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PERFORMANCE
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IMOBILIÁRIOS

TELLUS PROPERTIES FII

TEPP11

MONTHLY MANAGEMENT REPORT

June | 2026

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TELLUS PROPERTIES FII

FUND CHARACTERISTICS

TICKER
TEPP11

MANAGEMENT
Tellus Investimentos e Consultoria Ltda.

ADMINISTRATOR
BTG Pactual Serviços Financeiros S.A. Distribuidora de Títulos e Valores Mobiliários.

CNPJ
26.681.370/0001-25

AUDITOR
Ernest & Young Auditores Independentes

TRADING START DATE ON B4
26/09/2019

MANAGEMENT FEE
0,90% a 1% a.a.

ADMINISTRATION FEE
0,13% a.a.

TAX
In accordance with the Fund's by laws, offering memorandum, and laws nº. 8,668/93 and nº. 9,779/1999.

ABOUT THE FUND

TEPP11 is an office-focused real estate fund dedicated to acquiring well-located properties with transformation and value-add potential. The transformation process involves assessing each building's potential, taking into account factors such as average rental levels, services offered to tenants, accessibility, and improvements that may enhance the asset's value, ultimately driving revenue growth for the Fund. This process is led by Management, which carefully evaluates costs, timelines, and implementation stages of the proposed improvements, often involving refurbishment works. Management is committed to providing transparency throughout the process, regularly reporting on the progress of each initiative.

GENERAL INDICATORS

Net Asset Value	Fund Market Capitalization	Dividend Yield (Monthly)	P/B
BRL 471,860,650.53	BRL 400,904,737.84	1.62%	0.85
Net Asset Value per Share	**Market Share Price**	**Dividend Yield (Annualized)**	**ADTV (30 days)**
BRL 9.51	BRL 8.08	21.29%	BRL 1,558,804

OPERATING INDICATORS

Number of Assets	Leasable Area (*per sqm*)	Physical Vacancy	Number of Shareholders
6	52,514	5.69%	45,240
Number of Tenants	**WAULT (Years)**	**Financial Vacancy**	**Asset Value (*per sqm*)**
47	5.4	1.27%	BRL 0.526

Watch Management's report presentation on YouTube channel , YouTube channel or listen on Spotify.

TEPP11's new website

Manager's Letter

TELLUS

MARKET OVERVIEW

Global markets remained highly volatile in June, still influenced by the trajectory of interest rates in the United States and ongoing geopolitical uncertainties. The Federal Reserve held its benchmark rate in the 3.50%–3.75% range, reaffirming its data-dependent stance, while some officials signaled increased caution in light of persistent inflationary pressures. At the same time, a reduction in the oil risk premium — following signs of easing tensions in the Middle East — helped relieve part of the external pressure, although the environment for risk assets remained selective.

In **Brazil**, inflation eased in June, with the IPCA rising 0.16% month-over-month and bringing the 12-month reading to 4.64%, down from 4.72% recorded in May. Despite the marginal improvement in current inflation, expectations remained above the midpoint of the target, keeping the Central Bank in a cautious stance. At its June meeting, the Copom cut the Selic rate by 25 basis points to 14.25% p.y., while reinforcing that future steps will depend on incoming data, inflation expectations, and the external environment.

In terms of **domestic asset performance**, the Ibovespa fell 1.01% in June, closing the month at 172,024 points, pressured by foreign capital outflows, still-elevated interest rates, and heightened caution around the fiscal outlook. In the currency market, the U.S. dollar advanced 2.32%, closing at BRL 5.16. Finally, the IFIX — Brazil's main real estate investment fund index — closed June at 3,830.59 points, slightly below its May closing level.

FUND HIGHLIGHTS

The Fund closed June with a NAV per share of BRL 8.08 and distributed BRL 0.131 per share, representing a *Fund Market Capitalization* of 1.62% per month (equivalent to 21.29% on an annualized basis).

As disclosed in the Material Fact regarding the exercise of Pre-emptive Rights under the Fund's 5th issuance of new units, 12,090 new units were subscribed and paid in.

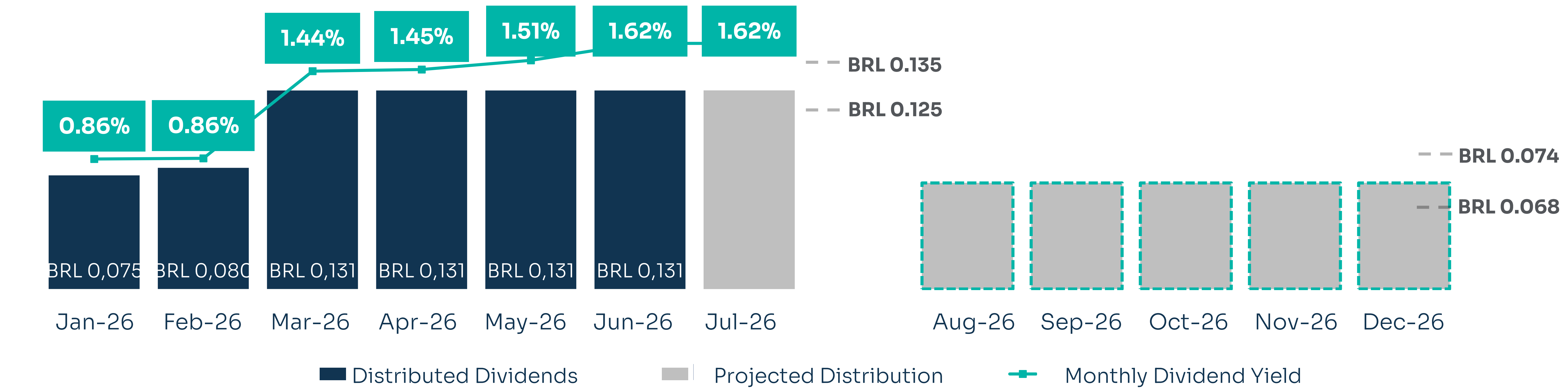
Management also disclosed a Material Fact regarding the acquisition of 5,033.58 sqm of BOMA area at Ed. Parque Cultural Paulista. One of the current tenants elected to exercise its Right of First Refusal over units no. 82, 111, 112, 121, 122, 141, 142, 151, and 152. As a result, the acquisition agreement was terminated between the parties, with no material change to the portfolio or financial impact on the Class. It is worth noting that, under Brazilian real estate law, a tenant holds a right of first refusal to acquire the property under the same terms and conditions offered to third parties Number

Regarding the previously announced sale of one of the portfolio assets, discussions on the definitive transaction documents are ongoing. The transaction is expected to be completed by September of this year, subject to the satisfaction of the precedent conditions agreed upon between the parties. Management will continue to keep the market and investors informed of any new developments.

At Edifício Fujitsu, the termination of the lease for the four floors previously occupied by Fujitsu has been formalized. As a result, the Fund's physical vacancy is expected to increase from 5.7% to 11.3%. It is worth noting that the Fund's distribution guidance already factored in the potential vacation of these areas; therefore, there is no change to the guidance currently disclosed.

Distribution Projections

DIVIDEND YIELD AND DISTRIBUTION PER SHARE



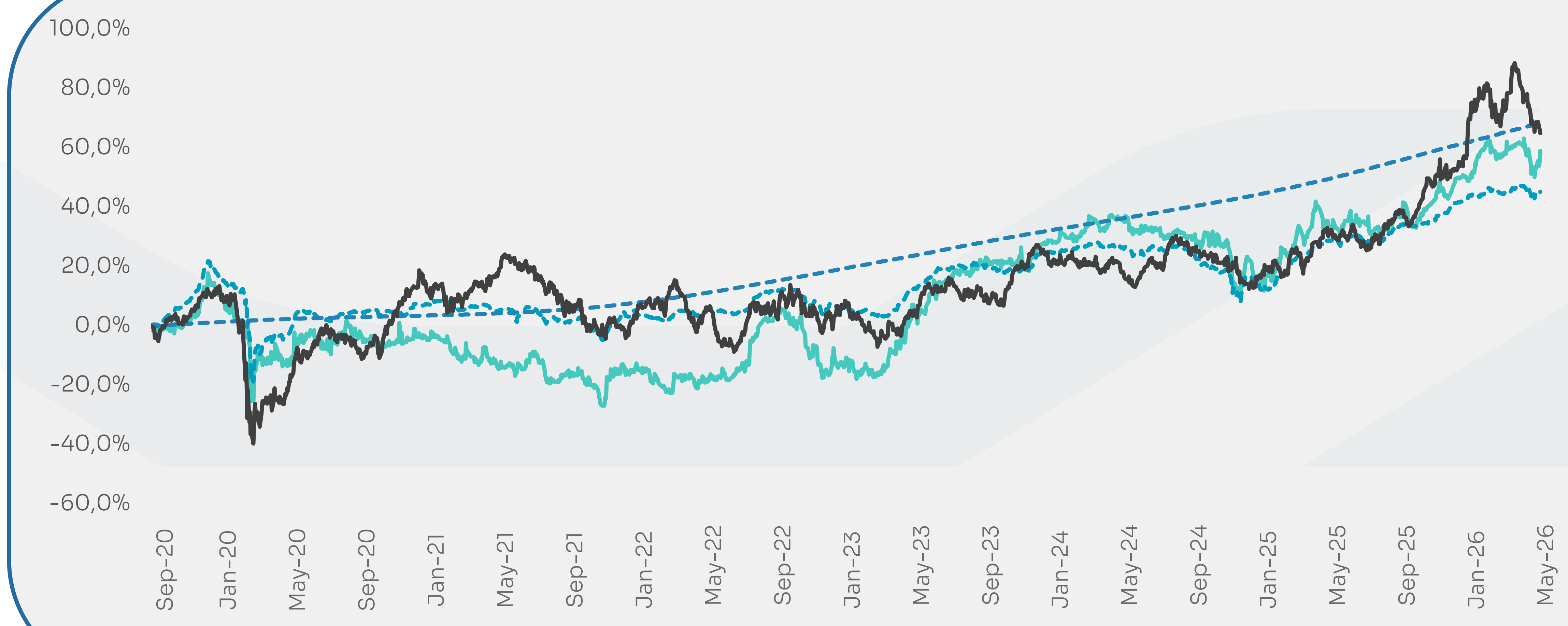
Dividend² per Share
BRL 0.131
per share for the month

Distribution Equivalent to
170.52%
of net CDI¹

Dividend Yield
1.62% p.m. or 21.29% p.y.
based on month-end share price

¹ Assumed tax rate of 15% ² Dividends based on June /2026

PERFORMANCE



Asset	June	2026	Since Inception
TEPP11	-5.40%	0.91%	50.48%
NET CDI	0.95%	5.74%	70.27%
IFIX	-1.21%	1.37%	43.49%
IBOV	-1.01%	7.15%	63.24%

ASSET	% IFIX	P/B	ANNUALIZED DIVIDEND YIELD ²
FII 1	0.96%	0.86	14.2%
TEPP11	**0.21%**	**0.83**	**19.8%**
FII 2	0.26%	0.83	12.0%
FII 3	0.62%	0.79	1.4%
FII 4	0.33%	0.69	9.4%
FII 5	1.27%	0.68	6.5%
FII 6	0.12%	0.63	16.5%
FII 7	0.38%	0.58	11.6%
FII 8	0.18%	0.58	16.5%
FII 9	0.78%	0.57	9.8%
FII 10	0.46%	0.57	10.8%
FII 11	0.72%	0.52	11.6%
FII 12	0.25%	0.48	10.8%
MÉDIA³	**6.54%**	**0,65**	**10.2%**

The distribution projection disclosed does not constitute a promise or guarantee of returns. It is an estimate based on Management's current assumptions and may be revised at any time in light of new facts, events, or changes in market conditions.
² Value weighted by Net Asset Value
Source: Broadcast

Portfolio

ED. TORRE SUL

Location: R. James Joule, 65 | Berrini

% Ownership: 49.5%

Leasable Area (sqm): 9,950

LEED Certification: Platinum

Classification: A

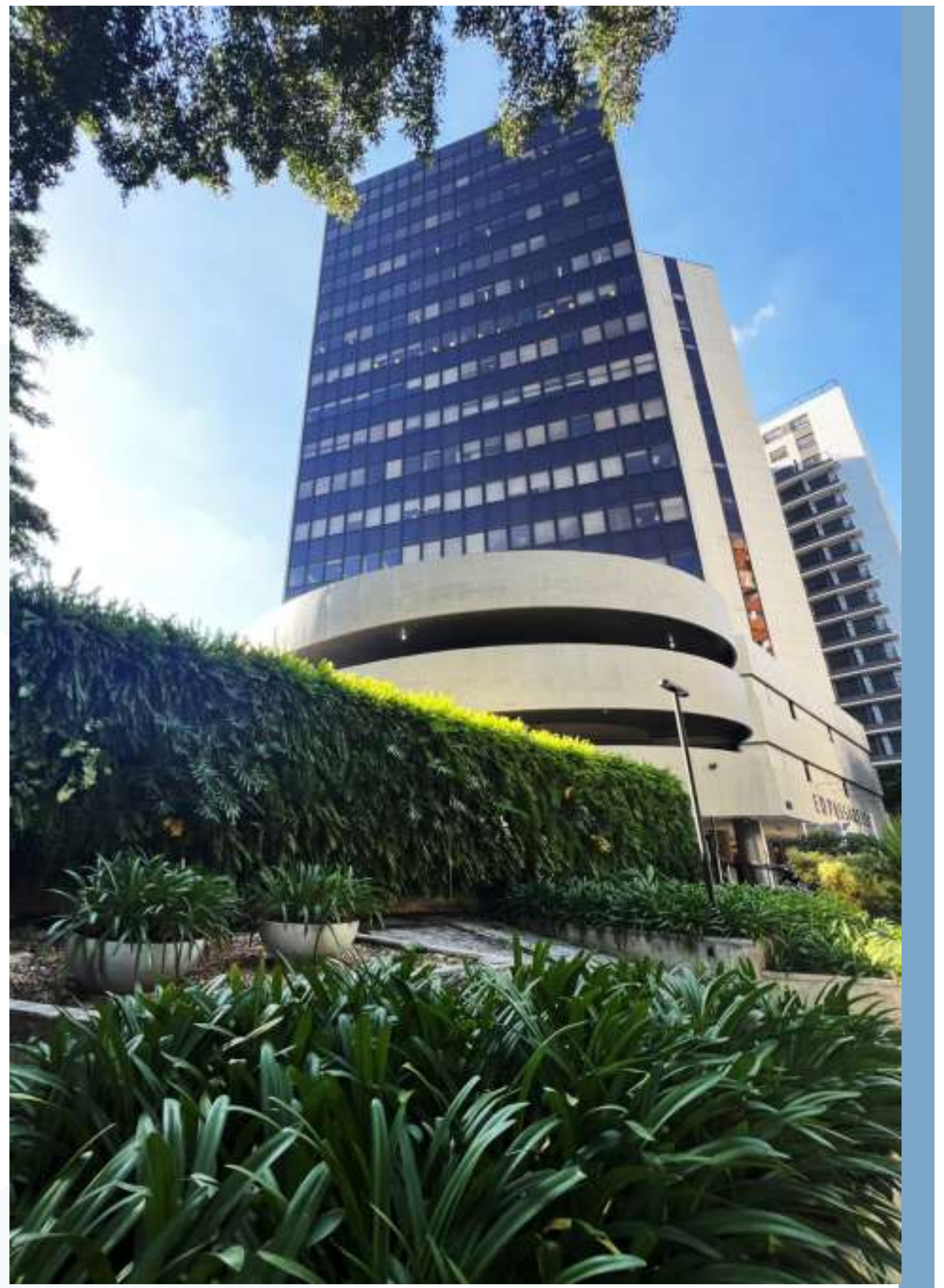
Torre Sul is a Class A office building located in the Berrini submarket of São Paulo, integrated into the Centro Empresarial Nações Unidas (CENU) complex. Delivered in 2004, the property comprises 16 typical office floors, with floor plates ranging from approximately 865 sqm to 1,081 sqm of Gross Leasable Area (GLA).The building features five underground parking levels, central air conditioning, raised flooring, modular suspended ceilings, building automation systems, and a full-capacity backup generator serving 100% of the property. It offers a clear ceiling height of 2.80 meters and complementary infrastructure including an auditorium, a fully operational helipad, and 24-hour security systems. Additionally, the property is located approximately 800 meters from Berrini Station

PORTFOLIO UPDATE

At Edifício Torre Sul, Management continues to advance its studies and evaluation of scenarios to facilitate the leasing of the vacant area, which corresponds to half a floor.

Among the alternatives under review, the plug-and-play layout format stands out as an option that offers greater flexibility and attractiveness for prospective tenants.

ED. PASSARELLI



Location: R. Paes Leme, 524 | Pinheiros

% Ownership: 52.8%

Leasable Area (sqm): 7,130

LEED Certification: Platinum

Classification: B

Delivered in 1980, Edifício Passarelli is a Class B office building located in the Pinheiros submarket of São Paulo. The property comprises 17 floors, with typical floor plates of approximately 1,019 sqm of Gross Leasable Area (GLA) per floor, subdivided into six office suites. The building features central air conditioning, building automation systems, a backup generator serving the common areas, and LEED Platinum certification. It also includes one underground parking level, ground-level parking, and three upper parking levels. The asset is situated in a well-established office district, with direct access to Pinheiros Station (CPTM/Metro) and close proximity to the Faria Lima and Marginal Pinheiros corridors.

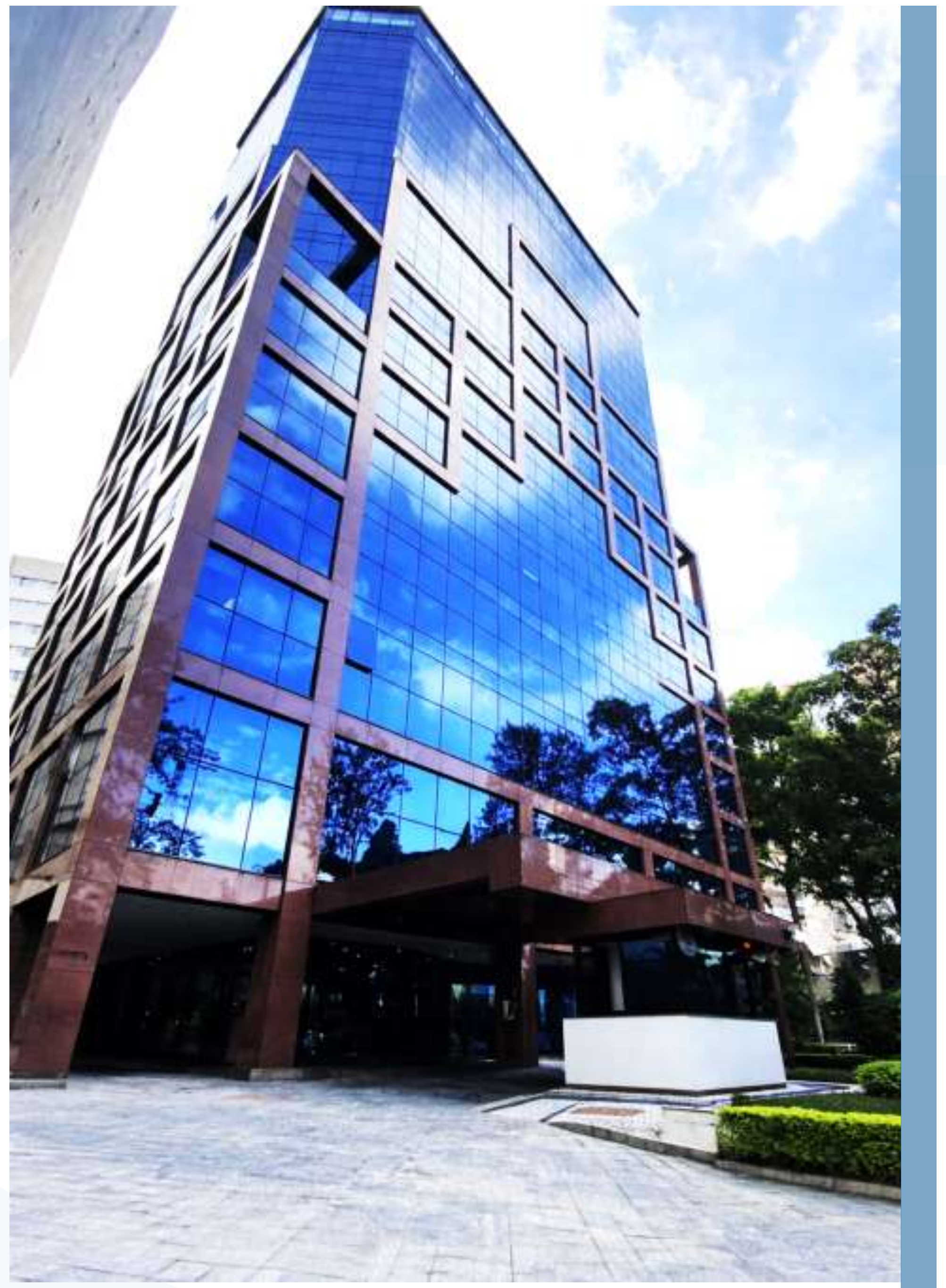
PORTFOLIO UPDATE

No material updates were recorded for this asset during the month.

Regarding the sale of this property, the Fund and the prospective buyer continue to discuss the definitive transaction documents. The agreements are expected to be signed in August, with a settlement deadline in September, subject to the fulfillment of the precedent conditions agreed upon between the parties.

Portfolio

ED. FUJITSU



Developed in 1994, Edifício Fujitsu is a Class B office building located in the Paulista submarket of São Paulo. The property comprises 14 floors, with typical floor plates of approximately 681 sqm of Gross Leasable Area (GLA).

The building features central air conditioning, raised flooring, a clear ceiling height of 2.60 meters, a backup generator serving the common areas, and LEED Gold certification.

The asset is located near Brigadeiro and Vergueiro metro stations, close to Shopping Pátio Paulista, and offers convenient access to Paulista, 23 de Maio, Bernardino de Campos, and 9 de Julho avenues.

Location: R. Treze de Maio, 1633 | Paulista

% Ownership: 52%

Leasable Area (sqm): 4,985

LEED Certification: Gold

Classification: B

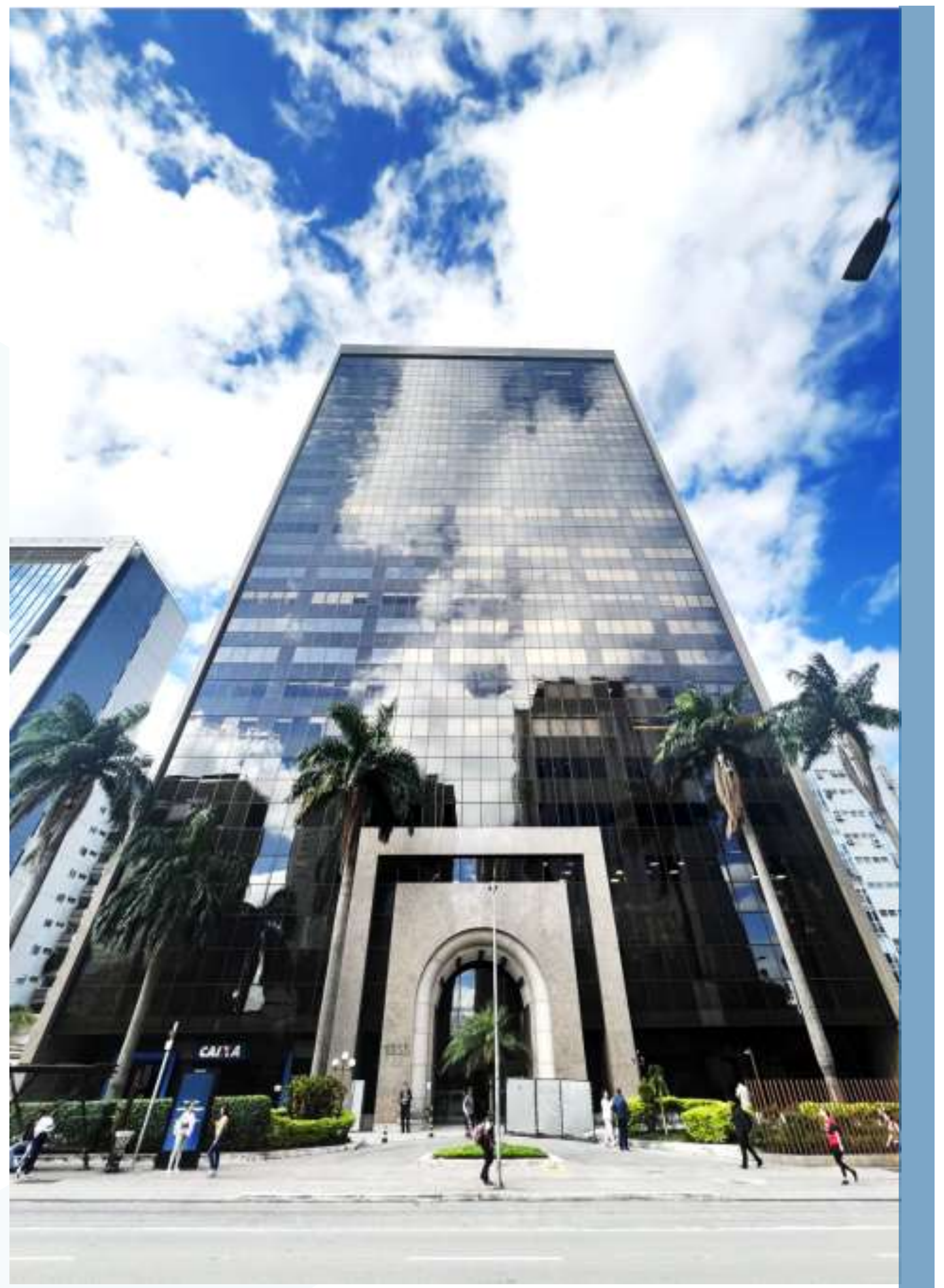
PORTFOLIO UPDATE

During the month, the partial termination of the lease agreement with Fujitsu was formalized, with the surrender of four floors and the tenant's continued occupancy of one floor of the building.

The lease agreement for the remaining floor was renewed at a rental rate 16% above the previously contracted level. As a result of the partial surrender, the Fund's physical vacancy is expected to reach approximately 11.3% starting in July.

Management continues to actively pursue the commercialization of the vacant spaces, including through the evaluation of leasing opportunities in the turn-keyformat, with the aim of accelerating absorption and maximizing revenue generation for the Fund.

ED. BRIGADEIRO FARIA LIMA (BFL)



Edifício Brigadeiro Faria Lima is a Class B office building located in the Faria Lima submarket of São Paulo. Developed in 1986, the property comprises 23 floors, with typical floor plates of approximately 951 sqm of Gross Leasable Area (GLA).

The building features central air conditioning, raised flooring, a clear ceiling height of 2.65 meters, and a full-capacity backup generator serving 100% of the property. It is currently undergoing the LEED certification process.

Located just a few meters from Eldorado and Iguatemi shopping centers, the building is approximately 350 meters from Faria Lima metro station and offers convenient access to Rebouças Avenue and Marginal Pinheiros.

Location: Av. Brigadeiro Faria Lima, 1355 | Faria Lima

% Ownership: 25.7%

Leasable Area (sqm): 5,761

LEED Certification: In process

Classification: B

PORTFOLIO UPDATE

At Edifício Brigadeiro Faria Lima, the Condominium Assembly approved the allocation of funds for the development of the retrofit's legal project, including the architectural design and cost estimation.

The project entails the installation of an active façade, the renovation of the ground floor area, lobby, and building façade, as well as the refurbishment of technical areas. As the investments will still require assembly approval, Management will keep the market informed of further developments.

Negotiations with one of the building's tenants regarding a rent review are ongoing, with a minimum increase of 27% expected over the currently contracted rent.

Portfolio

ED. GPA

Location: Av. Brigadeiro Luís Antônio, 3172 | Jardins

% Ownership: 100%

Leasable Area (sqm): 11,224

LEED Certification: Not Certified

Classification: B

Ed. GPA is a Class B, single-tenant office building constructed in the 1990s. The asset is located on one of São Paulo's main thoroughfares, at the intersection of Avenida Brigadeiro Luís Antônio and Alameda Lorena.

The property benefits from a wide range of public transportation options, being approximately 900 meters from Brigadeiro metro station, and offers convenient access to the city's main avenues.

The building is situated in Jardim Paulista, one of São Paulo's most prestigious and traditional neighborhoods. The headquarters is located next to the first Pão de Açúcar store, inaugurated in 1959, a landmark of historical relevance to the area.

PORTFOLIO UPDATE

Regarding Phase 2 of the structural repairs, progress has been made in the preparation of technical reports by the engaged consultants. The expectation is that during August, an amendment to the lease agreement will be formalized establishing the timeline for the execution of the repairs, after which the tenant will commence the planned works.

ED. TOP CENTER

Location: Av. Paulista, 854 | Paulista

% Ownership: 100%

Leasable Area (sqm): 13,463

LEED Certification: Not Certified

Classification: B

Top Center is a mixed-use complex comprising a Commercial Tower integrated with a shopping center, as well as a standalone parking structure serving the entire development.

The Commercial Tower features 17 floors, with typical floor plates of approximately 792 sqm, allowing for multiple occupancy configurations and accommodating different tenant profiles.

Located between Avenida Paulista, Alameda Joaquim Eugênio de Lima, and Rua São Carlos do Pinhal, Top Center occupies a 3,948 sqm site and is close to key urban mobility hubs: approximately 500 meters from Brigadeiro station, 400 meters from Trianon-Masp station, and 1,300 meters from Consolação station.

PORTFOLIO UPDATE

At Edifício Top Center, the formalization of rent review adjustments for two lease agreements is ongoing, with expected increases of 92% and 40%, respectively, over currently contracted rents. Management believes the asset continues to offer potential for the gradual repositioning of rental rates, with a significant portion of existing contracts expected to be adjusted to market levels over the next two years.

In parallel, Management continues to work alongside the property management company to map out potential improvements for the development, including the definition of scopes, timelines, and resources required for their implementation.

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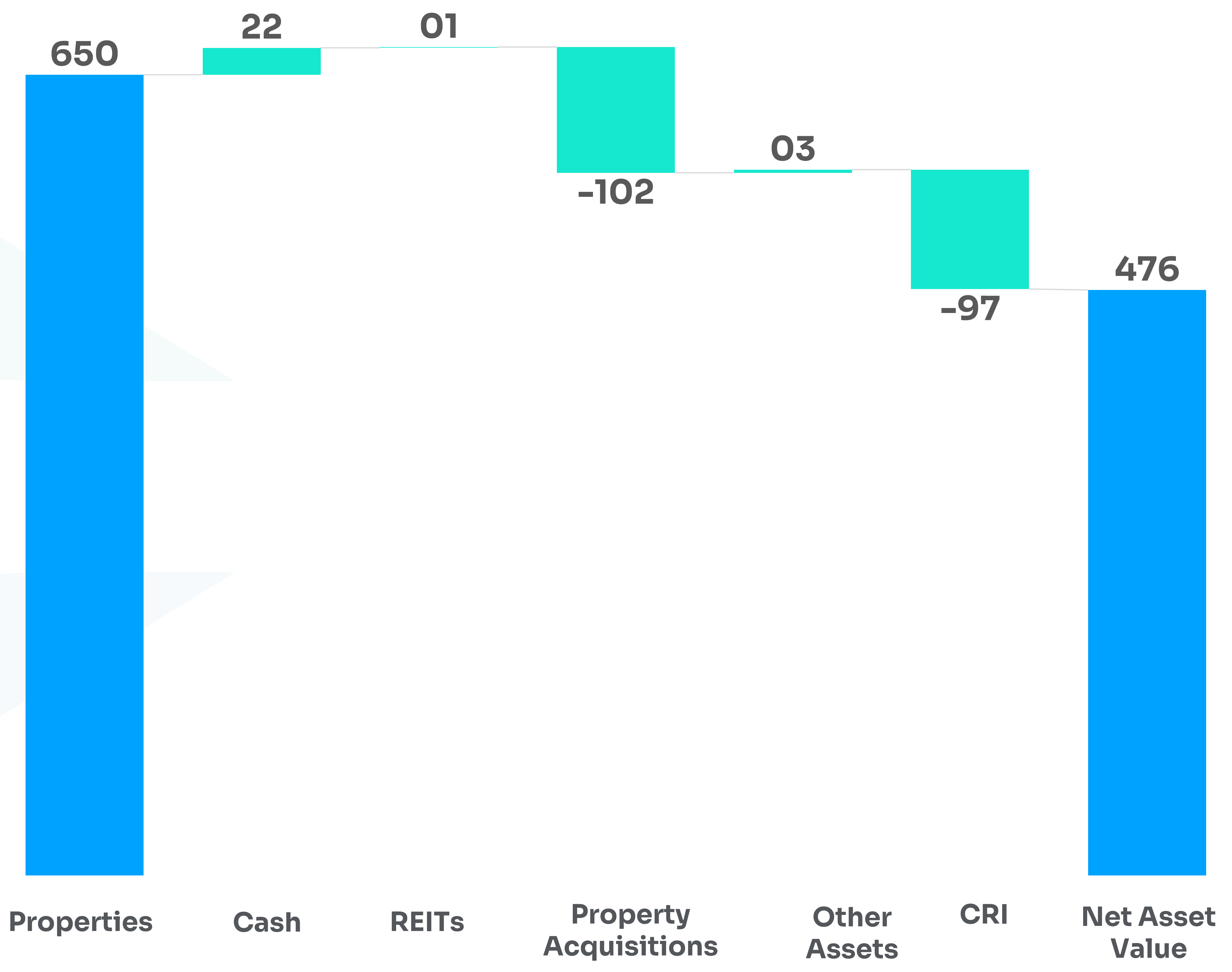
INCOME STATEMENT

	Apr/26 (BRL/share)	Apr/26 (BRL '000)	1Q26 (BRL '000)	YTD (BRL '000)	LTM (BRL '000)
Lease Income	0.087	4,308	17,836	17,836	46,543
Guaranteed Income	-	-	-	-	-
Financial Income	0.008	373	1,266	1,266	2,616
Other Income	-	-	18,374	18,374	20,223
Total Revenues	0,094	4.682	37.476	37.476	69.382
Property Expenses	(0.011)	(537)	(713)	(713)	(921)
Financial Expenses	(0.014)	(700)	(2,570)	(2,570)	(7,497)
Operating Expenses	(0.002)	(109)	(338)	(338)	(1,142)
Management, Administration and Custody Fee	(0.008)	(392)	(1,636)	(1,636)	(4,402)
Total Expenses	(0.035)	(1,738)	(5,257)	(5,257)	(13,963)
Management Adjustment – Accrual vs. Cash	-	-	-	-	3,888
Net Income	0.059 [1]	2,944	32,219	32,219	55,424
Beggining of Undistributed Earnings	0.189	9,387	637	637	7.875
Net Income for the Period	0.059	2,944	35,162	35,162	59,832
Total Result – Dividends Declared	(0.131)	(6,499)	(23,469)	(23,469)	(57,846)
End of Undistributed Earnings	0.117	5,831	5,831	5,831	5,831

[1] During the month, net income was negatively impacted due to the receipt of one rental payment only in the following month.

FUND NET ASSET VALUE COMPOSITION[1]



[1] Portfolio composition as of 05/30/2026

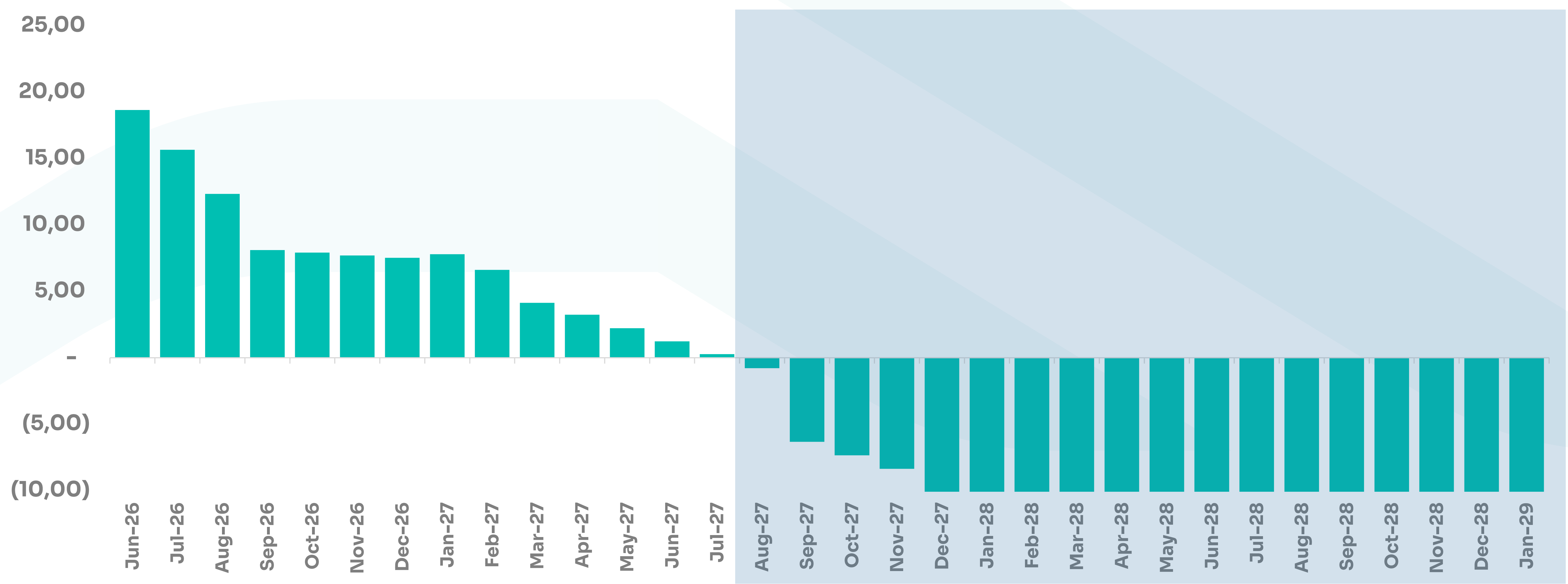
CLICK HERE TO ACCESS TEPP11'S FUNDAMENTALS DATA SHEET

PRI Principles for Responsible Investment

Autorregulação ANBIMA Gestão de Recursos

Projected Cash Flow

CASH FLOW PROJECTION (BRL MM)



Projections indicate that the Fund has sufficient financial capacity to fully meet its obligations through August 2027, without the need for new unit issuances or asset divestments. During this period, Management continues to evaluate the execution of a new issuance aimed at expanding the Fund's asset base, enabling capital raising at a more opportune moment. Additionally, a portion of the portfolio assets has already reached a maturation stage, which may enable strategic divestments with cash generation for the Fund.

Management highlights that the variations observed in the cash flow are a result of updated assumptions, revised income projections, and adjustments to the projected balances of the Fund's liabilities. It is further noted that the figures presented refer exclusively to the net cash position, excluding illiquid assets such as real estate investment fund units. Finally, projections may be adjusted over time as new strategies are adopted, or material events occur.

ACQUISITIONS AND DISPOSALS

Asset	Transaction Type	Amount (BRL MM)	Payment Method	Date
Ed. Brigadeiro Faria Lima	Acquisition	-2.5	Cash	Sep-26
Ed. Brigadeiro Faria Lima	Acquisition	-1.3	Cash	Mar-27
Ed. Top Center	Acquisition	-62.2	Share	Jul-27
Ed. Brigadeiro Faria Lima	Acquisition	-3.8	Cash	Sep-27
Ed. Top Center	Acquisition	-29.5	Cash	Dec-27

[1]Cash inflows already reflect the net capital gain amount. Future contractual adjustments to receivables and payables are not considered.

Consolidated Portfolio Overview

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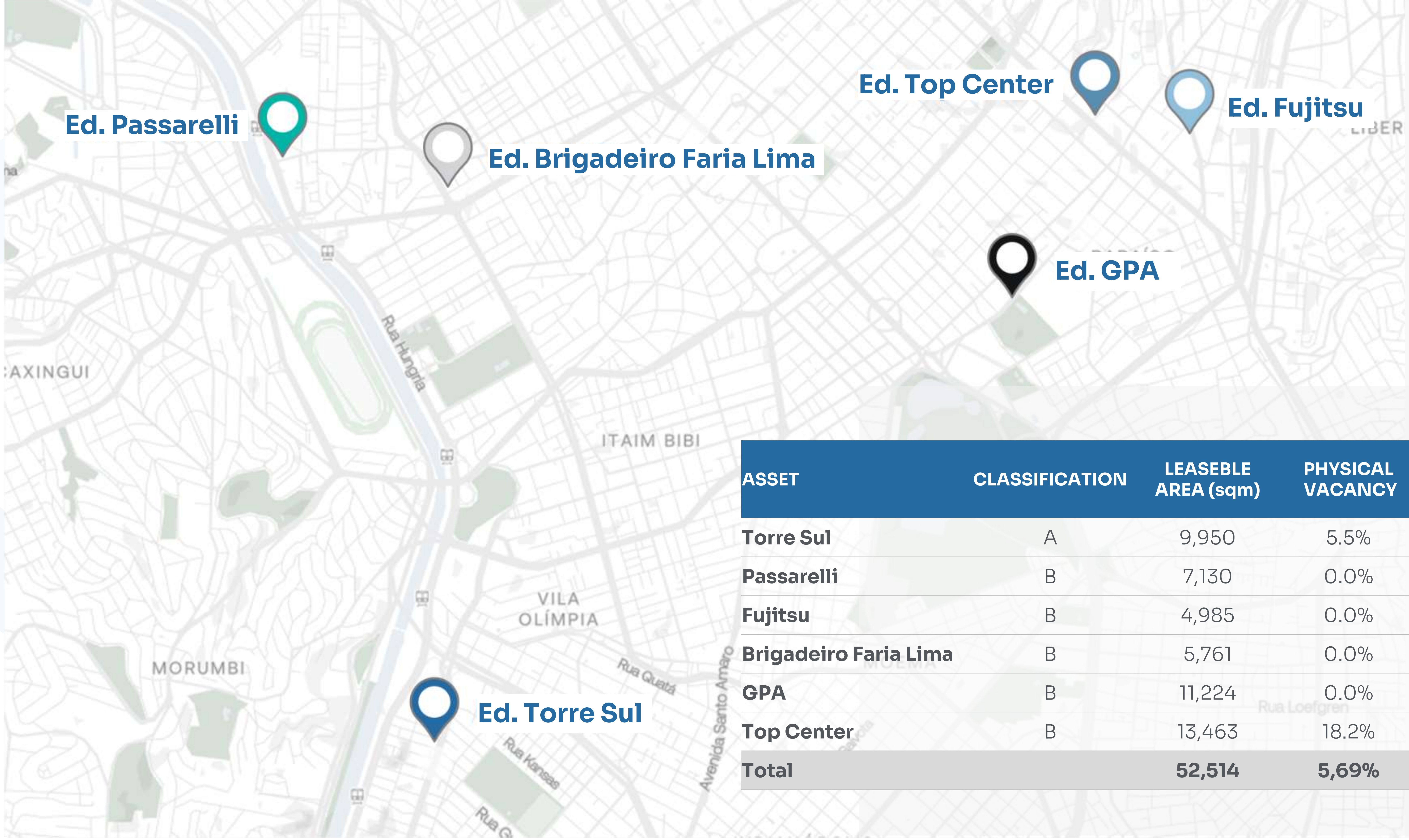
PORTFOLIO OVERVIEW



TEPP11's portfolio is 100% located in São Paulo's prime office submarkets

ASSET	CLASSIFICATION	LEASEBLE AREA (sqm)	PHYSICAL VACANCY	FINANCIAL VACANCY	% of ASSET VALUE	NUMBER OF TENANTS
Torre Sul	A	9,950	5.5%	0.91%	18.6%	10
Passarelli	B	7,130	0.0%	2.79%	12.7%	13
Fujitsu	B	4,985	0.0%	0.00%	8.3%	3
Brigadeiro Faria Lima	B	5,761	0.0%	0.00%	16.4%	2
GPA	B	11,224	0.0%	0.00%	17.6%	1
Top Center	B	13,463	18.2%	13.98%	26.4%	18
Total		**52,514**	**5,69%**	**2.98%**	**100%**	**47**

Porfolio – Operating Indicators

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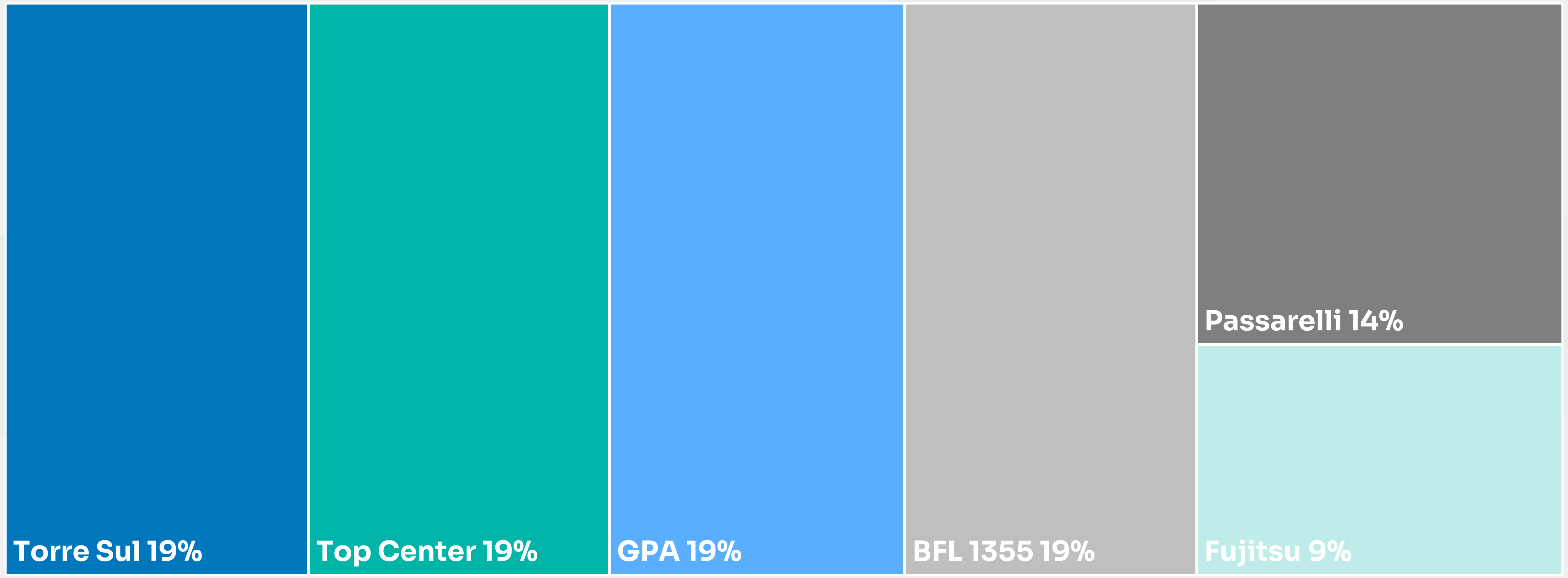
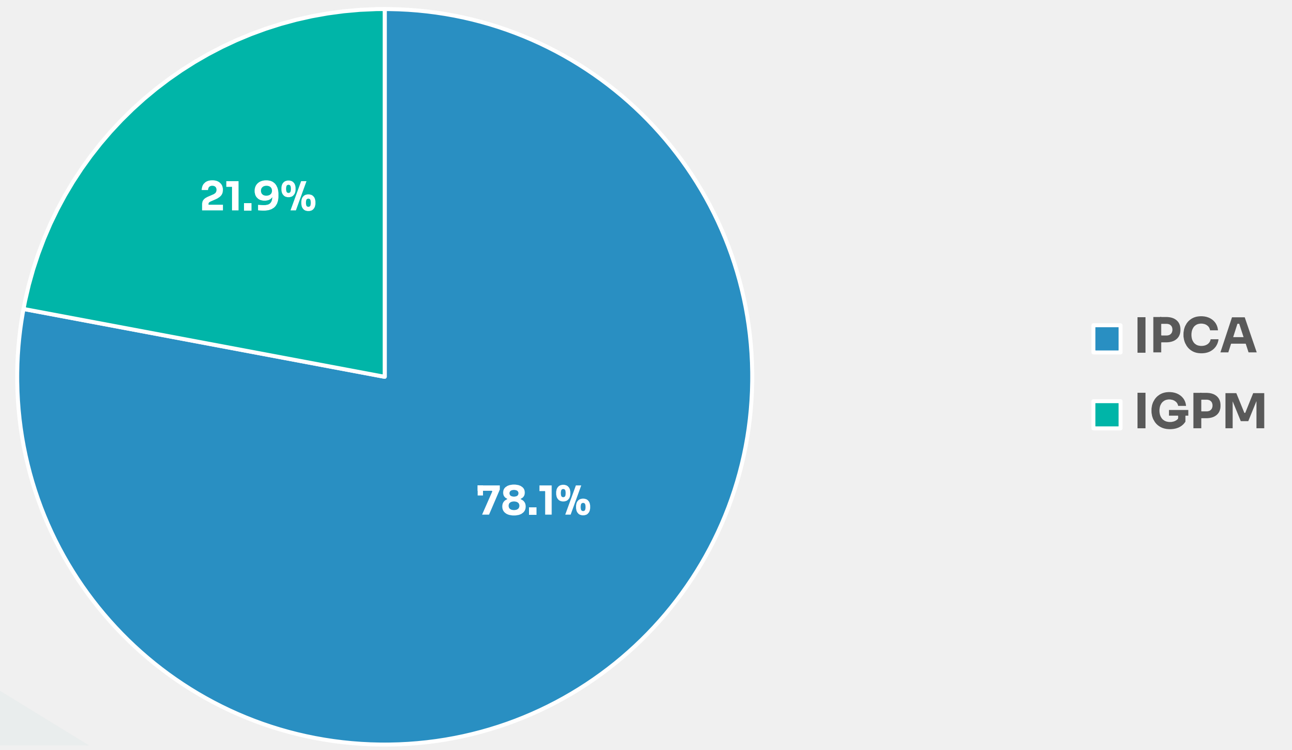
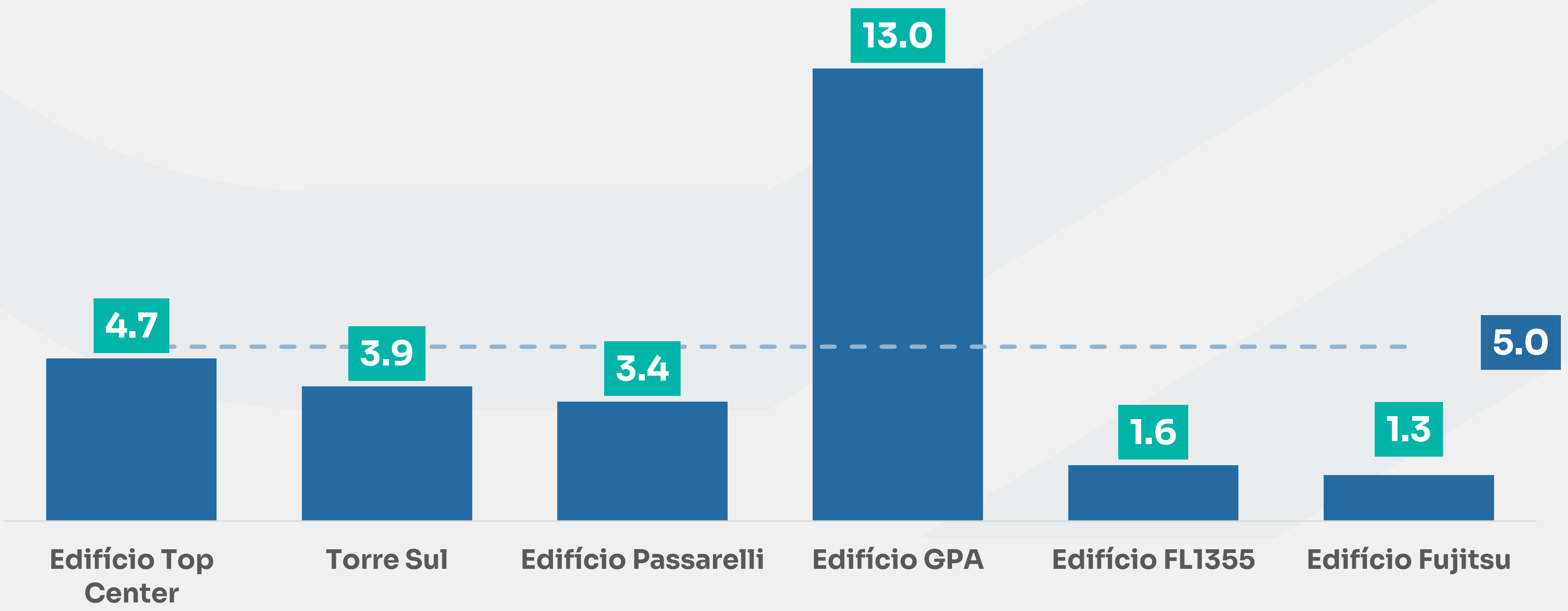
REVENUE BY ASSET



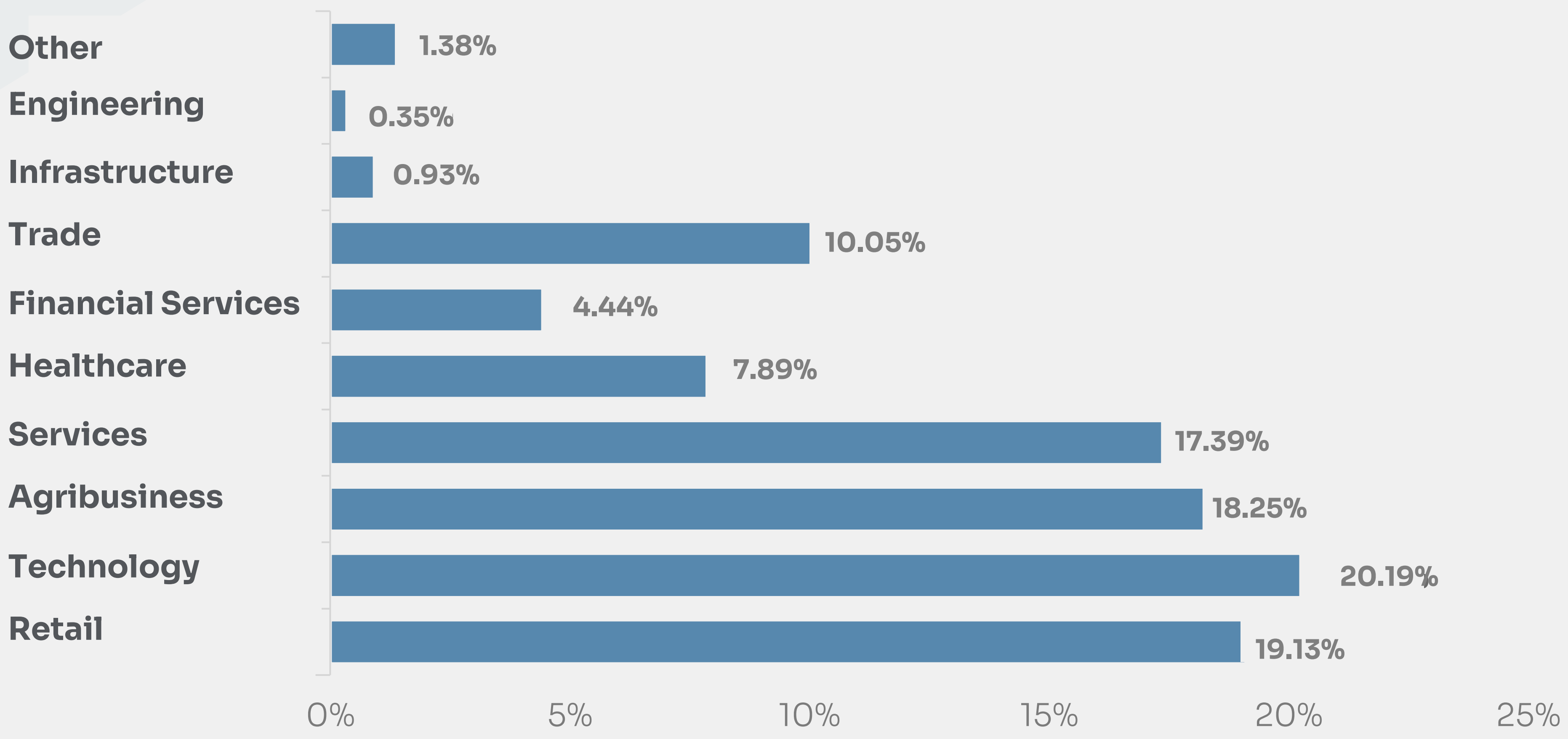
LEASE ADJUSTMENT INDEX



WAULT (YEARS)



TENANT INDUSTRY SECTOR (AS % OF REVENUE)



PRI Principles for Responsible Investment

Autorregulação ANBIMA Gestão de Recursos

Porfolio – Operating Indicators

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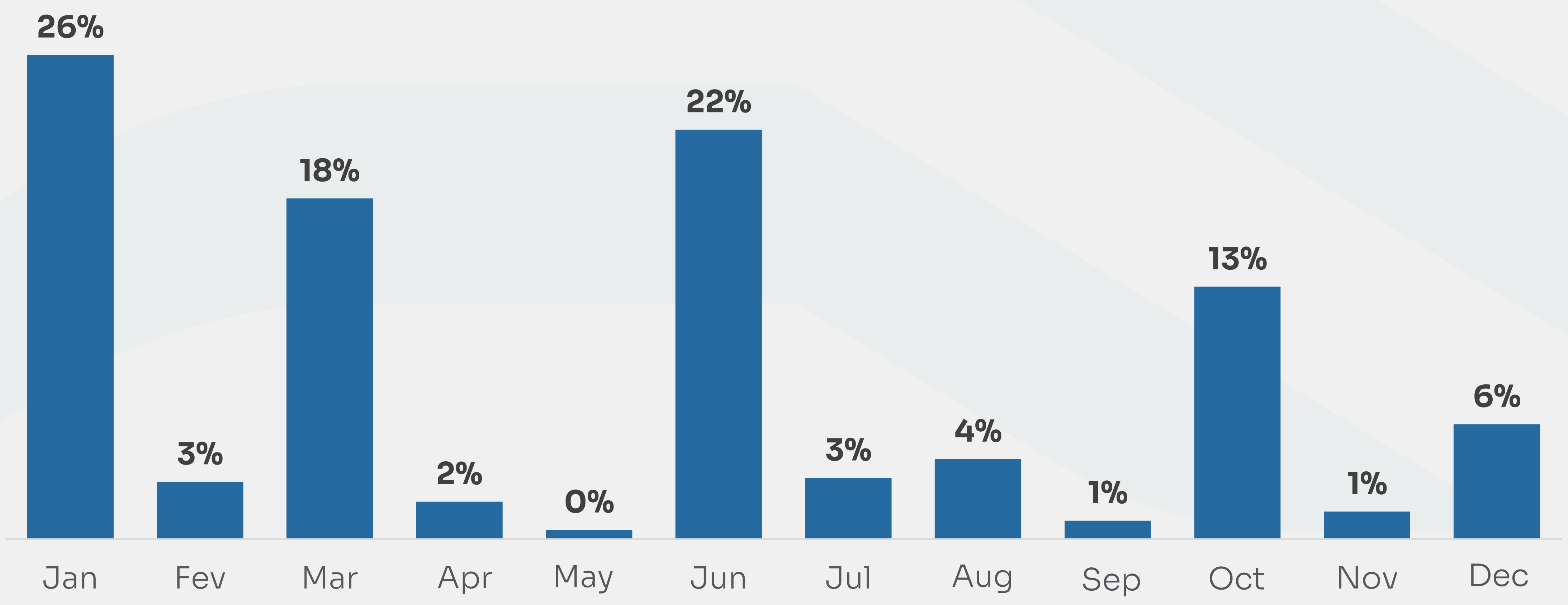
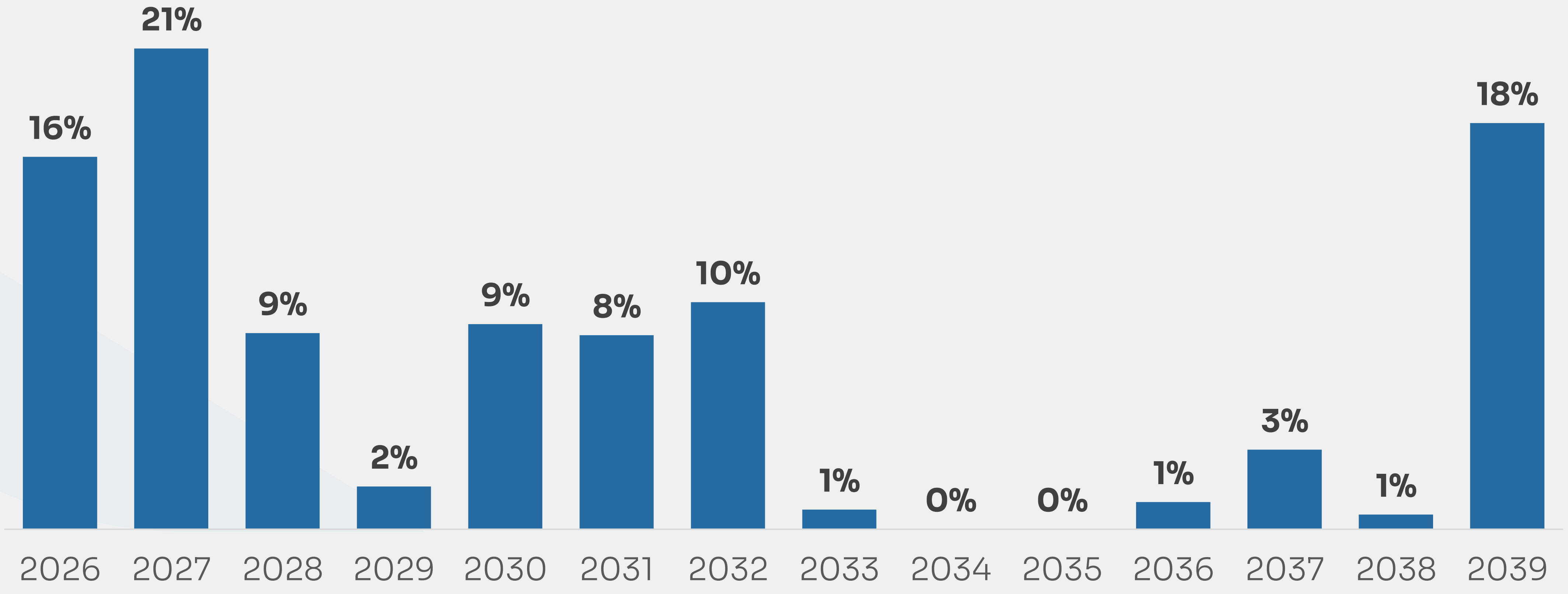
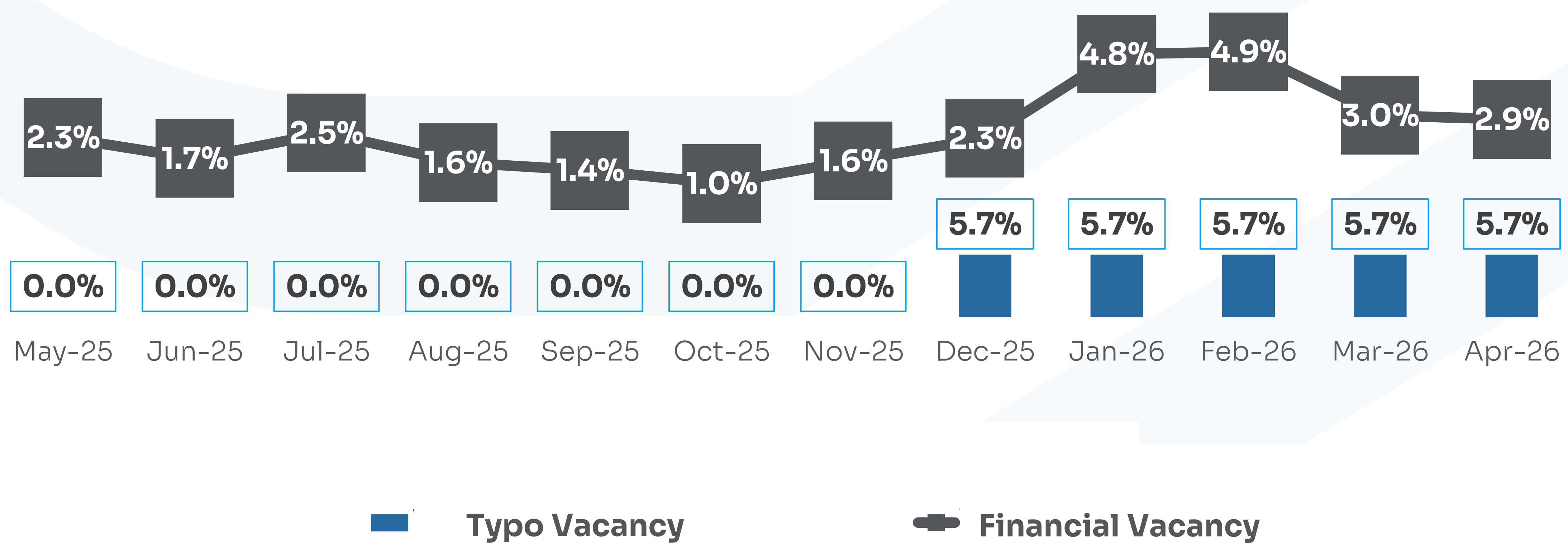
LEASE READJUSTMENT (% OF RENTAL REVENUES)



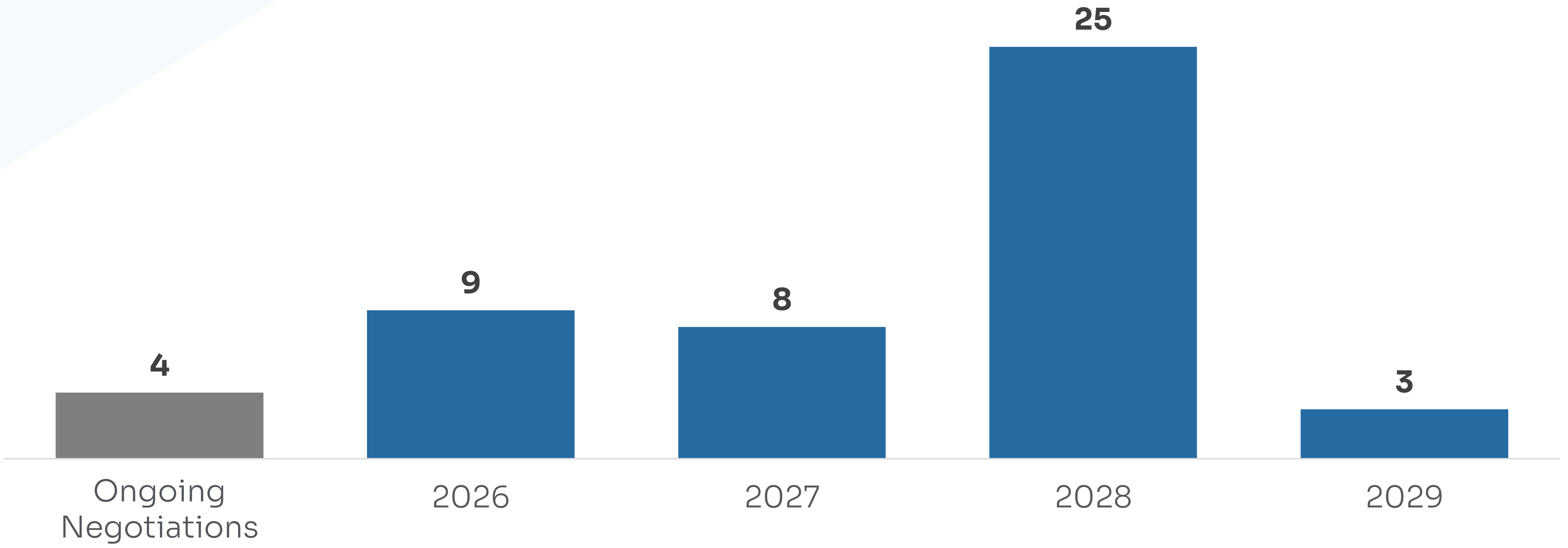
LEASE EXPIRATIONS (% OF RENTAL INCOME)



FINANCIAL & PHYSICAL VACANCY EVOLUTION



DISTRIBUTION OF RENT REVIEWS (NUMBER OF CONTRACTS)



Porfolio – Operating Indicators

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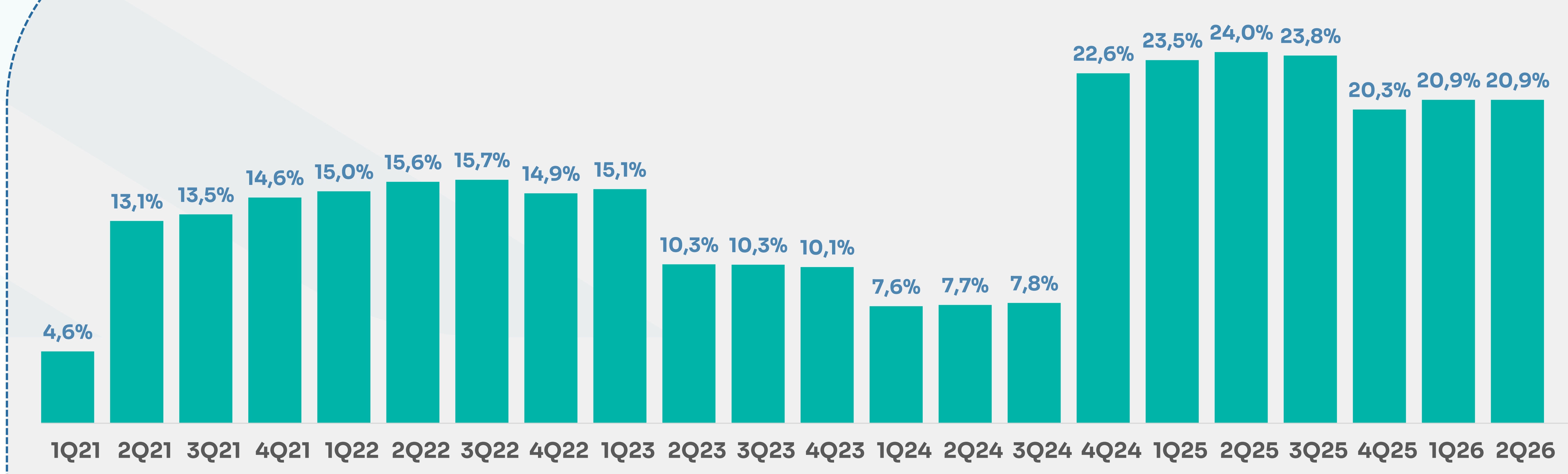
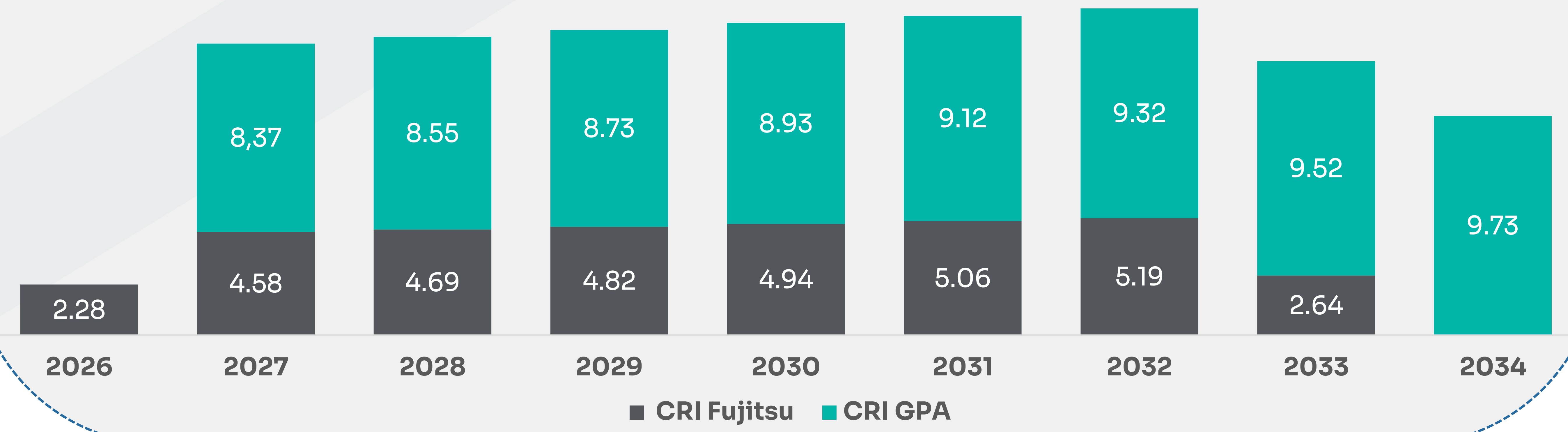
OUTSTANDING FINANCIAL DEBT

	CRI FUJITSU	CRI GPA
Issue Date	Jun/21	Dec/24
Maturity	Jun/33	Dec/34
Index	IPCA	IPCA
Interest Rate (p.y.)	6.00%	8.17%
Payment Frequency	Monthly	Monthly
Issued Amount (BRL)	24,750,000	62,000,000
Updated Amount (BRL)	34.547.184	65.747.612
Amortization Start	Jul/26	Jan/27
Number of Amortization Installments	84	96

FUND LEVERAGE TREND (% OF NAV)



DEBT AMORTIZATION SCHEDULE (BRL MM)



PRI Principles for Responsible Investment

Autorregulação ANBIMA Gestão de Recursos

Secundary Market

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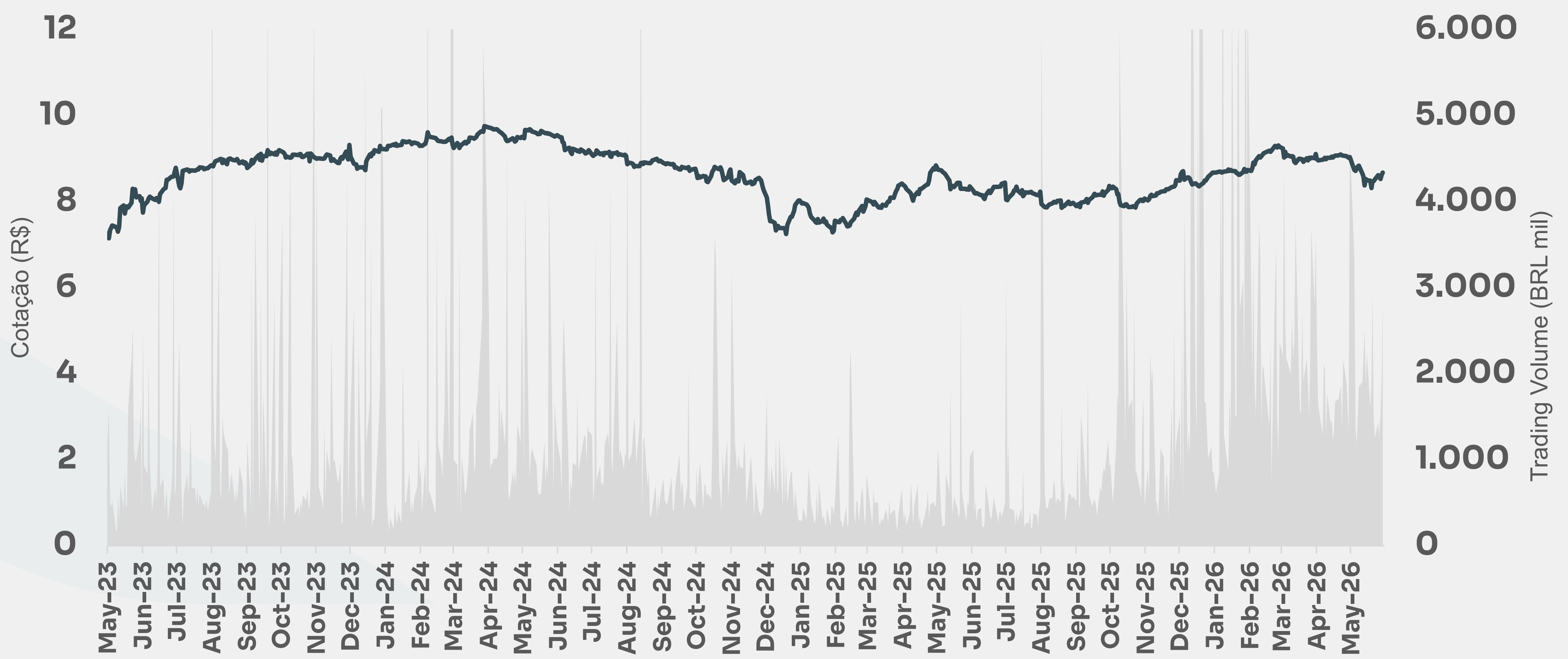
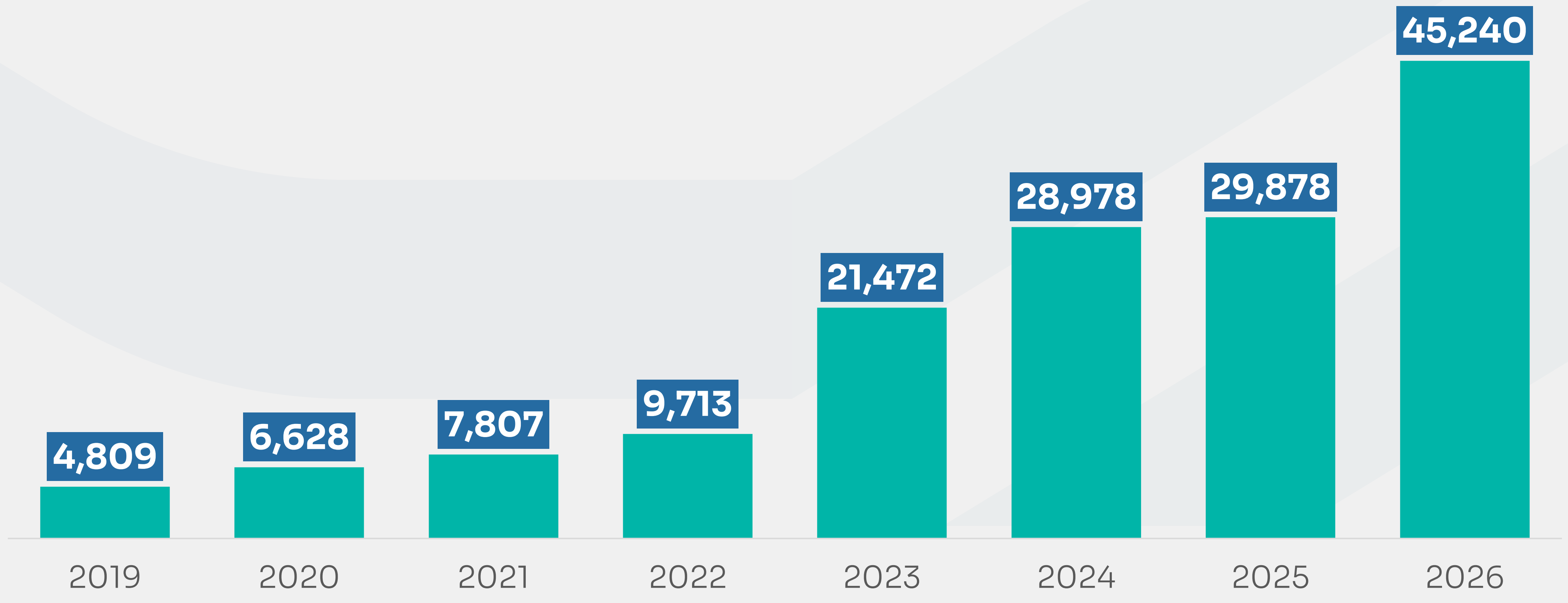
FUND UNITS TRADING ON B3

B3 MARKET DATA	May/26
Market Capitalization (BRL '000)	400,905
Number of Shareholders	45,240
Daily Trading Presence	100%
Average Daily Trading Volume (BRL Thousand)	1,559
Turnover (% of Shares Traded in the month)	8%

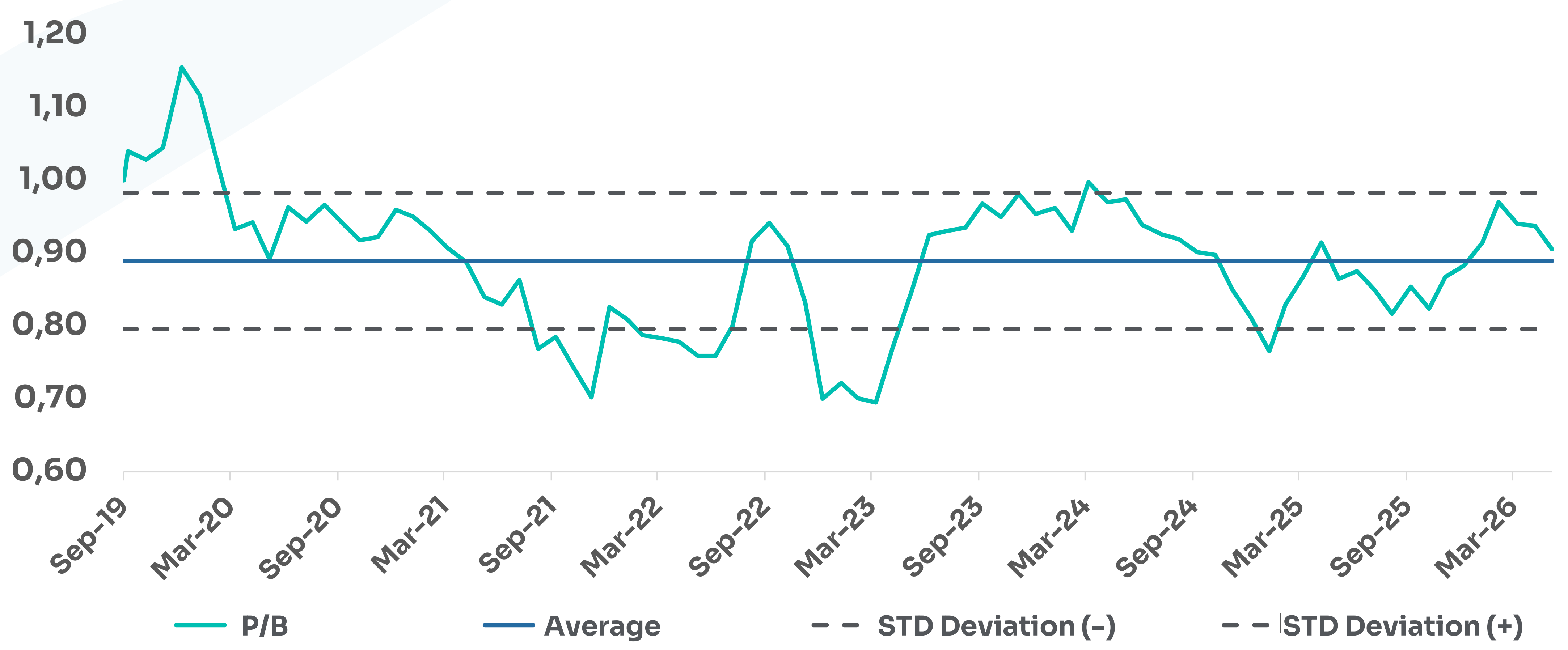
HISTORICAL SHARE PRICE AND TRADING VOLUME



SHAREHOLDER BASE GROWTH



HISTORICAL P/B



PRI Principles for Responsible Investment

Autorregulação ANBIMA Gestão de Recursos

Performance

DISTRIBUTION HISTORY

	2019	2020	2021	2022	2023	2024	2025	2026
January	-	0.055	0.050	0.047	0.049	0.064	0.080	0.075
February	-	0.056	0.045	0.047	0.050	0.064	0.095	0.075
March	-	0.049	0.045	0.049	0.051	0.100	0.095	0.080
April	-	0.049	0.045	0.049	0.052	0.105	0.095	0.131
May	-	0.050	0.045	0.050	0.055	0.118	0.095	0.131
June	-	0.050	0.042	0.050	0.081	0.118	0.110	0.131
July	-	0.052	0.038	0.049	0.058	0.078	0.091	0.131
August	-	0.050	0.045	0.049	0.058	0.078	0.074	-
September	-	0.050	0.048	0.049	0.058	0.078	0.074	-
October	0.027	0.047	0.048	0.050	0.064	0.078	0.074	-
November	0.034	0.050	0.048	0.050	0.064	0.078	0.074	-
December	0.055	0.052	0.051	0.051	0.090	0.078	0.075	-
Total	**0.116**	**0.610**	**0.550**	**0.590**	**0.730**	**1.037**	**1.032**	**0.754**
Average	**0.290**	**0.051**	**0.046**	**0.049**	**0.061**	**0.086**	**0.086**	**0.108**

CAGR = 20.6%

		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Year
2019	TEPP11	-	-	-	-	-	-	-	-	0.0%	-0.6%	2.2%	11.1%	12.8%
	IFIX	-	-	-	-	-	-	-	-	0.5%	4.0%	3.5%	10.6%	15.2%
2020	TEPP11	-2.7%	-7.3%	-9.2%	1.7%	-4.8%	8.5%	-1.6%	3.0%	-2.2%	-2.1%	1.2%	3.8%	-12.3%
	IFIX	-3.8%	-3.7%	-15.9%	4.4%	2.1%	5.6%	-2.6%	1.8%	0.5%	-1.0%	1.5%	2.2%	-10.2%
2021	TEPP11	-1.0%	-1.7%	-2.4%	-1.6%	-5.1%	-0.7%	4.5%	-10.5%	2.7%	-4.6%	-5.3%	14.8%	-12.1%
	IFIX	0.8%	-0.2%	-1.4%	0.5%	-1.6%	-2.2%	2.5%	-2.6%	-1.2%	-1.5%	-3.6%	8.8%	-2.3%
2022	TEPP11	-1.7%	-2.1%	0.0%	-0.1%	-2.0%	0.6%	6.0%	15.3%	3.3%	-2.6%	-8.0%	-10.1%	-3.1%
	IFIX	-1.0%	-1.3%	1.4%	1.2%	0.3%	-0.9%	0.7%	5.8%	0.5%	0.0%	-4.2%	0.0%	2.2%
2023	TEPP11	3.7%	-2.2%	-0.1%	11.3%	10.8%	9.8%	1.3%	1.1%	4.2%	-1.2%	4.1%	0.0%	48.6%
	IFIX	-1.6%	-0.5%	-1.7%	3.5%	5.4%	4.7%	1.3%	0.5%	0.2%	-2.0%	0.7%	4.3%	15.5%
2024	TEPP11	1.5%	1.0%	5.7%	-1.5%	1.6%	-2.4%	-0.6%	-0.4%	-1.3%	0.7%	-4.5%	-2.1%	-1.8%
	IFIX	0.7%	0.8%	1.4%	-0.8%	0.0%	-1.0%	0.5%	0.9%	-2.6%	-3.1%	-2.1%	-0.7%	-5.9%
2025	TEPP11	-4.9%	7.8%	5.8%	6.1%	-4.4%	2.3%	-1.4%	-2.3%	5.8%	-2.6%	6.2%	2.1%	18.2%
	IFIX	-3.1%	3.3%	6.1%	3.0%	1.4%	0.6%	-1.4%	1.2%	3.3%	0.1%	1.9%	3.1%	21.2%
2026	TEPP11	1.6%	7.0%	-1.0%	0.7%	-2.5%	-5.4%	-	-	-	-	-	-	0.3%
	IFIX	2.3%	1.3%	-1.1%	1.5%	-1.3%	-1.2%	-	-	-	-	-	-	1.5%

[1] Source: Broadcast

Timeline – Acquisitions and Disposals

TELLUS

2019

IPO Tellus Properties (TEPP11)

Aquisition - Ed. Cond. São Luiz
BRL 145M (BRL 12.833/sqm)

Aquisition - Ed. Passarelli
BRL 63,42M (BRL 8.895/sqm)

Aquisition - Ed. Torre Sul
BRL 115M (BRL 11.176/sqm)

2020

Aquisition - Ed. Timbaúba
BRL 26.5M (BRL 11.313/sqm)

2021

Aquisition - Ed. Cond. São Luiz
BRL 26,5M (BRL 14.100/sqm)

Aquisition - Ed. Fujitsu
BRL 50M (BRL 10.030/sqm)

2023

Disposal - Ed. Timbaúba
BRL 30.6M (BRL 13.072/sqm)
Capital Gain: BRL 1.8M

2024

Disposal - Ed. Cond. São Luiz
BRL 215,0M (BRL 16.314/sqm)
Capital Gain: BRL 39.4M

Aquisition - Ed. Brigadeiro Faria Lima
BRL 95.0M (BRL 19.969/sqm)

Aquisition - Ed. GPA
BRL 109,0M (BRL 9.710/sqm)

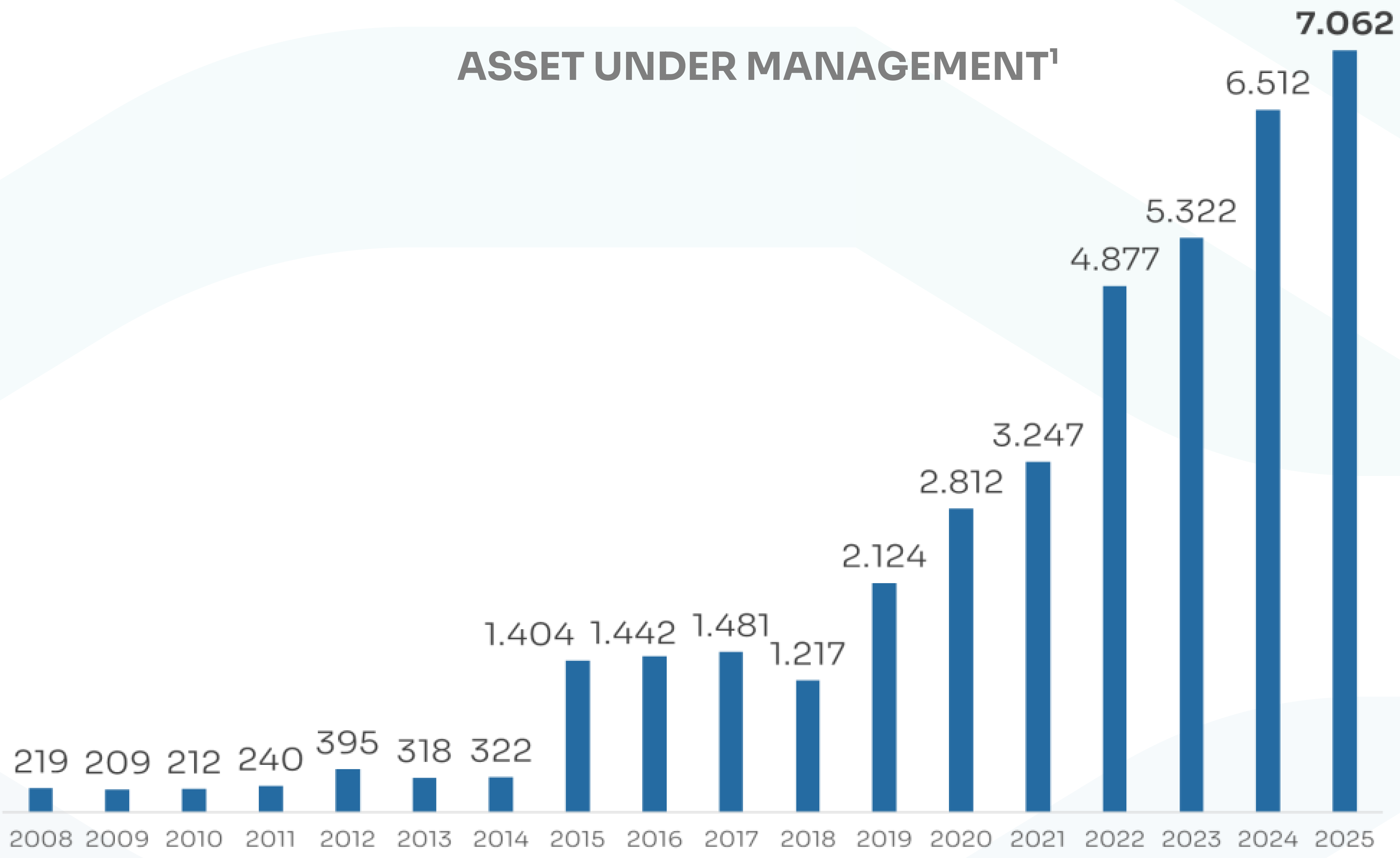
2025

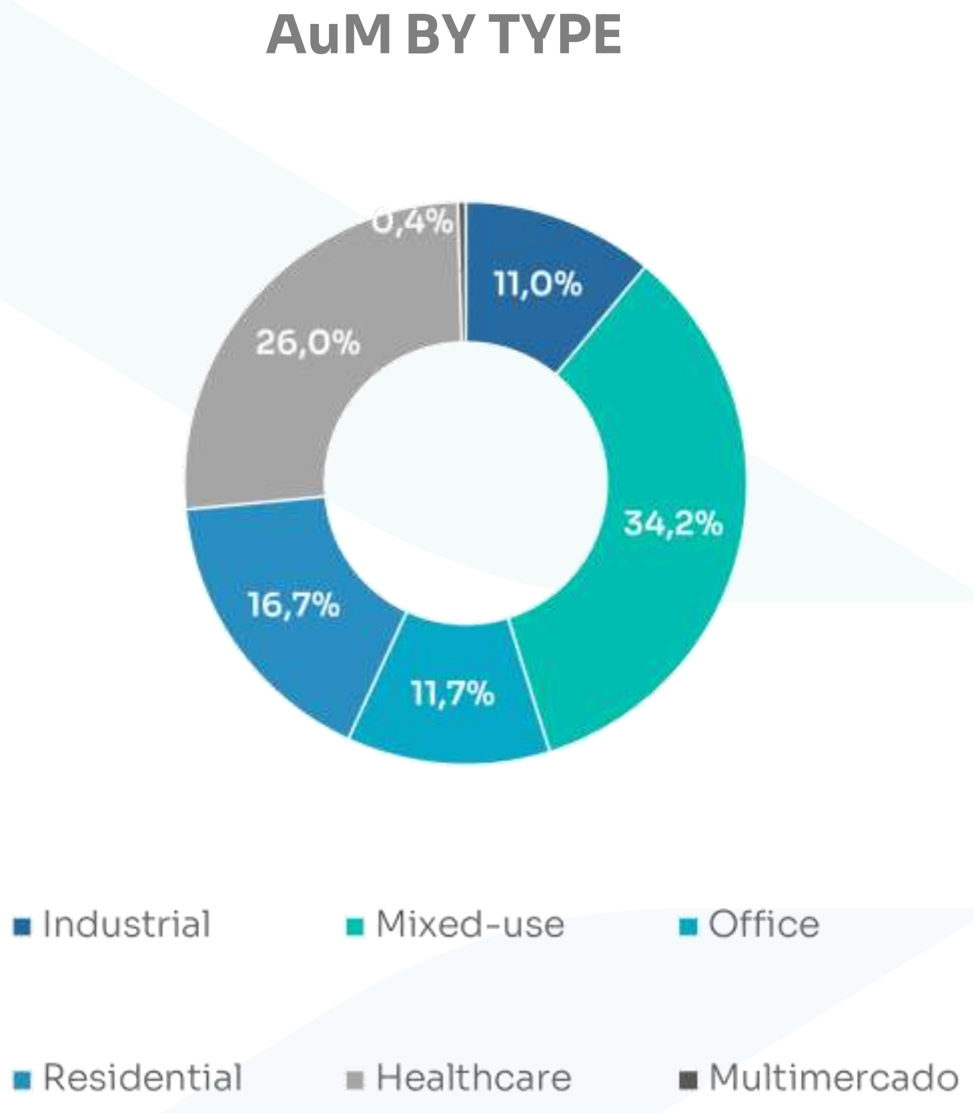
Aquisition - Ed. Brigadeiro Faria Lima
BRL 12.6M (BRL 12.562/sqm)

Aquisition - Ed. Top Center
BRL 167,4M (BRL 12.435/sqm)

TELLUS | The Manager

TELLUS is an independent asset management firm, with more than R$6.3* billion under management on real estate private equity. Since 2007, TELLUS has been active in all real estate sectors, with proven expertise in land entitlement, acquisition, development, redevelopment and value creation of office, industrial, mixed-use and for rent and for sale residential projects. We are committed with the transparency and fully integrated with our stakeholders. With an experienced and multidisciplinary team of professionals, TELLUS builds the capacity and agility to select assets to invest according to the different moments of the real estate market.





PRIVATE FUNDS

BRL 6,076	Development of corporate, healthcare, residential, logistics, and mixed-use projects, primarily focused on the São Paulo market.

FII/REIT

BRL 430,49 MM	TRBL11
BRL 474,01 MM	TEPP11
BRL 31,52 MM	TELM11
BRL 49,76	EDFO11.

JK Square Itaim

Mixed-use project in a very well-located land plot at one of the best neighborhoods of São Paulo.

[1]Source: TELLUS. Database: Dec./25

TELLUS | Gestora

Sustainability Commitment

Tellus became a signatory to the PRI (Principles for Responsible Investment) in 2021, reflecting its commitment to understanding and addressing the environmental, social, and governance (ESG) implications of its investment activities. Tellus' assets incorporate a set of principles, values, and guidelines that support the management of its investments.Tellus believes that, in the management of third-party capital, the consideration of ESG factors in investment decisions contributes to improved risk management and the creation of long-term value for clients and society as a whole. The PRI is an investor initiative in partnership with the United Nations Environment Programme Finance Initiative (UNEP FI) and the UN Global Compact. It works alongside its international network of signatories to implement the six Principles for Responsible Investment. These Principles aim to promote the integration of ESG considerations into investment and ownership decisions and to support signatories in this process. In addition, Tellus incorporates relevant responsible investment practices as part of its fiduciary duty.

Tellus conducts ESG assessments across its investment portfolio, enabling a broader view of associated risks and opportunities. The Tellus ESG assessment framework combines both an integration approach and a best-in-class methodology.

- The integration approach consists of the systematic inclusion of ESG considerations in investment analyses and decision-making processes. Tellus performs this analysis through its due diligence procedures. If any environmental or other liabilities are identified, such as soil contamination, Tellus commits to implementing appropriate mitigation measures.
- The best-in-class analysis is based on the Tellus ESG Score, which incorporates both ESG and financial criteria to evaluate each asset's performance against environmental, social, and governance benchmarks. Tellus applies specific methodologies tailored to new developments, major refurbishments, and stabilized assets. After passing through these evaluation filters, each asset receives a final score with a corresponding adherence classification.

Additional Information

TEPP11

Tellus Investimentos

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Click Here

HTTP://

Thank You!

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