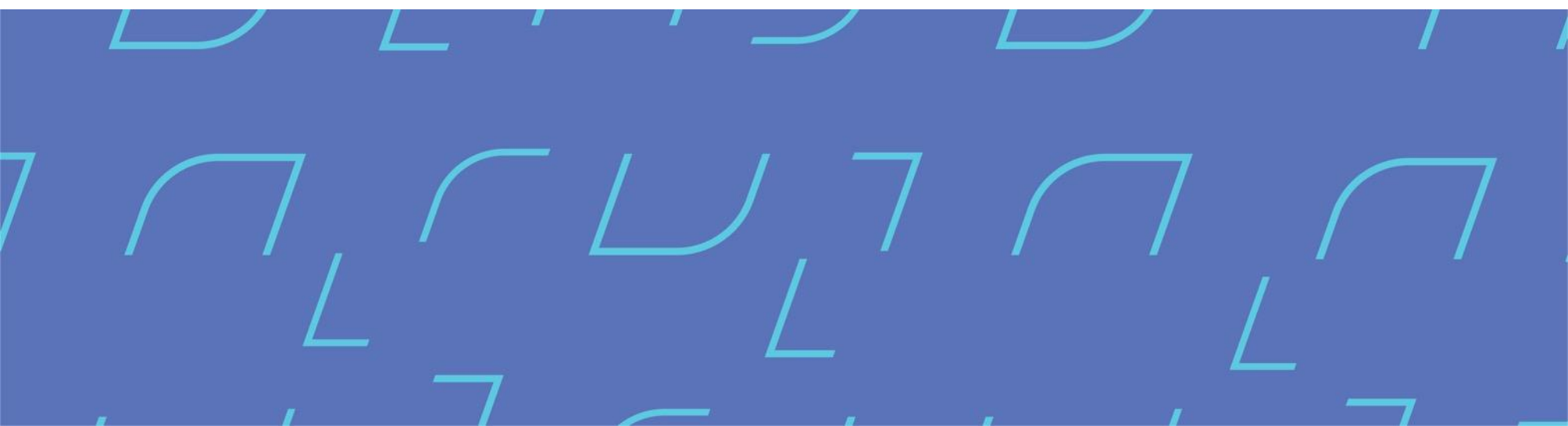
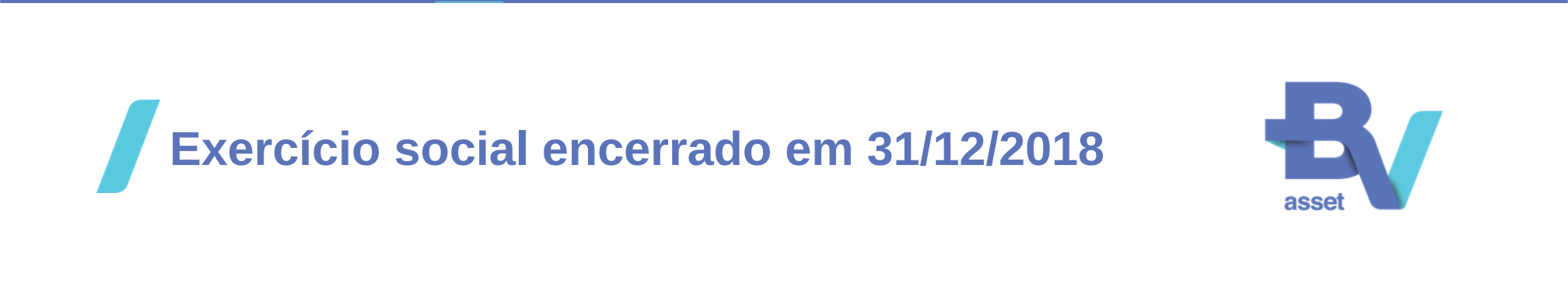
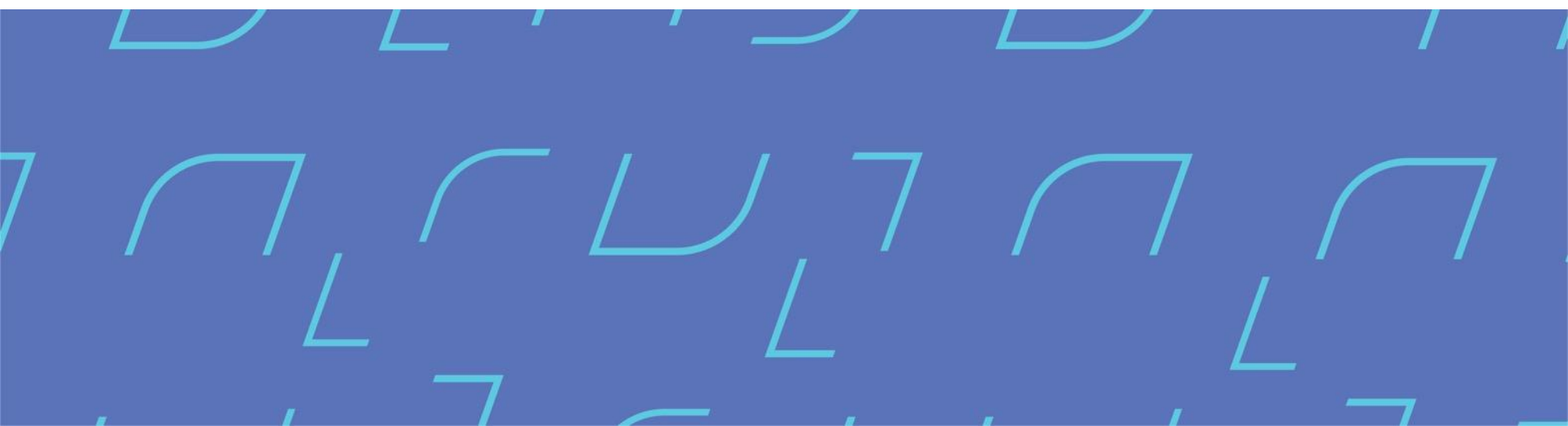
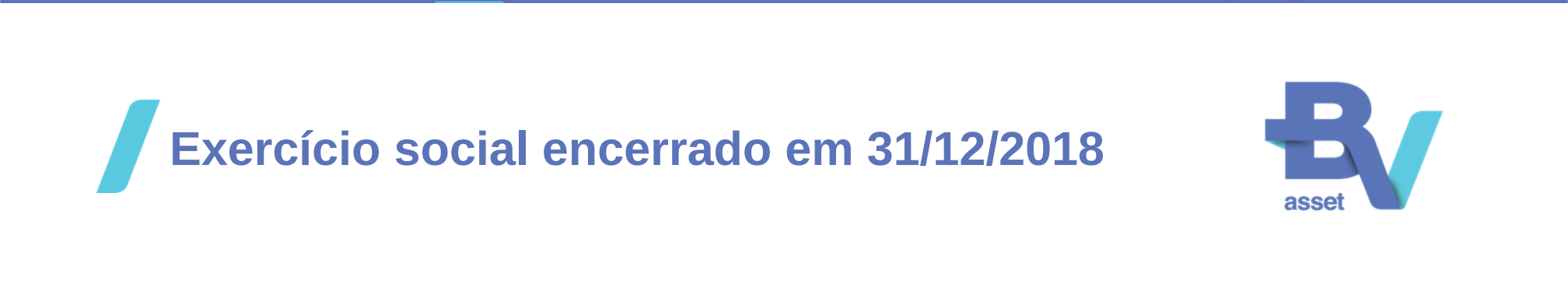
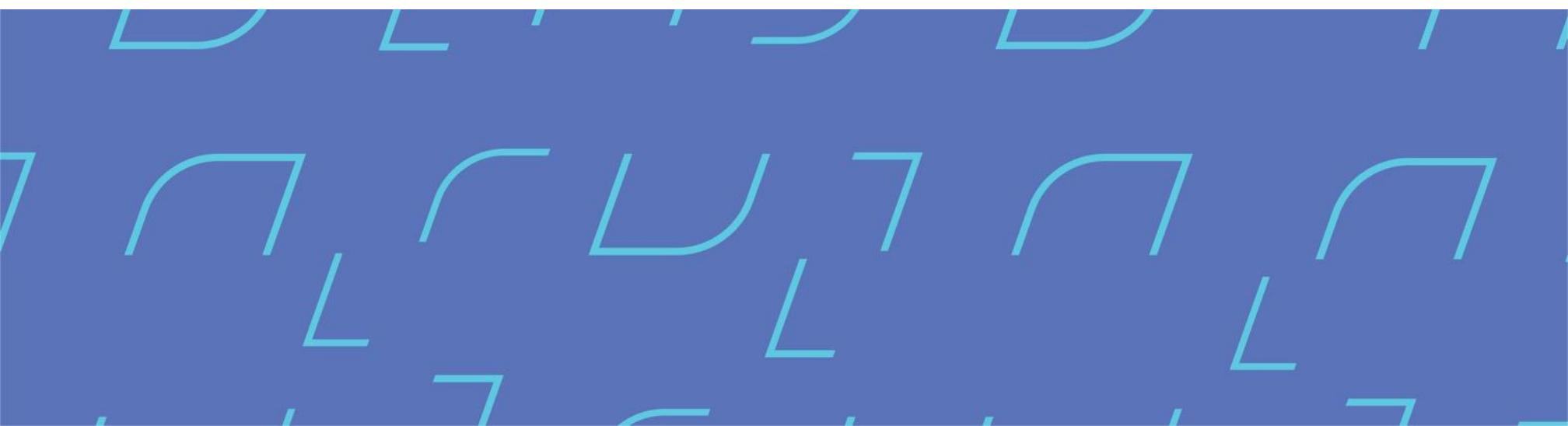
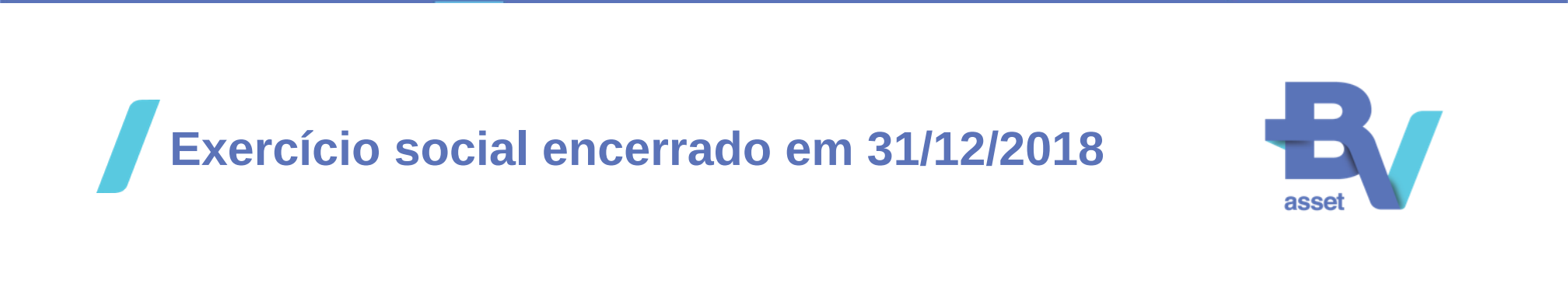
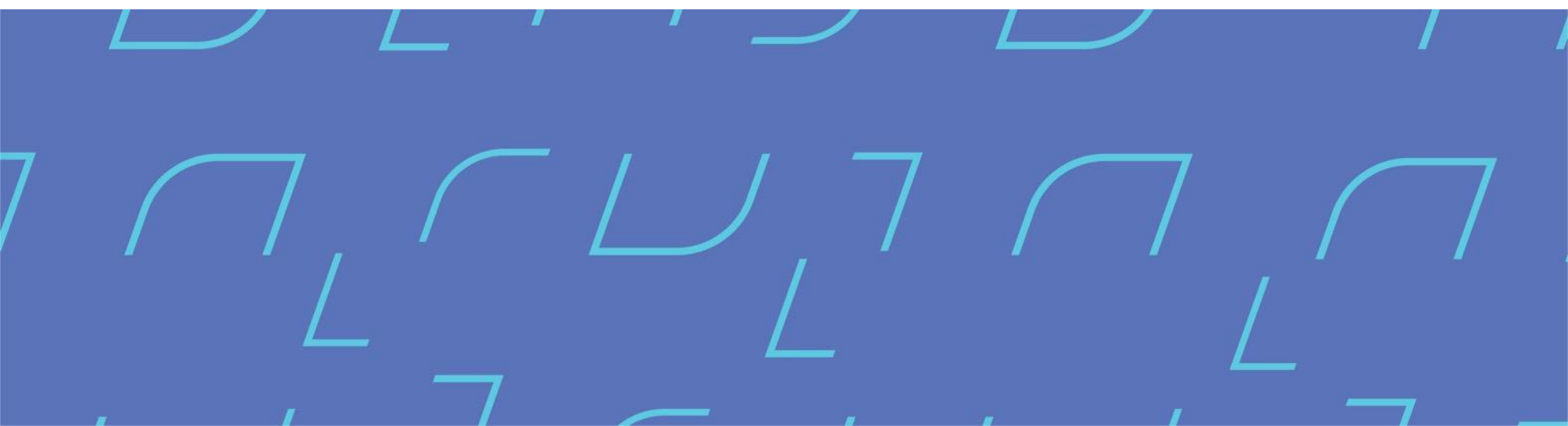
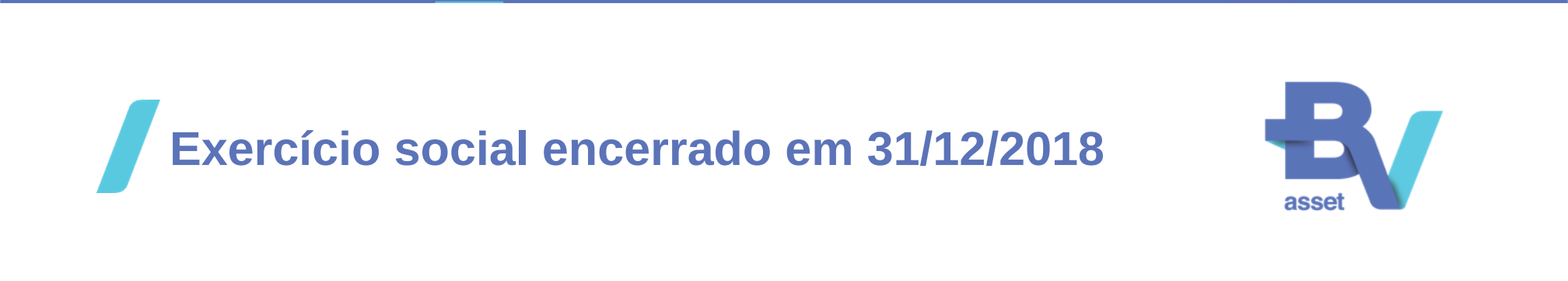
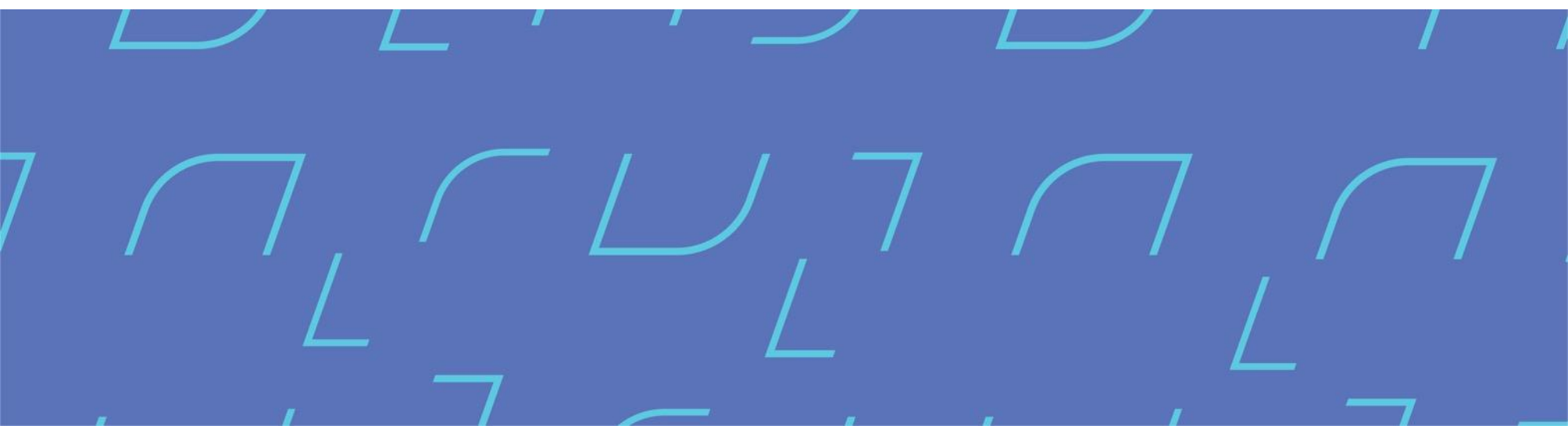
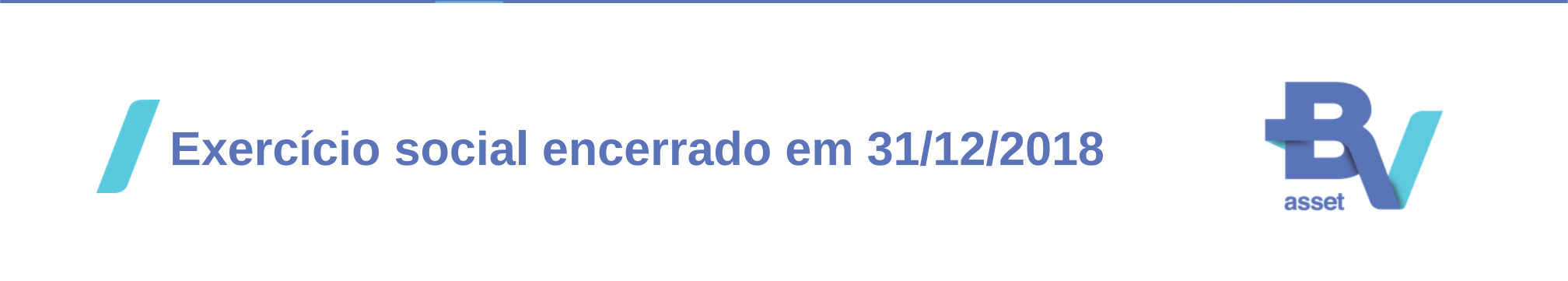
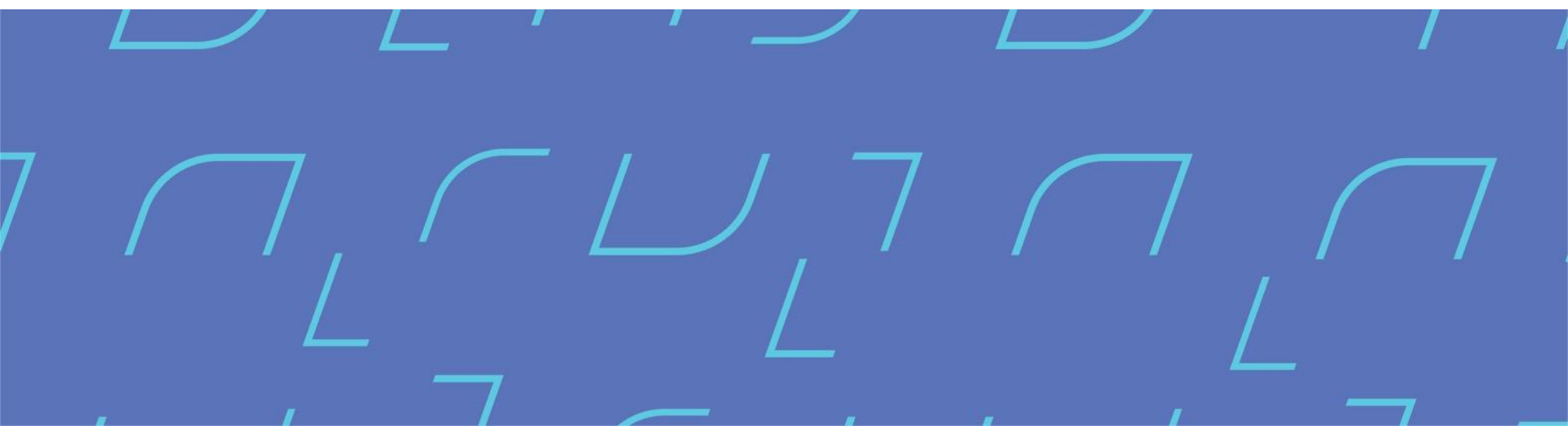
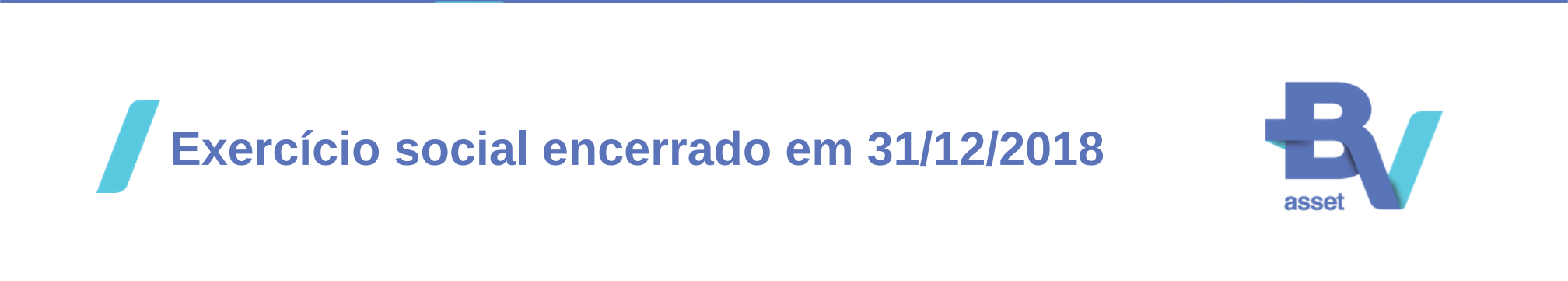
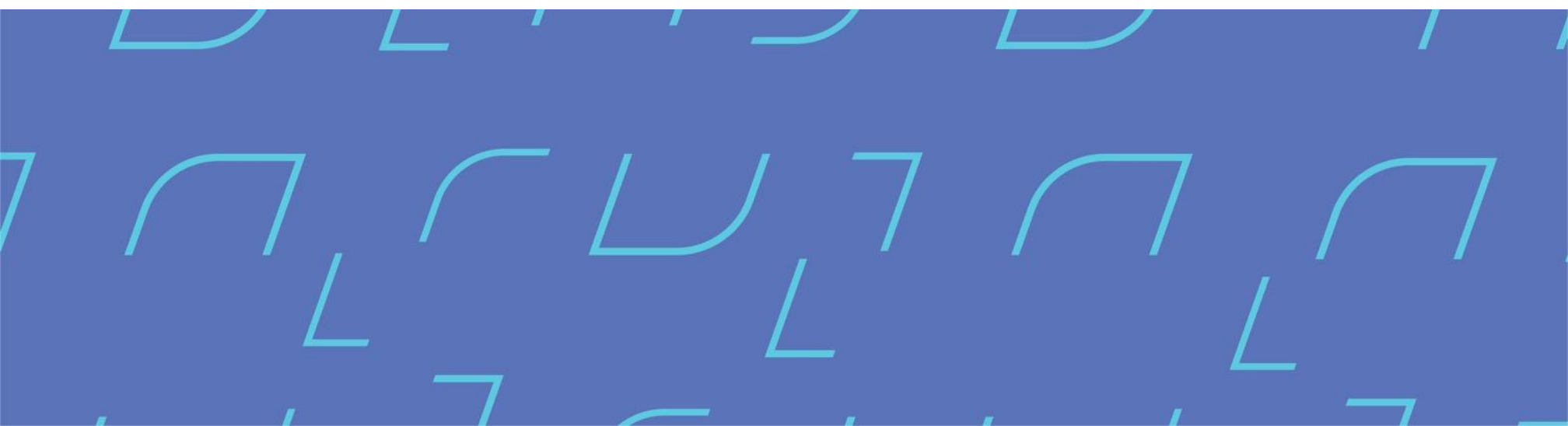
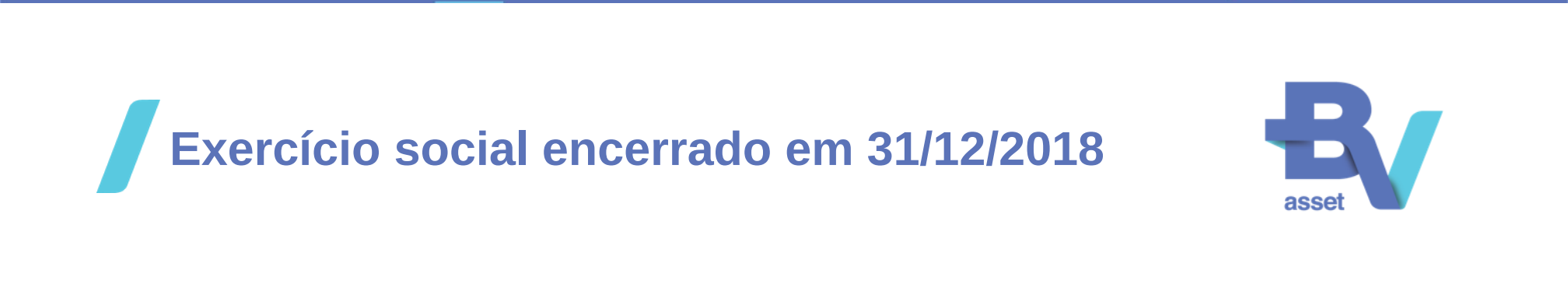
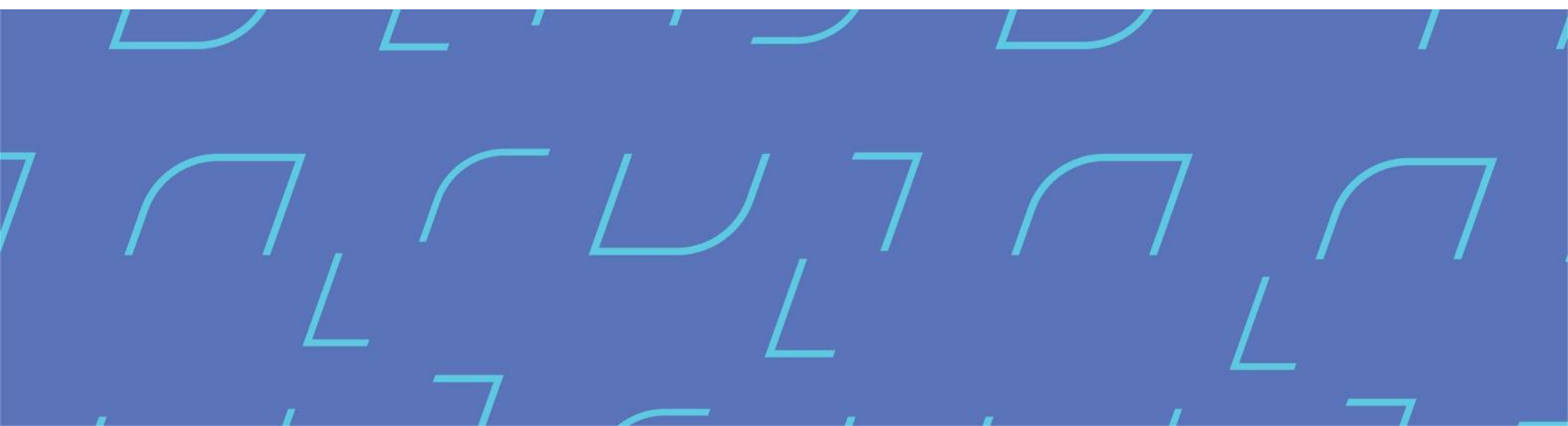
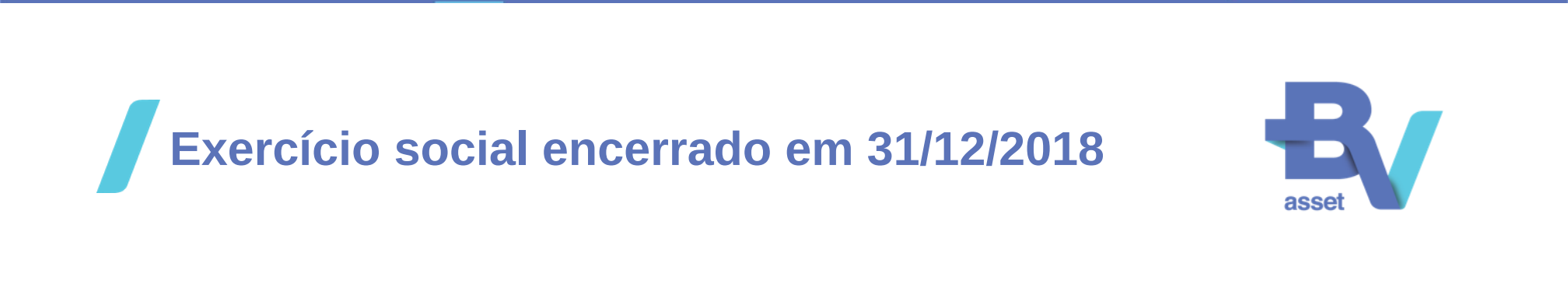
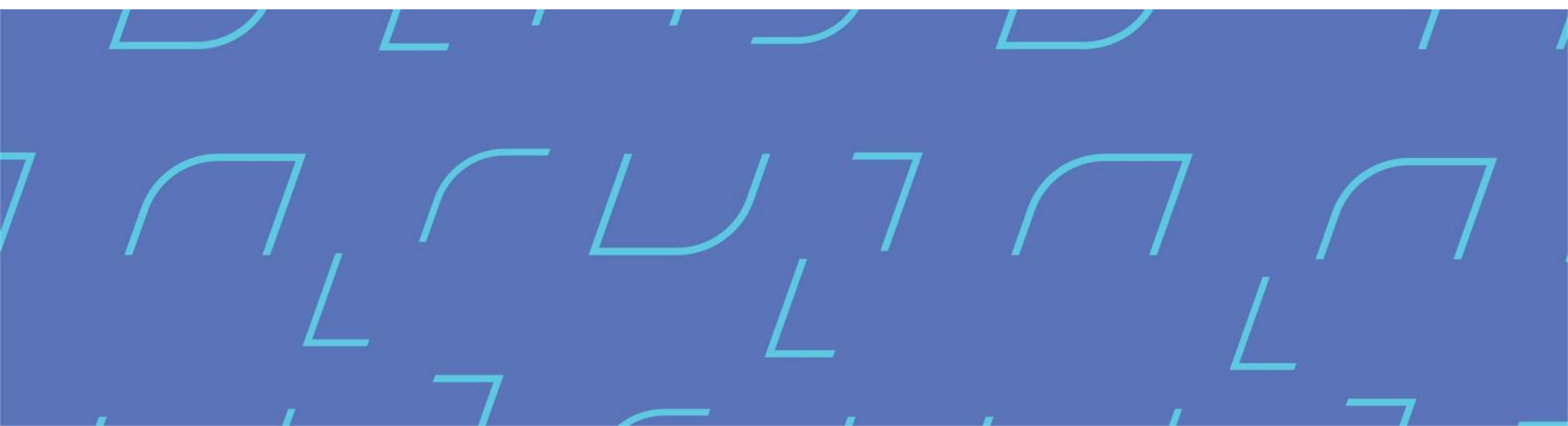
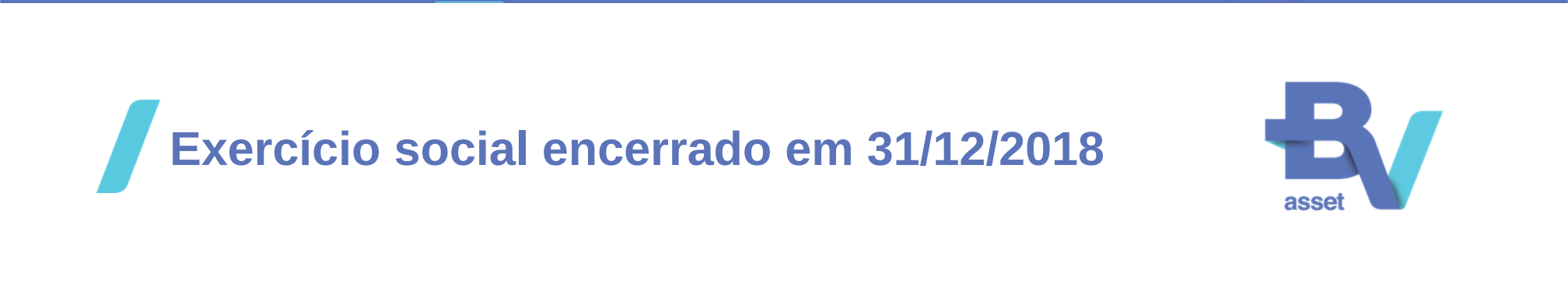
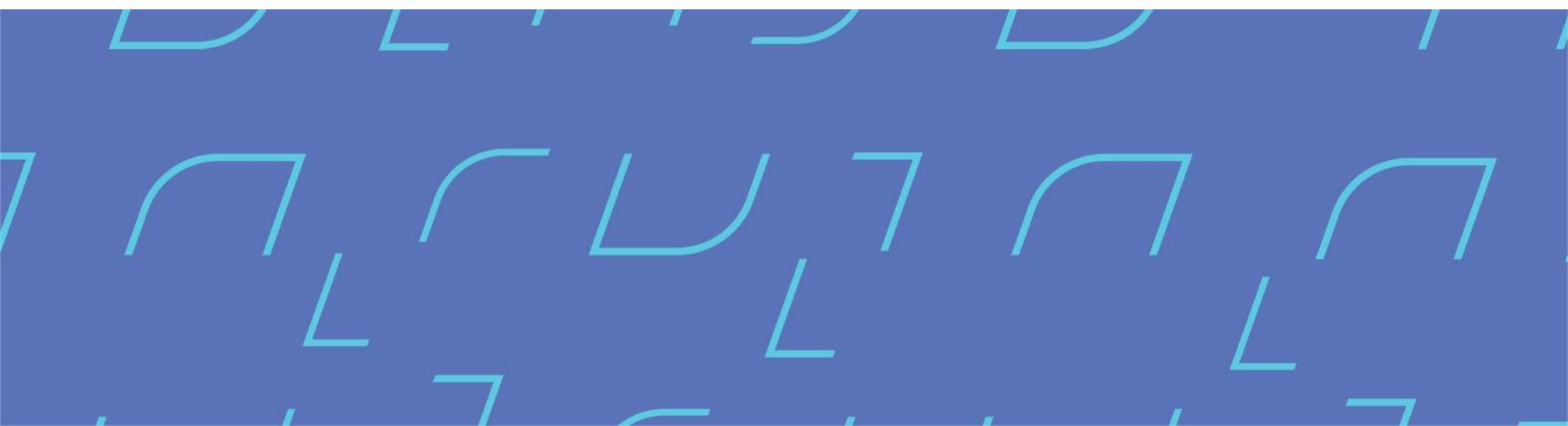
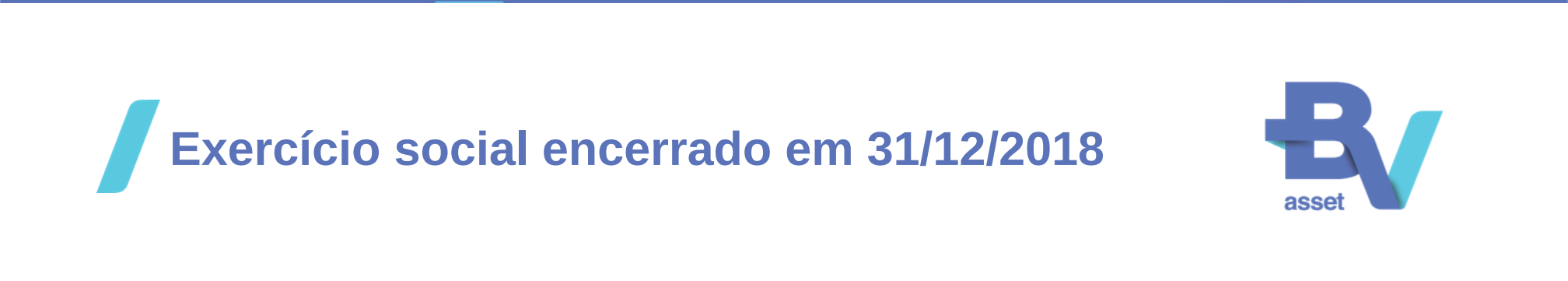
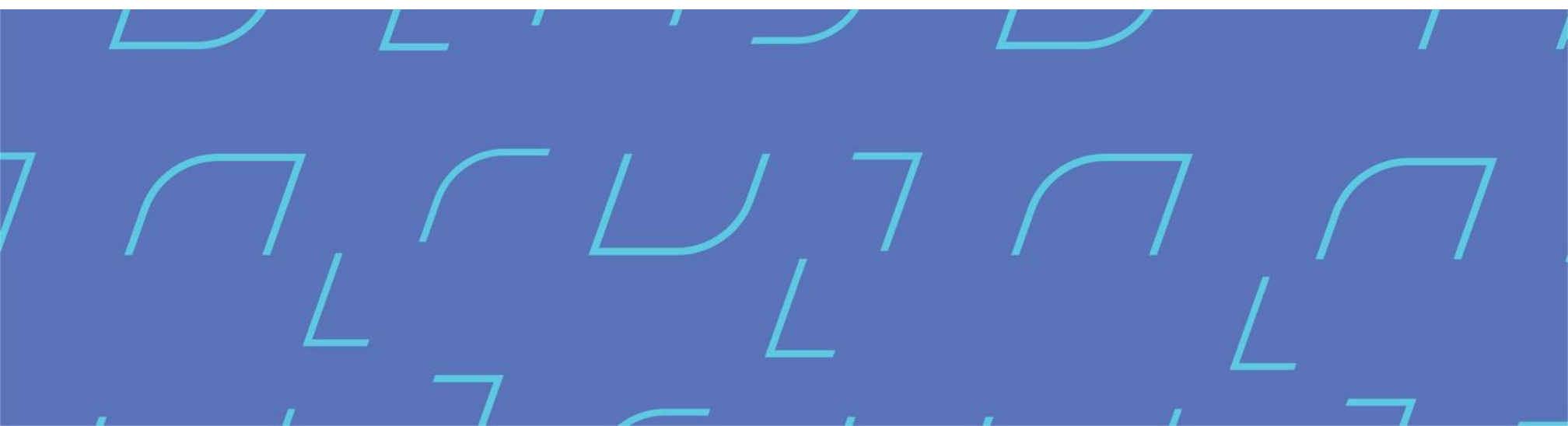
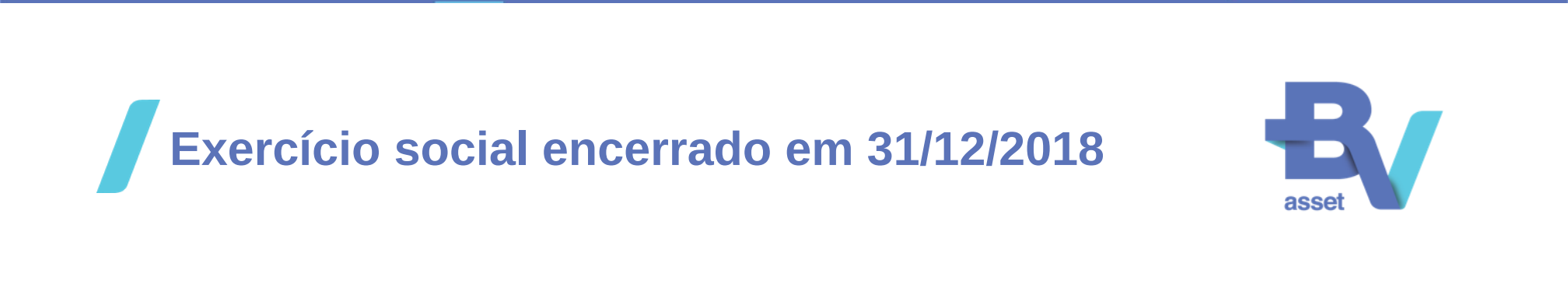
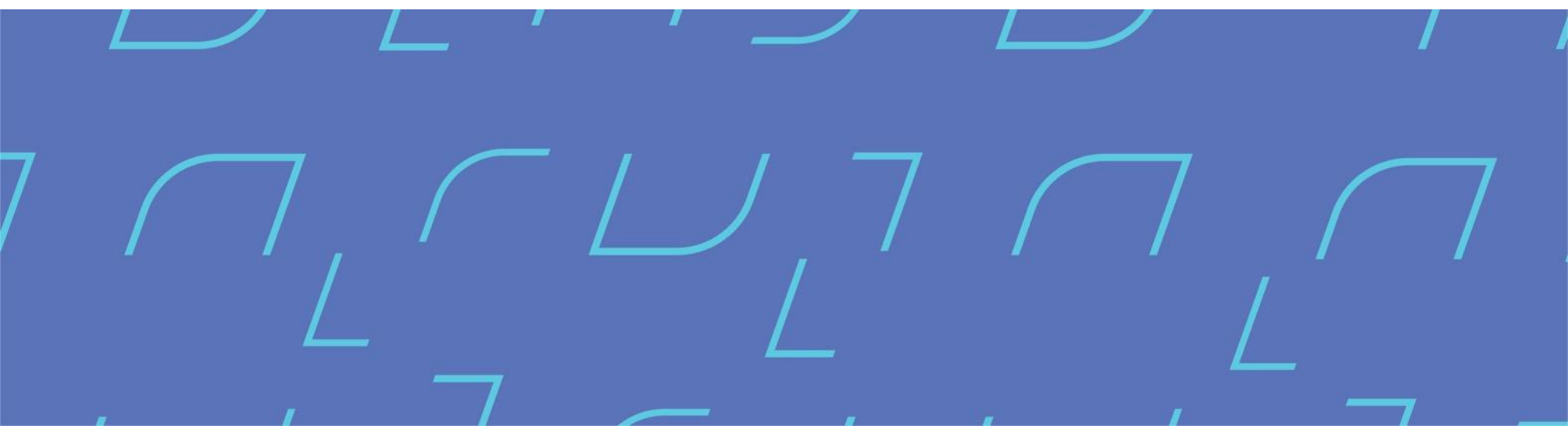
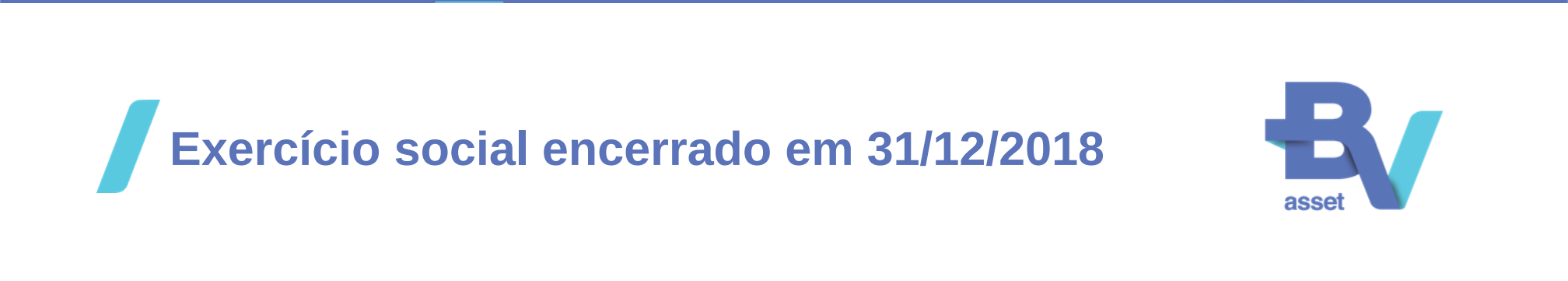
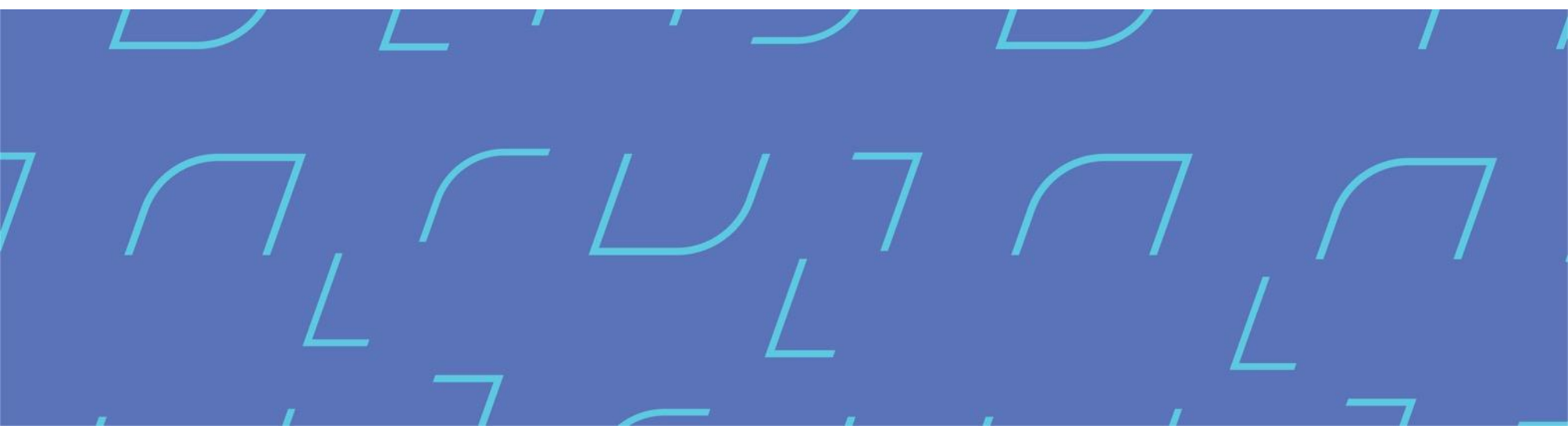
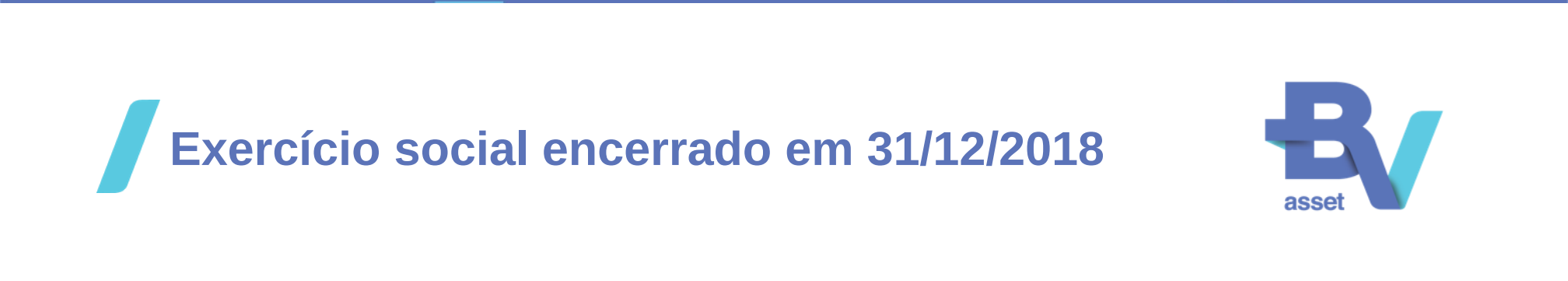
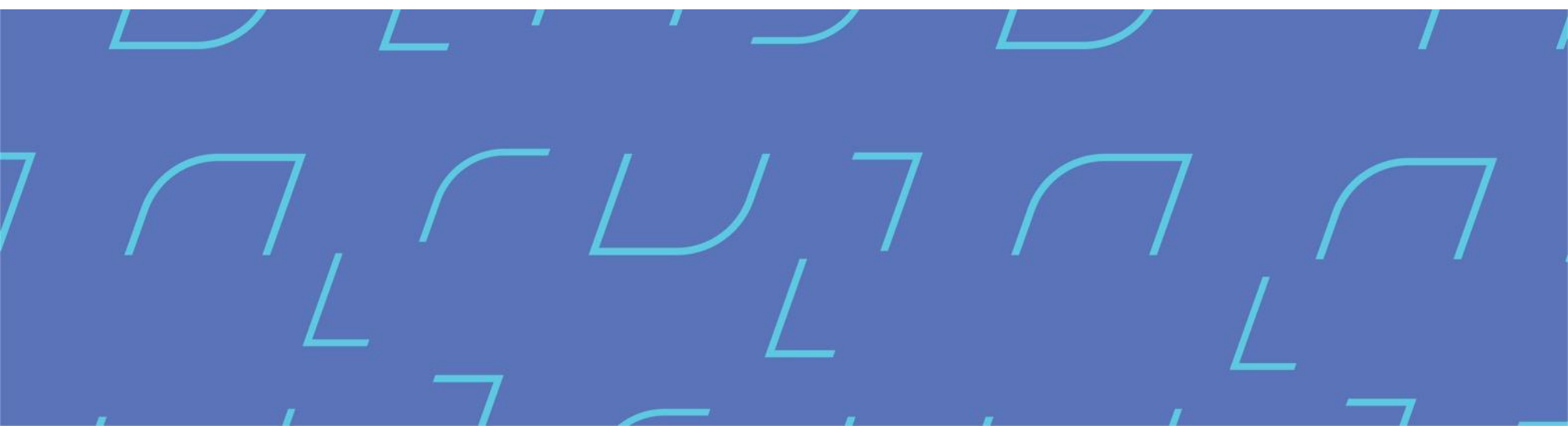
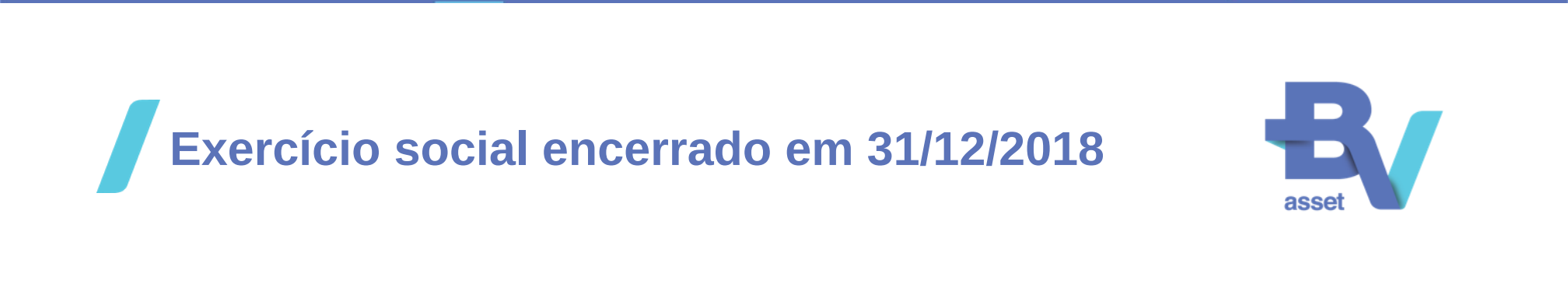
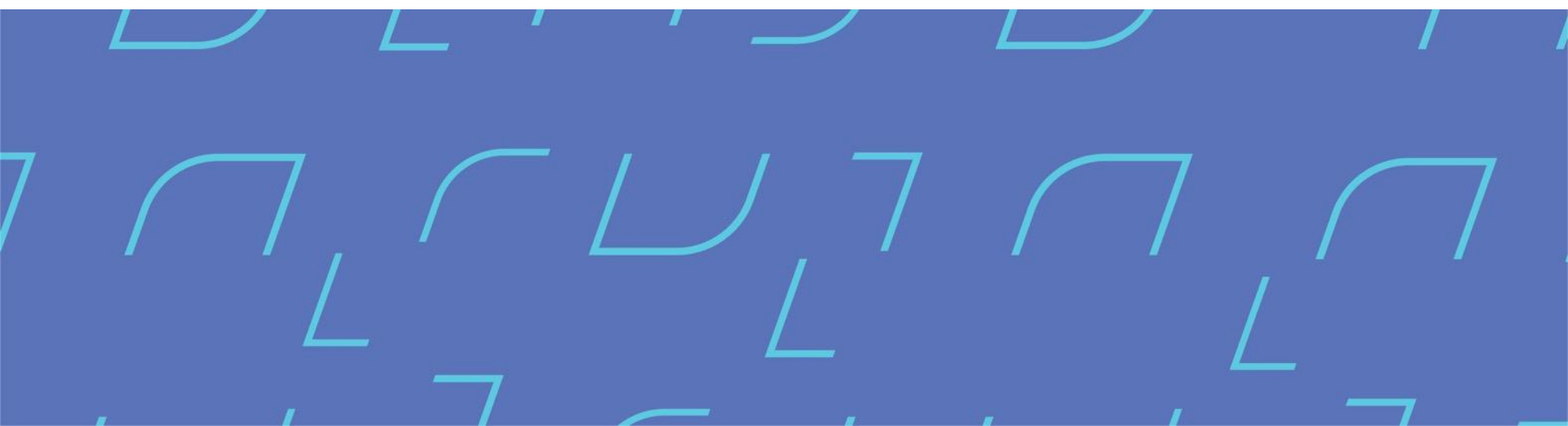
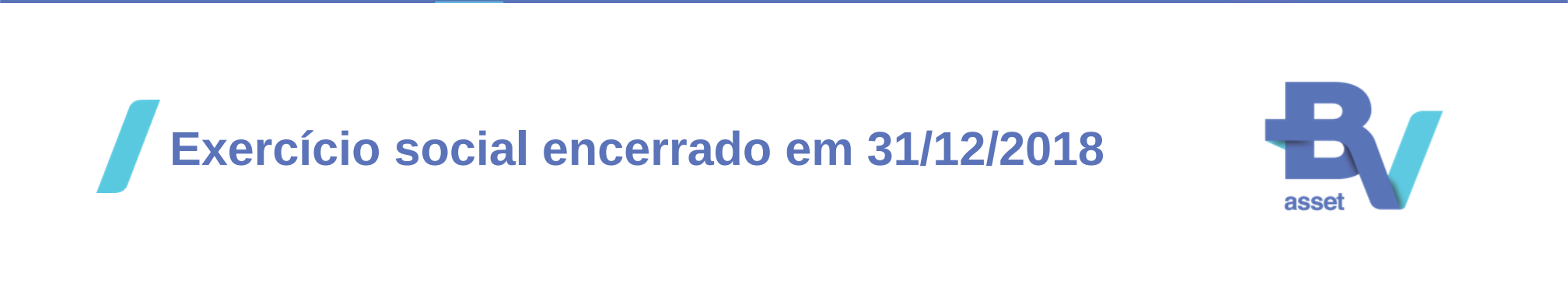
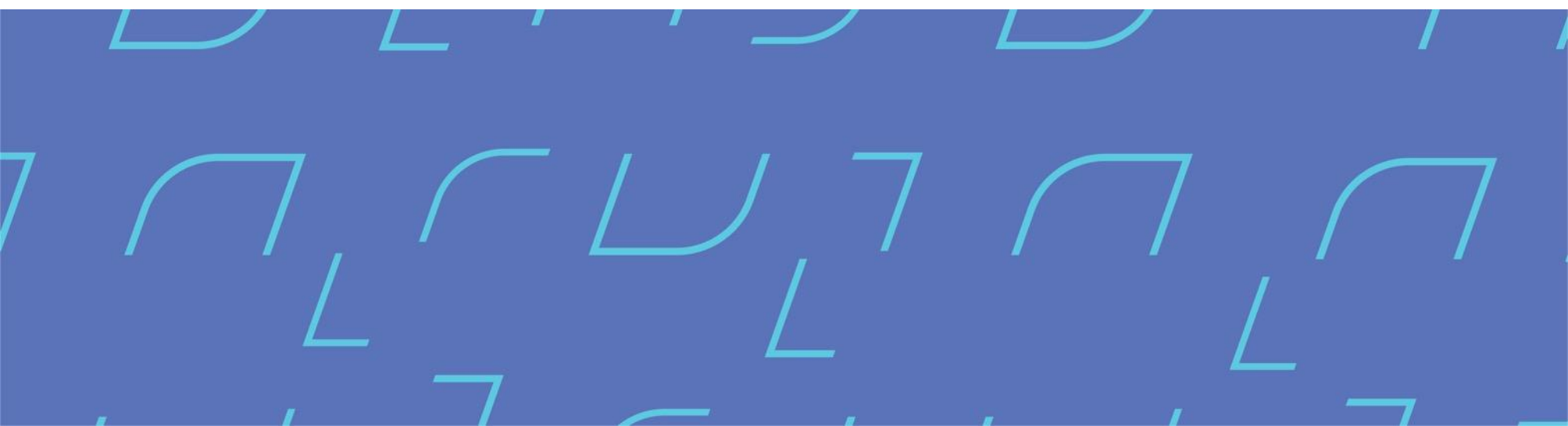
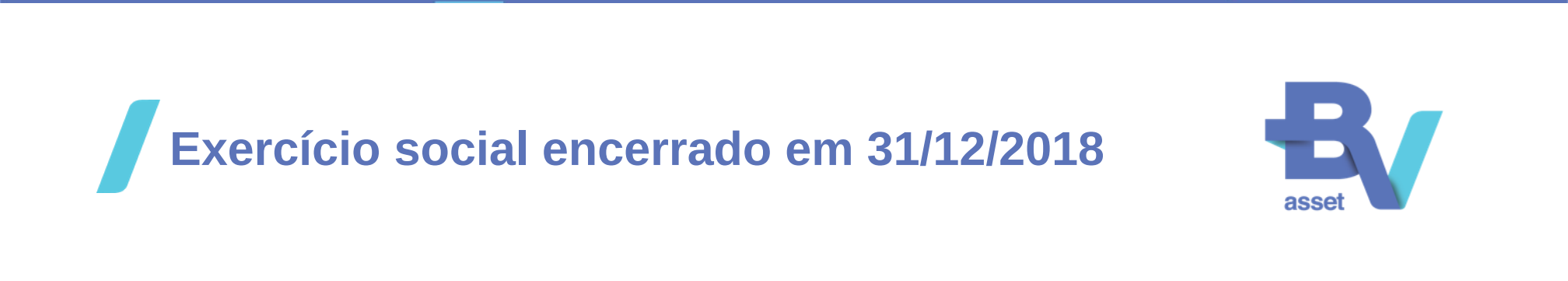
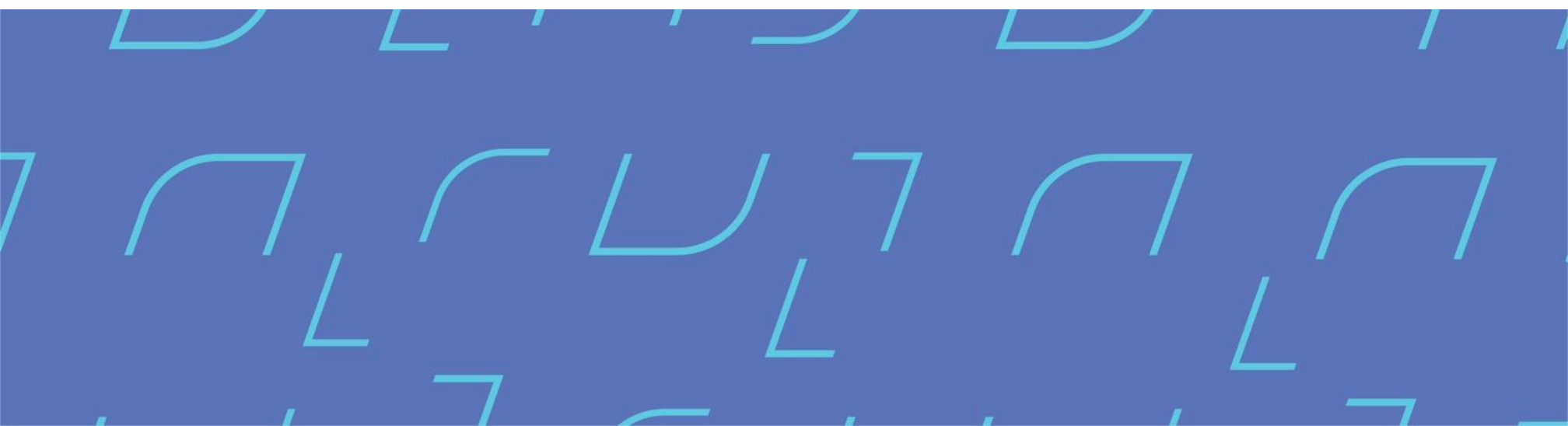
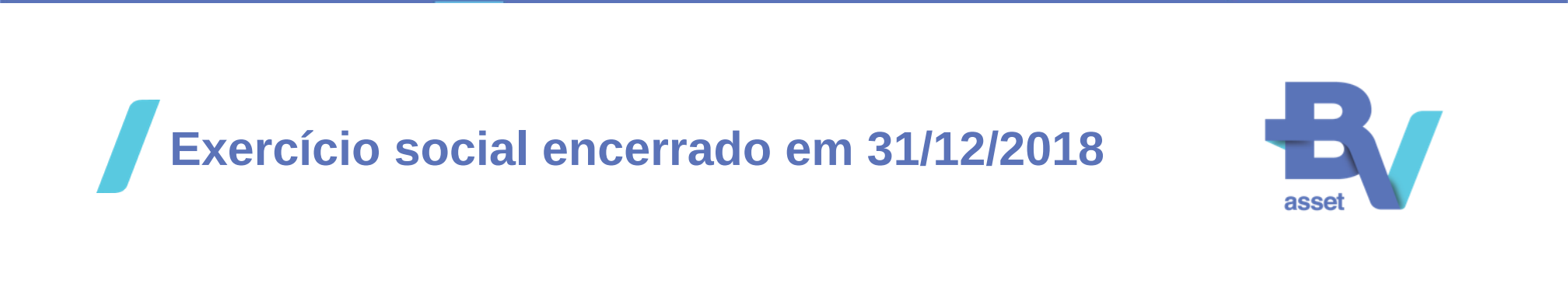
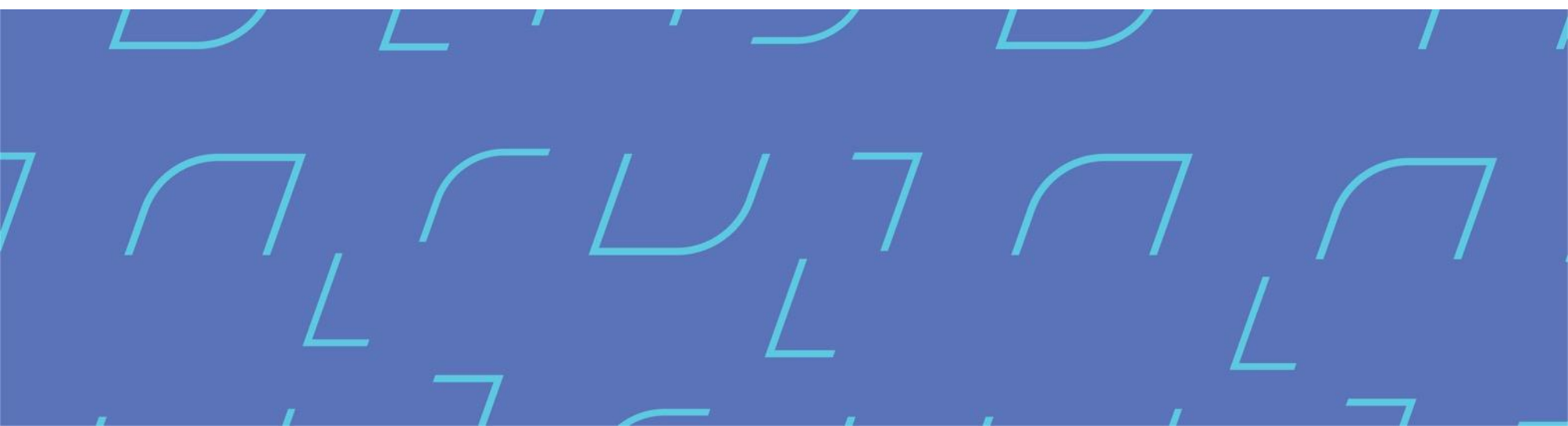
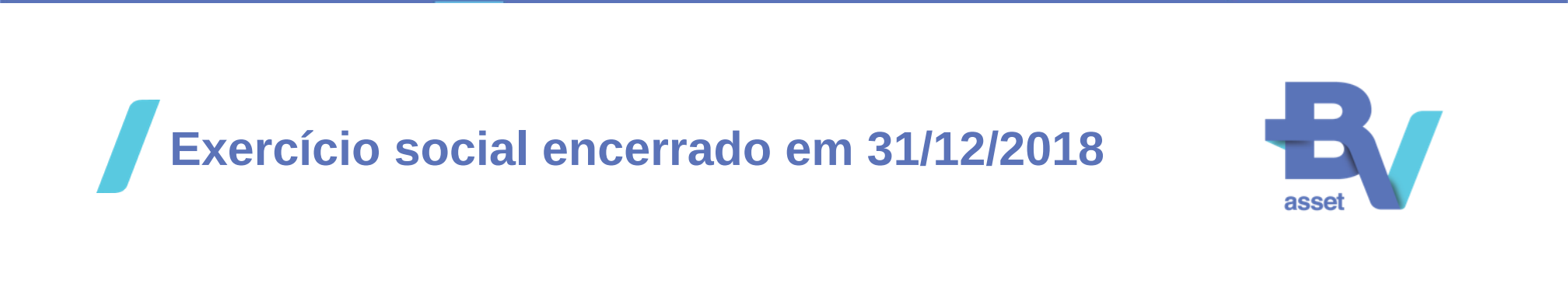
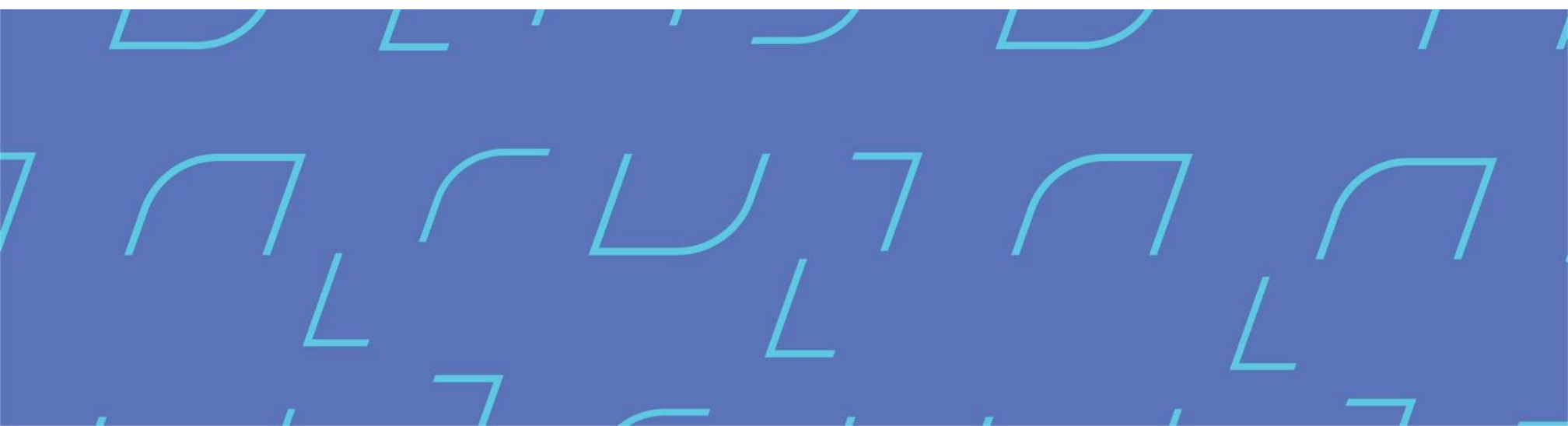
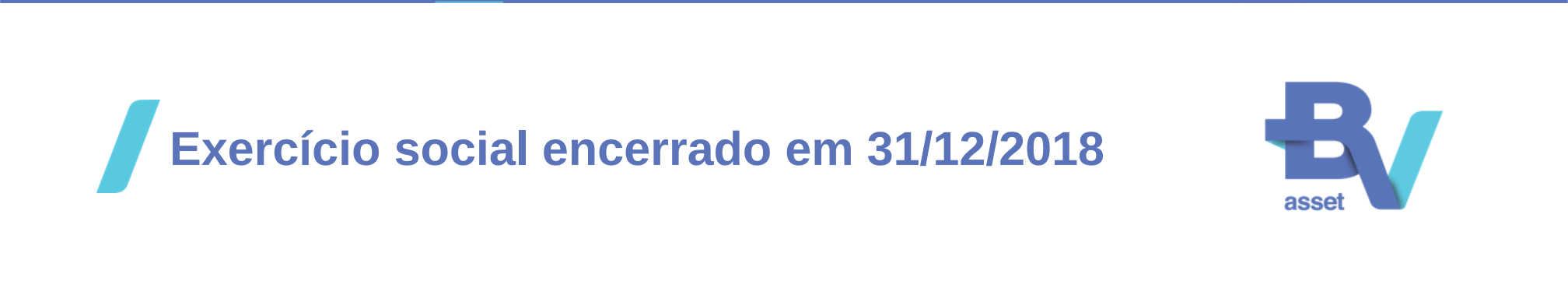
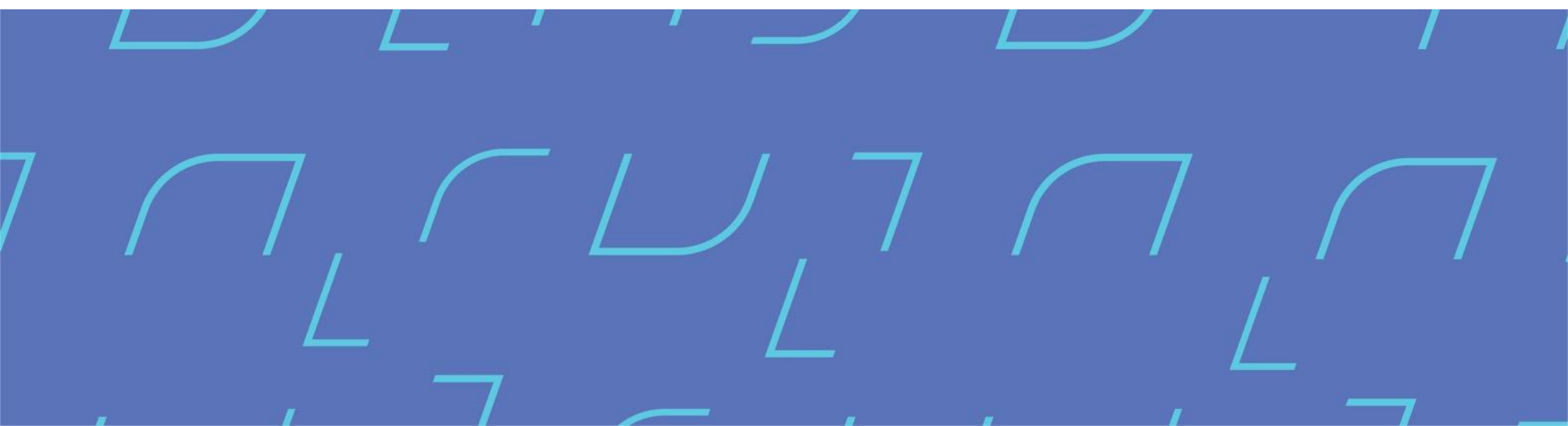
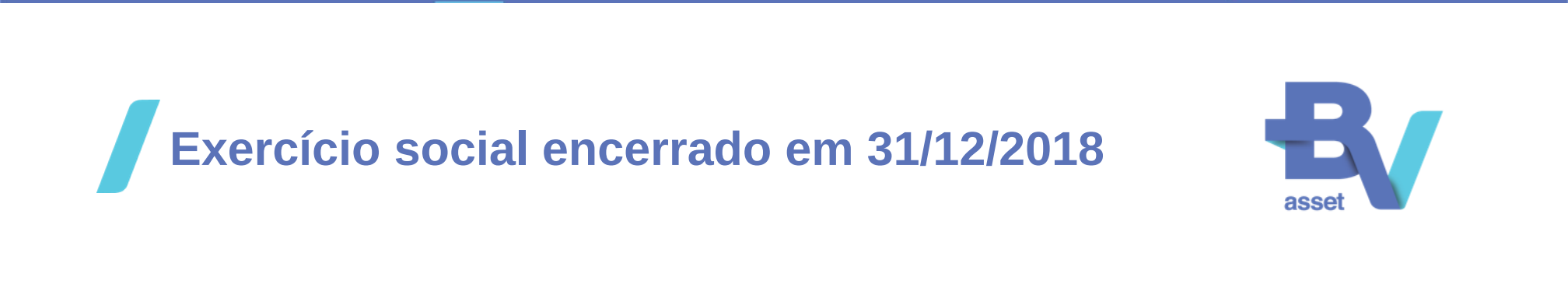
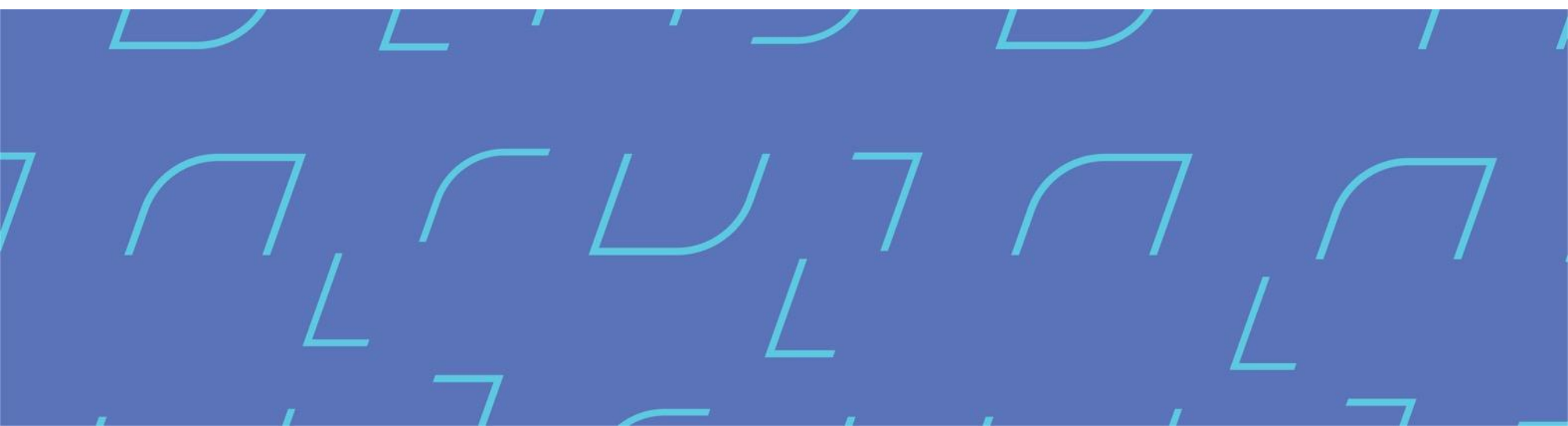
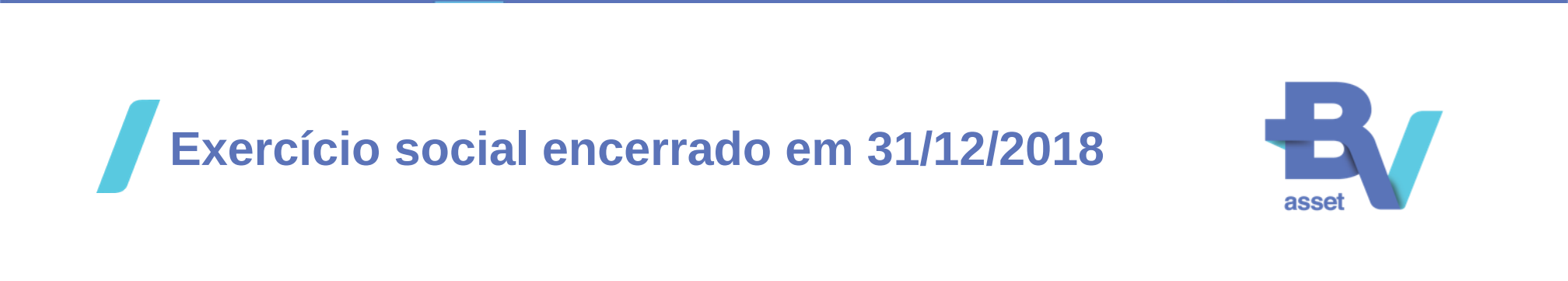
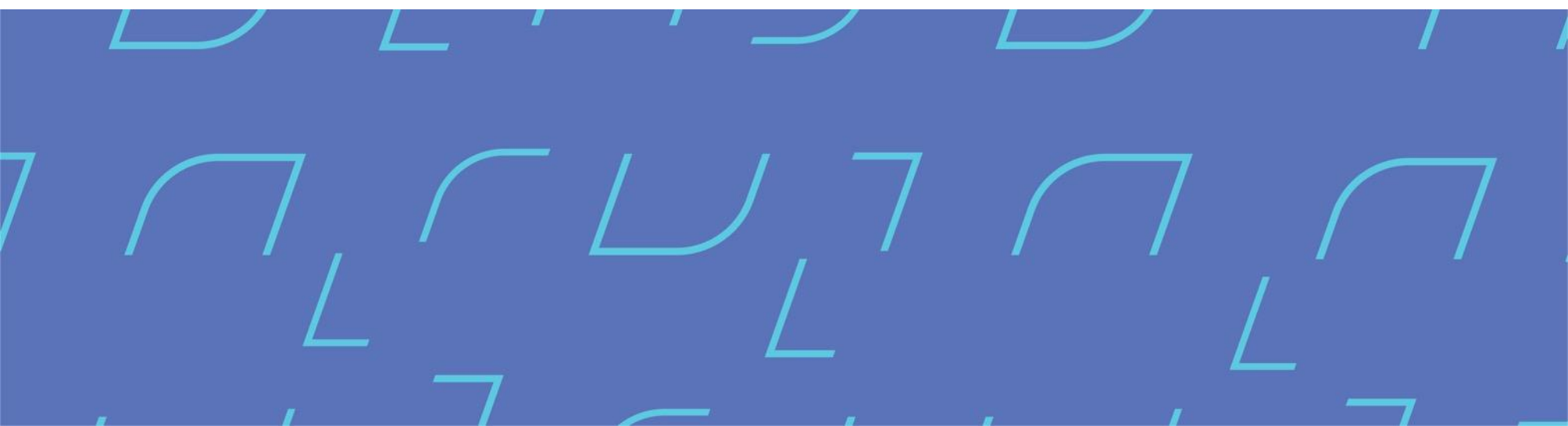
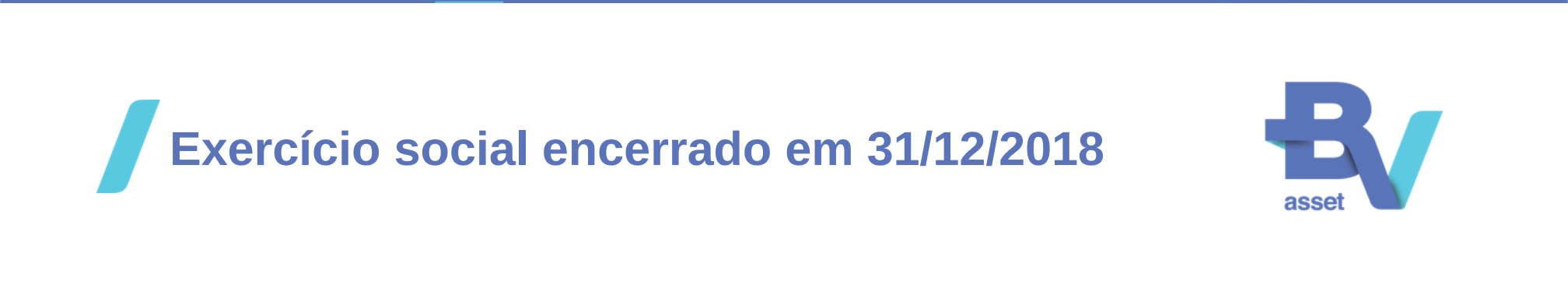
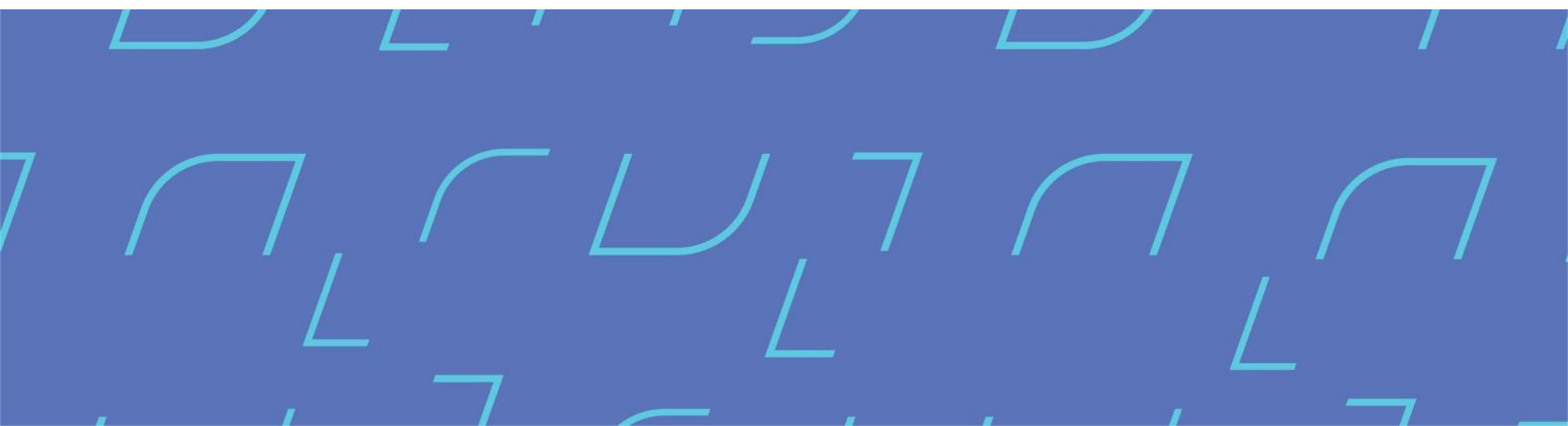
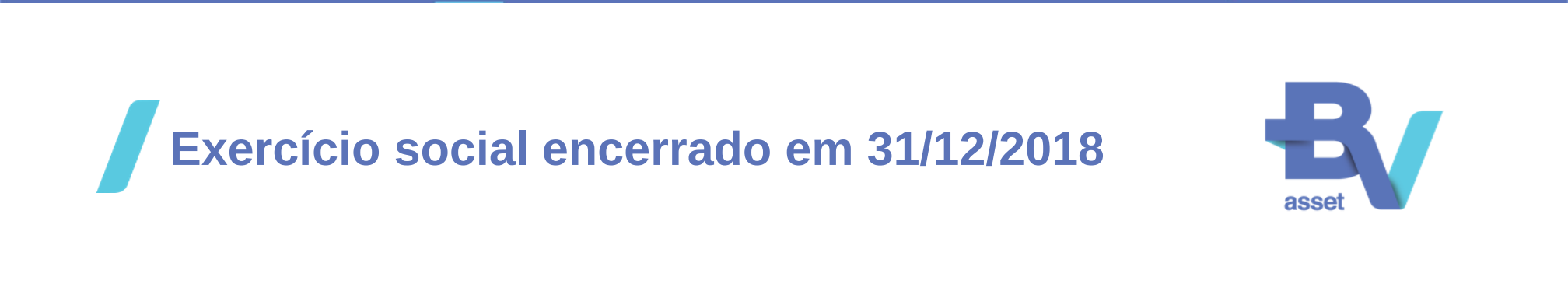
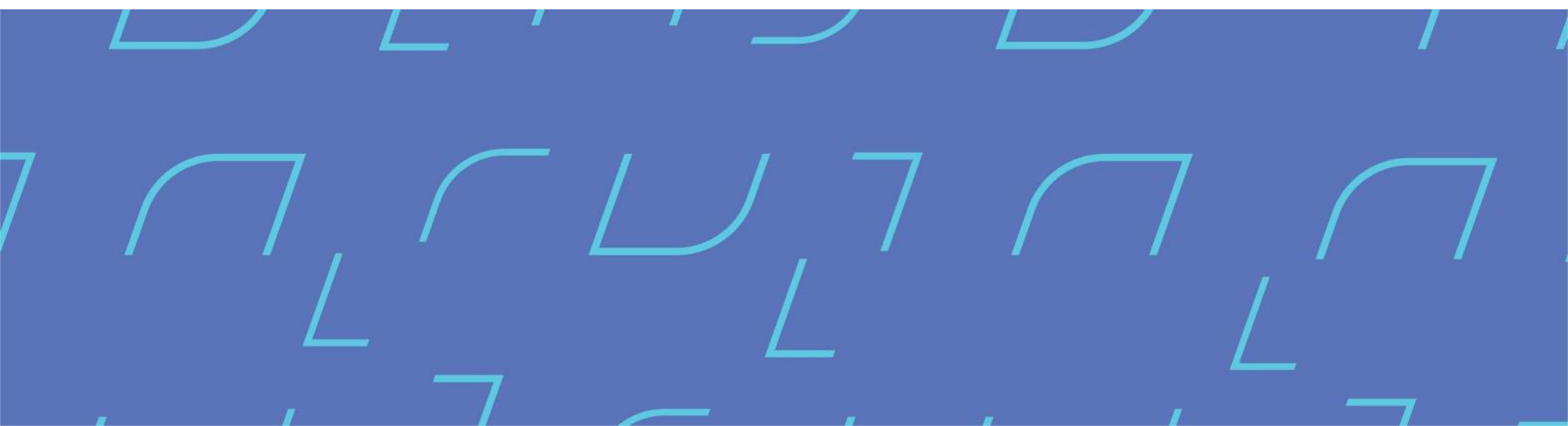
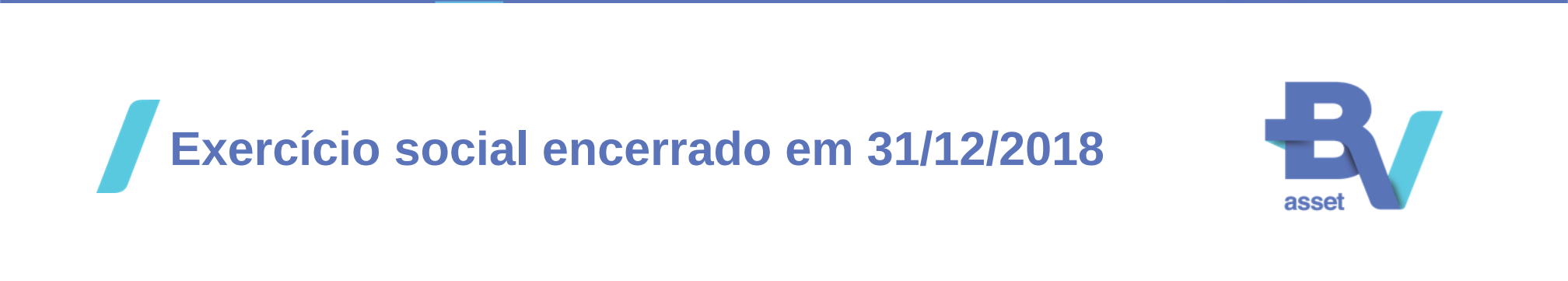
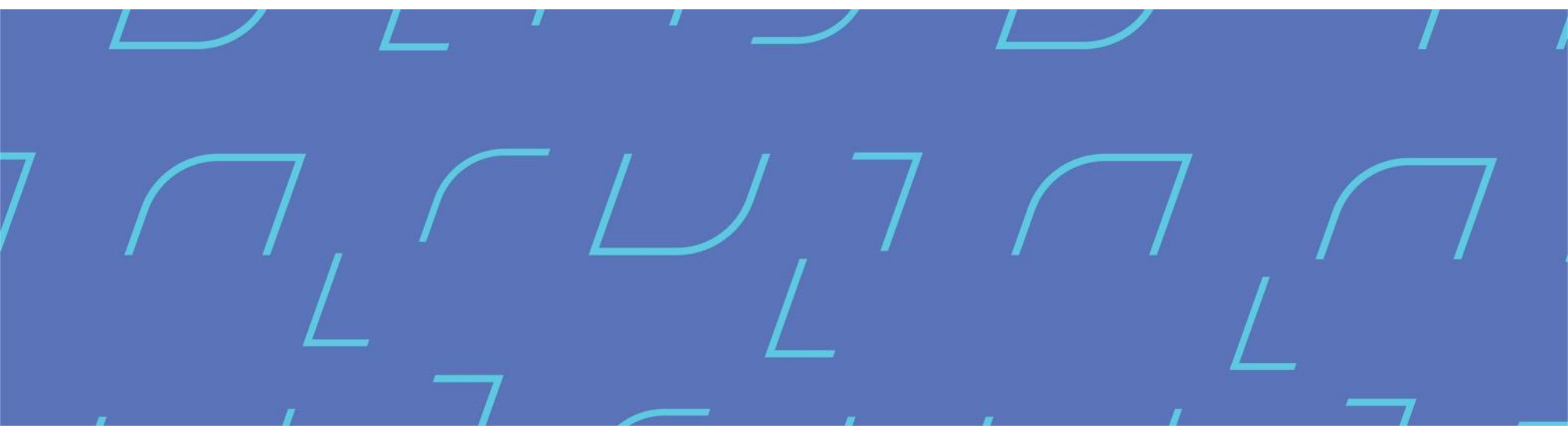
Fundo de Investimento Imobiliário Votorantim BII
BTS - FII
Assembleia Geral Ordinária

20/09/2021



Ordem do dia

Examinar e aprovar as demonstrações contábeis auditadas do Fundo referentes aos exercícios sociais encerrados em 31 de dezembro de 2018, 31 de dezembro de 2019 e 31 de dezembro de 2020, que foram apresentadas sem ressalvas.



Assembleia Geral Ordinária

Fundo de Investimento Imobiliário Votorantim BII BTS – FII

Exercício social encerrado em 31 de dezembro de 2018



Parecer do Auditor Independente

Opinião

Examinamos as demonstrações contábeis do Fundo de Investimento Imobiliário Votorantim BII BTS - FII ("Fundo"), que compreendem o balanço patrimonial em 31 de dezembro de 2018 e as respectivas demonstrações do resultado, das mutações do patrimônio líquido e dos fluxos de caixa para o período de 22 de dezembro de 2017 (início das operações do Fundo) a 31 de dezembro de 2018, bem como as correspondentes notas explicativas, incluindo o resumo das principais políticas contábeis.

Em nossa opinião, as demonstrações contábeis acima referidas apresentam adequadamente, em todos os aspectos relevantes, a posição patrimonial e financeira do Fundo de Investimento Imobiliário Votorantim BII BTS - FII em 31 de dezembro de 2018, o desempenho de suas operações e os seus fluxos de caixa para o período de 22 de dezembro de 2017 a 31 de dezembro de 2018, de acordo com as práticas contábeis adotadas no Brasil aplicáveis aos Fundos de Investimentos Imobiliários.

Base para opinião

Nossa auditoria foi conduzida de acordo com as normas brasileiras e internacionais de auditoria. Nossas responsabilidades, em conformidade com tais normas, estão descritas na seção "Responsabilidades do auditor pela auditoria das demonstrações contábeis". Somos independentes em relação ao Fundo, de acordo com os princípios éticos relevantes previstos no Código de Ética Profissional do Contador e nas normas profissionais emitidas pelo Conselho Federal de Contabilidade, e cumprimos as demais responsabilidades éticas de acordo com essas normas. Acreditamos que a evidência de auditoria obtida é suficiente e apropriada para fundamentar nossa opinião.

Assembleia Geral Ordinária

Fundo de Investimento Imobiliário Votorantim BII BTS – FII

Exercício social encerrado em 31 de dezembro de 2018



Balanço Patrimonial

Ativo	2.018	%PL	2.017	%PL
Circulante				
Disponibilidades	21	0,01	-	-
De natureza não imobiliária				
Títulos e valores mobiliários	9.072	6,11	83.064	65,30
Fundos de Investimento ICVM 555	9.072	6,11	83.064	65,30
De natureza imobiliária				
Aluguéis a receber	-	-	-	-
Não Circulante				
Propriedade para Investimento	139.351	93,90	44.213	26,73
Terreno	10.817	7,29	10.213	8,03
Propriedades para investimento - Benfeitorias	128.534	86,61	34.000	26,73
Despesas antecipadas	22	0,01	-	-
Outras receitas operacionais	-	-	156	
Total do ativo	148.466	100,026279	127.433	92,02
Passivo				
Circulante	60	0,04	221	0,17
Auditoria e Custódia	10	0,01	-	-
Taxa de administração	50	0,03	10	0,01
Taxa de controladoria	-	-	55	0,04
Despesas diversas	-	-	156	0,12
Total do passivo	60	0,04	221	0,17
Patrimônio líquido				
Cotas integralizadas	147.463	99,36	127.213	100,00
Lucros/Prejuízos acumulados	943	0,64	(1)	(0,00)
	148.406	100,00	127.212	100,00
Total do passivo e do patrimônio líquido	148.466	100,04	127.433	100,17

Assembleia Geral Ordinária **Fundo de Investimento Imobiliário Votorantim BII BTS – FII** **Exercício social encerrado em 31 de dezembro de 2018**



Demonstrativo de Resultado

	2018	2017
Ativos financeiros de natureza não imobiliária		
Resultado com cotas de fundos de investimento	1.768	64
Resultado líquido de ativos financeiros de natureza não imobiliária	1.768	64
Despesas operacionais		
Taxa de administração	(600)	(10)
Despesas com auditoria e custódia	(39)	-
Taxa de fiscalização	(19)	-
Outras despesas	(166)	(211)
Outras receitas	-	156
	(824)	(65)
Resultado líquido do exercício/ período	944	(1)
Quantidade de cotas	1.656.915	1.462.500
cotas senior	937.637	830.000
cotas mezanino	292.500	292.500
cotas subordinadas Classe A	233.028	146.250
cotas subordinadas Classe B	193.750	193.750
Lucro/Prejuízo líquido por cota - R\$		
cotas senior	534,20	(0,57)
cotas mezanino	166,65	(0,20)
cotas subordinadas Classe A	132,76	(0,10)
cotas subordinadas Classe B	110,39	(0,13)
Valor patrimonial da cota - R\$		
cotas senior	113,03	100,19
cotas mezanino	28,15	34,81
cotas subordinadas Classe A	93,28	99,89
cotas subordinadas Classe B	64,28	99,43

Assembleia Geral Ordinária

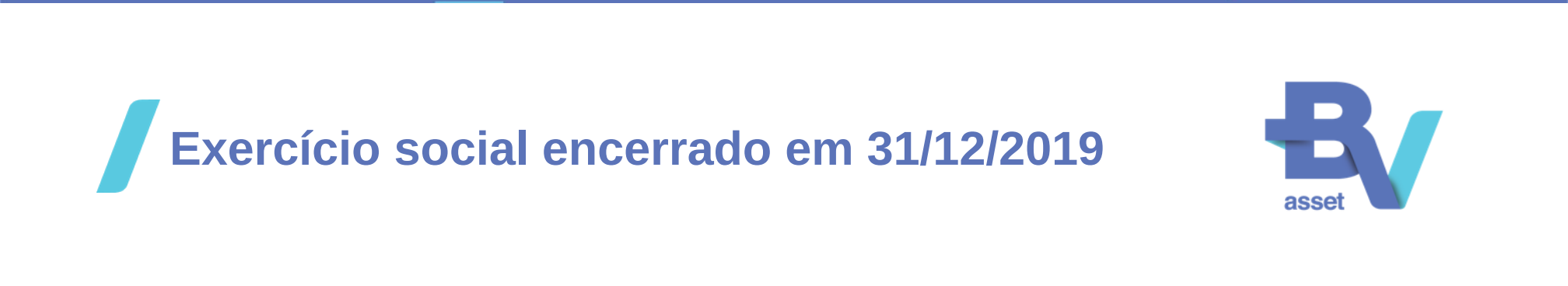
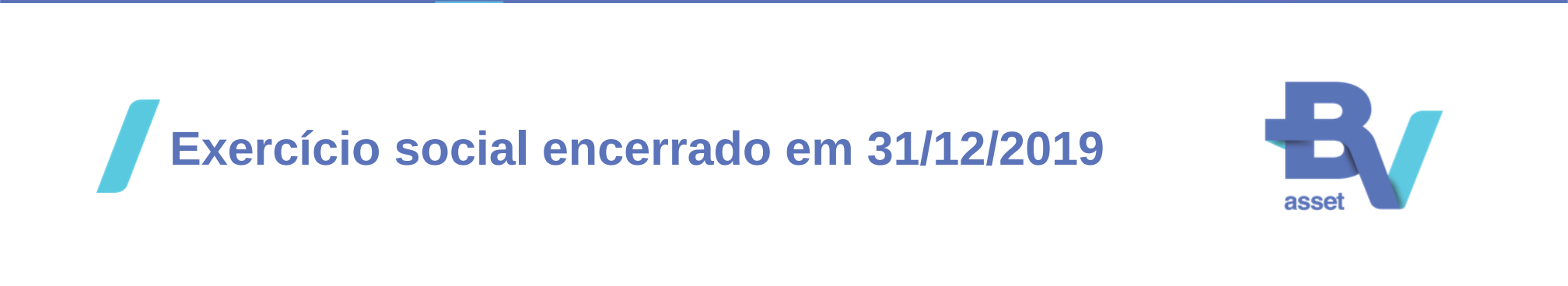
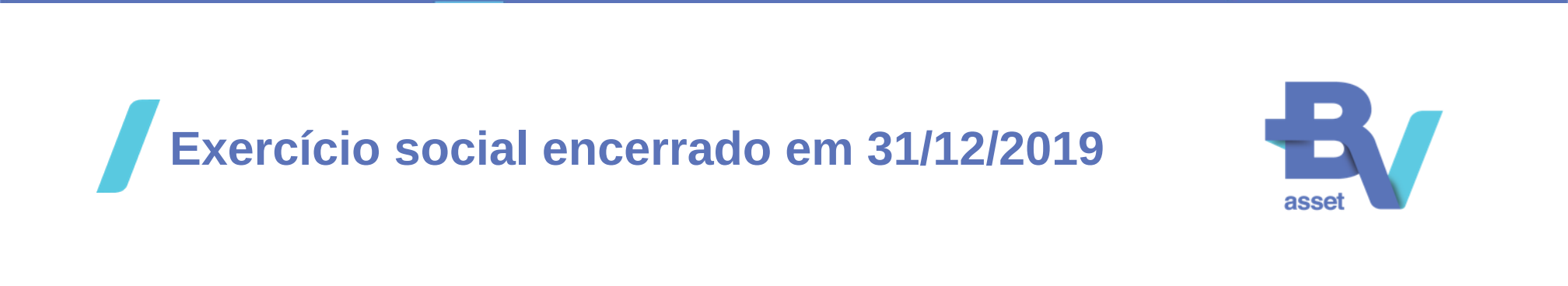
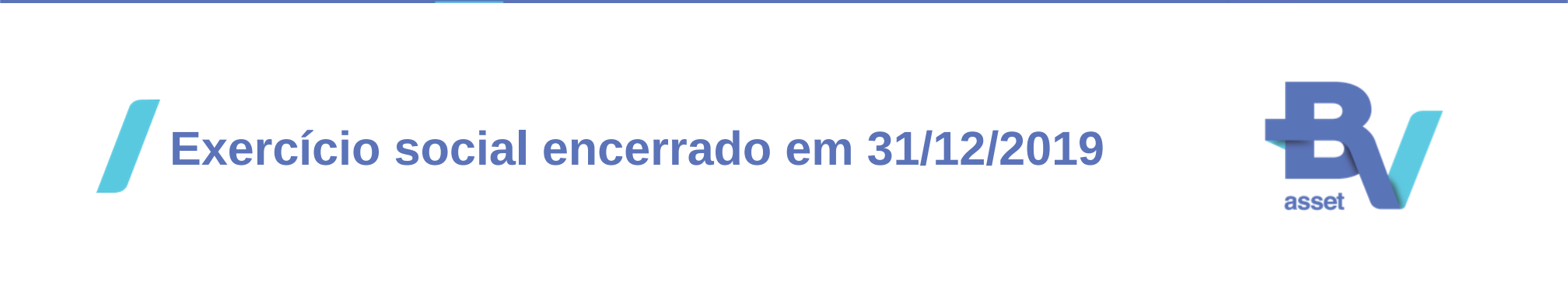
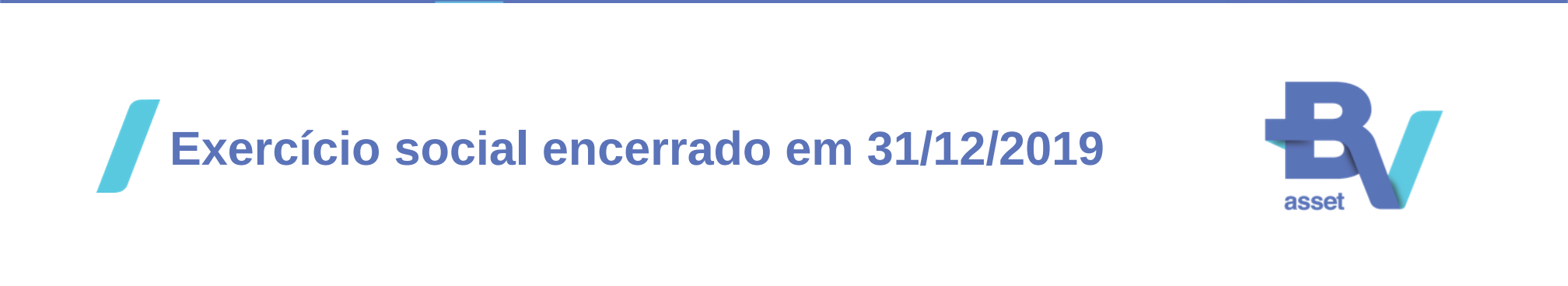
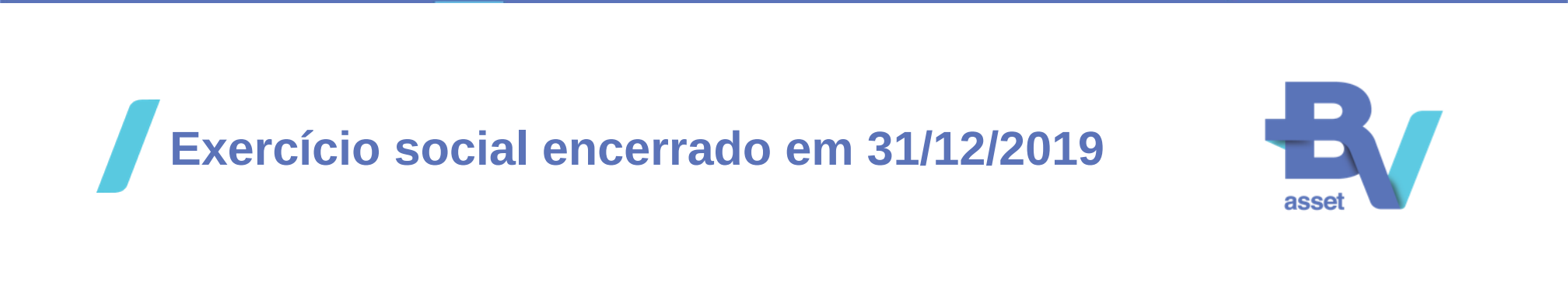
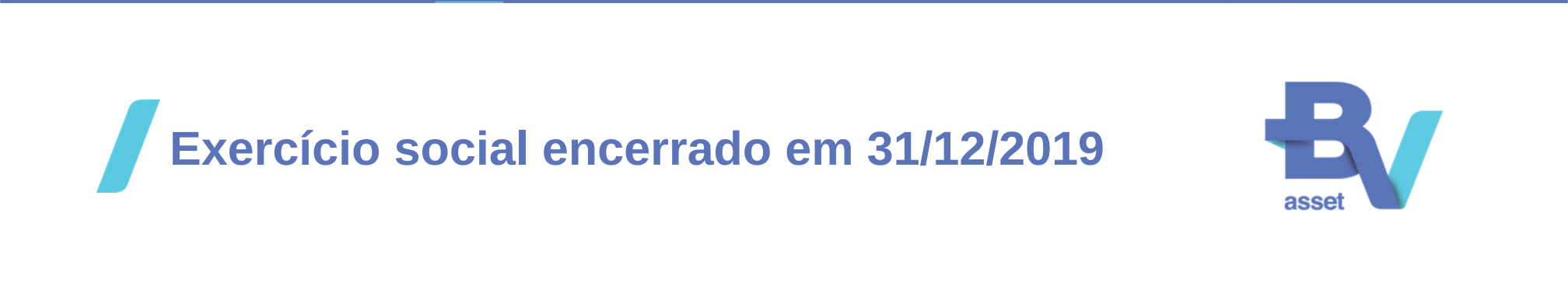
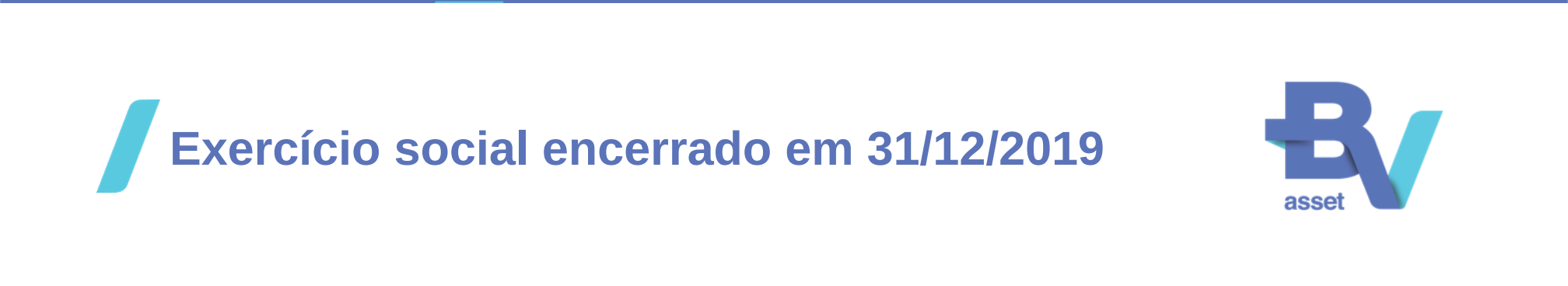
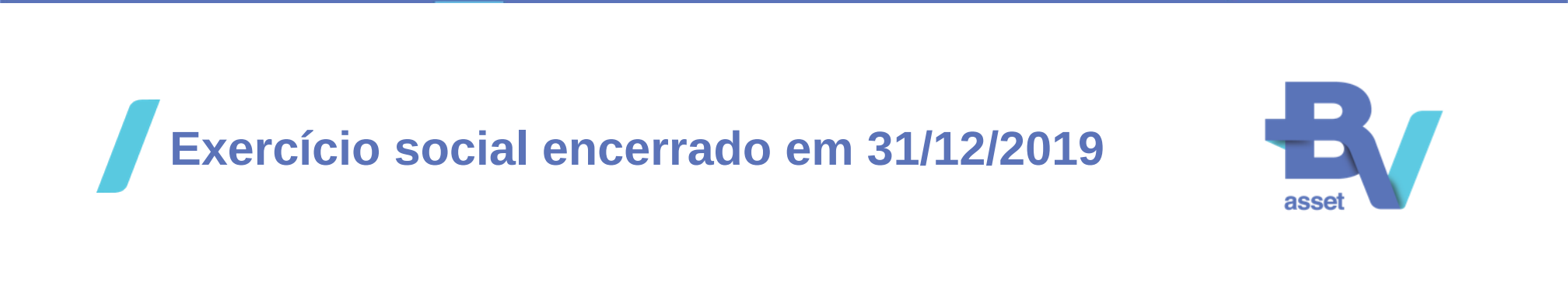
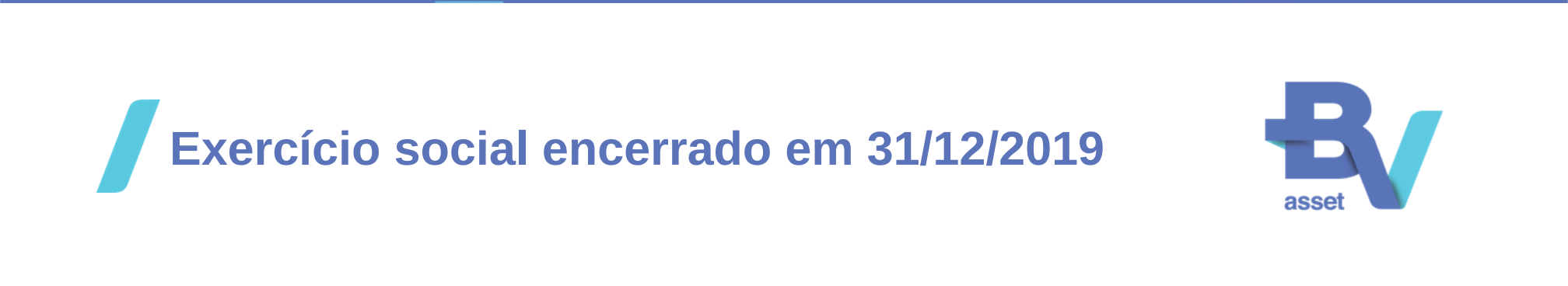
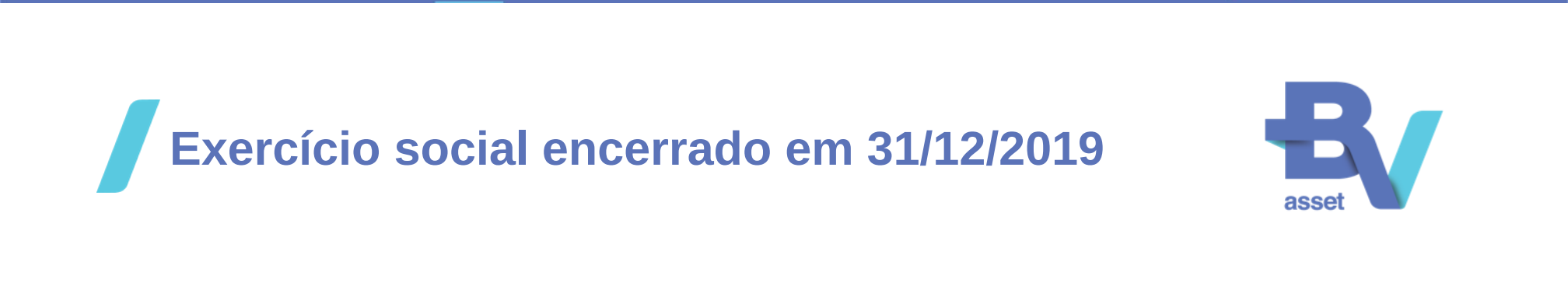
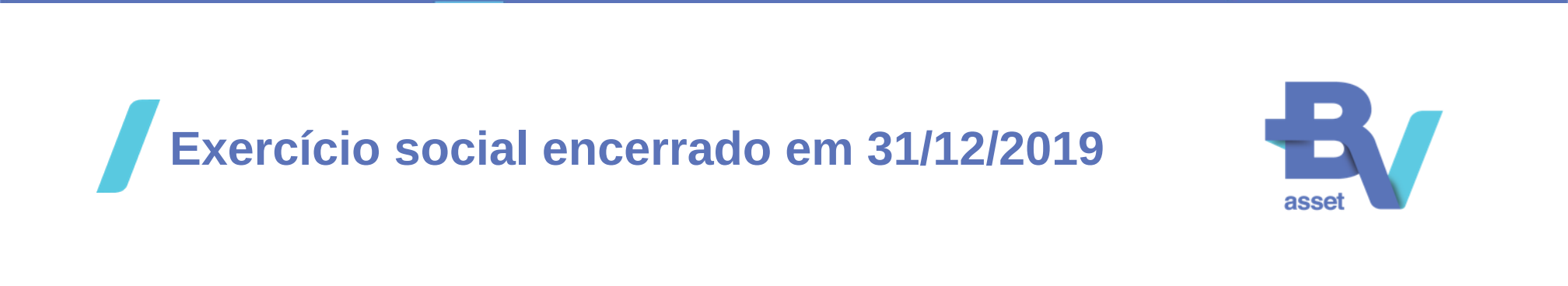
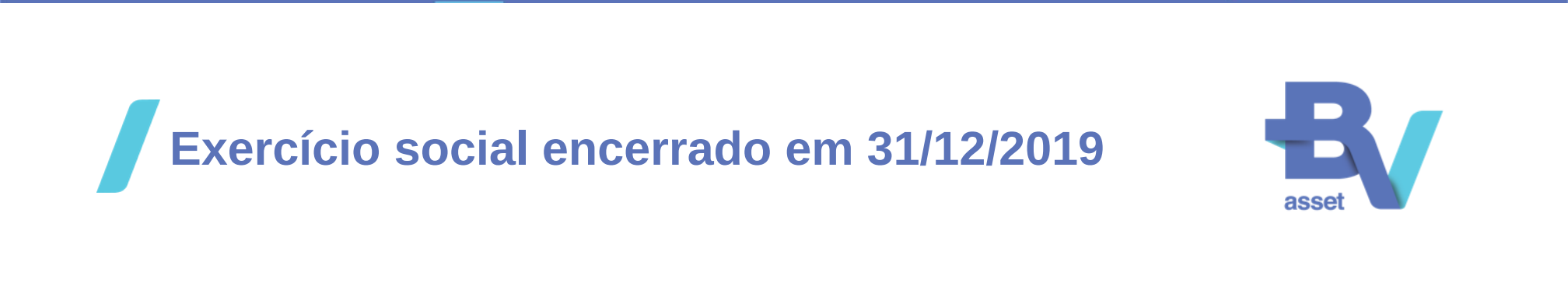
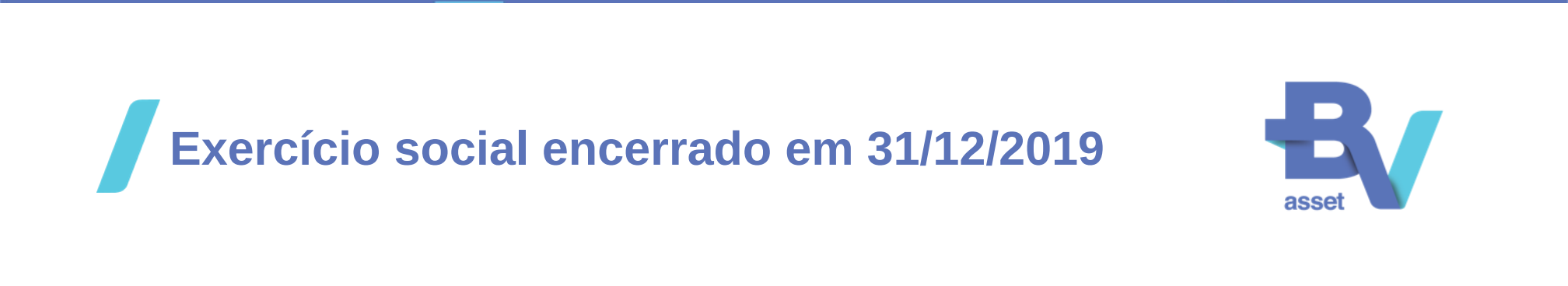
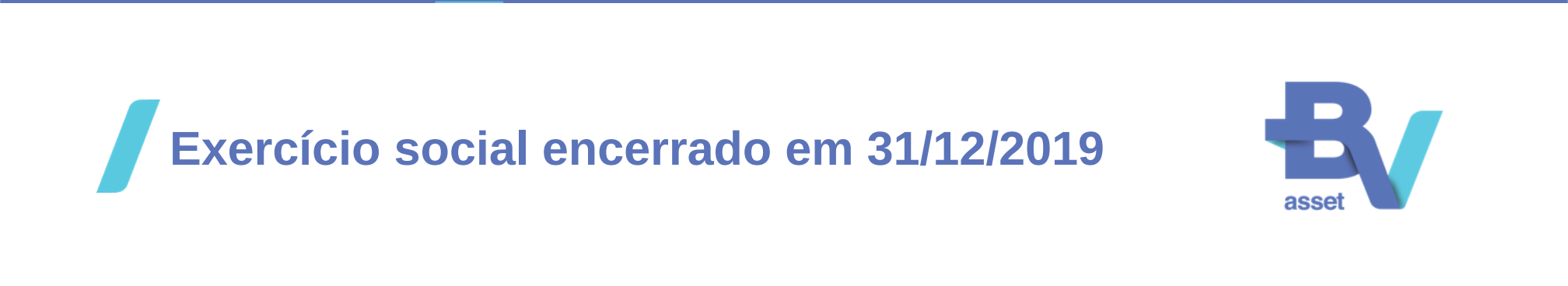
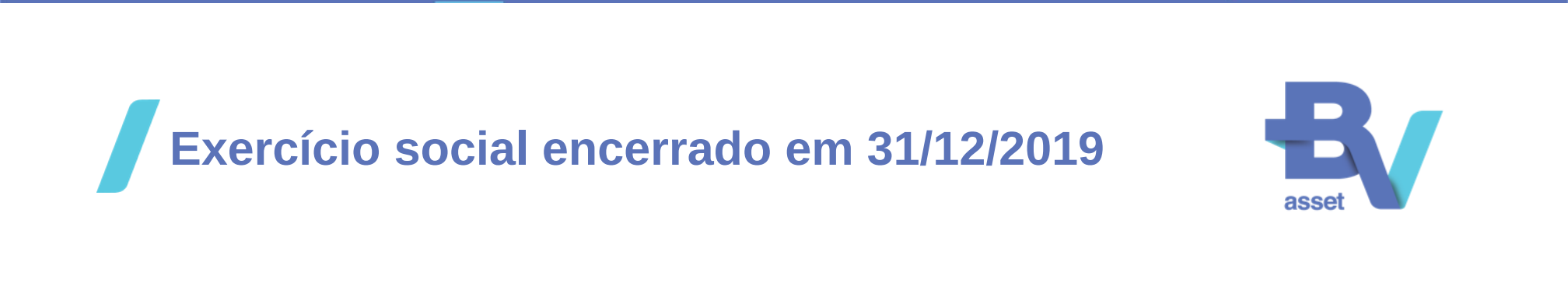
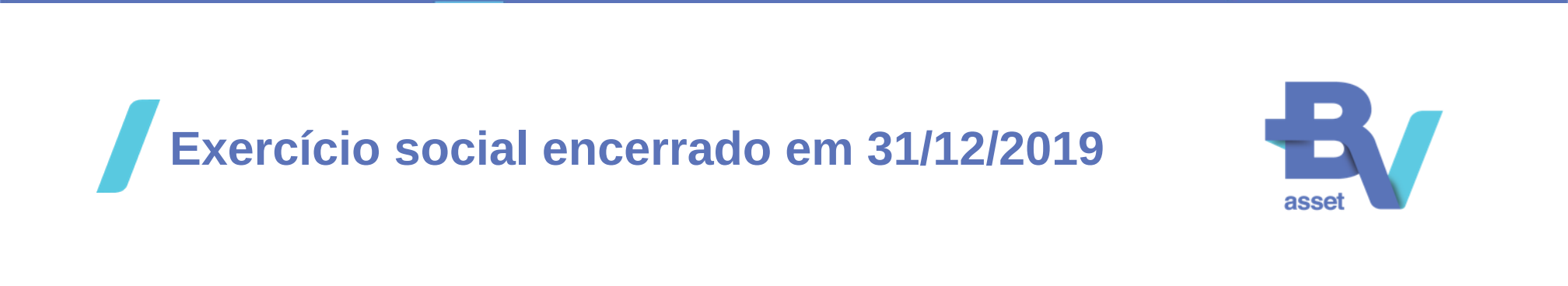
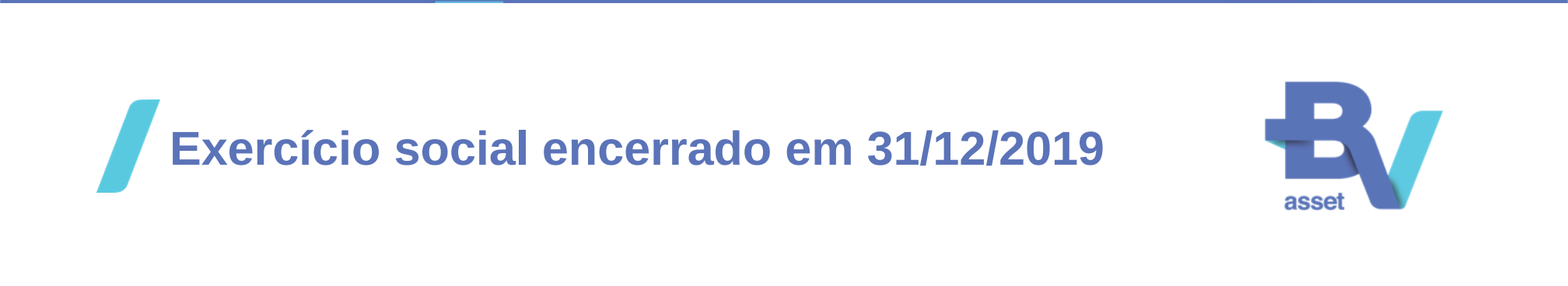
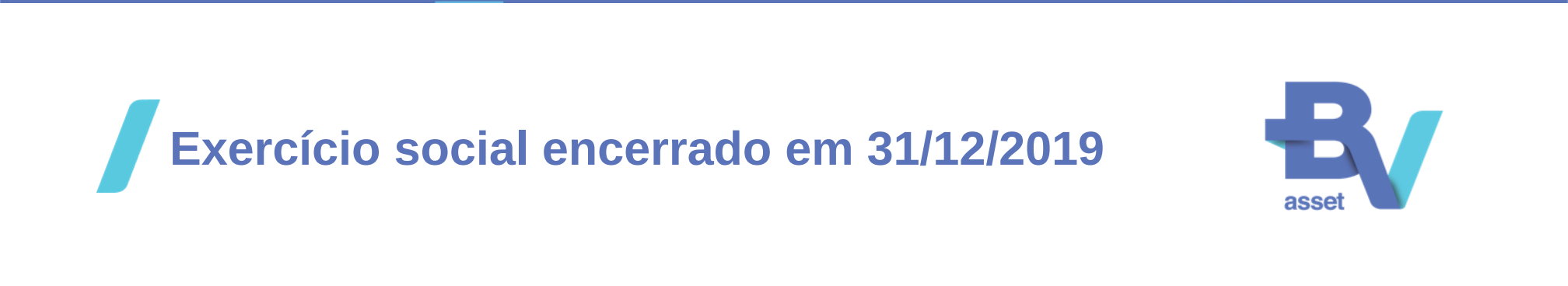
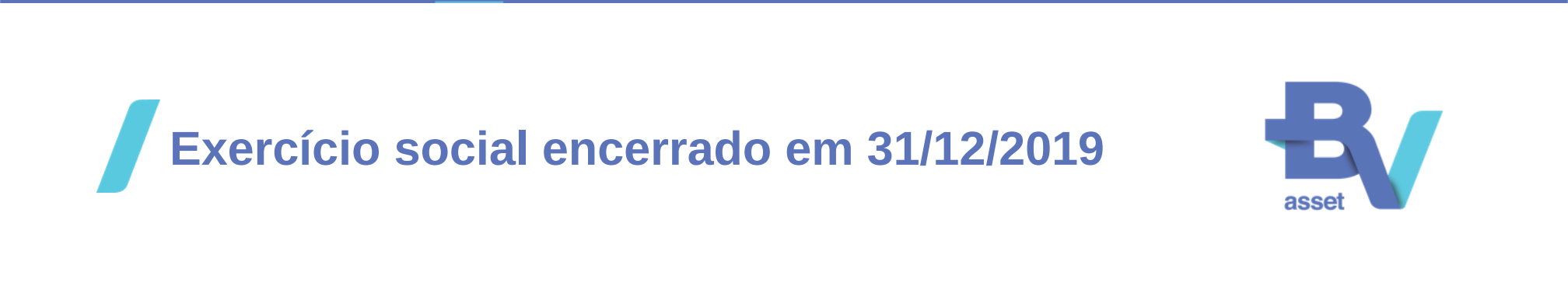
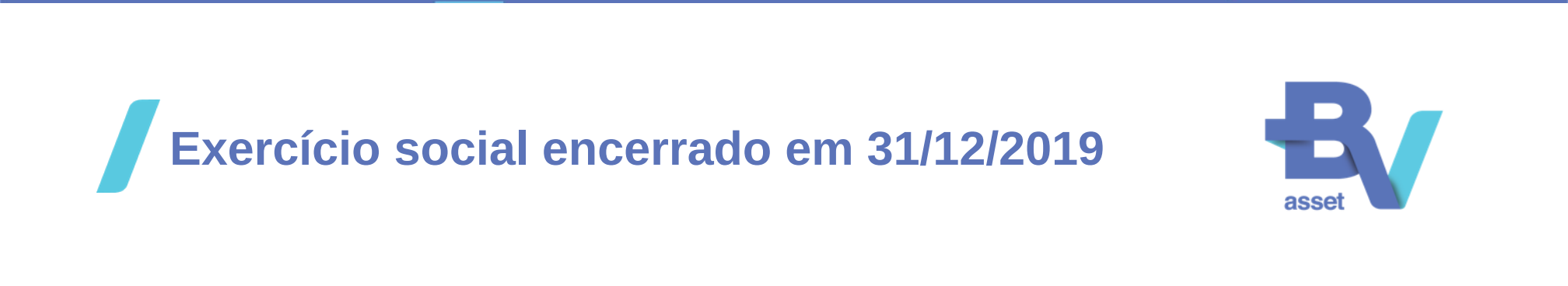
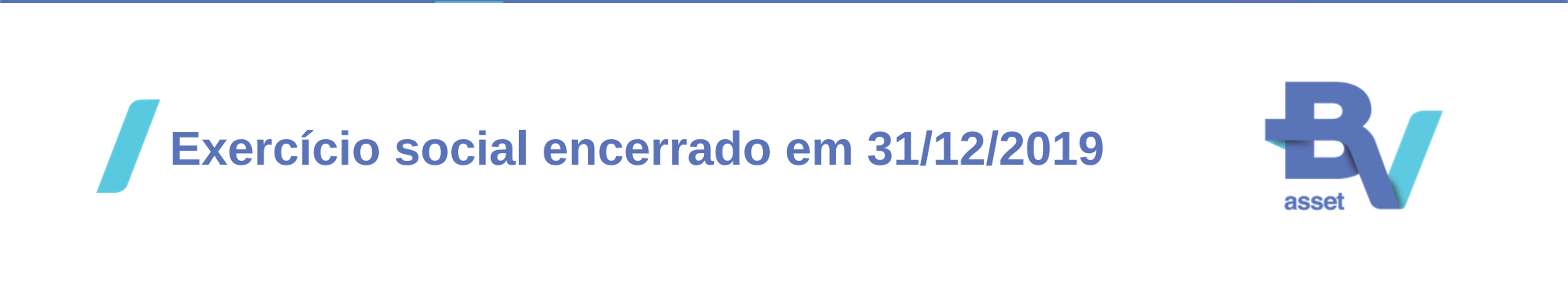
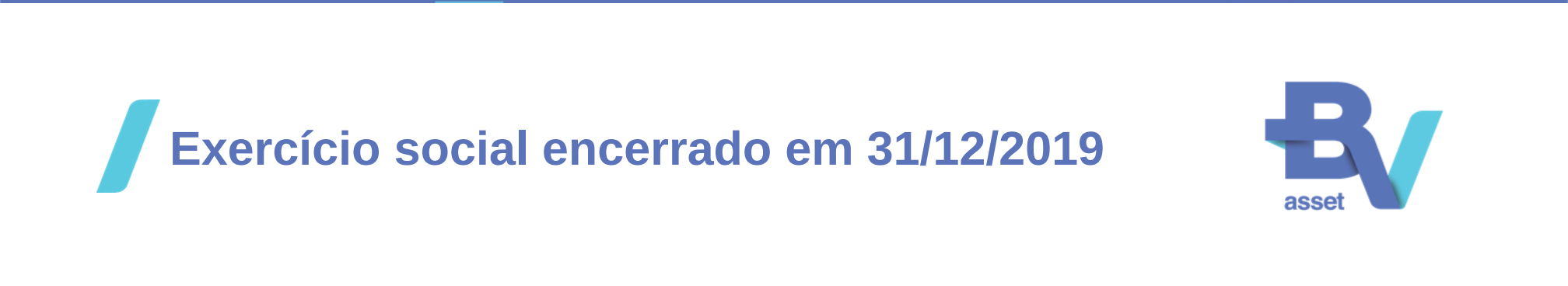
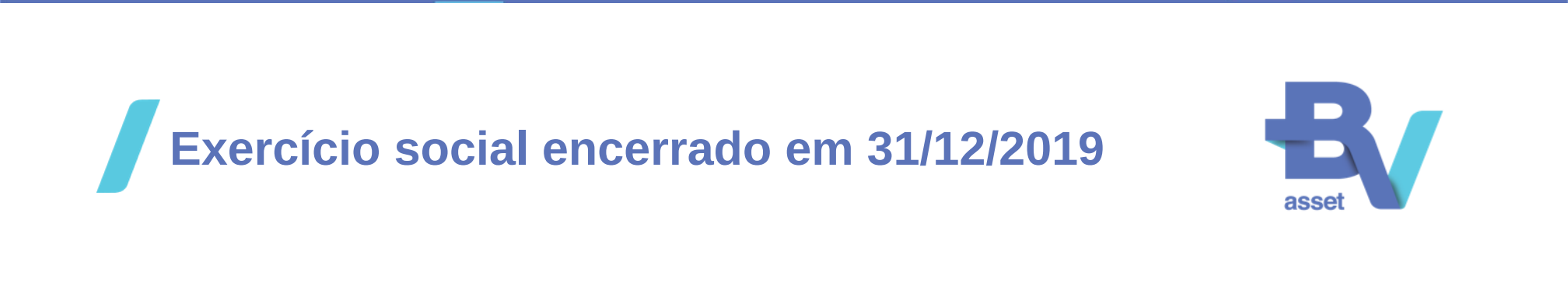
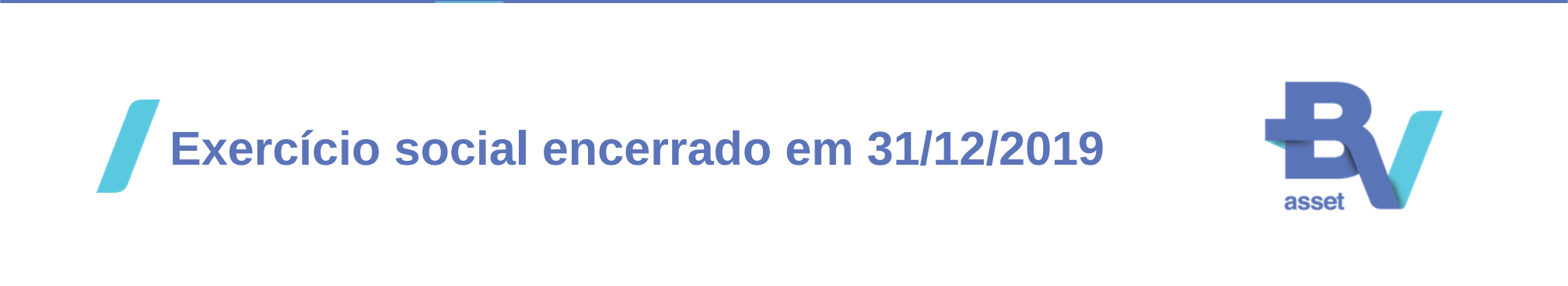
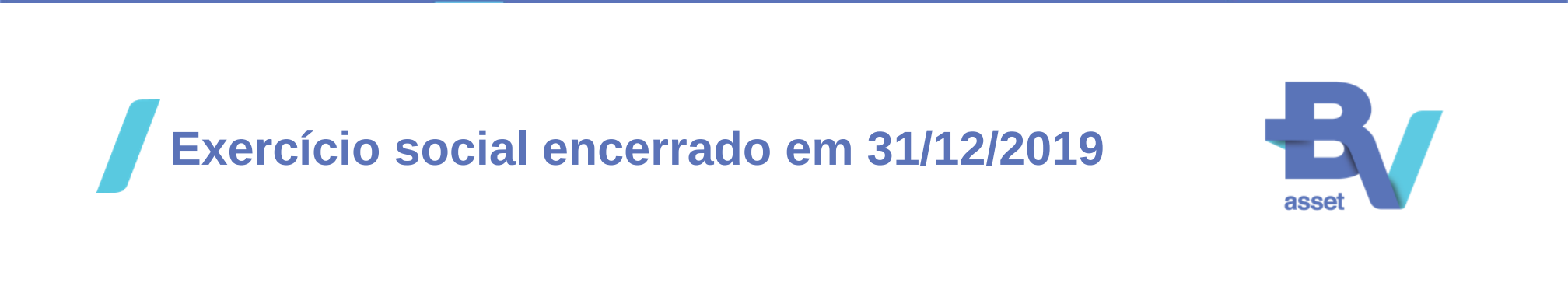
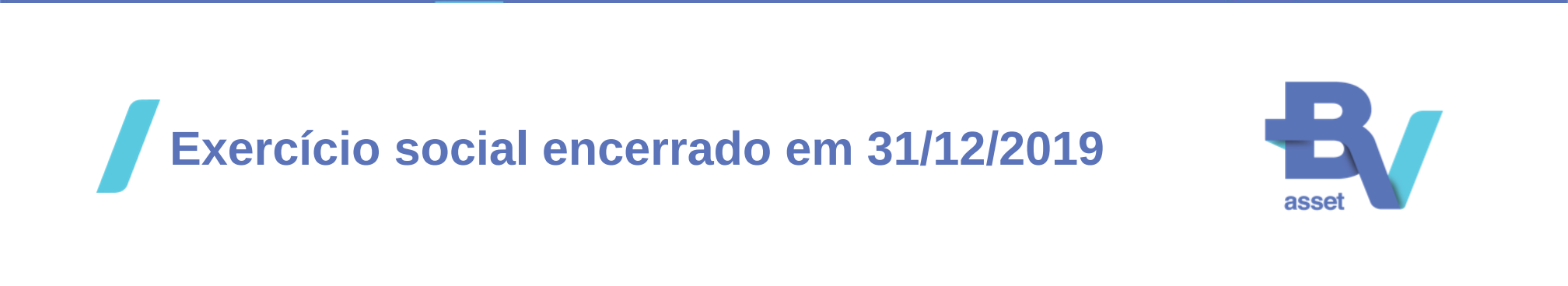
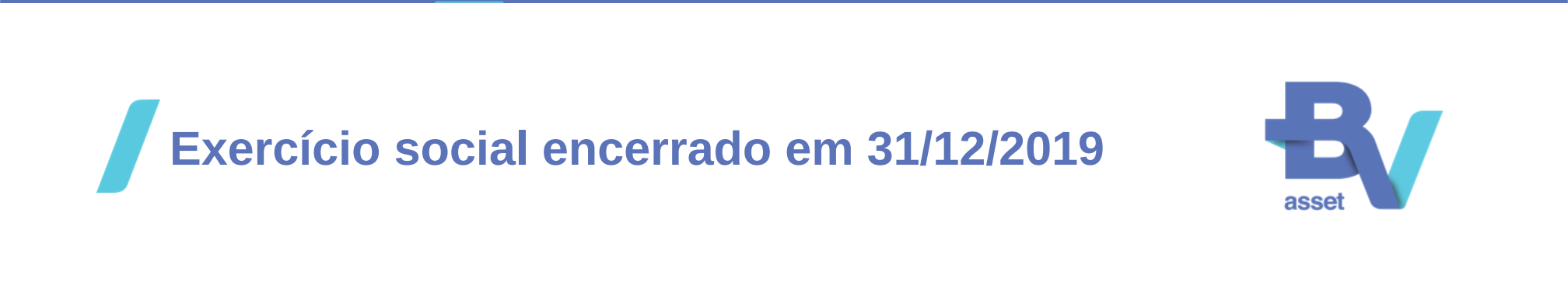
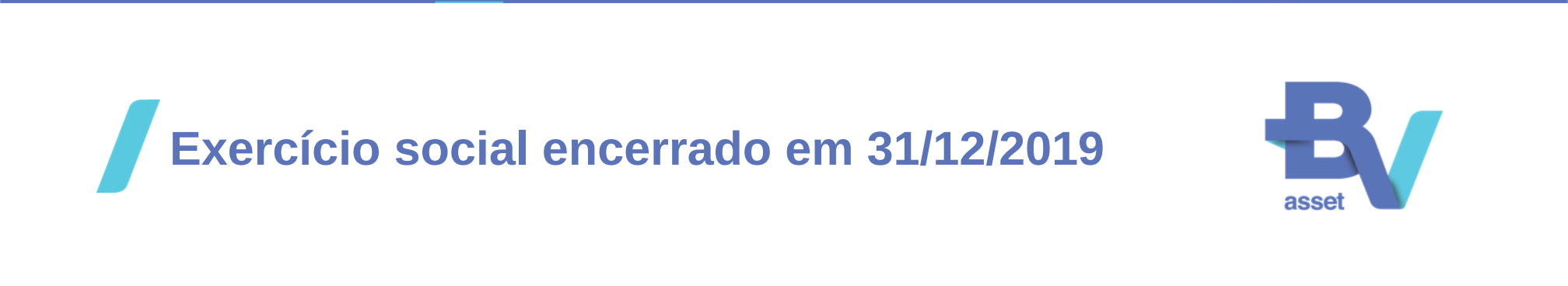
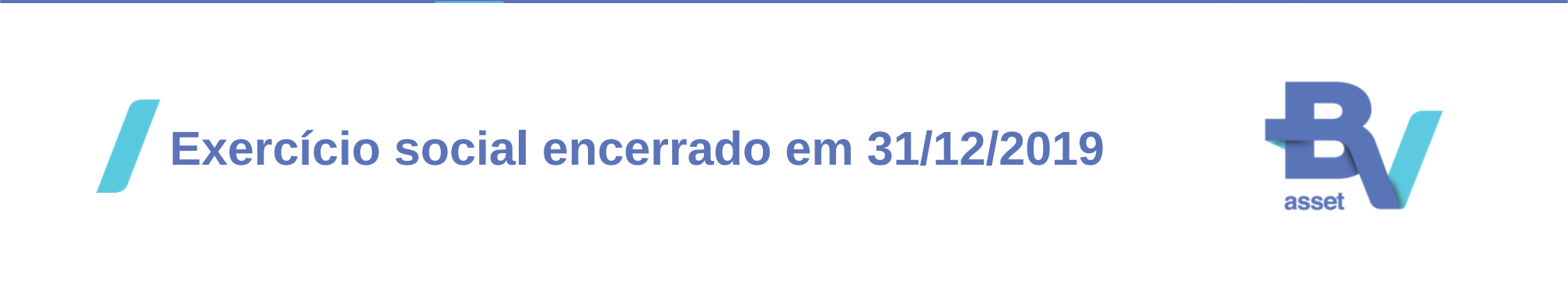
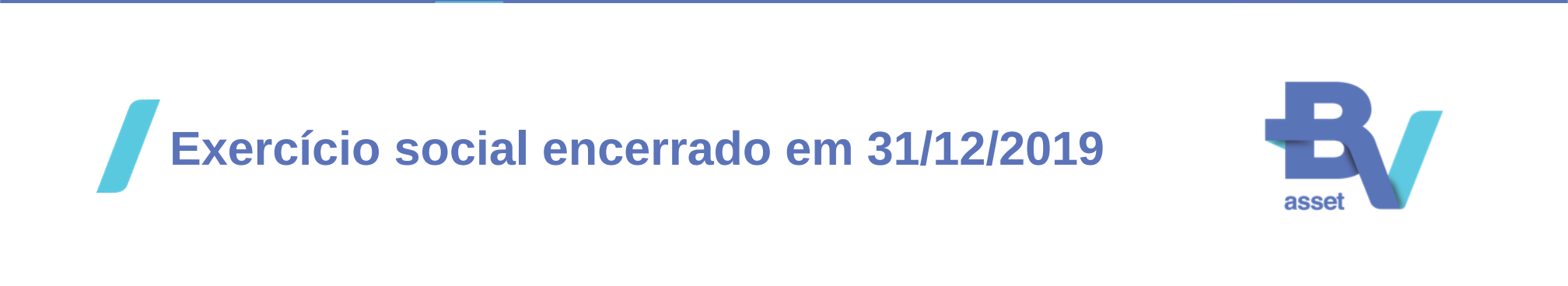
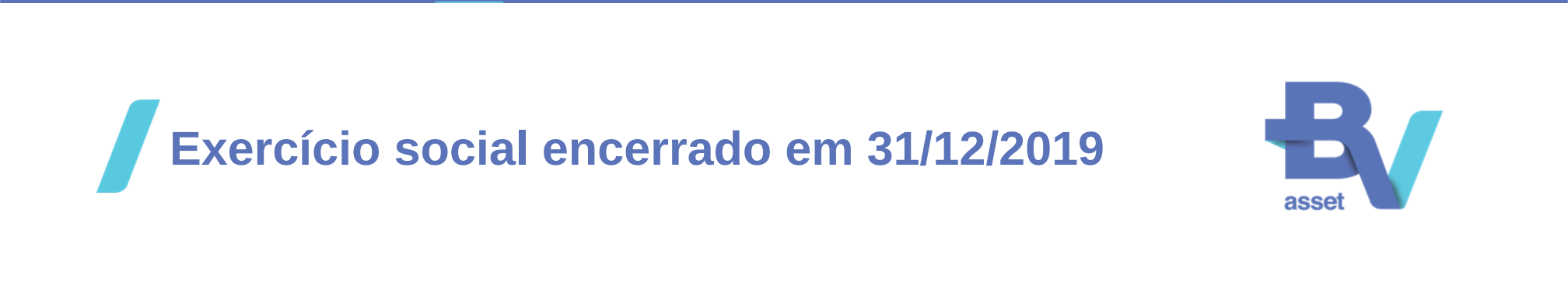
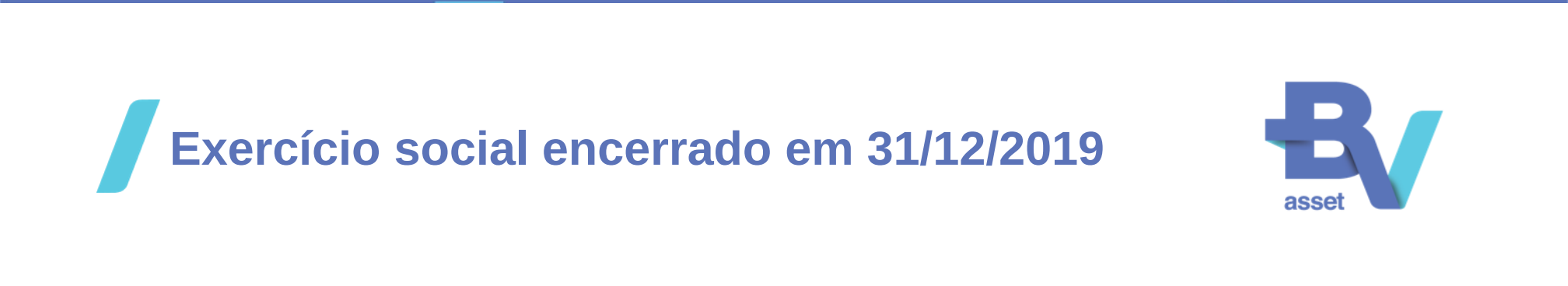
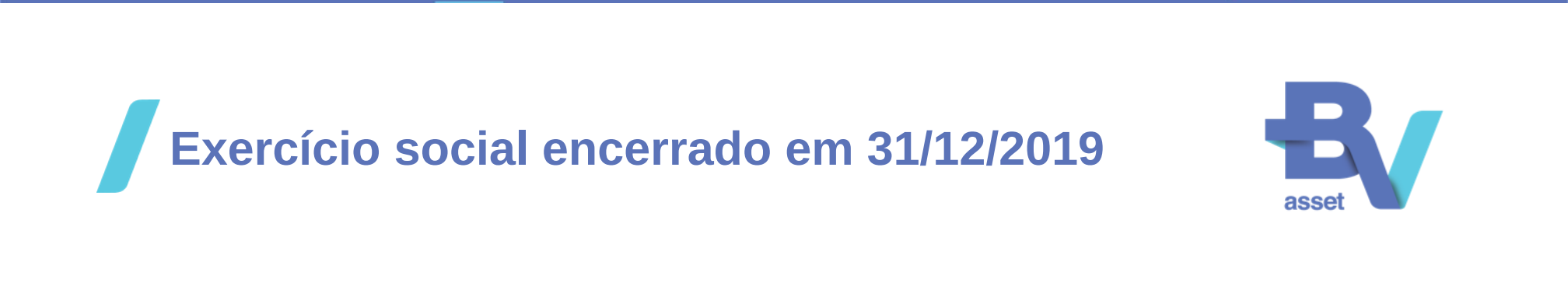
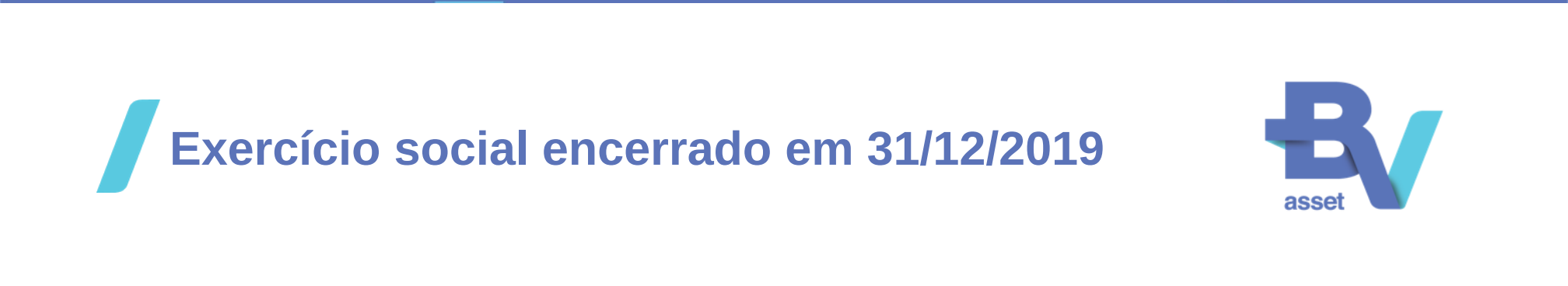
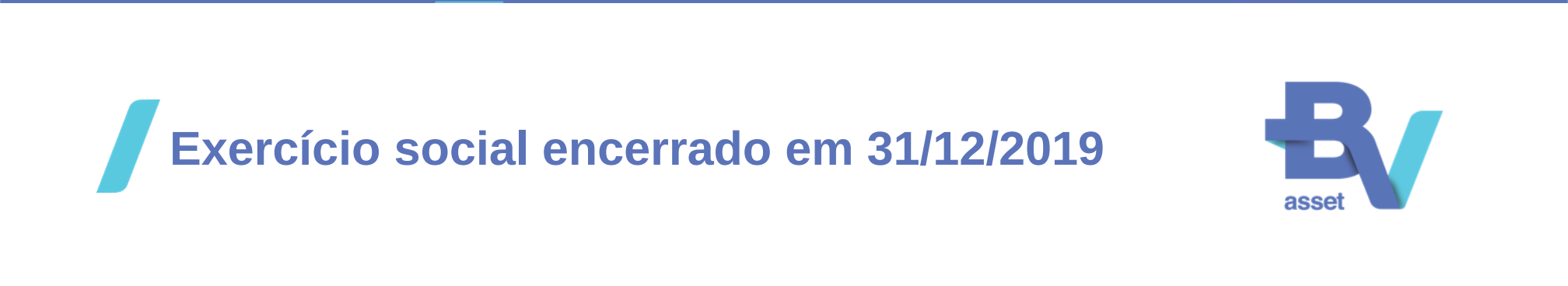
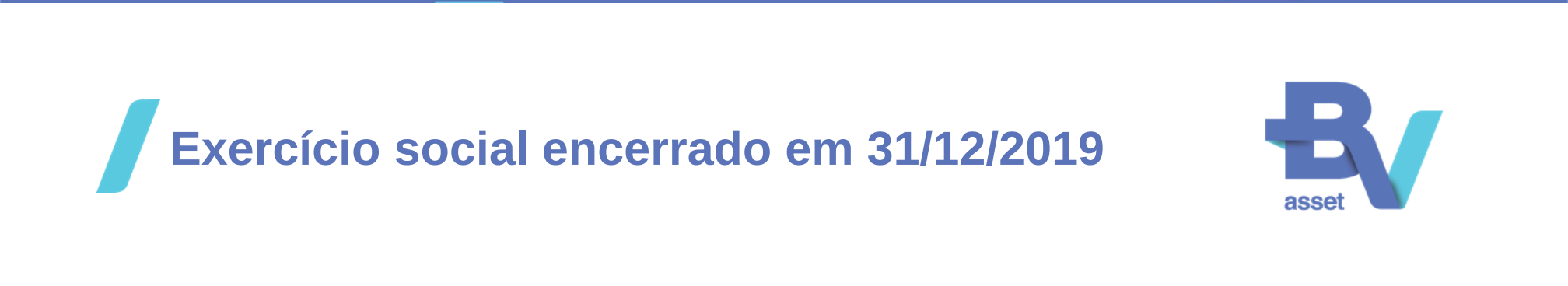
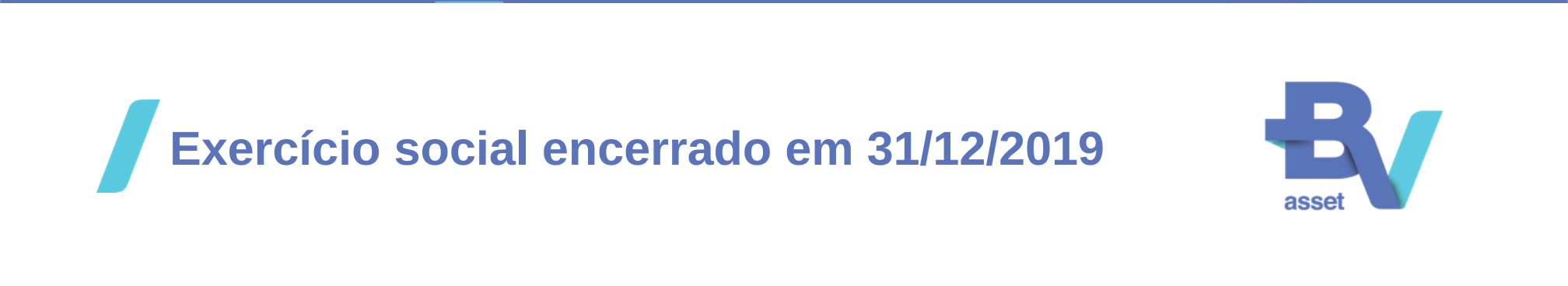
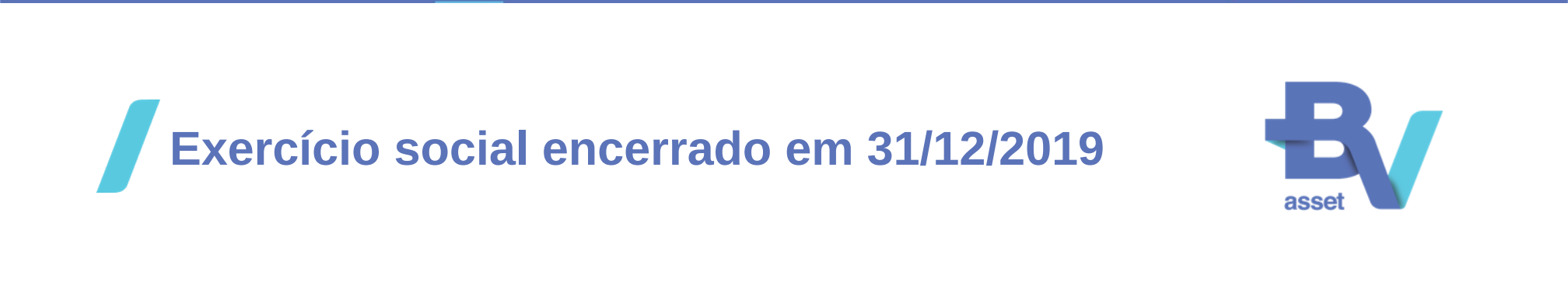
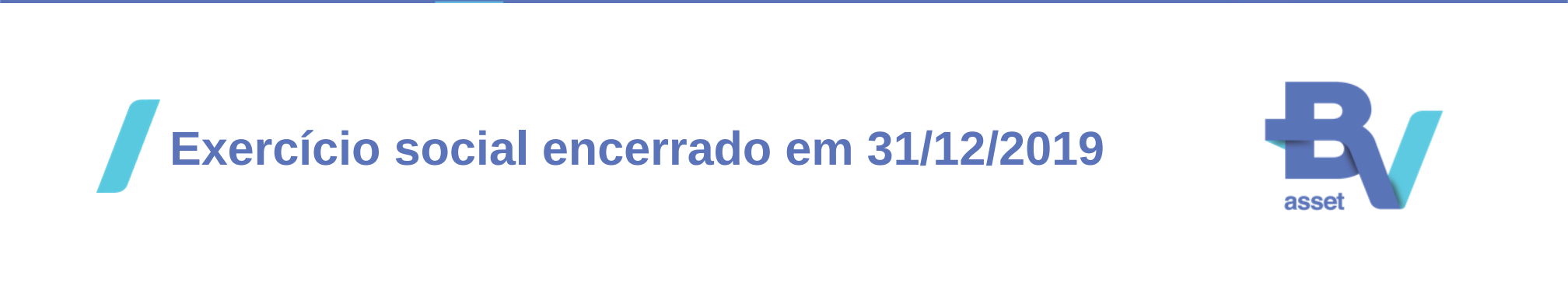
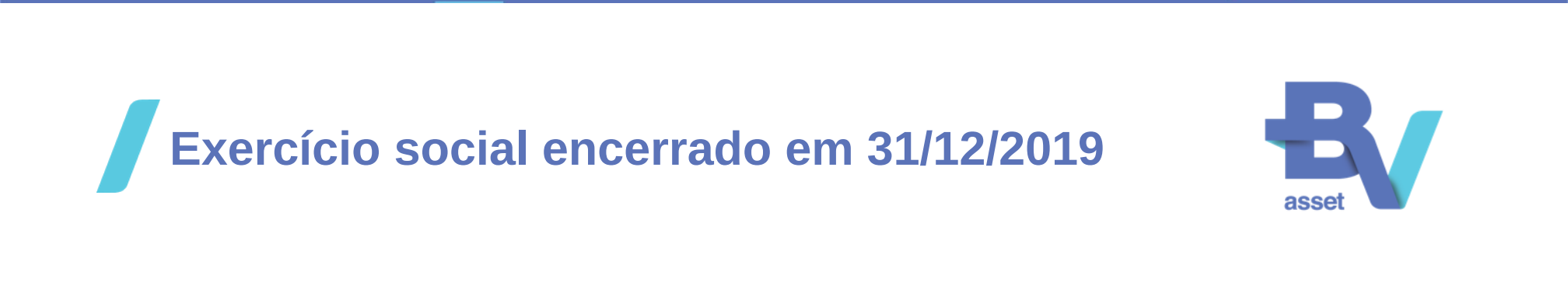
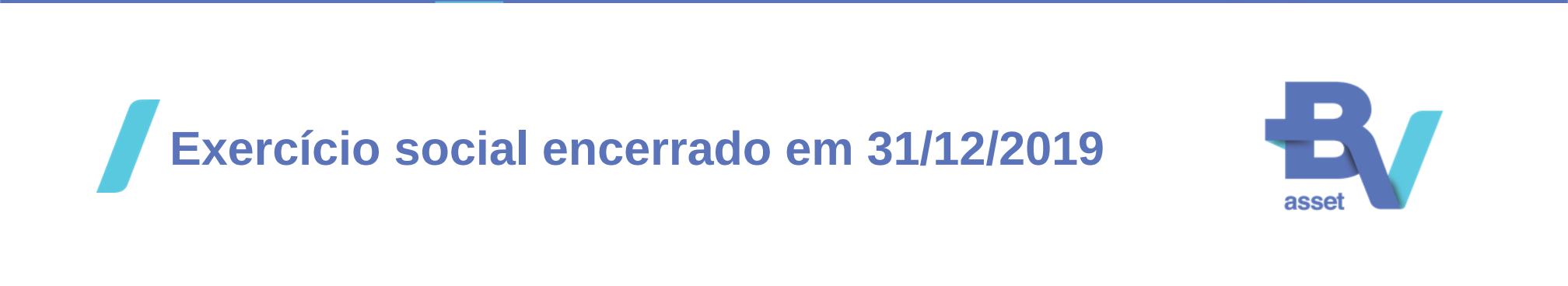
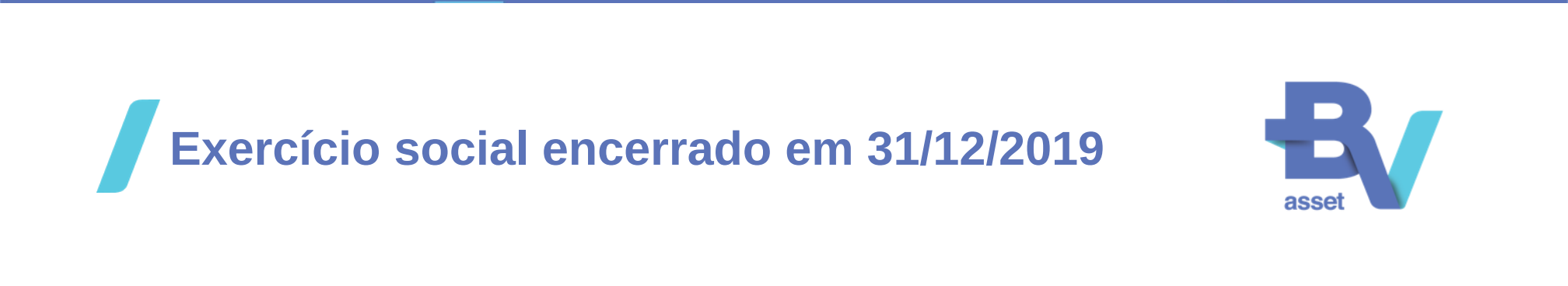
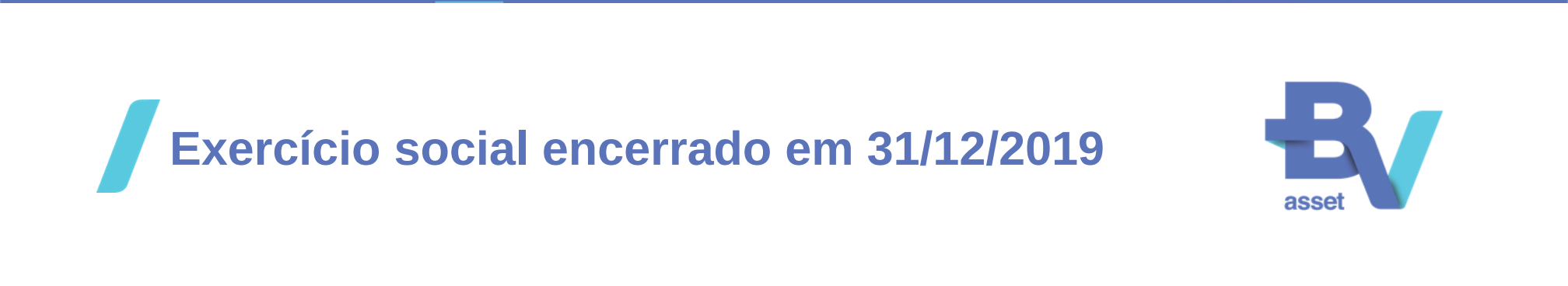
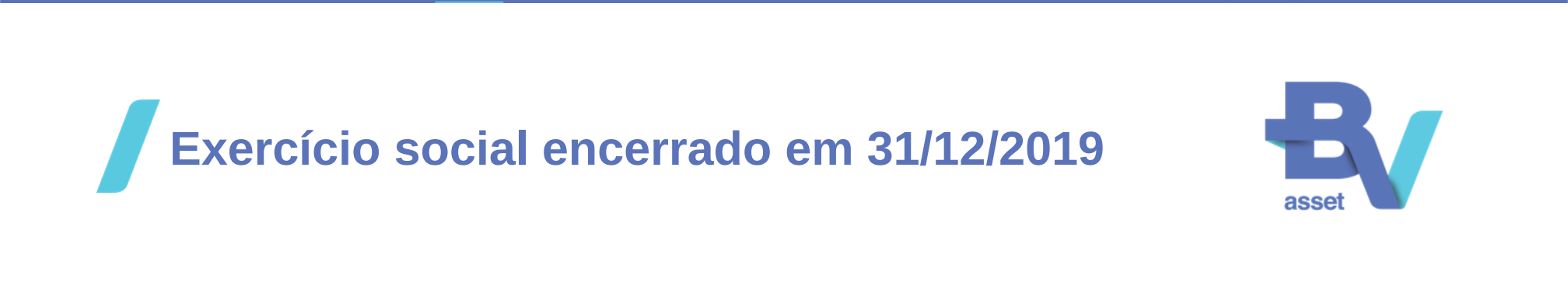
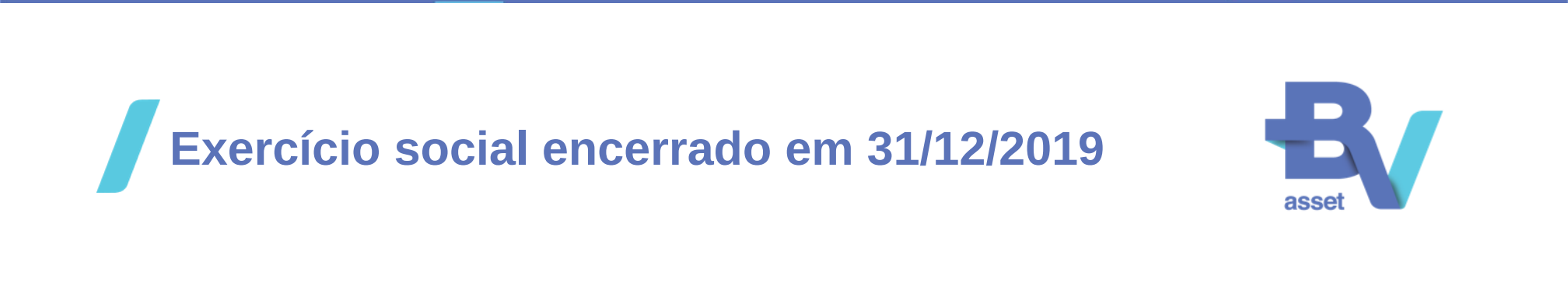
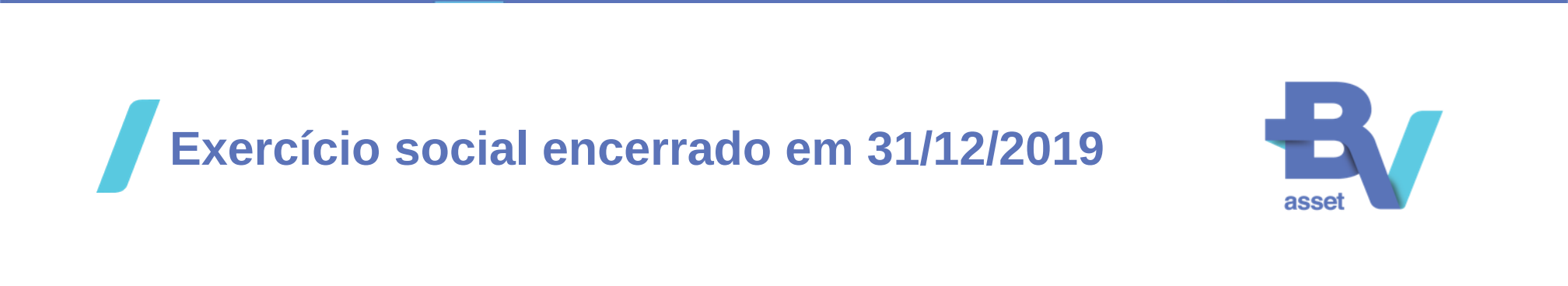
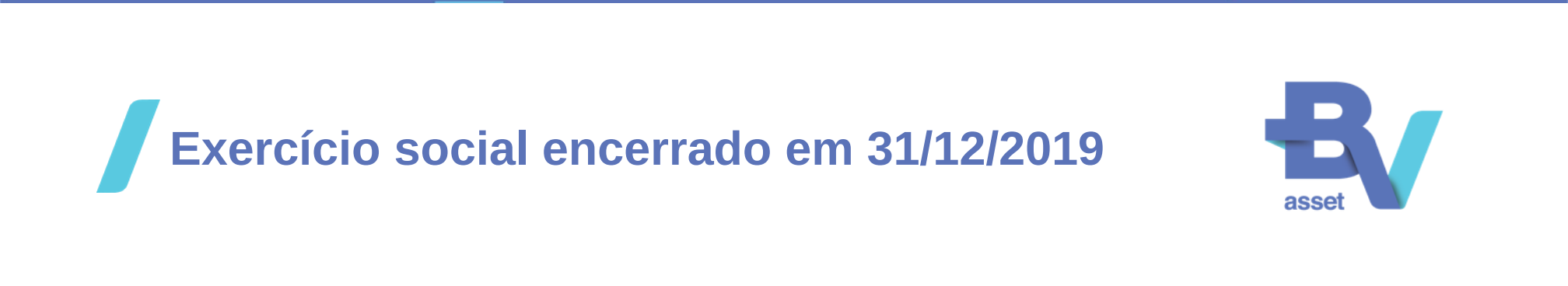
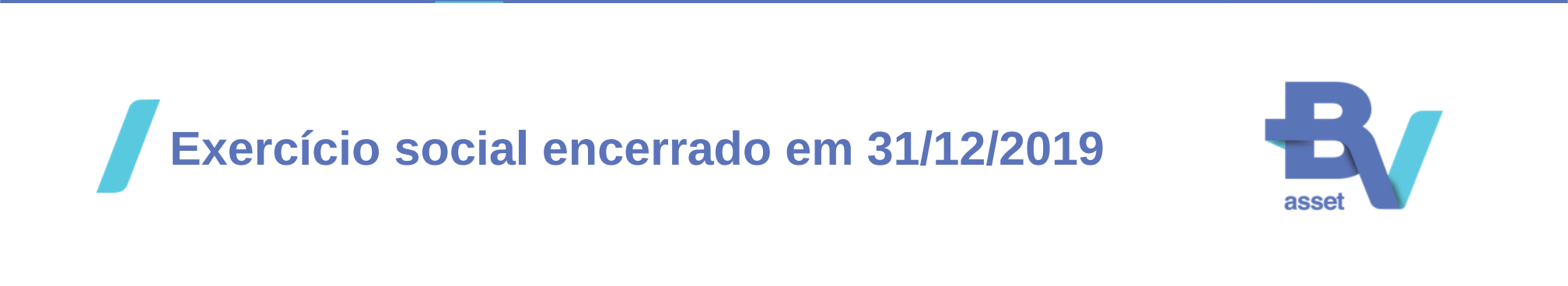
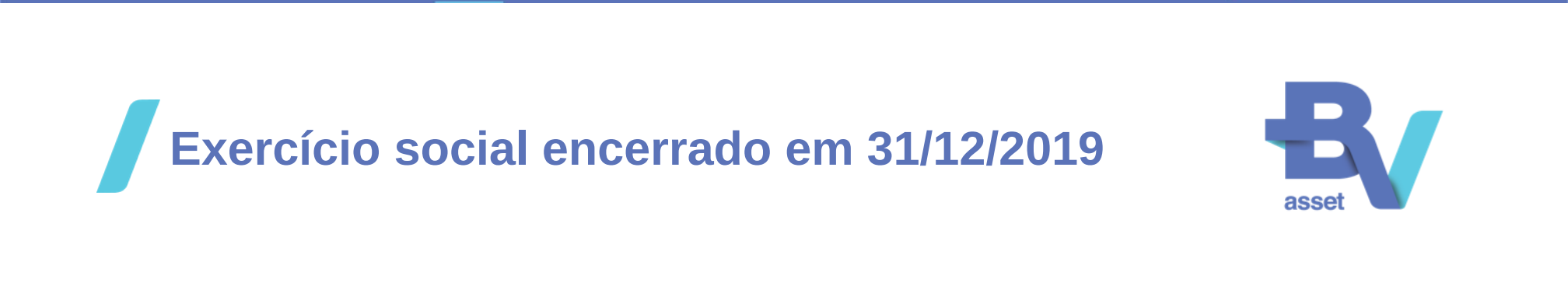
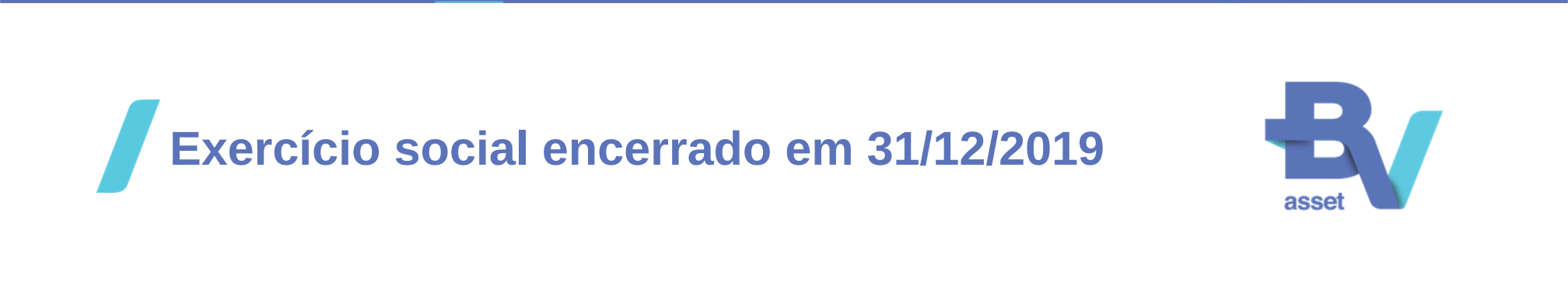
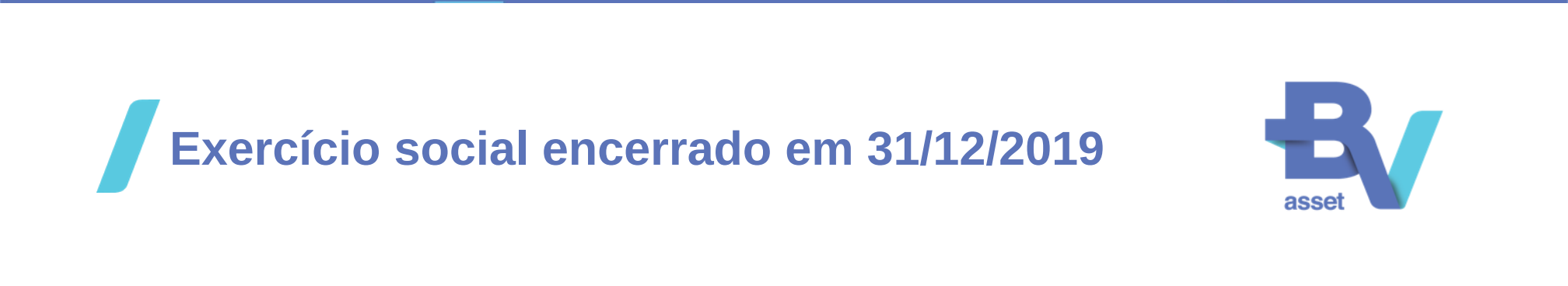
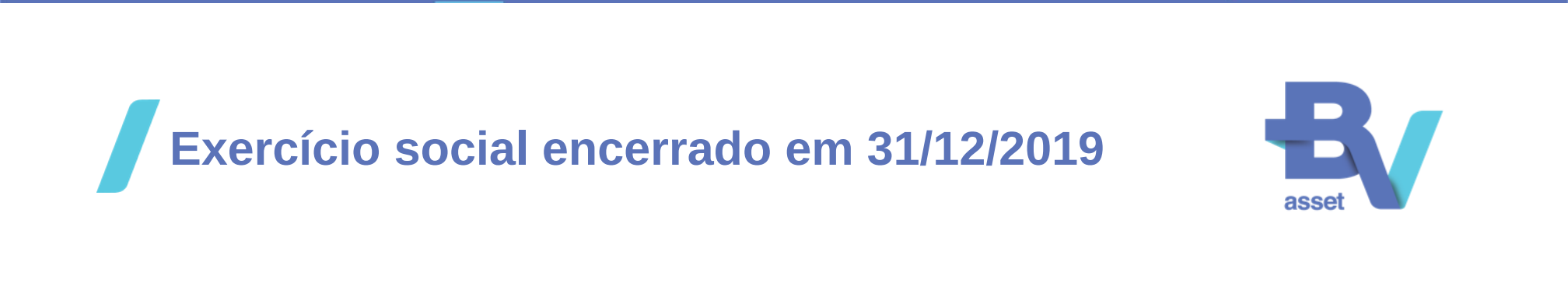
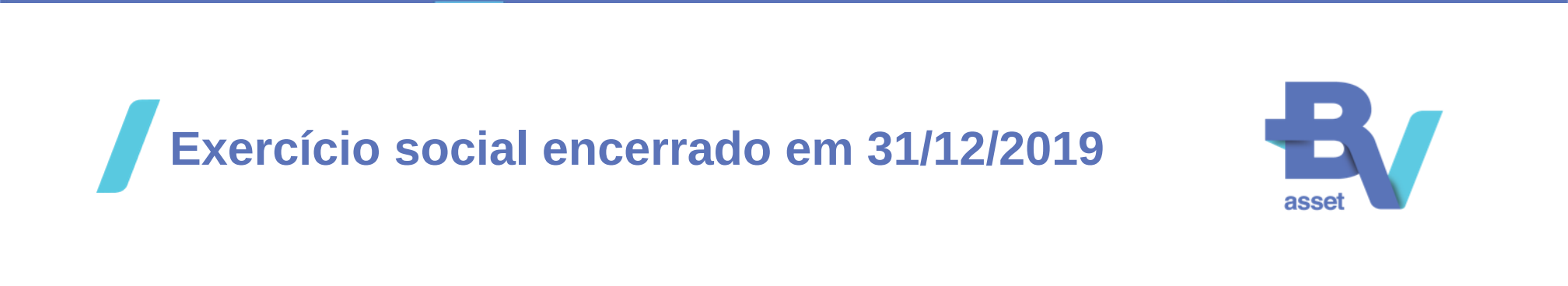
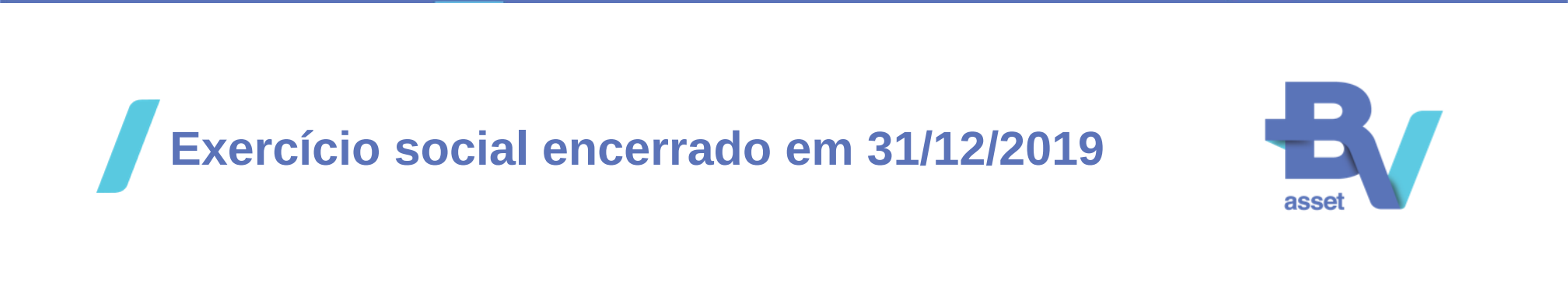
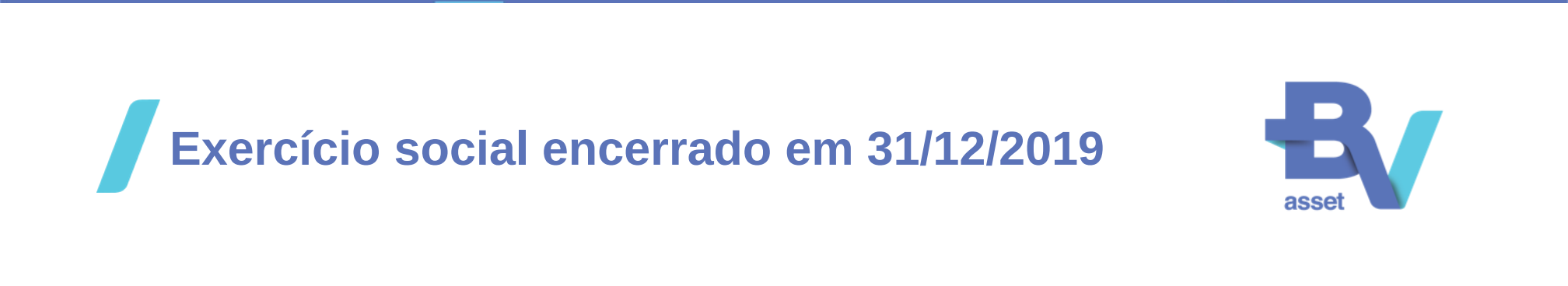
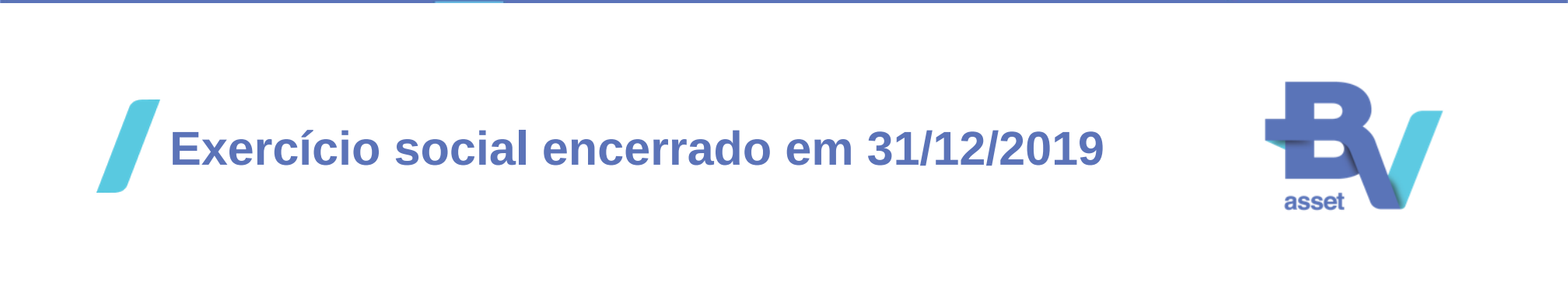
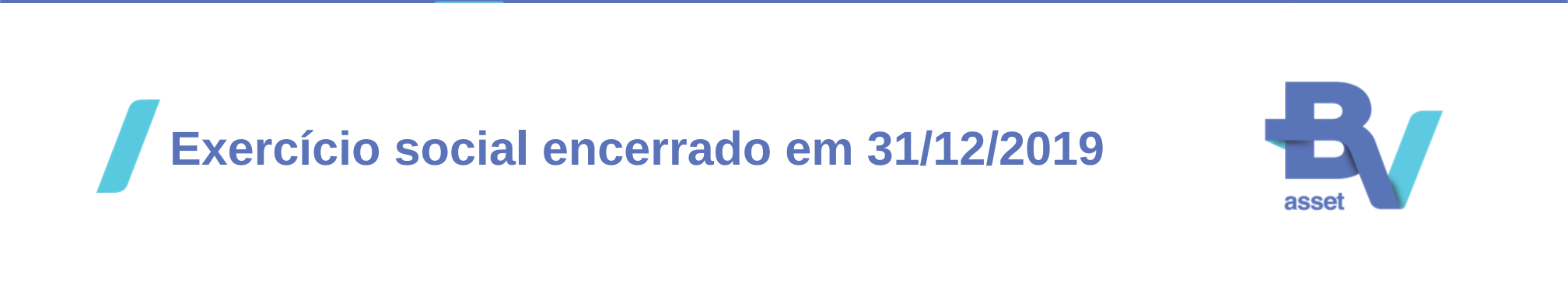
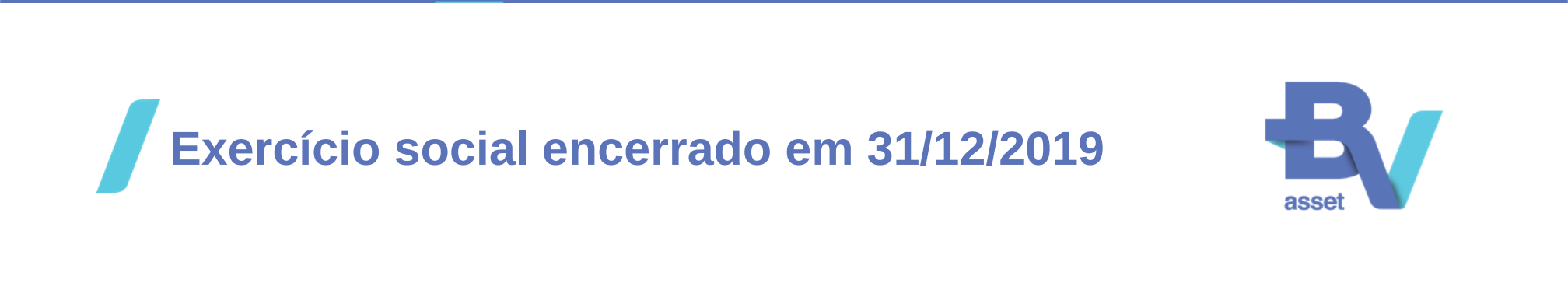
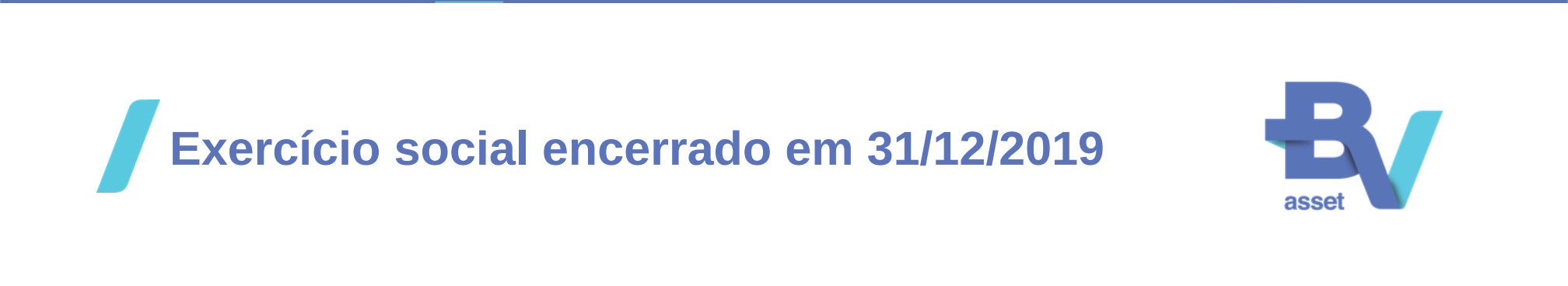
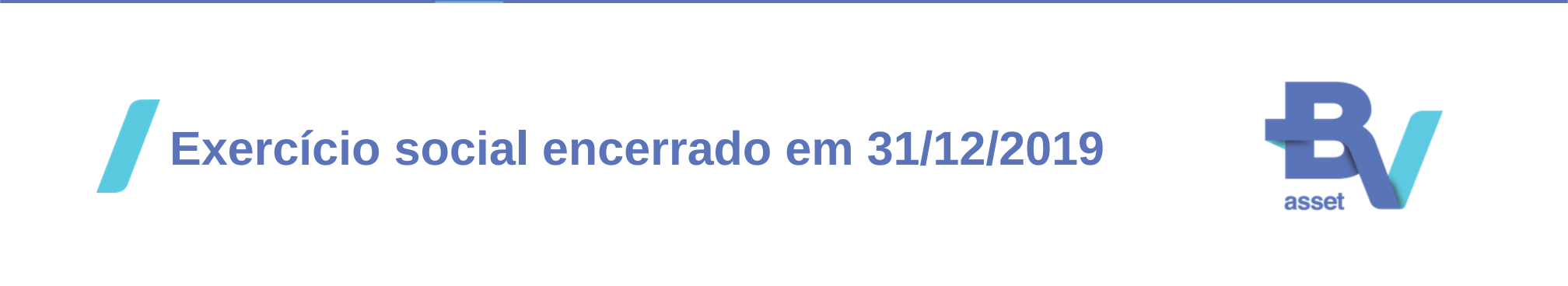
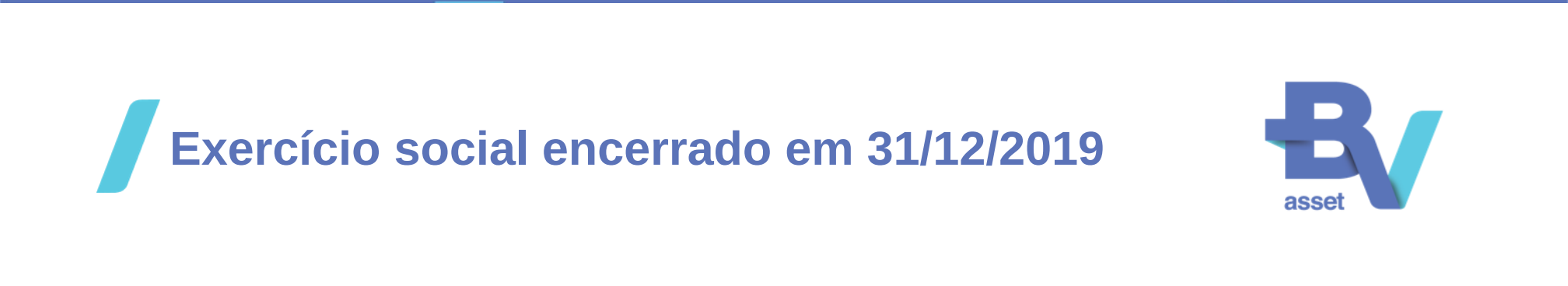
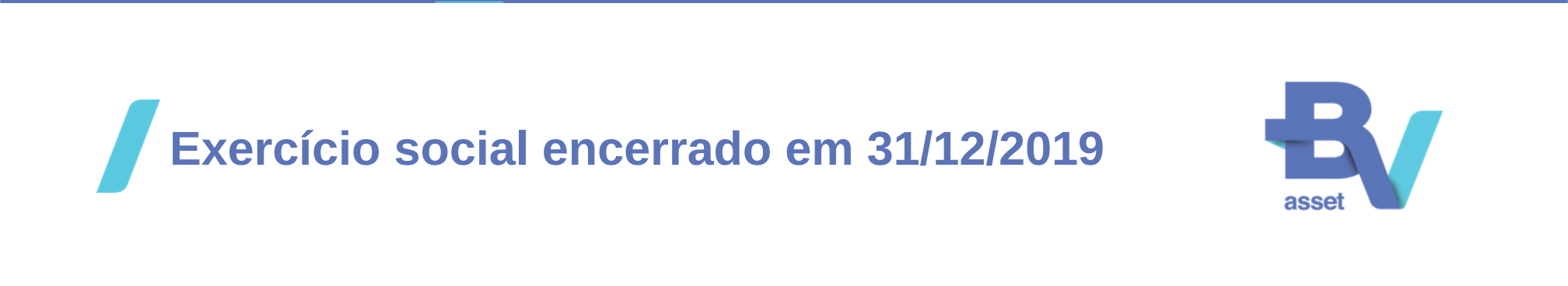
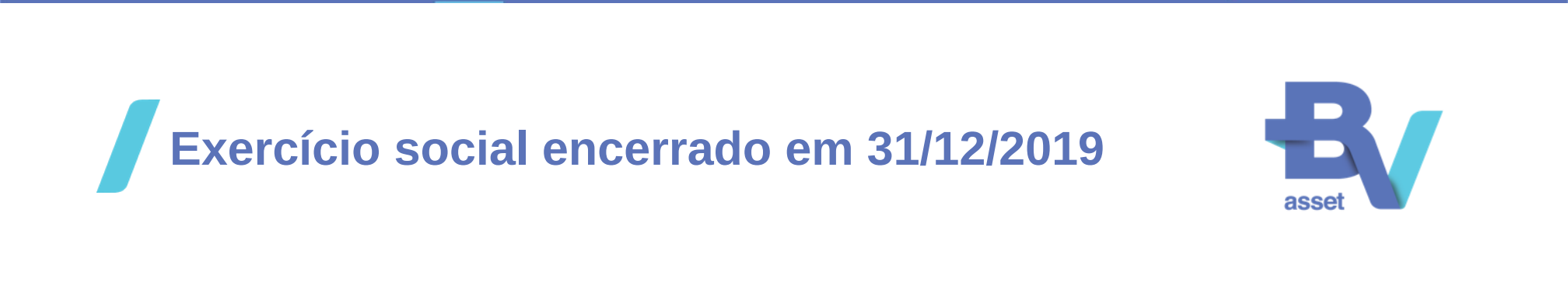
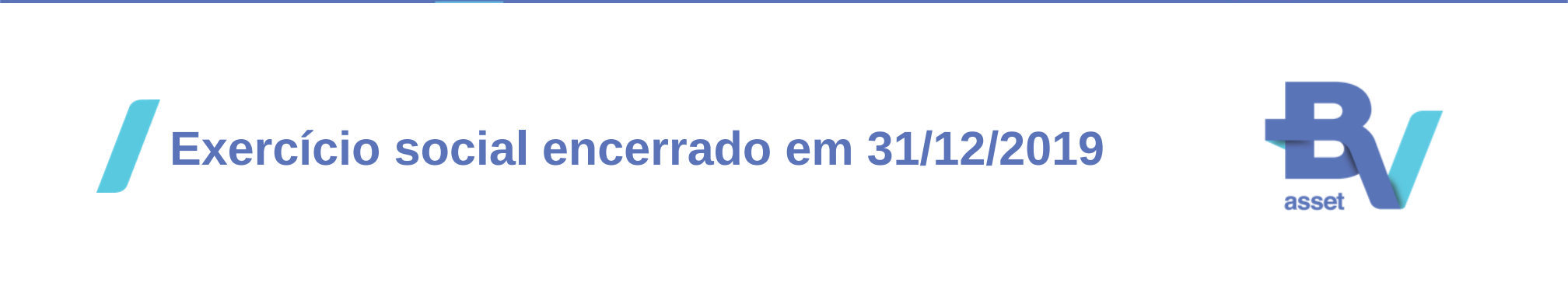
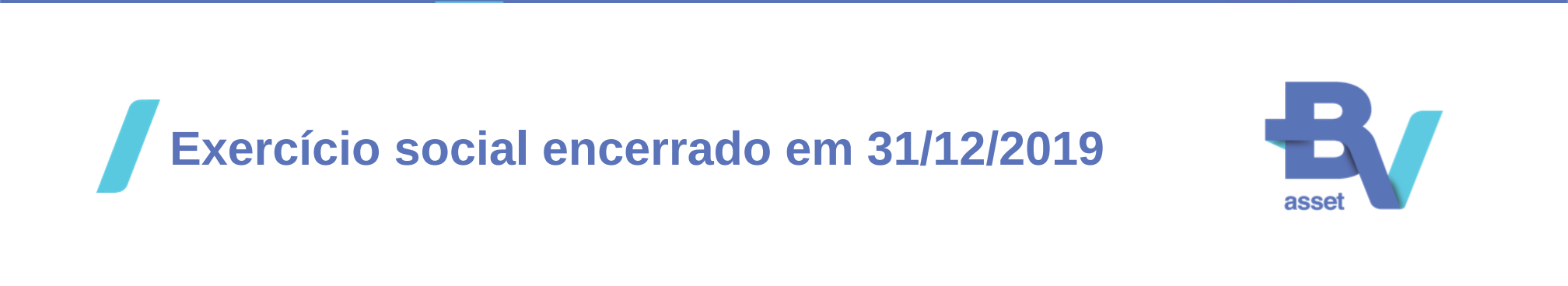
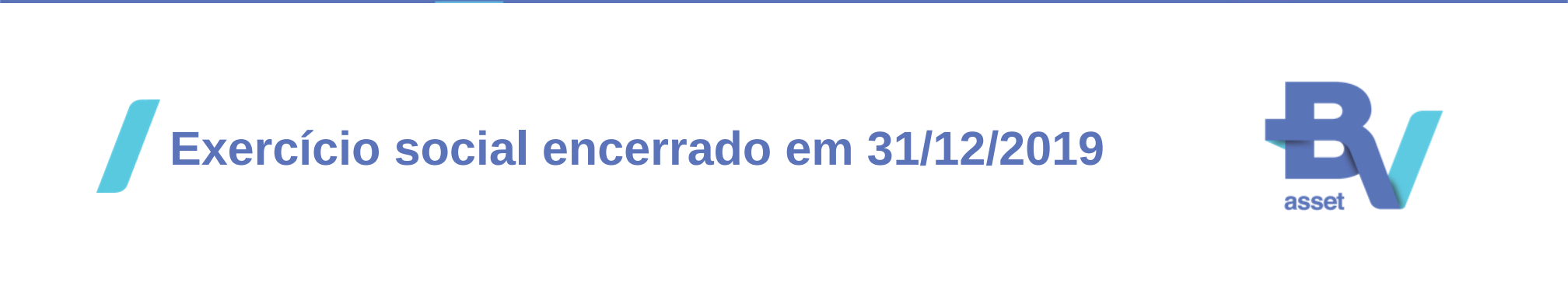
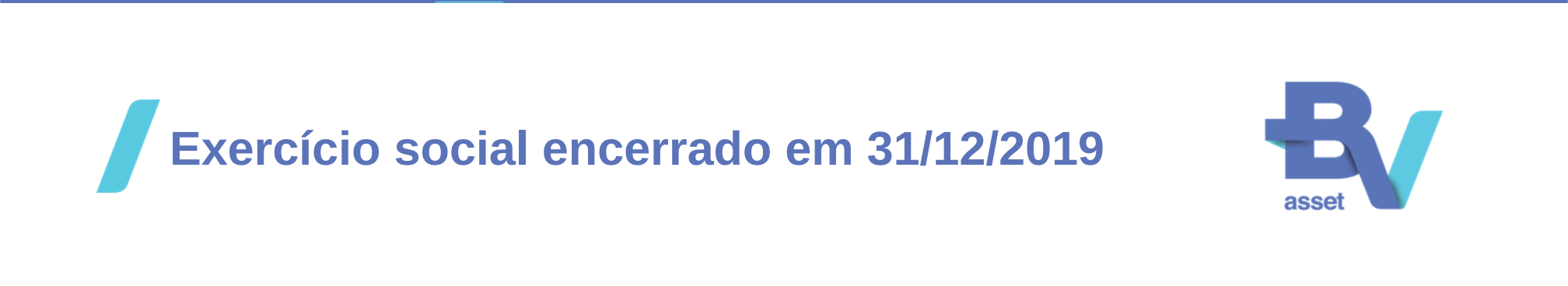
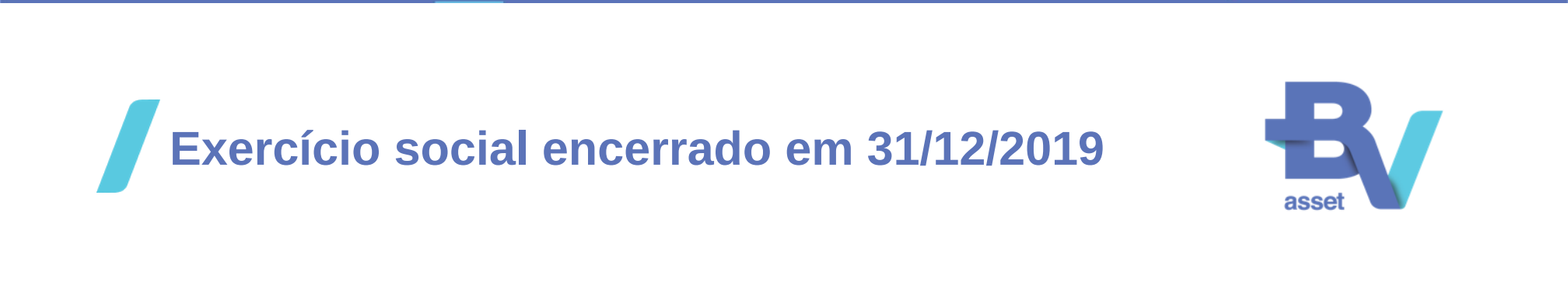
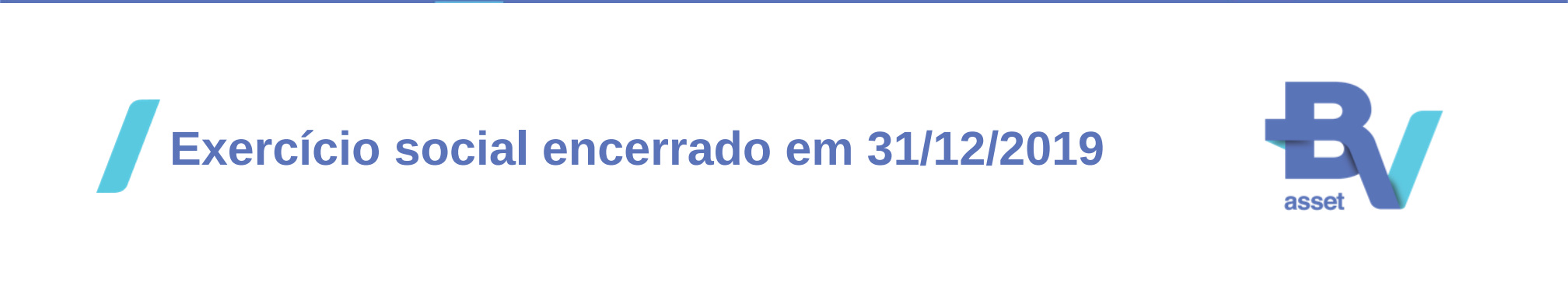
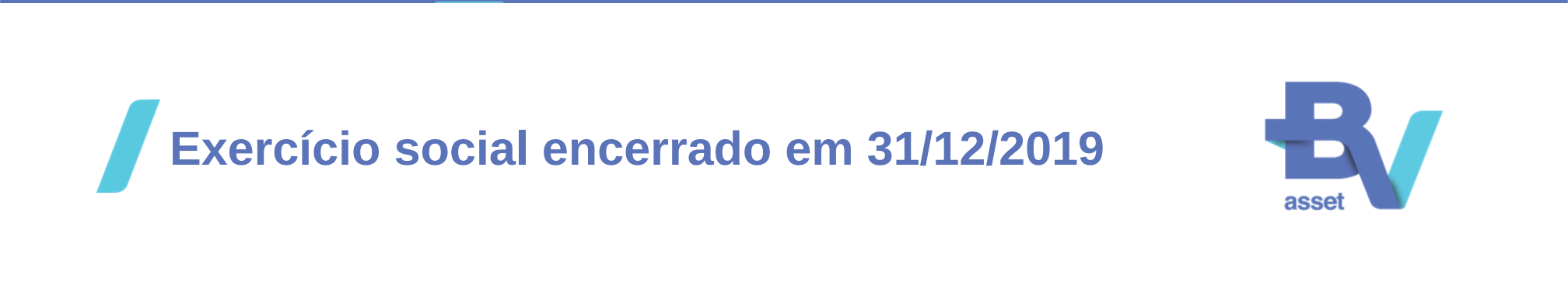
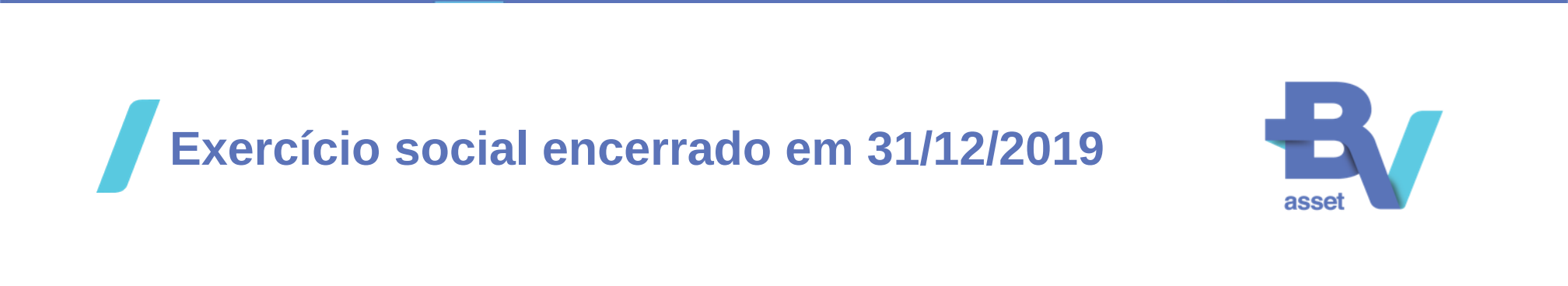
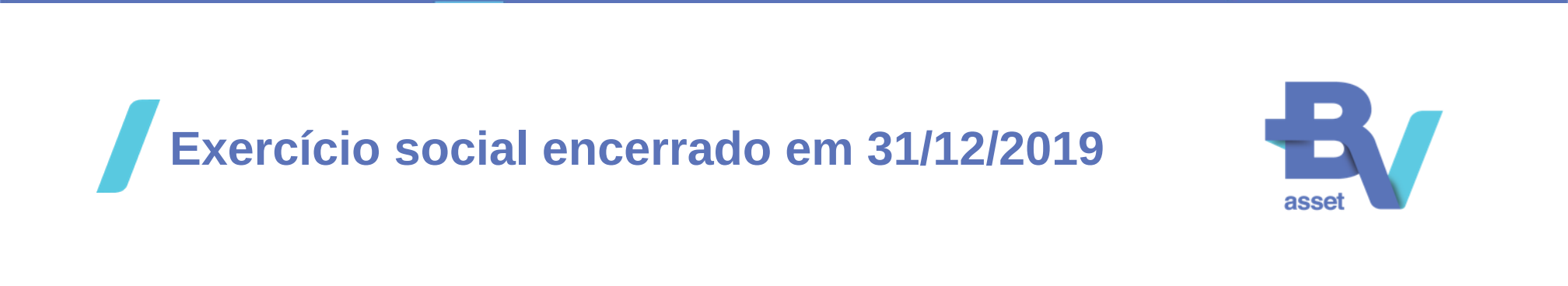
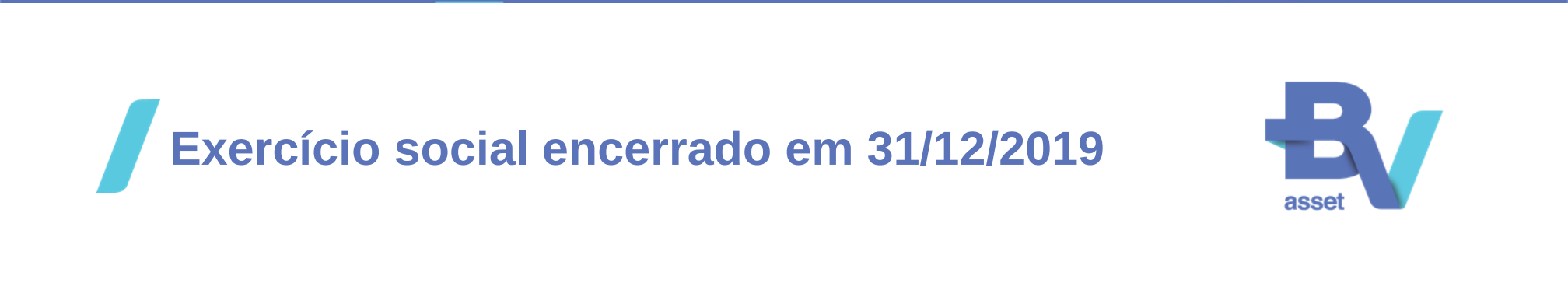
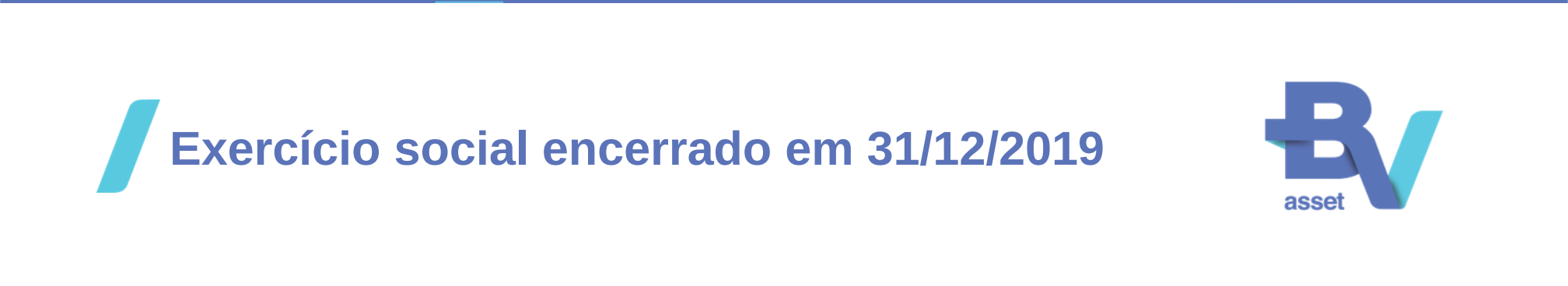
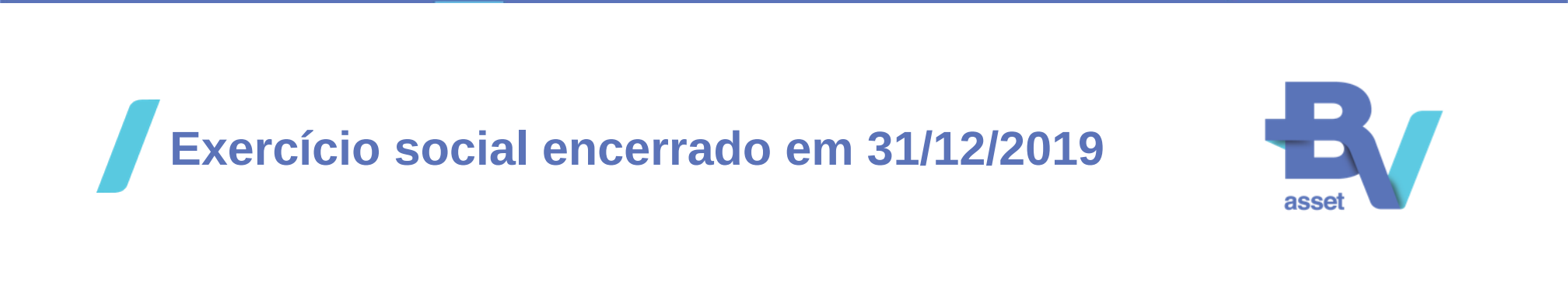
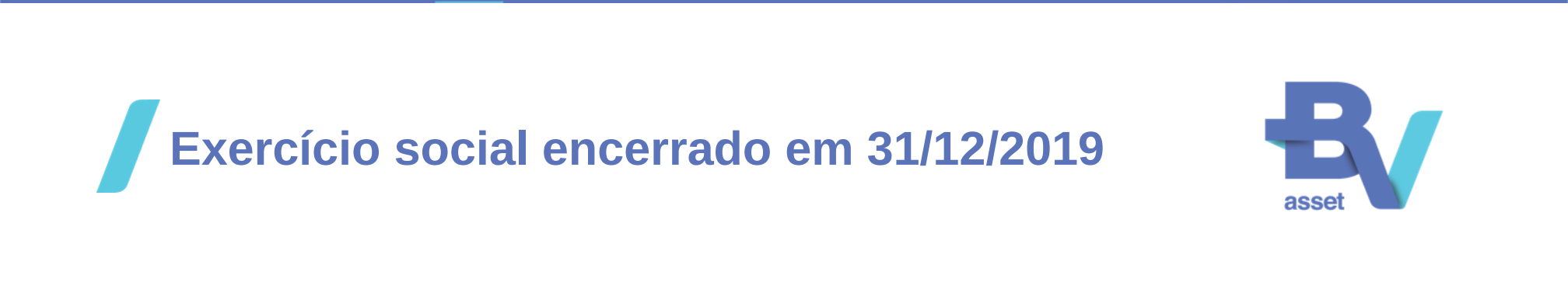
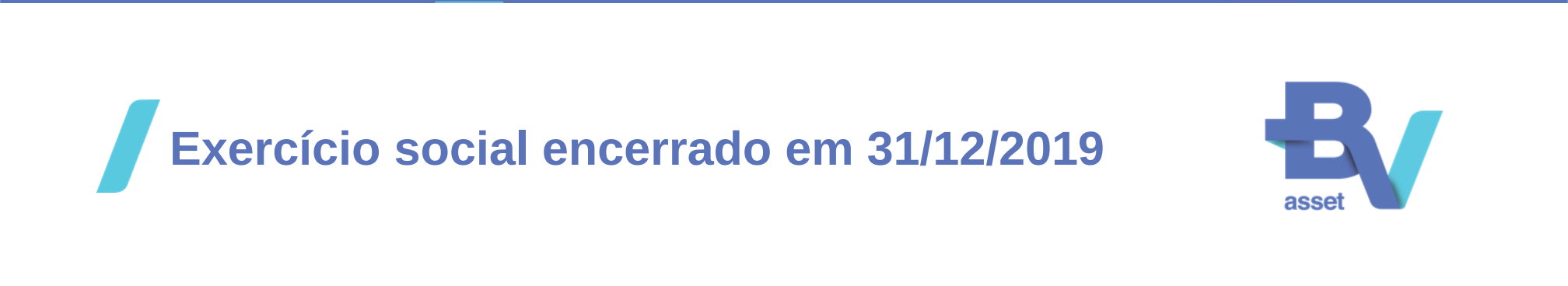
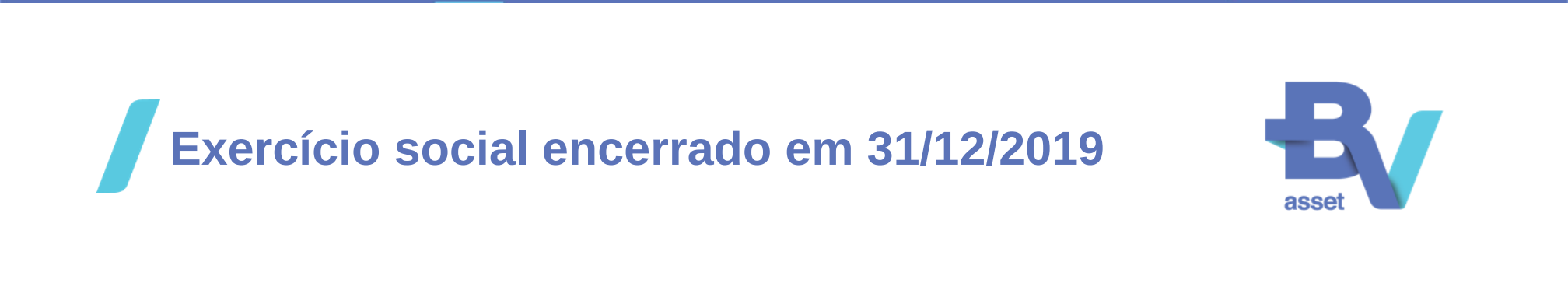
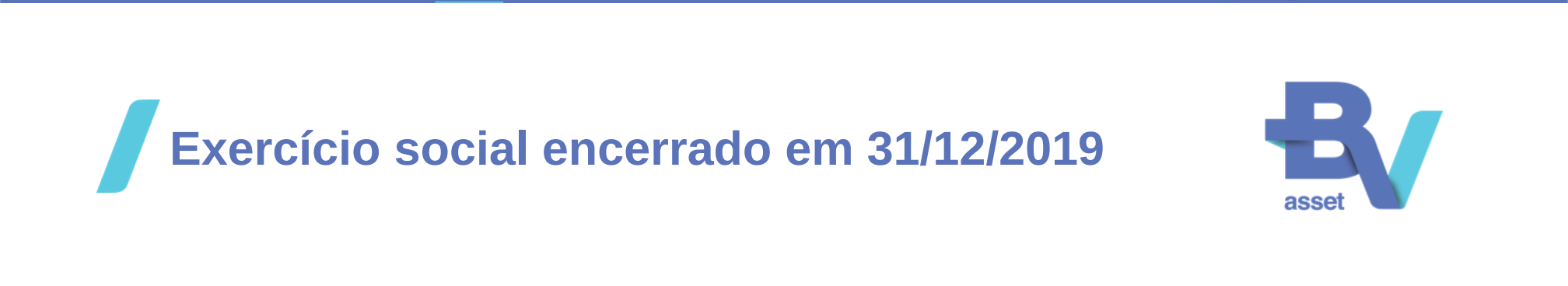
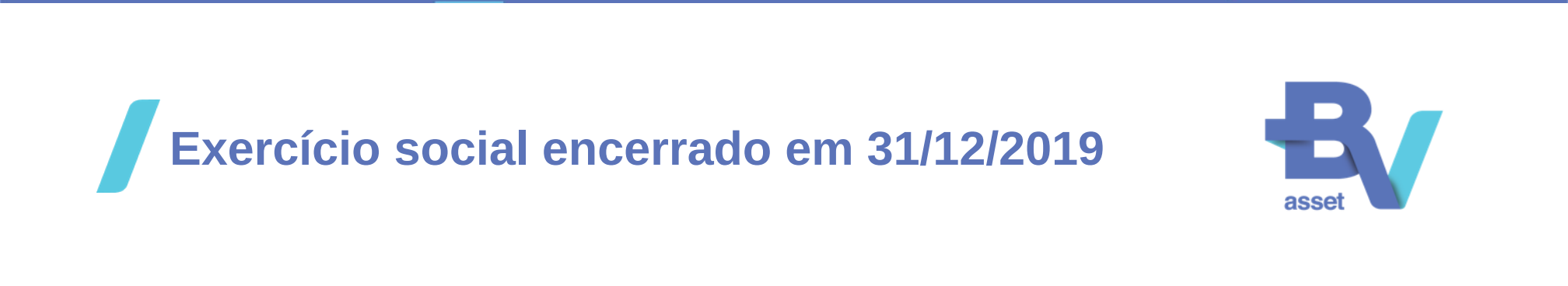
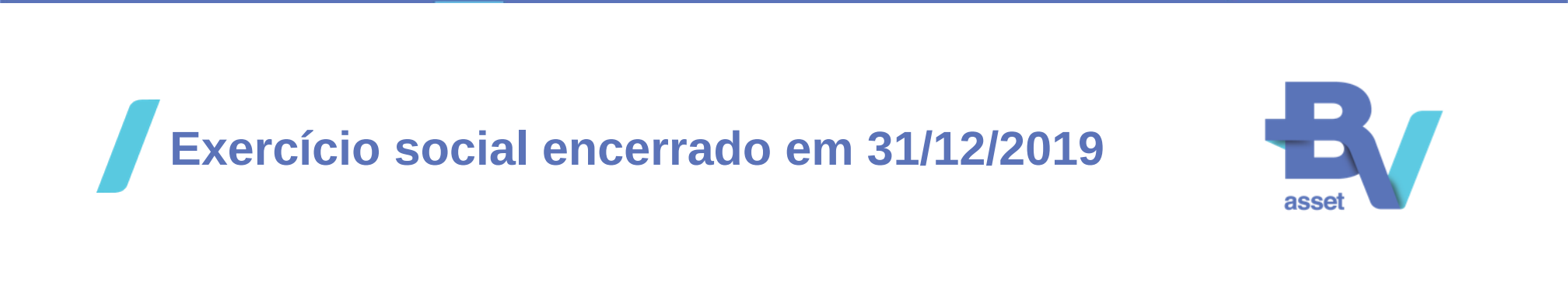
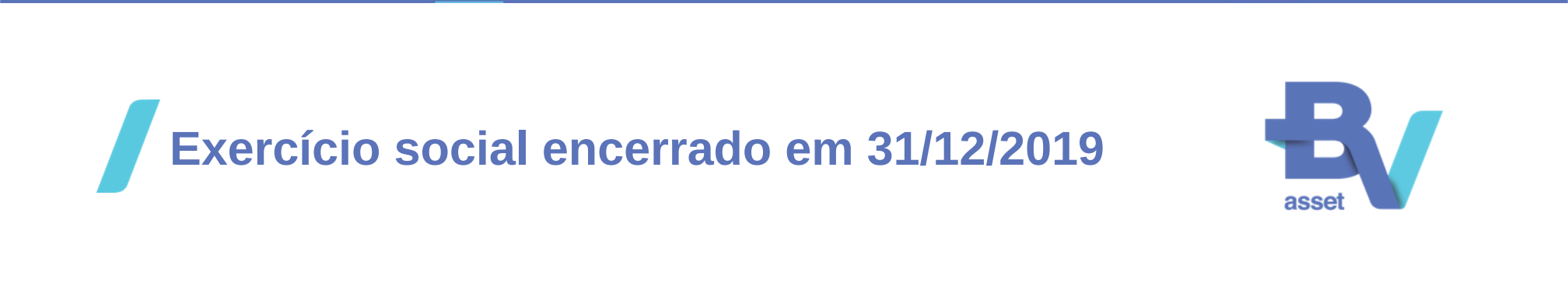
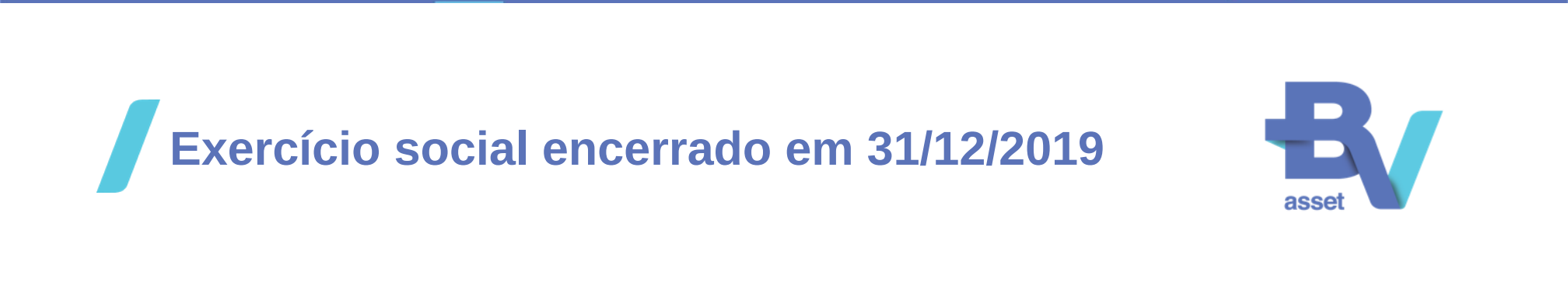
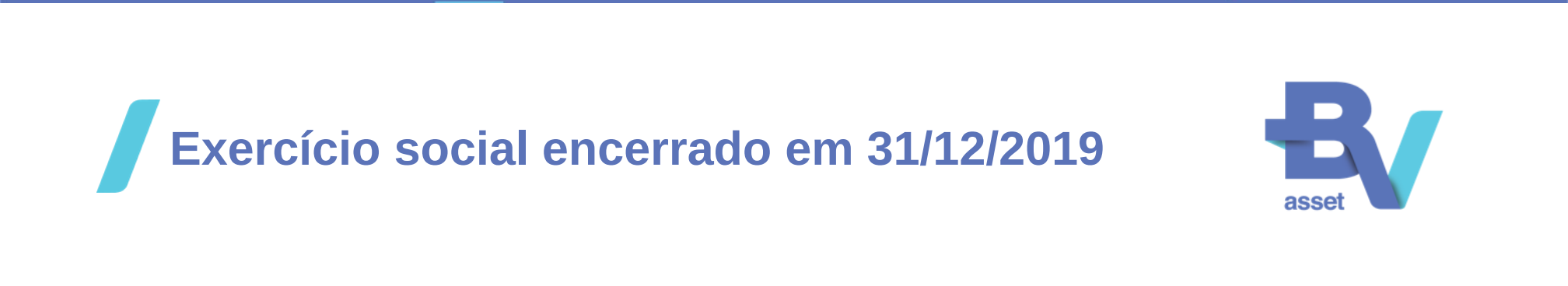
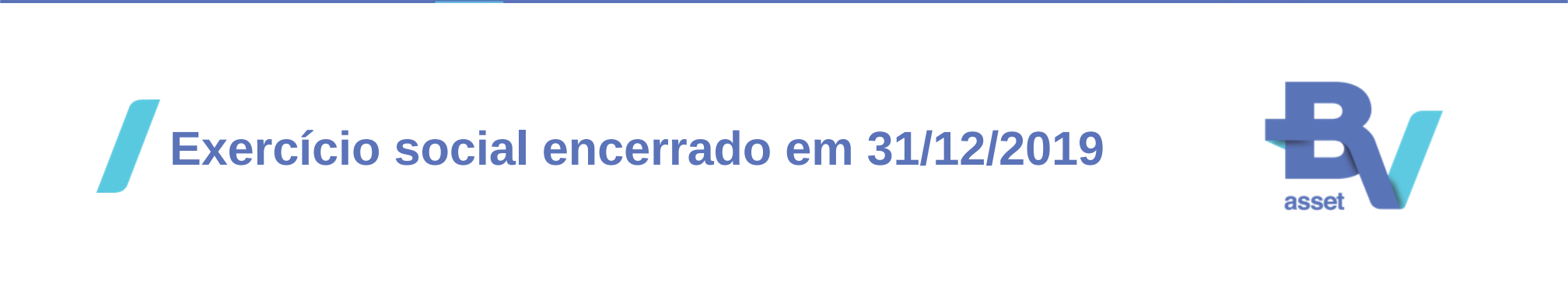
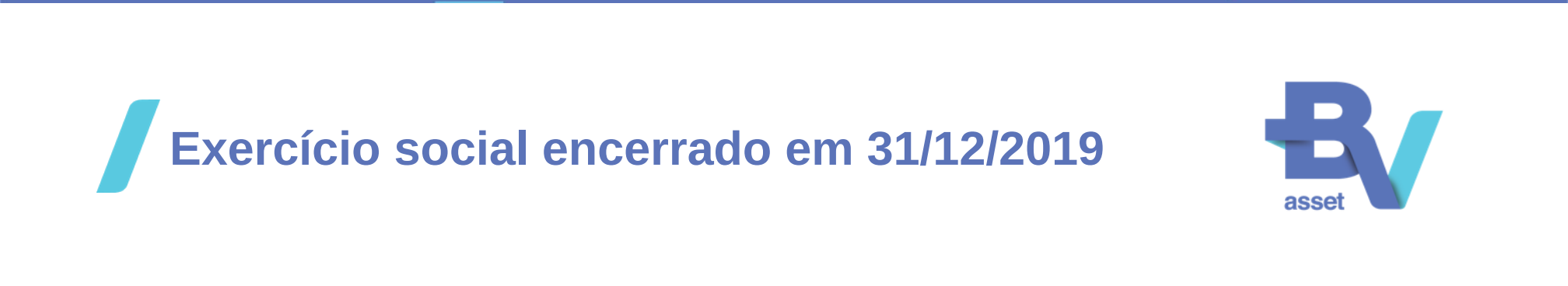
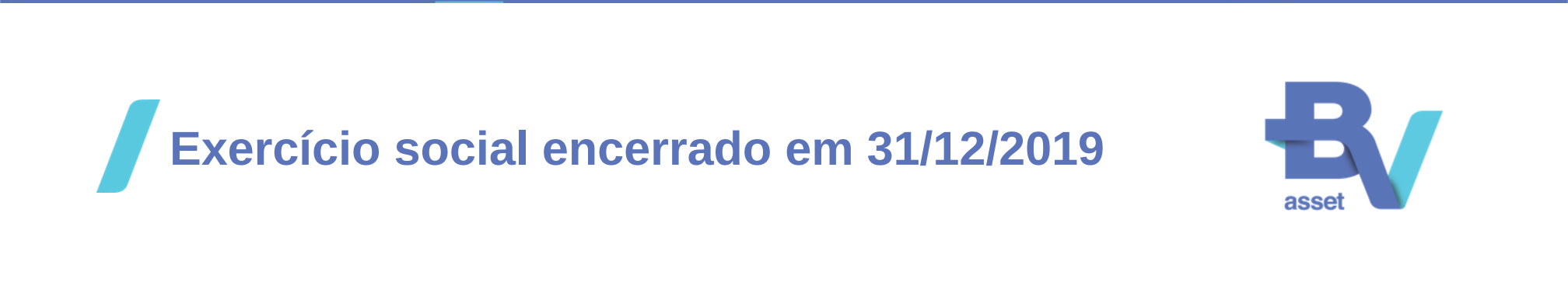
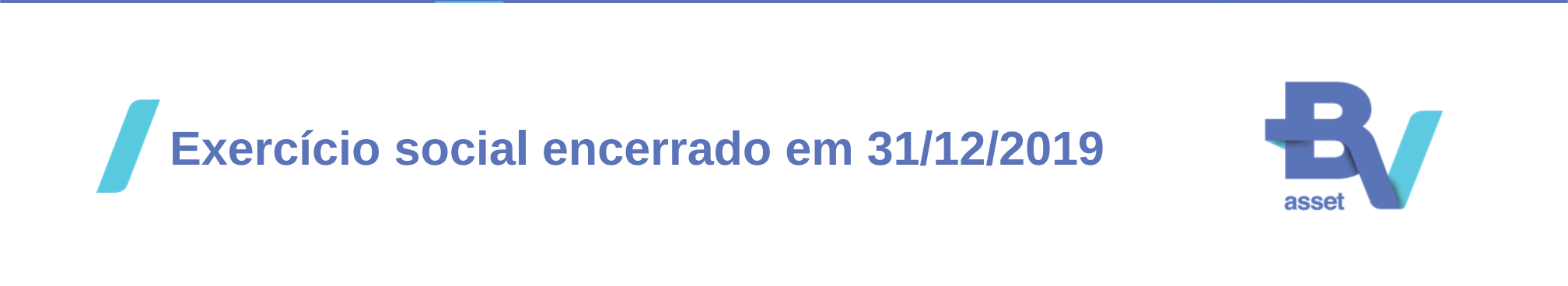
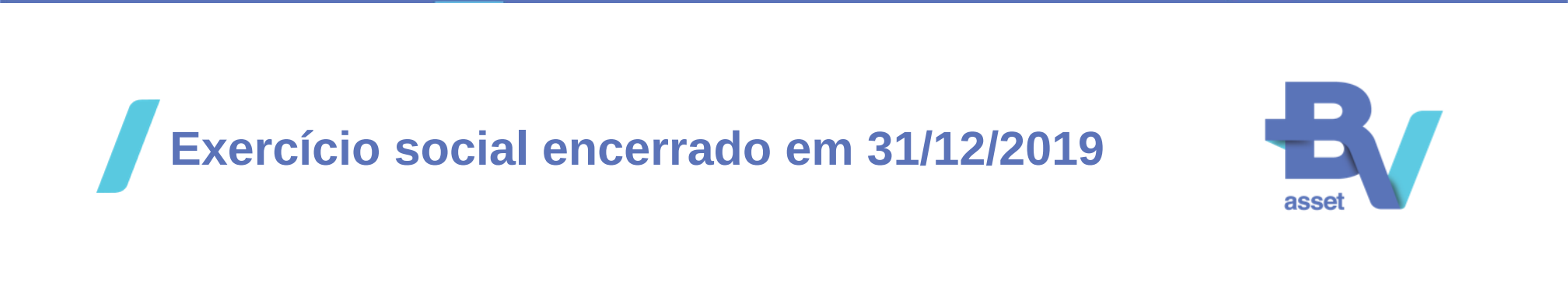
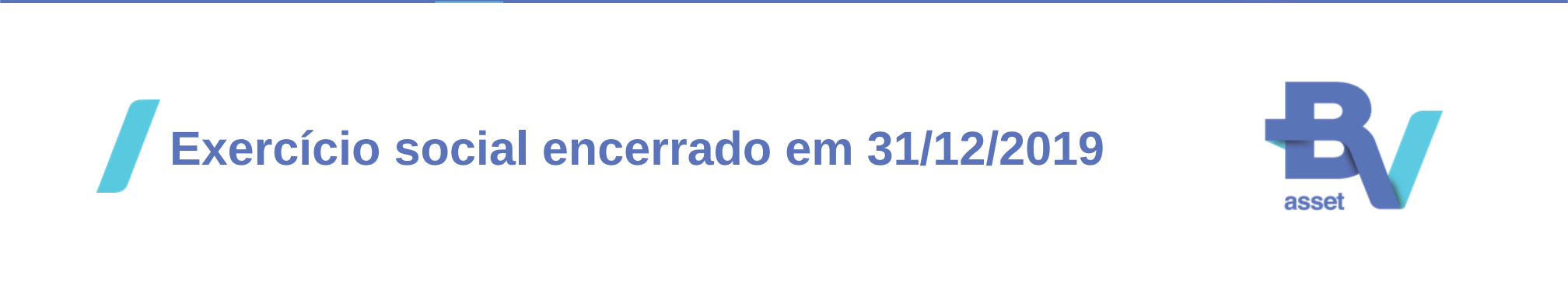
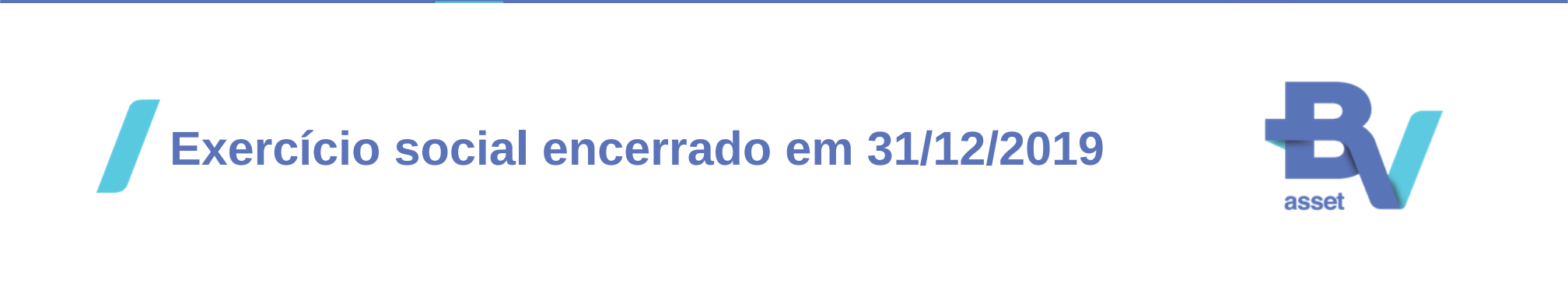
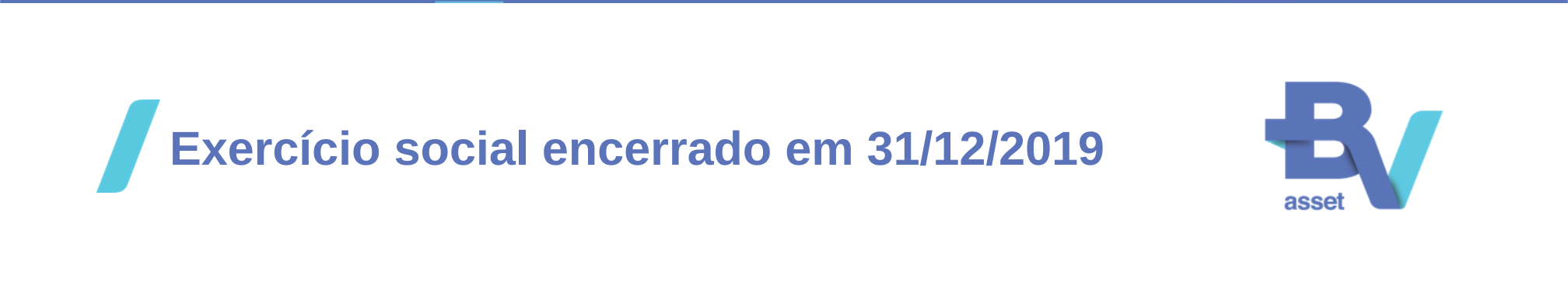
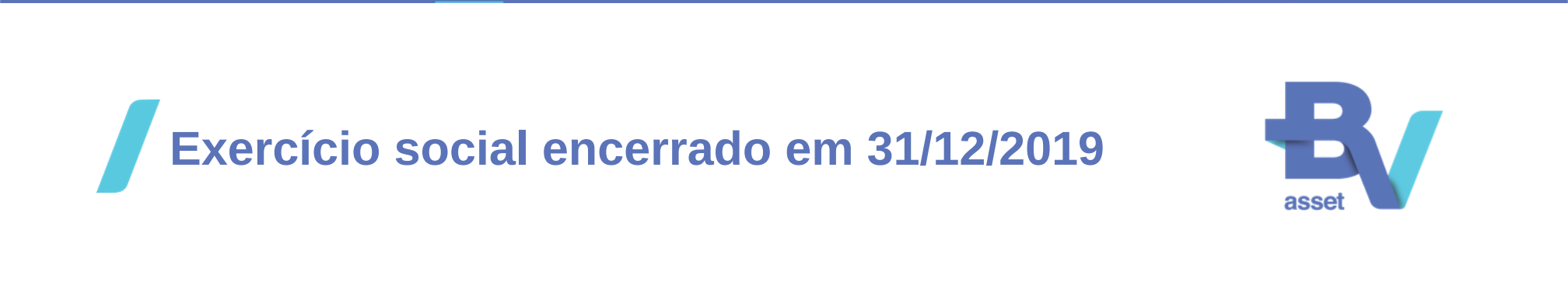
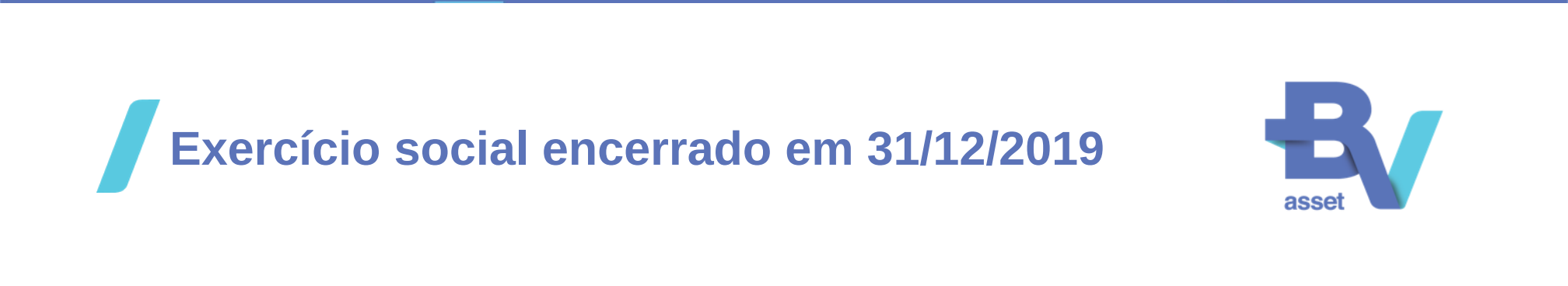
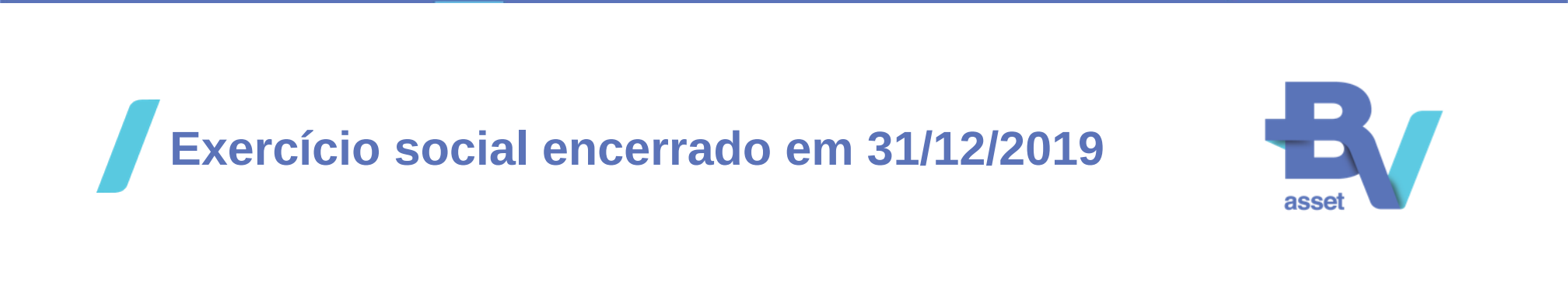
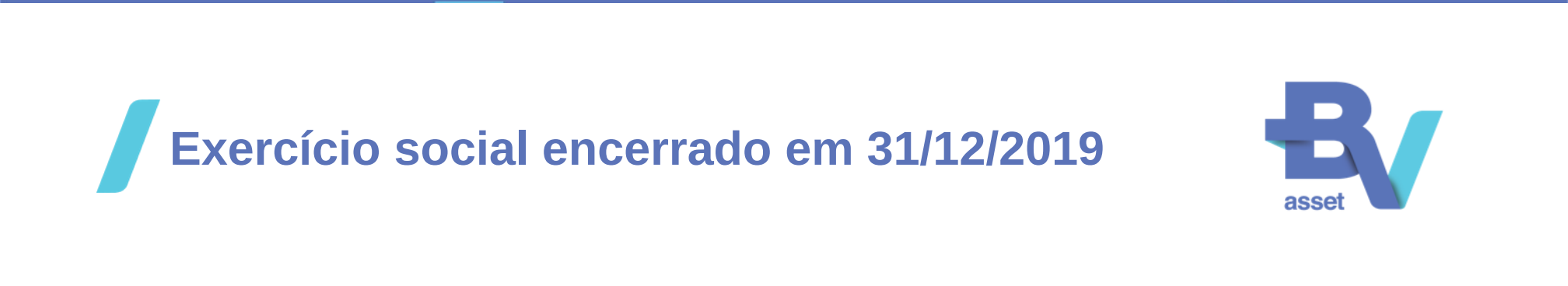
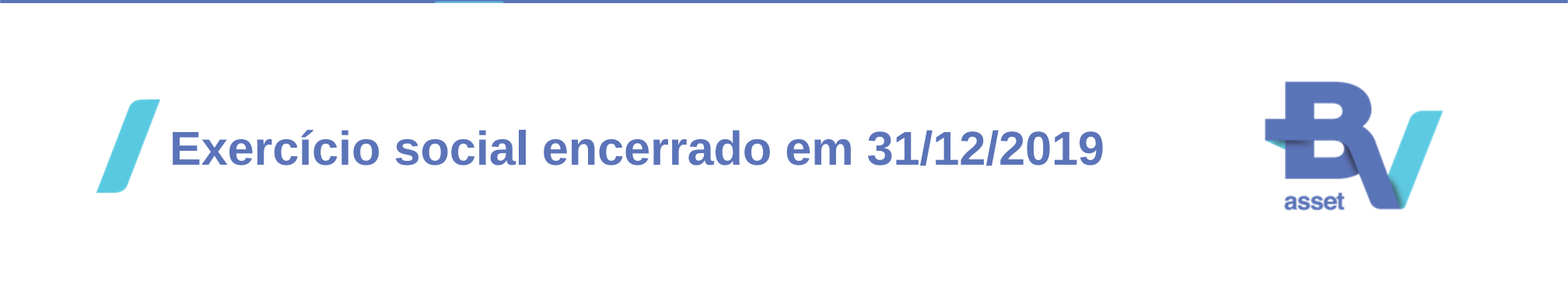
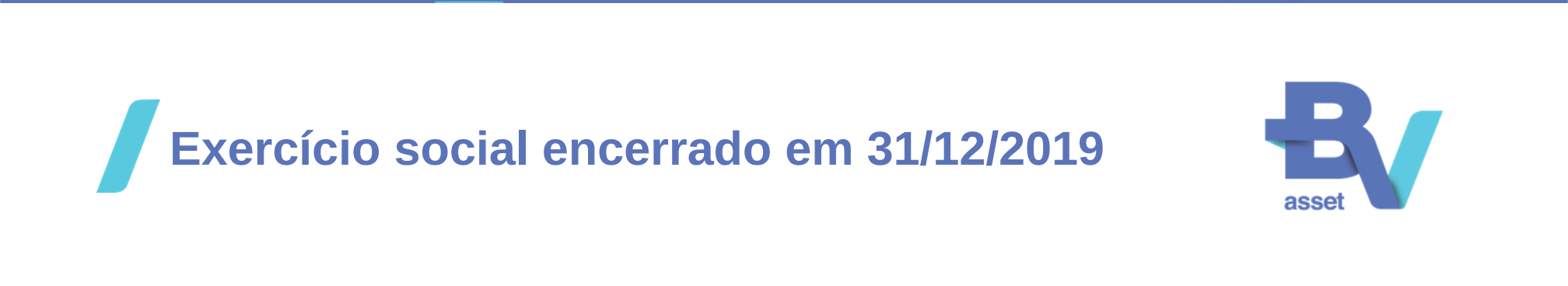
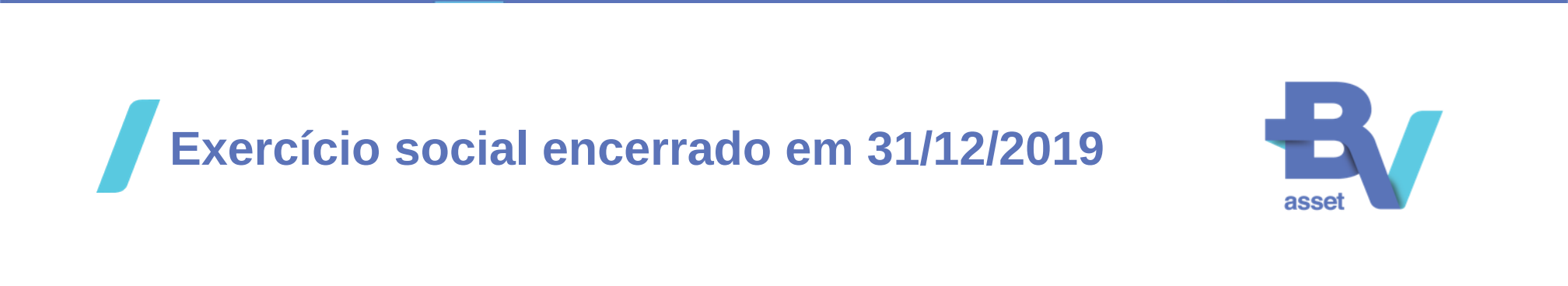
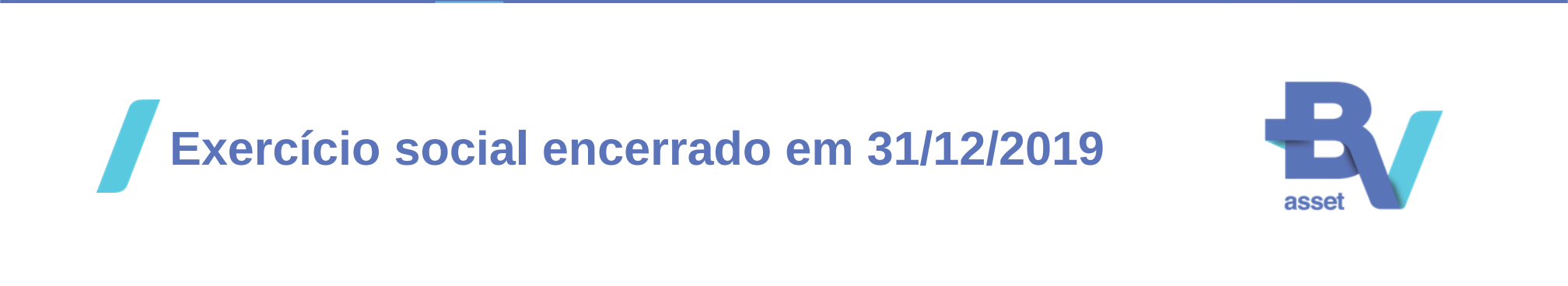
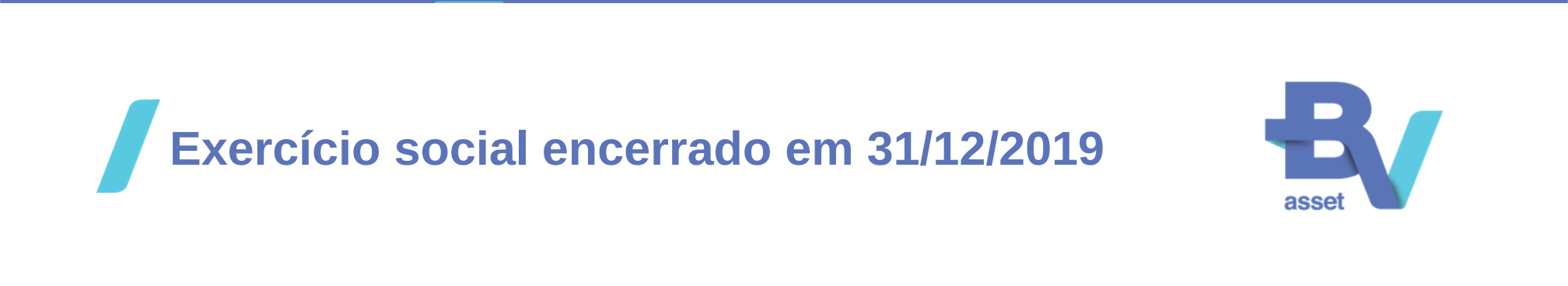
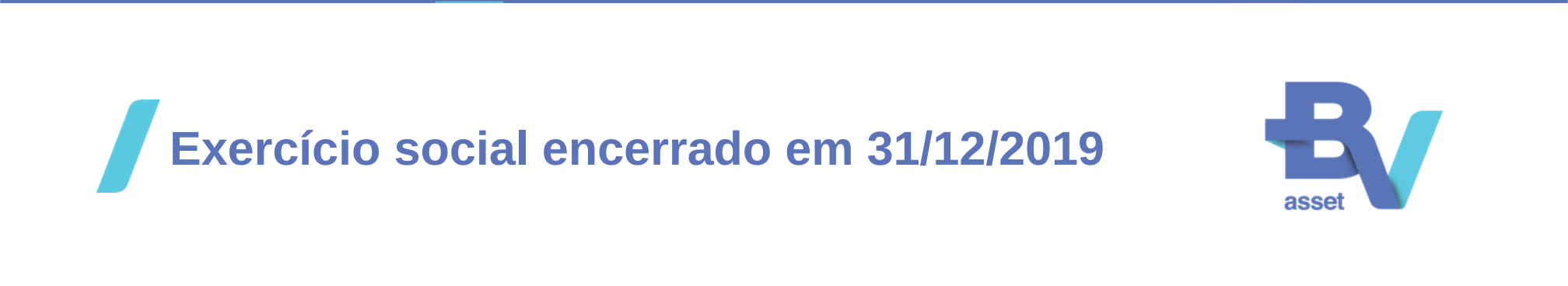
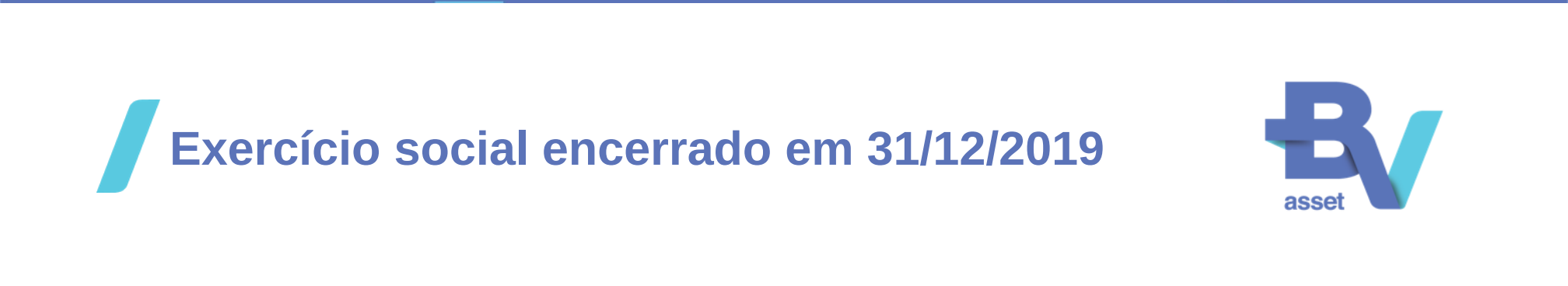
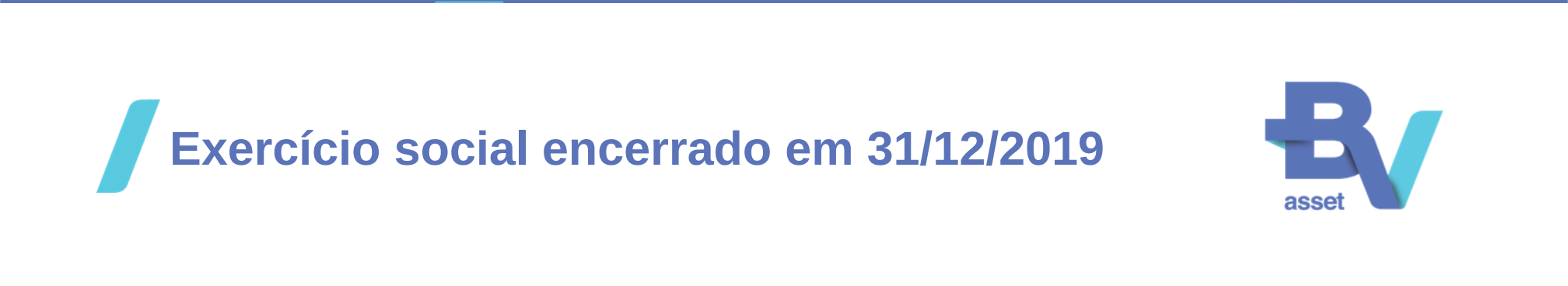
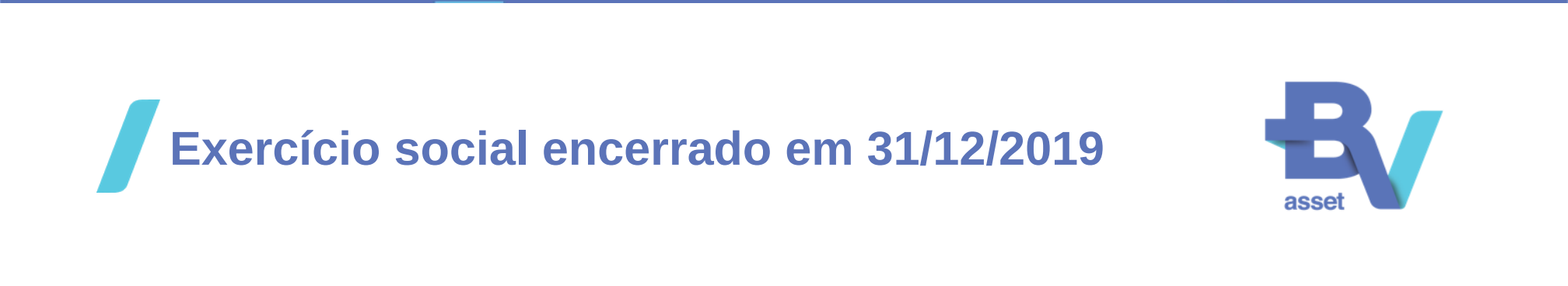
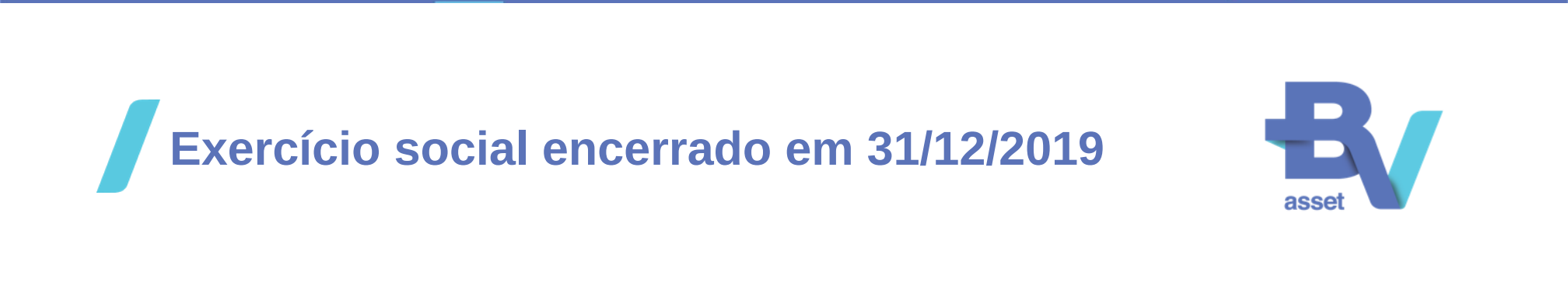
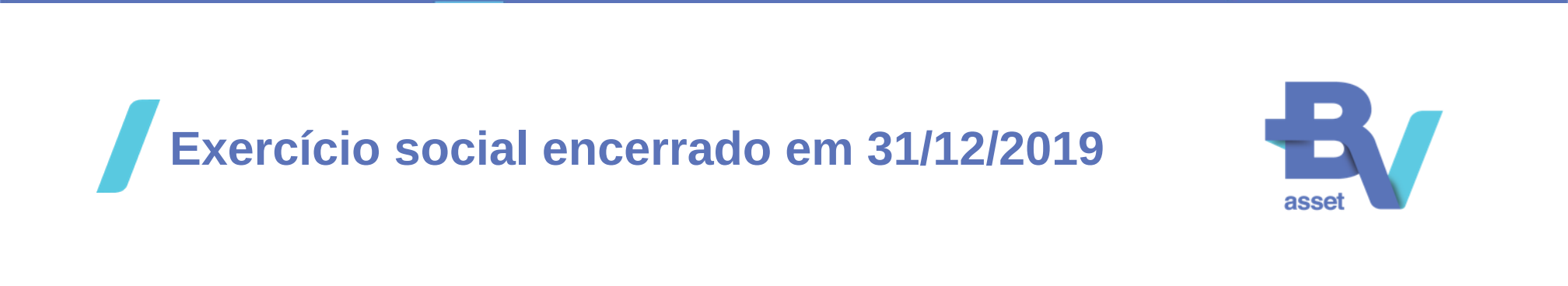
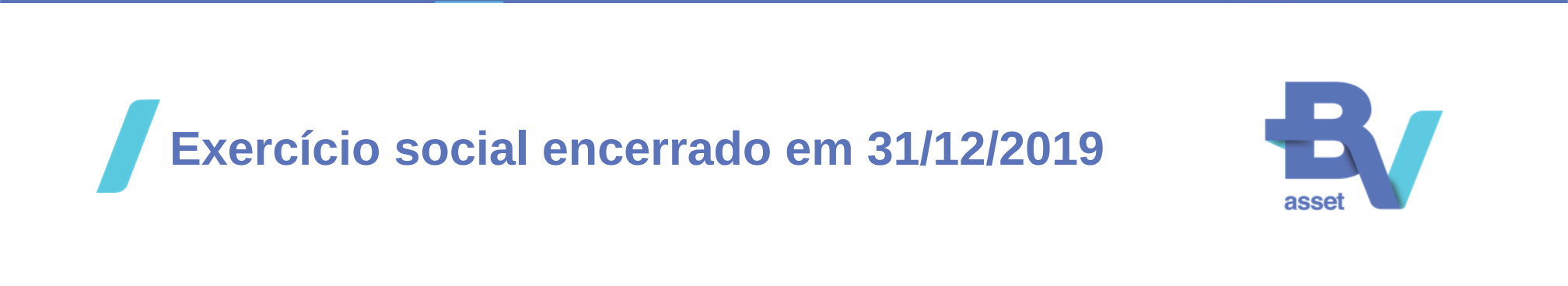
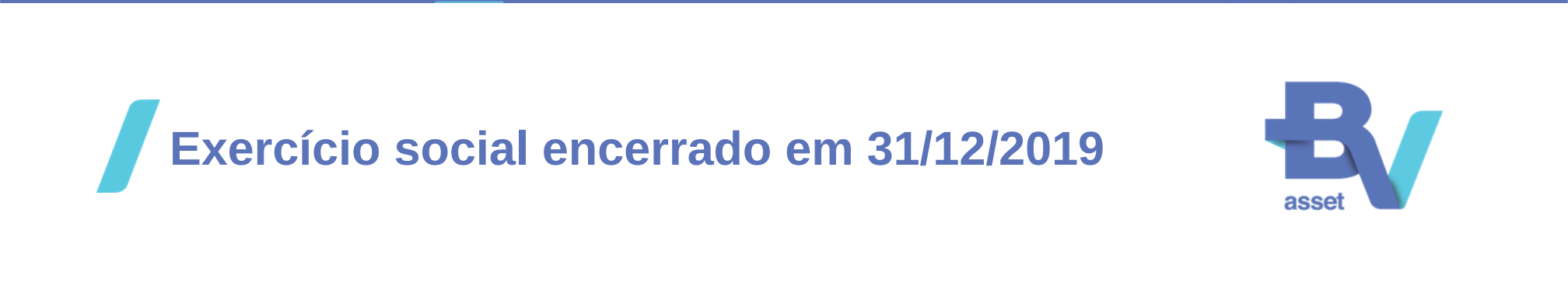
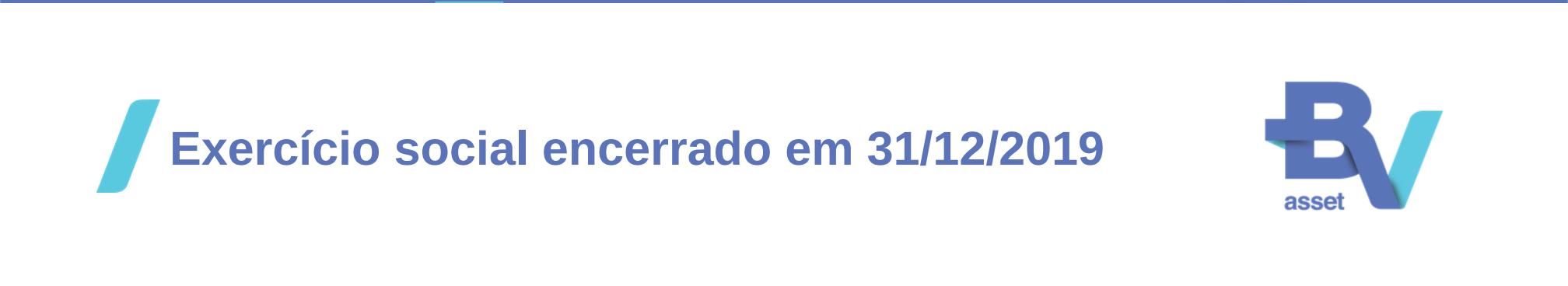
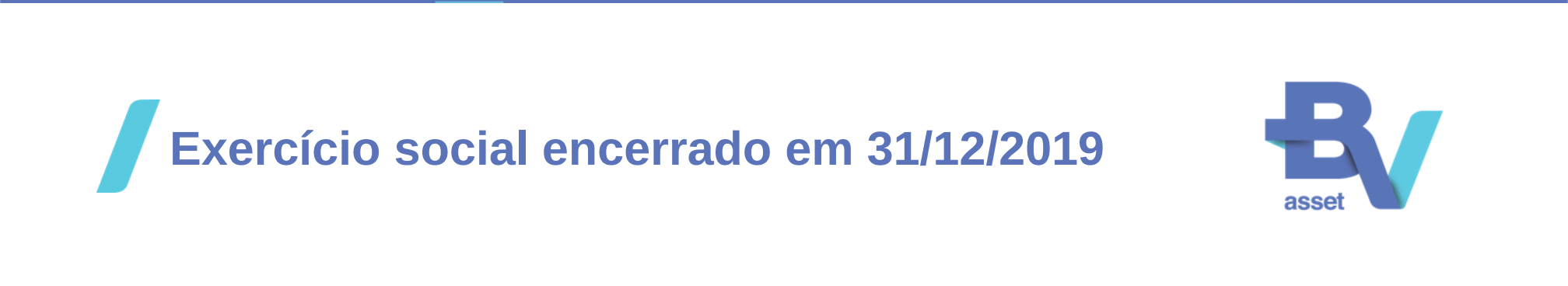
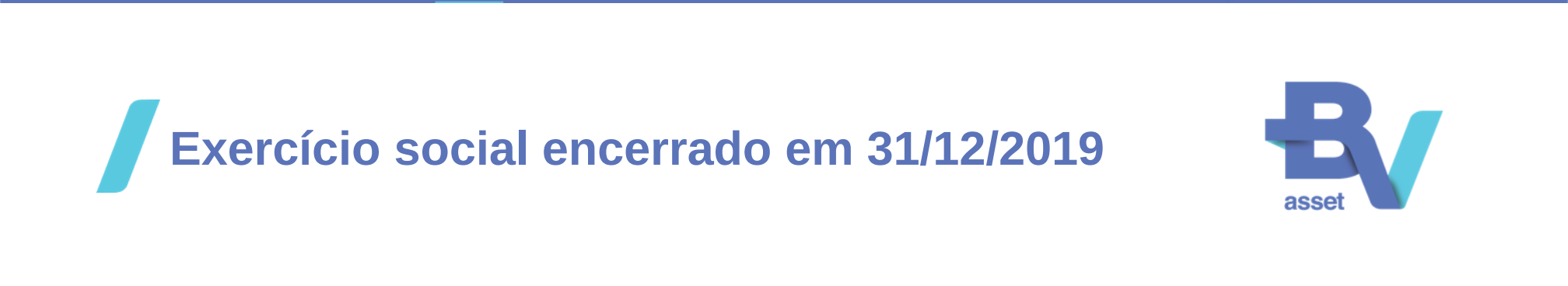
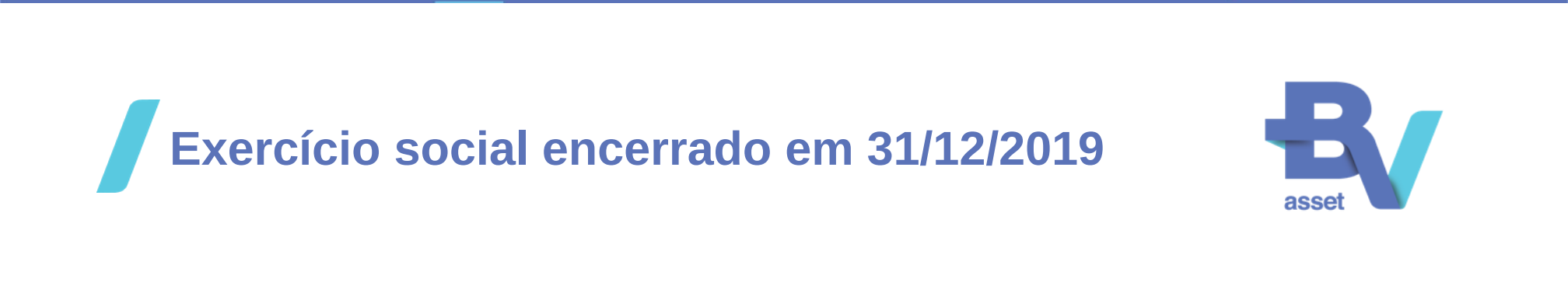
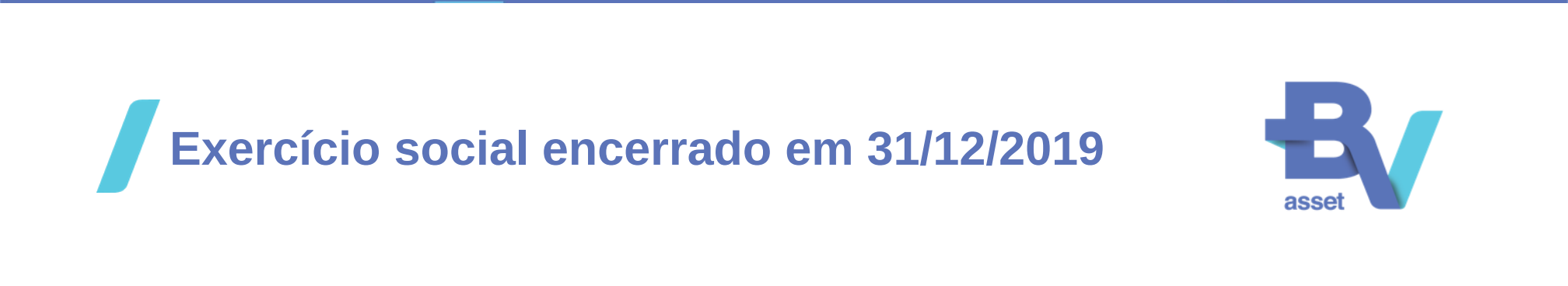
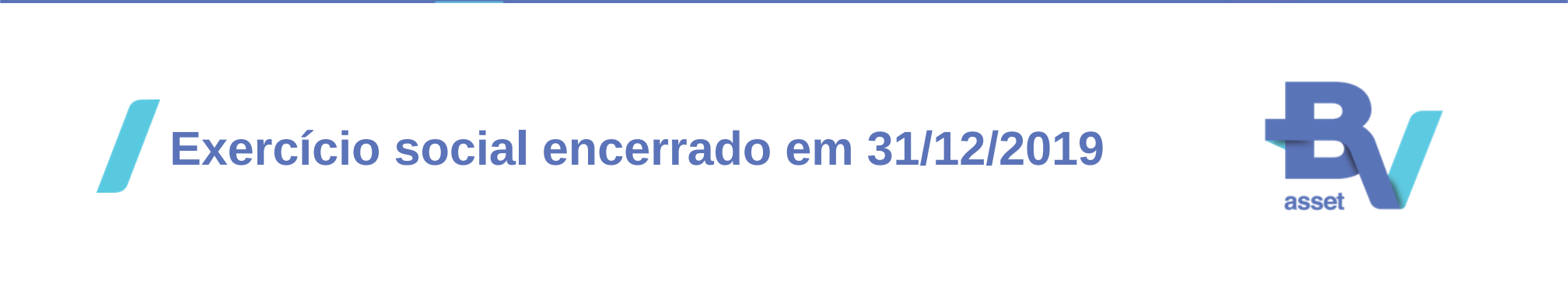
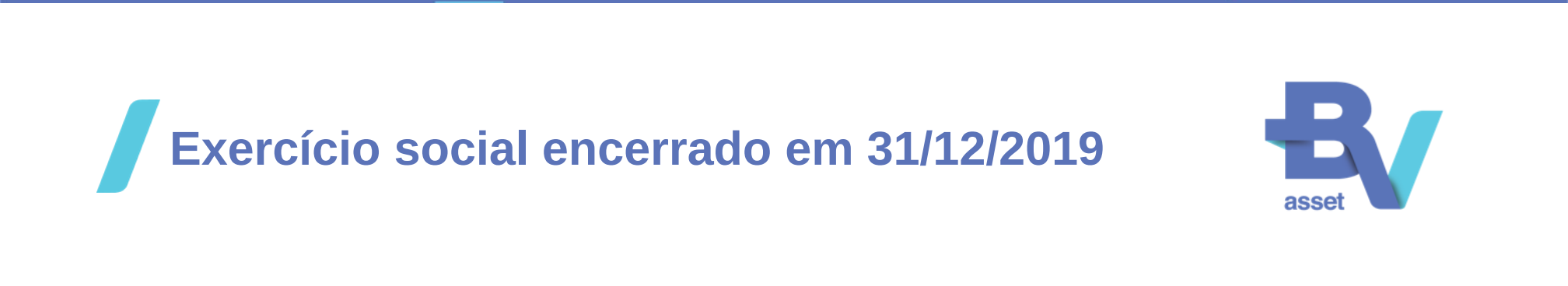
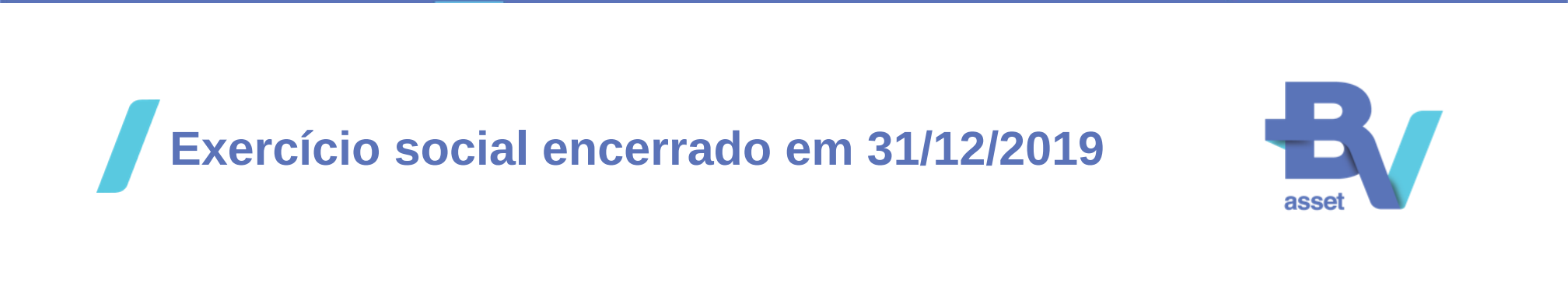
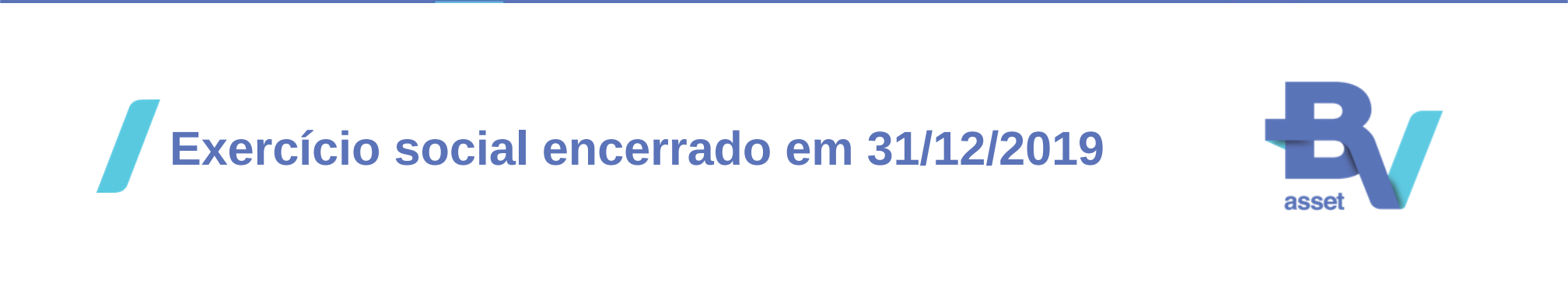
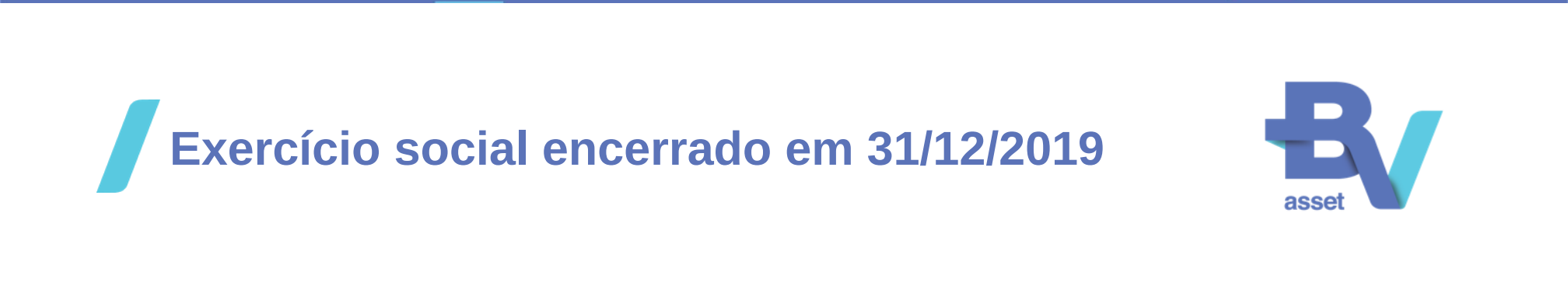
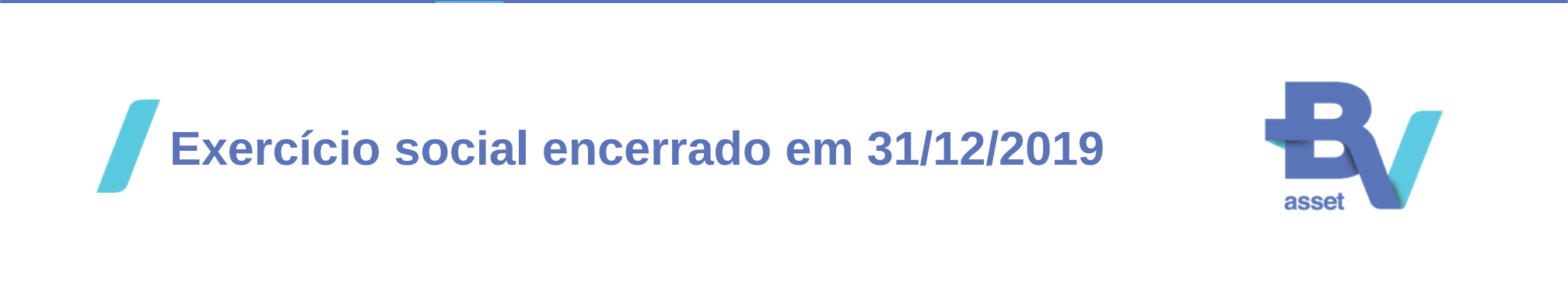
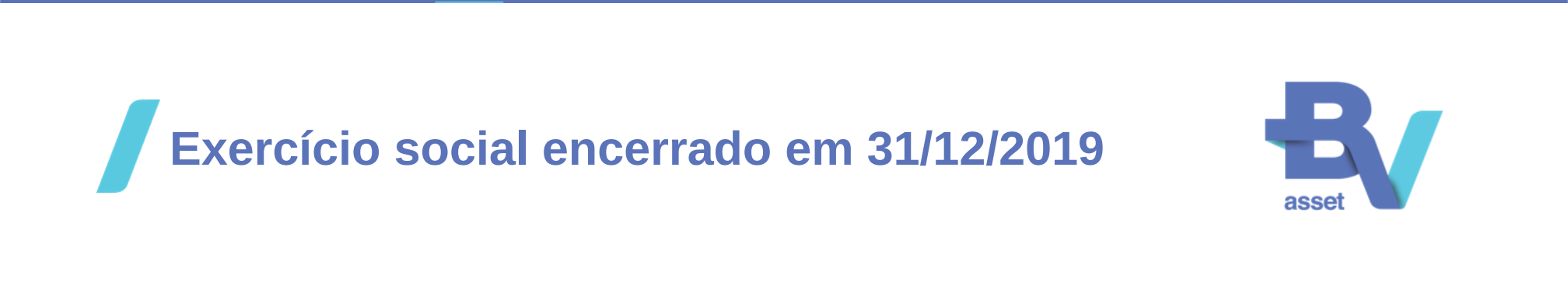
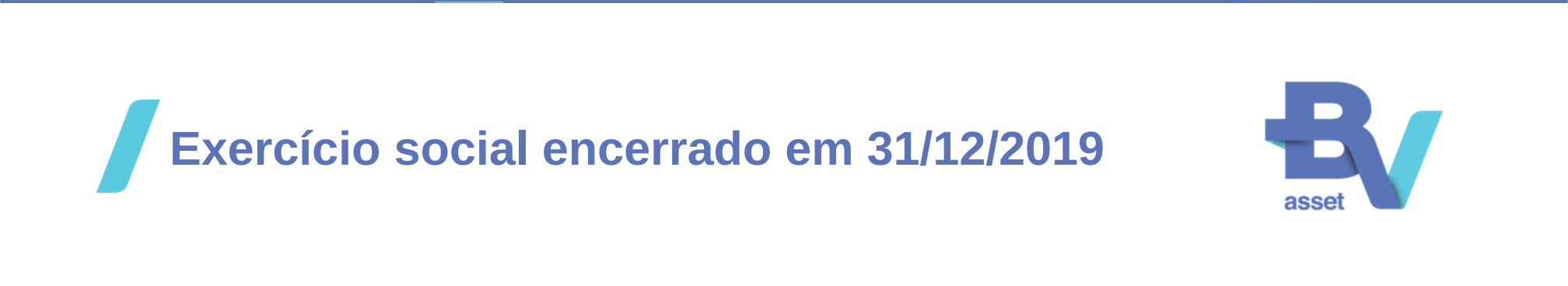
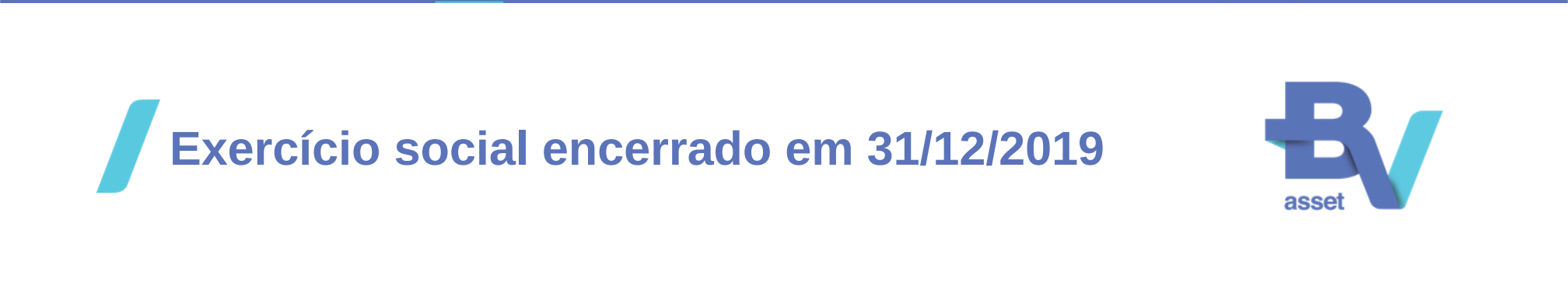
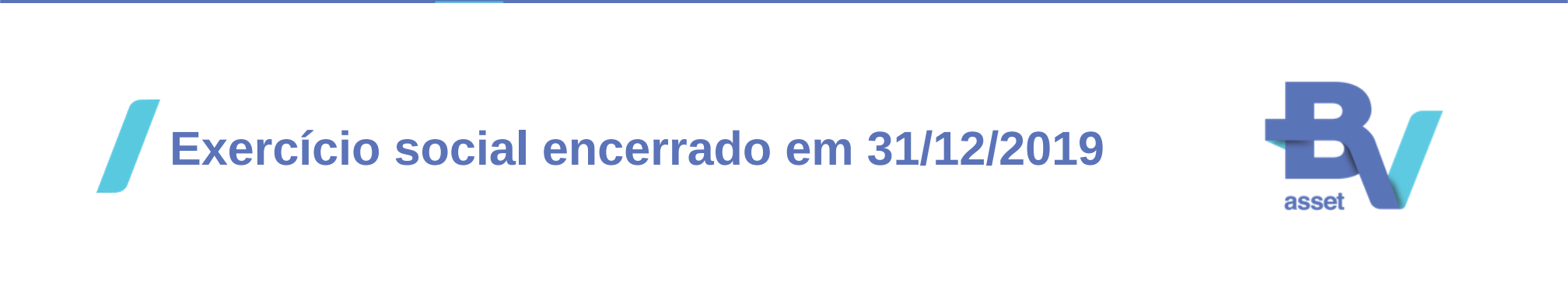
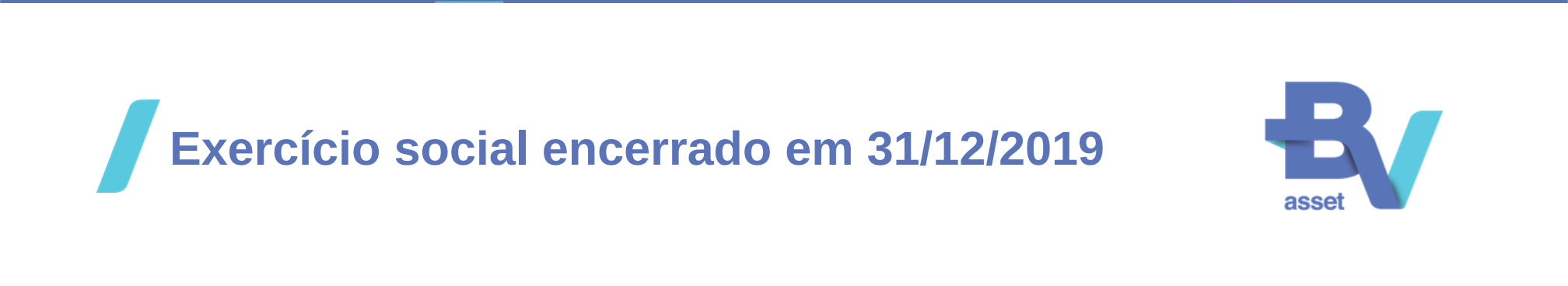
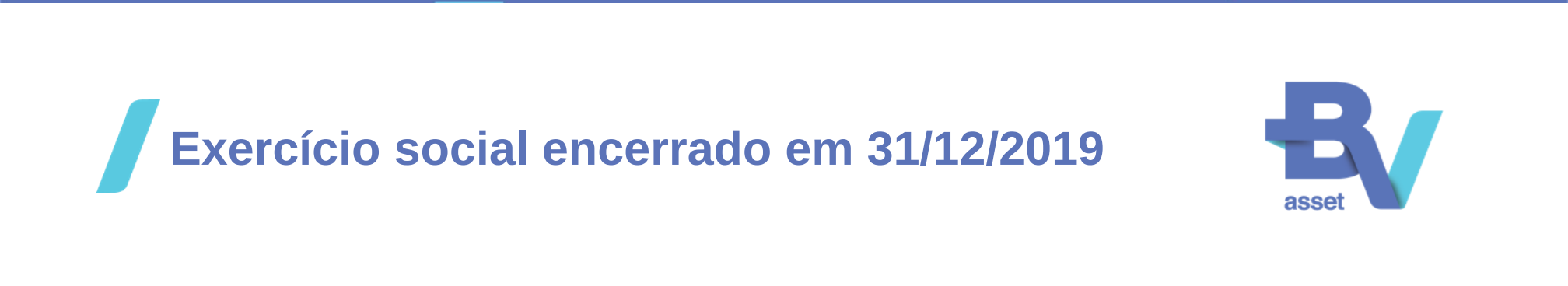
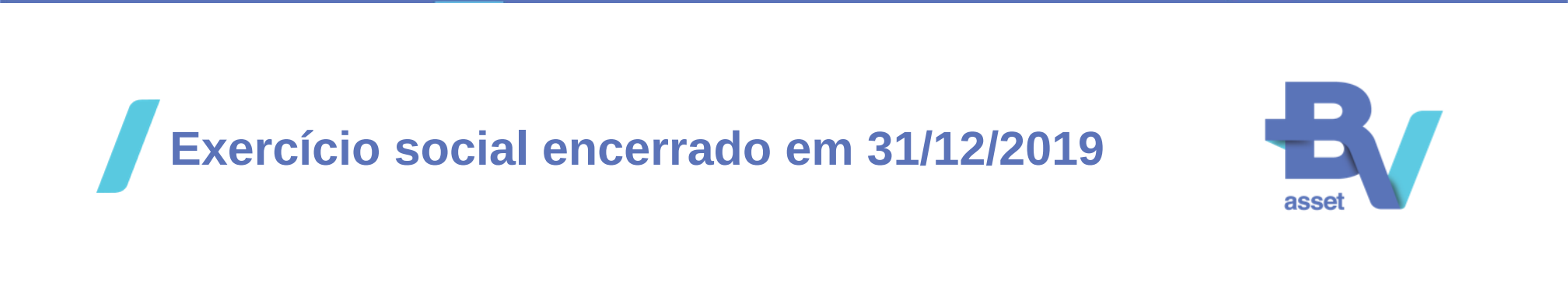
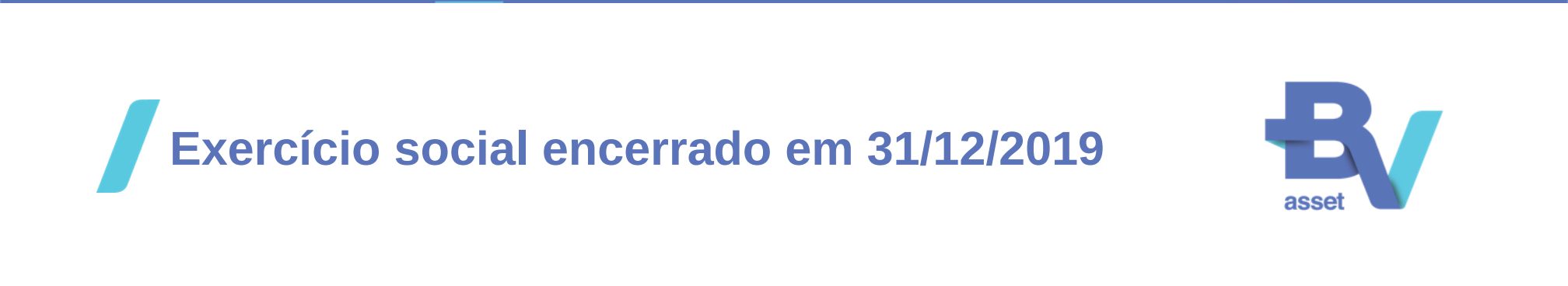
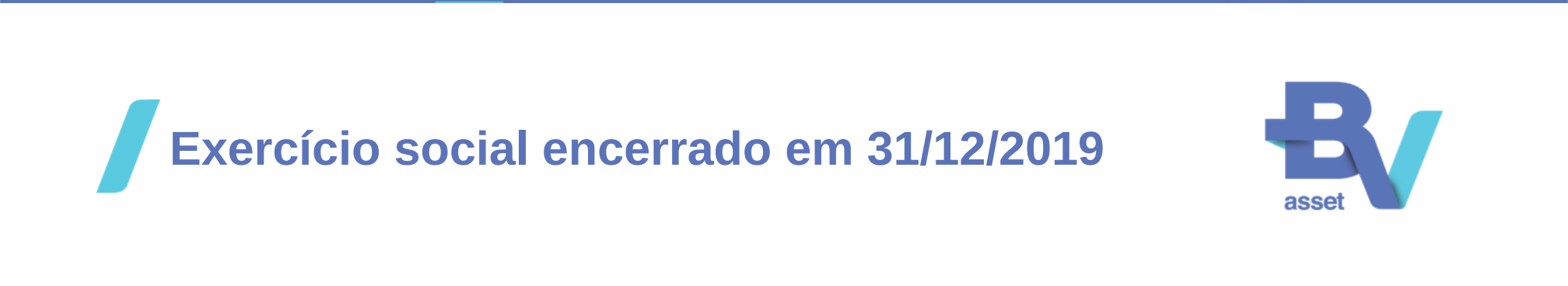
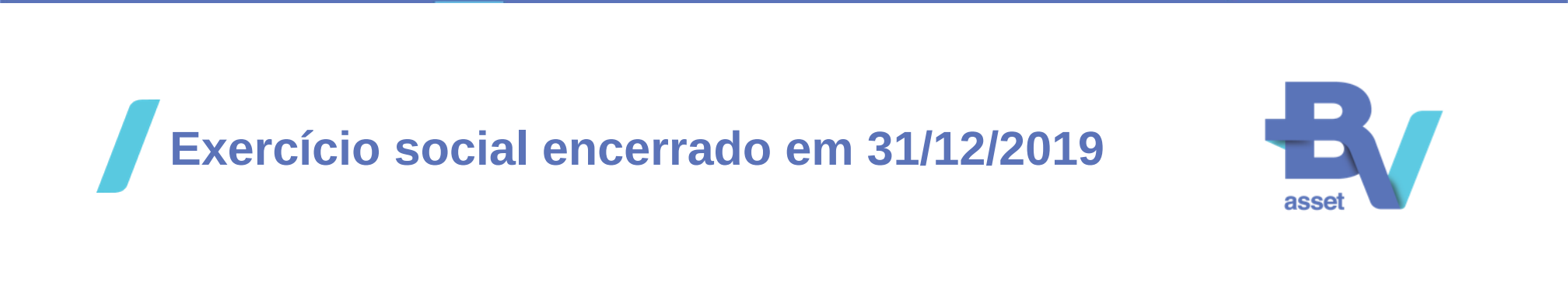
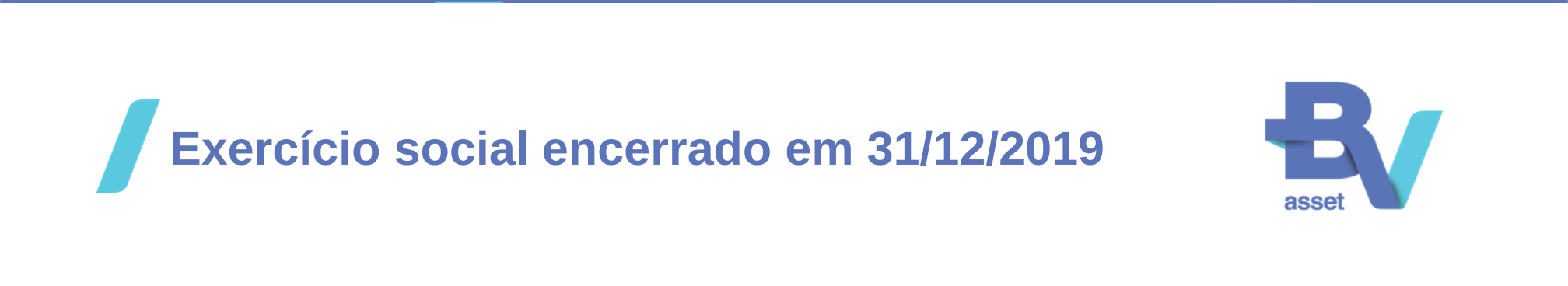
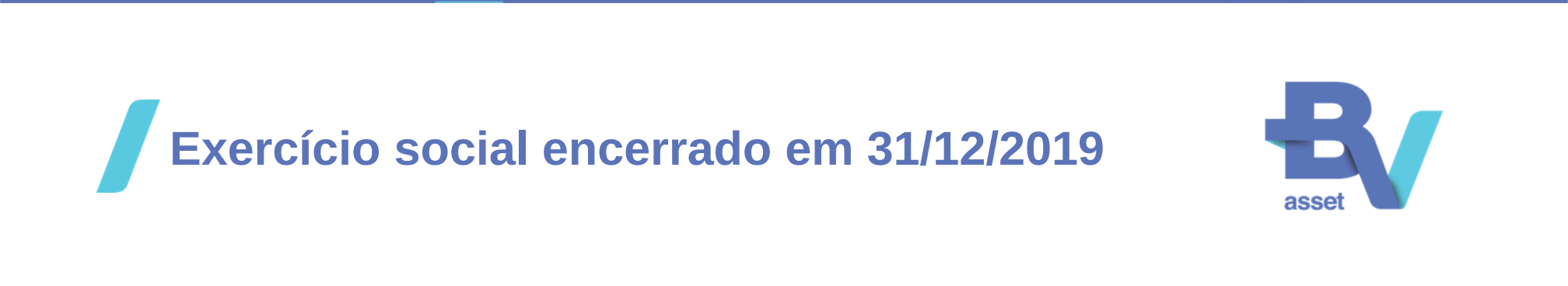
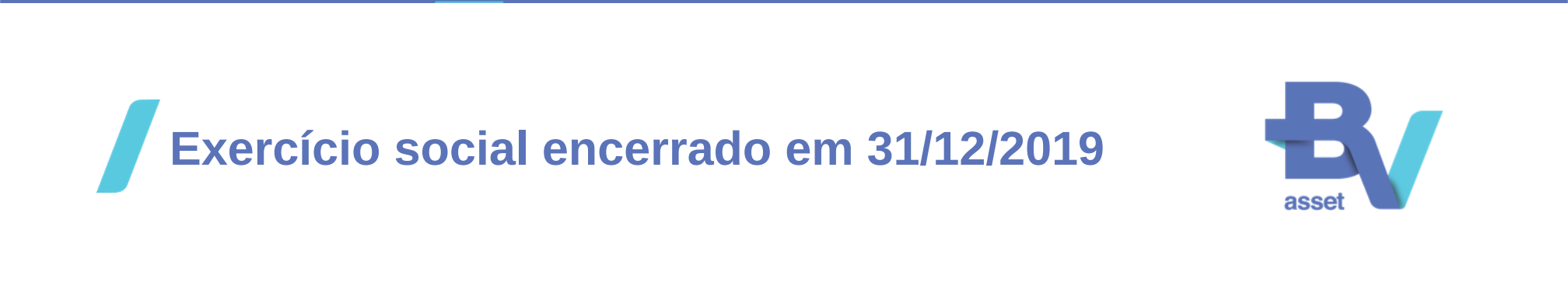
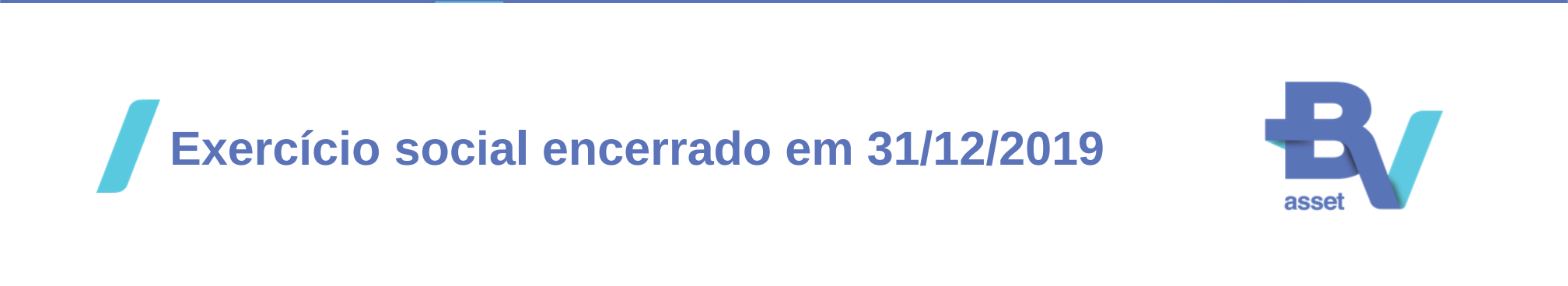
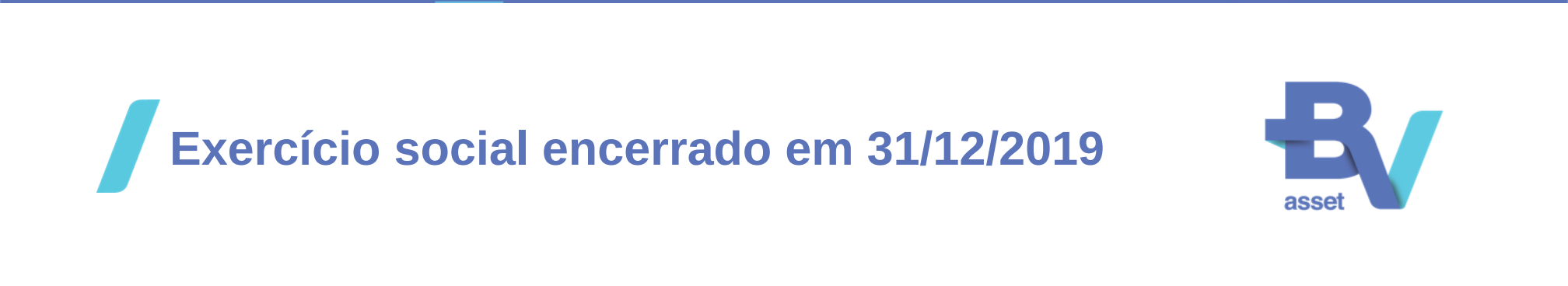
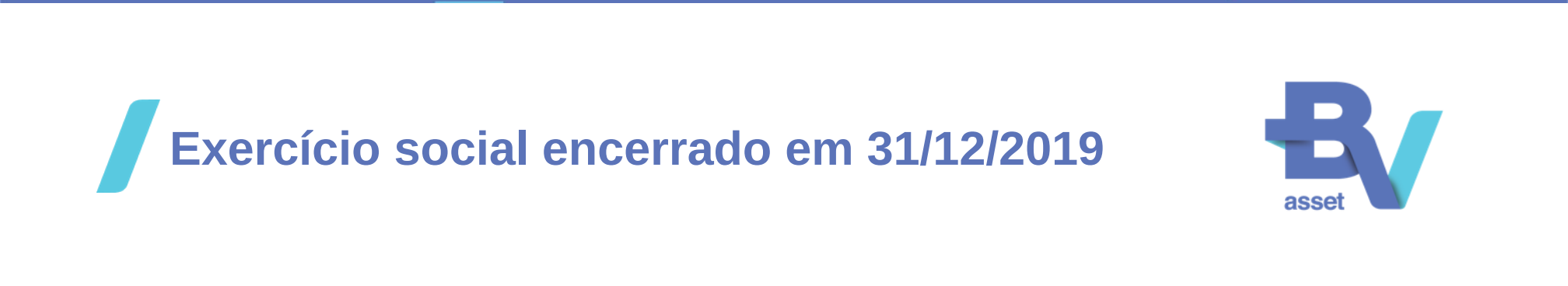
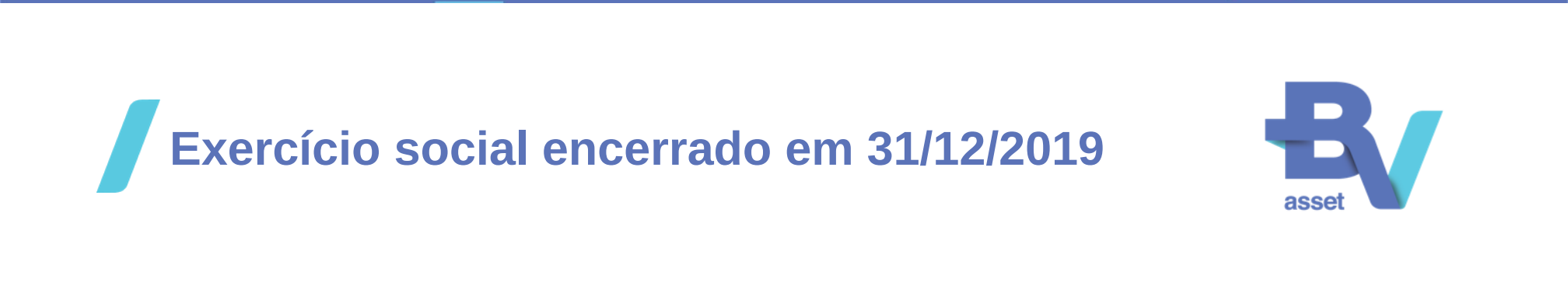
Fundo de Investimento Imobiliário Votorantim BII BTS – FII

Exercício social encerrado em 31 de dezembro de 2018



Demonstrativo de Fluxo de Caixa

	2018	2017
Fluxo de caixa das atividades operacionais		
Resultado de cotas de fundos de investimento	1.768	64
Pagamento de taxa de administração	(560)	-
Pagamento de Taxa da CVM	(19)	-
Pagamento de auditoria e custódia	(54)	-
Pagamento de ITBI	(605)	-
Pagamento de Outras despesas	(218)	-
Caixa líquido das atividades operacionais	312	64
Fluxo de caixa das atividades de investimento		
Aquisição de propriedades para investimento	-	(44.213)
Benfeitorias	(94.534)	-
Aplicações e resgates de Cotas de fundos	-	-
Caixa líquido das atividades de investimento	(94.534)	(44.213)
Fluxo de caixa das atividades de financiamento		
Cotas emitidas - Senior	12.150	83.000
Cotas emitidas - Mezanino	-	10.213
Cotas emitidas - Subordinada Classe A	8.100	14.625
Cotas emitidas - Subordinada Classe B	-	19.375
Caixa líquido das atividades de financiamento	20.250	127.213
Variação líquida de caixa e equivalentes de caixa	(73.971)	83.064
Caixa e equivalentes de caixa no início dos exercício/período	83.064	-
Caixa e equivalentes de caixa no final dos exercício/período	9.093	83.064



Parecer do Auditor Independente

Opinião

Examinamos as demonstrações contábeis do Fundo de Investimento Imobiliário BII BTS - FII (“Fundo”), que compreendem o balanço patrimonial em 31 de dezembro de 2019 e as respectivas demonstrações do resultado, das mutações do patrimônio líquido e dos fluxos de caixa para o exercício findo em 31 de dezembro de 2019, bem como as correspondentes notas explicativas, incluindo o resumo das principais políticas contábeis.

Em nossa opinião, as demonstrações contábeis acima referidas apresentam adequadamente, em todos os aspectos relevantes, a posição patrimonial e financeira do Fundo de Investimento Imobiliário BII BTS - FII em 31 de dezembro de 2019, o desempenho de suas operações e os seus fluxos de caixa para o exercício findo nessa data, de acordo com as práticas contábeis adotadas no Brasil aplicáveis aos Fundos de Investimento Imobiliário regulamentados pela Comissão de Valores Mobiliários (CVM).

Base para opinião

Nossa auditoria foi conduzida de acordo com as normas brasileiras e internacionais de auditoria. Nossas responsabilidades, em conformidade com tais normas, estão descritas na seção a seguir intitulada “Responsabilidades do auditor pela auditoria das demonstrações contábeis”. Somos independentes em relação ao Fundo, de acordo com os princípios éticos relevantes previstos no Código de Ética Profissional do Contador e nas normas profissionais emitidas pelo Conselho Federal de Contabilidade, e cumprimos com as demais responsabilidades éticas de acordo com essas normas. Acreditamos que a evidência de auditoria obtida é suficiente e apropriada para fundamentar nossa opinião.

Assembleia Geral Ordinária **Fundo de Investimento Imobiliário Votorantim BII BTS – FII** **Exercício social encerrado em 31 de dezembro de 2019**



Balanço Patrimonial

Ativo	2.019	%PL	2.018	%PL
Circulante				
Disponibilidades	14	0,01	21	0,01
De natureza não imobiliária				
Títulos e valores mobiliários	90	0,05	9.072	6,11
Fundos de Investimento ICVM 555	90	0,05	9.072	6,11
Não Circulante				
Propriedade para Investimento	173.896	100,04	139.351	93,91
Terreno	10.818	6,23	10.817	7,29
Propriedades para investimento - Benfeitorias	163.078	93,81	128.534	86,62
Despesas antecipadas	-	-	22	0,01
Total do ativo	174.000	100,10	148.466	100,04
Passivo				
Circulante	169	0,10	60	0,04
Auditoria e Custódia	15	0,01	10	0,01
Taxa de administração	151	0,09	50	0,03
Despesas diversas	3	0,00	-	-
Total do passivo	169	0,10	60	0,04
Patrimônio líquido				
Cotas integralizadas	175.212	100,79	147.463	99,36
Lucros/Prejuízos acumulados	(1.381)	(0,79)	943	0,64
	173.831	100,00	148.406	100,00
Total do passivo e do patrimônio líquido	174.000	100,10	148.466	100,04

Assembleia Geral Ordinária **Fundo de Investimento Imobiliário Votorantim BII BTS – FII** **Exercício social encerrado em 31 de dezembro de 2019**



Demonstrativo de Resultado

	2019	2018
Ativos financeiros de natureza não imobiliária		
Resultado com cotas de fundos de investimento	265	1.768
Resultado líquido de ativos financeiros de natureza não imobiliária	265	1.768
Despesas/receitas operacionais		
Taxa de administração	(1.300)	(600)
Despesas com auditoria e custódia	(68)	(39)
Taxa de fiscalização	(27)	(19)
Outras receitas/despesas	(1.194)	(166)
	(2.589)	(824)
Resultado líquido do exercício	(2.324)	944
Quantidade de cotas	1.962.499	1.656.915
cotas senior	1.180.000	937.637
cotas mezanino	392.500	292.500
cotas subordinadas Classe A	196.249	233.028
cotas subordinadas Classe B	193.750	193.750
Lucro/Prejuízo líquido pela quantidade de cotas		
cotas senior	(1.397)	534
cotas mezanino	(465)	167
cotas subordinadas Classe A	(232)	133
cotas subordinadas Classe B	(229)	110
Valor patrimonial da cota - R\$		
cotas senior	122	113,03
cotas mezanino	33	28,15
cotas subordinadas Classe A	125	93,28
cotas subordinadas Classe B	(37)	64,28

Assembleia Geral Ordinária **Fundo de Investimento Imobiliário Votorantim BII BTS – FII** **Exercício social encerrado em 31 de dezembro de 2018**



Demonstrativo de Fluxo de Caixa

	2019	2018
Fluxo de caixa das atividades operacionais		
Resultado de cotas de fundos de investimento	265	1.768
Pagamento de taxa de administração	(1.199)	(560)
Pagamento de Taxa da CVM	(27)	(19)
Pagamento de auditoria e custódia	(53)	(54)
Pagamento de ITBI	-	(605)
Pagamento de Outras despesas	(1.180)	(218)
Caixa líquido das atividades operacionais	-2.194	312
Fluxo de caixa das atividades de investimento		
Aquisição de propriedades para investimento	-	-
Benfeitorias	(34.544)	(94.534)
Caixa líquido das atividades de investimento	(34.544)	(94.534)
Fluxo de caixa das atividades de financiamento		
Cotas emitidas - Senior	22.850	12.150
Cotas emitidas - Mezanino	3.000	-
Cotas emitidas - Subordinada Classe A	1.899	8.100
Cotas emitidas - Subordinada Classe B	-	-
Caixa líquido das atividades de financiamento	27.749	20.250
Variação líquida de caixa e equivalentes de caixa	(8.989)	(73.971)
Caixa e equivalentes de caixa no início dos exercício/período	9.093	83.064
Caixa e equivalentes de caixa no final dos exercício/período	104	9.093

Exercício social encerrado em 31/12/2020





Assembleia Geral Ordinária

Fundo de Investimento Imobiliário Votorantim BII BTS – FII

Exercício social encerrado em 31 de dezembro de 2020



Parecer do Auditor Independente

Opinião

Examinamos as demonstrações contábeis do Fundo de Investimento Imobiliário Votorantim BII BTS-FII ("Fundo"), que compreendem o balanço patrimonial em 31 de dezembro de 2020 e a respectivas demonstrações do resultado, das mutações do patrimônio líquido e dos fluxos de caixa para o exercício findo nessa data, bem como as correspondentes notas explicativas, incluindo o resumo das principais políticas contábeis.

Em nossa opinião, as demonstrações contábeis acima referidas apresentam adequadamente, em todos os aspectos relevantes, a posição patrimonial e financeira do Fundo de Investimento Imobiliário Votorantim BII BTS-FII em 31 de dezembro de 2020, o desempenho de suas operações e os seus fluxos de caixa para o exercício findo nessa data, de acordo com as práticas contábeis adotadas no Brasil aplicáveis aos Fundos de Investimento Imobiliários, regulamentados pela Comissão de Valores Mobiliários (CVM).

Base para opinião

Nossa auditoria foi conduzida de acordo com as normas brasileiras e internacionais de auditoria. Nossas responsabilidades, em conformidade com tais normas, estão descritas na seção a seguir intitulada "Responsabilidades do auditor pela auditoria das demonstrações contábeis".

Somos independentes em relação ao Fundo, de acordo com os princípios éticos relevantes previstos no Código de Ética Profissional do Contador e nas normas profissionais emitidas pelo Conselho Federal de Contabilidade, e cumprimos com as demais responsabilidades éticas de acordo com essas normas. Acreditamos que a evidência de auditoria obtida é suficiente e apropriada para fundamentar nossa opinião.

Assembleia Geral Ordinária

Fundo de Investimento Imobiliário Votorantim BII BTS – FII

Exercício social encerrado em 31 de dezembro de 2020



Balanço Patrimonial

Ativo	2.020	%PL	2.019	%PL
Circulante				
Disponibilidades	5	0,00	14	0,01
De natureza não imobiliária				
Títulos e valores mobiliários	1.658	0,61	90	0,05
Fundos de Investimento ICVM 555	1.658	0,61	90	0,05
Não Circulante				
Propriedade para Investimento	278.130	102,36	173.896	100,04
Terreno	-	-	10.818	6,23
Propriedades para investimento - Benfeitorias	278.130	102,36	163.078	93,81
Despesas antecipadas	67	0,02	-	-
Total do ativo	279.860	102,99	174.000	100,10
Passivo				
Circulante	8.131	2,99	169	0,10
Auditoria e Custódia	44	0,02	15	0,01
Taxa de administração	39	0,01	151	0,09
Provisão para contingências	8.041	2,96	-	-
Despesas diversas	7	-	3	0,00
Total do passivo	8.131	2,99	169	0,10
Patrimônio líquido				
Cotas integralizadas	185.212	68,16	175.212	100,79
Lucros/Prejuízos acumulados	86.517	31,84	(1.381)	(0,79)
	271.729	100,00	173.831	100,00
Total do passivo e do patrimônio líquido	279.860	102,99	174.000	100,10

Assembleia Geral Ordinária **Fundo de Investimento Imobiliário Votorantim BII BTS – FII** **Exercício social encerrado em 31 de dezembro de 2020**



Demonstrativo de Resultado

	2020	2019
Ativos financeiros de natureza imobiliária		
Ajuste a valor justo	94.434	
Receita de Aluguéis	23.902	
Resultado líquido de ativos financeiros de natureza imobiliária	118.336	-
Ativos financeiros de natureza não imobiliária		
Resultado com cotas de fundos de investimento	68	265
Resultado líquido de ativos financeiros de natureza não imobiliária	68	265
Despesas/receitas operacionais		
Taxa de administração	(568)	(1.300)
Despesas com auditoria e custódia	(84)	(68)
Despesas com Engenharia	(1.269)	-
Despesas com Advogados	(1.060)	-
Taxa de fiscalização	(36)	(27)
Despesa com provisão para contingências	(8.041)	-
Outras receitas	566	-
Outras despesas	(1.321)	(1.194)
	(11.813)	(2.589)
Resultado líquido do exercício	106.591	(2.324)
Quantidade de cotas	2.105.356	1.962.499
cotas senior	1.280.000	1.180.000
cotas mezanino	421.071	392.500
cotas subordinadas Classe A	210.535	196.249
cotas subordinadas Classe B	193.750	193.750
Lucro/Prejuízo líquido pela quantidade de cotas		
cotas senior	64.804	(1.397)
cotas mezanino	21.318	(465)
cotas subordinadas Classe A	10.659	(232)
cotas subordinadas Classe B	9.809	(229)
Valor patrimonial da cota - R\$		
cotas senior	116	122
cotas mezanino	66	33
cotas subordinadas Classe A	152	125
cotas subordinadas Classe B	329	(37)

Assembleia Geral Ordinária **Fundo de Investimento Imobiliário Votorantim BII BTS – FII** **Exercício social encerrado em 31 de dezembro de 2020**



Demonstrativo de Fluxo de Caixa

	2020	2019
Fluxo de caixa das atividades operacionais		
Recebimento de aluguéis	23.902	-
Resultado de cotas de fundos de investimento	68	265
Pagamento de consultoria/avaliação de imóveis	(480)	-
Pagamento de taxa de administração	(681)	(1.199)
Pagamento de Taxa da CVM	(36)	(27)
Pagamento de auditoria e custódia	(55)	(53)
Pagamentos de tributos	(661)	-
Demais recebimentos	566	-
Pagamento de Outras despesas	(2.571)	(1.180)
Caixa líquido das atividades operacionais	20.052	(2.194)
Fluxo de caixa das atividades de investimento		
Benfeitorias	(9.800)	(34.544)
Caixa líquido das atividades de investimento	(9.800)	(34.544)
Fluxo de caixa das atividades de financiamento		
Cotas emitidas - Senior	10.000	22.850
Cotas emitidas - Mezanino	-	3.000
Cotas emitidas - Subordinada Classe A	-	1.899
Distribuição de rendimentos de cotistas	(18.693)	-
Caixa líquido das atividades de financiamento	(8.693)	27.749
Variação líquida de caixa e equivalentes de caixa	1.559	(8.989)
Caixa e equivalentes de caixa no início do exercício/período	104	9.093
Caixa e equivalentes de caixa no final do exercício/período	1.663	104



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ENDEREÇO

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Páginas na Rede Mundial

Todos os documentos e comunicados do Fundo podem ser consultados nas seguintes páginas na rede mundial de computadores:

BV asset
www.bancobv.com.br

CVM
cvmweb.cvm.gov.br

Informações importantes ao investidor

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RATING S&P¹: *Signatory of:*

AMP-1



Principles for
Responsible
Investment



¹Publicado no site www.standardandpoors.com, em junho de 2020.