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(A free translation of the original in Portuguese)

Única Classe de Cotas do Zagros Renda Imobiliária Fundo de Investimento Imobiliário - Responsabilidade Limitada

(CNPJ nº 26.614.291/0001-00)
(Administered by Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.
CNPJ: 22.610.500/0001-88)
Financial statements at
June 30, 2026
and independent auditor's report

Docusign Envelope ID: 1C4C4A21-8EB5-881D-80D0-733C3AEBC5B4

(A free translation of the original in Portuguese)

Independent auditor's report

To the Shareholders and the Administrator
Única Classe de Cotas do Zagros Renda Imobiliária Fundo de Investimento Imobiliário - Responsabilidade Limitada
(Administered by Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.
CNPJ: 22.610.500/0001-88)

Opinion

We have audited the accompanying financial statements of Única Classe de Cotas do Zagros Renda Imobiliária Fundo de Investimento Imobiliário - Responsabilidade Limitada (the "Class") which comprise the statements of financial position as at June 30, 2026, and the comprehensive income, changes in equity and cash flows for the period from March 17 until June 30, 2026, and notes to the financial statements, including material accounting policies and other explanatory information.

In our opinion the financial statements referred to above present fairly, in all material respects, the financial position of the Class at June 30, 2026, and its financial performance and its cash flows for period from March 17 until June 30, 2026, in accordance with accounting practices adopted in Brazil applicable to real estate investment funds.

Basis for opinion

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

Pricewaterhousecoopers Auditores Independentes Ltda.,
Avenida Brigadeiro Faria Lima, 3732, 16º andar, partes 1 a 6, Edifício Adalmiro Dellape Baptista B32, Itaim Bibi, São Paulo - SP, CEP 04538-132
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Única Classe de Cotas do Zagros Renda Imobiliária Fundo de Investimento Imobiliário - Responsabilidade Limitada
(Administered by Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda. CNPJ: 22.610.500/0001-88)

Key Audit Matters

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



Why it is a Key Audit Matter	How the matter was addressed in the audit
Existence and Fair Value Measurement of Investment Property (Notes 3(i) e 6)	
As presented in the statement of financial position, the Class's assets are primarily invested in completed real estate properties classified as investment properties. The fair value measurement methodology applied to the investment properties considered a valuation technique based on reports prepared by specialized firms, which use the income approach through a discounted cash flow model based on projected future cash flows. The fair value measurement of the investment properties was considered an area of audit focus due to its subjectivity and significance within the context of the financial statements, involving a high degree of judgment by management and external specialists.	Our principal audit procedures included, among others: Obtaining an understanding of the process adopted by management for the measurement, recognition, and disclosure of the fair value of investment properties. With the assistance of our specialists in the valuation of this nature of assets, we obtained an understanding of the valuation methodology used and assessed the reasonableness of the assumptions adopted by the Class's management and external specialists in developing the valuation model. We also evaluated whether those assumptions and the valuation model were consistent with market practices commonly applied in similar circumstances. Our audit procedures provided appropriate and sufficient audit evidence regarding the fair value measurement of the investment properties.

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Why it is a Key Audit Matter	How the matter was addressed in the audit
Fair Value Measurement of Real Estate Investments – Shares of Real Estate Investment Funds (Notes 3(f) and 5(b)) A substantial portion of the Class's real estate investments consists of real estate investment funds shares traded on a stock exchange. The fair value measurement of the real estate investment funds shares traded on a stock exchange is based on an established pricing policy, which considers the price of the latest trading transaction for the shares on the exchange. The fair value measurement of the real estate investment funds shares was considered an area of audit focus due to the significance of these investments in relation to the Class's equity.	Our principal audit procedures included, among others: Obtaining an understanding of the process adopted by management for the measurement and disclosure of the fair value of the portfolio of real estate investment fund shares held by the Class. For the real estate investment funds shares traded on a stock exchange, we compared the prices used by management to value these investments with the prices of the latest transactions of the units on the stock exchange as of the financial statement reporting date. Based on the procedures performed, we considered that the criteria and assumptions adopted by management regarding the existence and valuation of these investments are consistent with the information obtained and analyzed during our audit.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting practices adopted in Brazil applicable to real estate investment funds, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Class's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Class or to cease operations, or has no realistic alternative but to do so.

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

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Auditor's responsibilities for the audit of the financial statements

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

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

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

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

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

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Class's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Class to cease to continue as a going concern.

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

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all

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relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, actions taken to eliminate threats to our independence or safeguards applied.

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

São Paulo, October 29, 2026

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

DocuSigned by
Daniel Marteletto
Assinado por: DANIEL NAVES MARTELETTO:06260972660
CPF: 06260972660
Papel: Partner
Data/Hora da Assinatura: 29 de outubro de 2026 | 15:57 BRT
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Emissor: AC SyngularID Multipla

Daniel Naves Marteletto
Contador CRC 1MG105346/O-2

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ÚNICA CLASSE DE COTAS DO ZAGROS RENDA IMOBILIÁRIA FUNDO DE INVESTIMENTO IMOBILIÁRIO - RESPONSABILIDADE LIMITADA
CNPJ: 26.614.291/0001-00

(Administered by Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.)
CNPJ: 22.610.500/0001-88

Statement of financial position as at June 30, 2026 , March 17, 2026 (date of transfer) and June 30, 2025
(All amounts in thousands of reais - R$)

		03/17/2026 to 06/30/2026		07/01/2025 to 03/16/2026		2025	
	Note	Amount	% NAV	Amount	% NAV	Amount	% NAV
Assets							
Current assets		**693.356**	**29,36**	**199.027**	**8,24**	**137.172**	**8,04**
Cash and cash equivalents	**4**	**114.315**	**4,84**	**8.676**	**0,36**	**4**	**0**
Cash and banks		**2**	**0,00**	**3**	**0,00**	**4**	**0,00**
Bank accounts - checking account Vórtx (*)		2	0,00	3	0,00	4	0,00
Interbank investments		**114.313**	**4,84**	**8.673**	**0,36**	**-**	**-**
National Treasury Notes - NTN		114.313	4,84	8.673	0,36	-	-
Securities	**5**	**447.014**	**18,93**	**158.461**	**6,56**	**116.522**	**6,83**
Government securities		**1.967**	**0,08**	**1.908**	**0,08**	**-**	**-**
Treasury Bills - LFT		1.967	0,08	1.908	0,08	-	-
Investment fund shares		**87.748**	**3,72**	**88.553**	**3,67**	**116.522**	**6,83**
Fixed-Income Fund shares		568	0,02	88.553	3,67	116.522	6,83
Multimarket Fund shares		87.180	3,69	-	-	-	-
Investments in SPE		**357.299**	**15,13**	**68.000**	**2,81**	**-**	**-**
Special Purpose Entities - SPE		357.299	15,13	68.000	2,81	-	-
Other assets		**132.027**	**5,59**	**31.890**	**1,32**	**20.646**	**1,21**
Prepaid expenses		**39**	**0,00**	**15**	**0,00**	**7.550**	**0,44**
Sundry expenses		39	0,00	15	0,00	7.550	0,44
Other receivables		**131.988**	**5,59**	**31.875**	**1,32**	**13.096**	**0,77**
Dividends/income receivable		2.906	0,12	-	-	17.320	1,02
Other receivables		97.145	4,11				
Rentals receivable		34.429	1,46	20.367	0,84	17.320	1,02
Allowance for expected credit losses - Covolan		(2.492)	(0,11)	(2.492)	(0,10)	(4.224)	(0,25)
Property sale receivable		-	-	14.000	0,58	-	-
Noncurrent assets		**3.149.644**	**133,38**	**2.495.430**	**103,28**	**1.895.441**	**99,13**
Real estate assets	**6**	**3.149.644**	**133,38**	**2.495.430**	**103,28**	**1.895.441**	**99,13**
Properties		**2.539.172**	**107,52**	**1.938.737**	**80,24**	**1.690.391**	**99,13**
Rental properties		2.539.172	107,52	1.938.737	80,24	1.690.391	99,13
Land		**44.029**	**1,86**	**-**	**-**	**-**	**-**
Land		44.029	1,86	-	-	-	-
Investment fund shares		**566.443**	**23,99**	**556.693**	**23,04**	**205.050**	**12,02**
Real estate investment fund shares		566.443	23,99	556.693	23,04	205.050	12,02
Total assets		**3.843.000**	**162,74**	**2.694.457**	**111,52**	**2.032.613**	**107,18**
Liabilities							
Current liabilities		**1.481.528**	**48,18**	**278.370**	**11,52**	**327.405**	**4,18**
Amounts payable		**1.481.528**	**48,18**	**278.370**	**11,52**	**327.405**	**4,18**
Obligations for issuance of shares		1.082.062	45,82	270.720	11,20	256.168	15,02
Obligations for assignment of real estate credits		343.822					
Dividends to be distributed		26.165	1,11	-	-	15.483	0,91
Obligations for acquisition of properties		22.361	0,95	4.141	0,17	39.255	2,30
Security deposit received of Unit		2.291	0,10	2.292	0,09	-	-
Management fee (*)	**16**	1.856	0,08	-	-	-	-
ITBI (property transfer tax) payable		1.758	0,07	-	-	-	-
Administration fee (*)	**16**	70	0,00	1.207	0,05	1.311	0,08
Custody fee (*)	**16**	29	0,00	-	-	-	-
Bookkeeping fee (*)	**16**	20	0,00	-	-	-	-
IR (income tax) on redemption		11	0,00	-	-	-	-
Amounts payable - Stock exchange operations		-	-	-	-	15.177	0,89
Other payables		1.083	0,05	8	0,00		
CETIP fee		-	-	2	0,00	11	0,00
Total liabilities		**1.481.528**	**48,18**	**278.370**	**11,52**	**327.405**	**4,18**
Net asset value		**2.361.472**	**100,00**	**2.416.087**	**100,00**	**1.705.208**	**100,00**
Total liabilities and net asset value		**3.843.000**	**148,18**	**2.694.457**	**111,52**	**2.032.613**	**104,18**

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ÚNICA CLASSE DE COTAS DO ZAGROS RENDA IMOBILIÁRIA FUNDO DE INVESTIMENTO IMOBILIÁRIO - RESPONSABILIDADE LIMITADA
CNPJ: 26.614.291/0001-00

(Administered by Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.)
CNPJ: 22.610.500/0001-88

Statement of income
For the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025
(All amounts in thousands of reais – R$, except for the unit value of the shares)

Composition of income for the year	Note	03/17/2026 to 06/30/2026	07/01/2025 to 03/16/2026	2025
Income		**50.032**	**192.668**	**142.586**
Income from real estate assets		**104.822**	**164.681**	**165.059**
Rental income		64.841	139.221	153.264
(-) Allowance for losses		-	1.731	-
Property cost		-	(89.019)	-
Income from investment properties		6.451	112.230	-
Fair value adjustment of investment properties		6.197	518	11.795
Equity method adjustments - SPE		27.333	-	-
Income from non-real-estate assets		**(59.559)**	**27.785**	**(22.968)**
Income from repurchase agreements		337	-	-
Income from Government securities - LFT		59	-	-
Interest income		-	1.436	58
Income from FII dividends		9.146	25.302	8.342
Appreciation/depreciation of investment fund quotas		(55.745)	41.926	(8.532)
Appreciation/depreciation of CRI		-		
Withholding income tax (IRRF) and tax on financial transactions (IOF) on redemption of financial assets		-	(633)	(1.010)
Interest rate adjustment expenses - CRI		(13.356)	(27.804)	(21.826)
Other expenses - CRI		-	(12.442)	-
Other operating income		**4.769**	**202**	**495**
Other operating income		4.769	202	495
Expenses		**(14.083)**	**(26.939)**	**(17.649)**
Expenses on real estate assets		**(4.146)**	**(3.952)**	**(952)**
Maintenance and upkeep of properties		(1.903)	(1.841)	-
Condominium expenses		(14)	-	-
Securitization expenses		(114)	-	-
Tax expenses		(2.098)	(1.000)	(170)
Banking services		(17)	(1.111)	(782)
Expenses on specialized technical services		**(2.284)**	**(5.768)**	**(1.962)**
Audit and custody		(135)	(110)	(143)
Technical advisory		(229)	(3.909)	(1.819)
Legal advisory		(1.515)	-	-
Valuation services		(361)	-	-
Brokerage commissions and fees		-	(1.749)	-
Distribution fees		(44)	-	-
Administration and management expenses	**15**	**(6.748)**	**(15.019)**	**(13.328)**
Administration		(92)	(15.019)	(13.328)
Management		(6.482)	-	-
Bookkeeping		(71)	-	-
Controllership		(103)	-	-
Other expenses		**(905)**	**(2.200)**	**(1.407)**
Registry office expenses		(159)	(986)	-
Publications and correspondences		(27)	-	-
CVM oversight fee		(500)	(40)	(282)
B3 fee		(9)	-	-
Other expenses		(210)	(1.174)	(1.125)
Net income for the year		**35.949**	**165.729**	**124.937**
Number of shares		*809.269,7109*	*214.249.664,0000*	*809.269,7109*
Earnings per share - amount in R$		*82,07*	*0,77*	*12,09*

The accompanying notes are an integral part of these financial statements.

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ÚNICA CLASSE DE COTAS DO ZAGROS RENDA IMOBILIÁRIA FUNDO DE INVESTIMENTO IMOBILIÁRIO - RESPONSABILIDADE LIMITADA
CNPJ: 26.614.291/0001-00

(Administered by Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.)
CNPJ: 22.610.500/0001-88

Statement of changes in net asset value

For the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025
(All amounts in thousands of reais – R$, except for the unit value of the shares)

	Note	Capital	Offering cost	Accumulated surplus (deficit)	Total net asset value
June 30, 2024		**1.210.117**	**(25.108)**	**11.537**	**1.196.546**
(+) Payment of shares for the year		528.605	-	-	**528.605**
(-) Offering cost		-	(5.478)	-	**(5.478)**
(-) Dividends distributed	**18**	-	-	(139.402)	**(139.402)**
(+ / -) Surplus (deficit) for the year		-	-	124.937	**124.937**
June 30, 2025		**1.738.722**	**(30.586)**	**(2.928)**	**1.705.208**
(+) Shares issued		693.744	-	-	**693.744**
(-) Share amortization		-	-	-	**-**
(-) Dividends distributed	**18**	-	-	(148.594)	**(148.594)**
(+ / -) Surplus (deficit) for the year		-	-	165.729	**165.729**
March 16, 2026		**2.432.466**	**(30.586)**	**14.207**	**2.416.087**
(+) Shares issued		-	-	-	**-**
(-) Offering cost		-	(120)	-	**(120)**
(-) Dividends distributed	**18**	-	-	(90.444)	**(90.444)**
(+ / -) Accumulated surplus (deficit) for the for the period		-	-	35.949	**35.949**
June 30, 2026		**2.432.466**	**(30.706)**	**(40.288)**	**2.361.472**

The accompanying notes are an integral part of these financial statements.

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ÚNICA CLASSE DE COTAS DO ZAGROS RENDA IMOBILIÁRIA FUNDO DE INVESTIMENTO IMOBILIÁRIO - RESPONSABILIDADE LIMITADA
CNPJ: 26.614.291/0001-00

(Administered by Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.)
CNPJ: 22.610.500/0001-88

Statement of cash flows - indirect method

For the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025

(All amounts in thousands of reais - R$)

	03/17/2026 to 06/30/2026	07/01/2025 to 03/16/2026	2025
Cash flows from operating activities			
Surplus the period/year	35.949	165.729	124.937
Adjustment to surplus for the period/year			
Fair value adjustment of investment properties	(6.197)	(518)	(11.795)
Fair value adjustment of financial assets	(27.333)	19.156	15.807
Property cost	-	89.019	-
Total	**2.419**	**273.386**	**128.949**
Changes in assets and liabilities			
Decrease (Increase) in securities	(270.970)	(510.105)	(37.803)
Decrease (Increase) in rentals receivable	(14.062)	(18.779)	(600)
Decrease (Increase) in other receivables	(86.051)	(7.682)	(5.000)
Decrease (Increase) in prepaid expenses	(24)	41	(1)
Increase (Decrease) in amounts payable to the Administrator	(1.088)	(104)	61
Increase (Decrease) in amounts payable - Stock exchange operation	-	-	15.177
Increase (Decrease) in provision for payments	1.204.246	2.291	11
Net cash from operating activities	**834.470**	**(260.952)**	**100.794**
Cash flows from investing activities			
Acquisition of investment properties	(638.267)	(338.897)	(619.116)
Increase (Decrease) in obligations for acquisition of properties	-	(39.718)	183.598
Proceeds from sale of investment properties	-	2.050	-
Cash flows from investing activities	**(638.267)**	**(376.565)**	**(435.518)**
Cash flows from financing activities			
Net proceeds from share issuance	-	693.744	528.605
Share issuance cost	(120)	-	(5.478)
Income distribution to Shareholders	(90.444)	(164.077)	(133.759)
Net cash from financing activities	**(90.564)**	**529.667**	**389.368**
Changes in cash and cash equivalents	**105.639**	**(107.850)**	**54.644**
Cash and cash equivalents at the beginning of the period/year	8.676	116.526	61.881
Cash and cash equivalents at the end of the period/year	114.315	8.676	116.525
Change in cash and cash equivalents	**105.639**	**(107.850)**	**54.644**
	-	-	

The accompanying notes are an integral part of these financial statements.

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1. Operations

Única Classe de Cotas do Zagros Renda Imobiliária Fundo de Investimento Imobiliário - Responsabilidade Limitada ("Class") was incorporated as a closed-end condominium on November 10, 2016, for an indefinite term, and began operations on April 28, 2017. Class is intended to receive investments from investors in general, domiciled in Brazil or abroad, subject to any restrictions provided for in current regulations.

The core objective of Class is to provide its Shareholders, in the long term, with income from typical and atypical lease agreements ("Lease Agreements"), as well as capital gains from the sale of Real Estate Assets, with the resulting appreciation of their Shares.

Investments in funds are not guaranteed by the Administrator, the Manager or any insurance mechanism, or by the Deposit Insurance Fund (DIF or FGC - acronym in Portuguese).

Class portfolio is administered by Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda. ("Administrator"), and the portfolio management services are performed by Zagros Capital Gestão de Recursos S.A. ("Manager").

The Fund's shares are traded on the stock exchange under ticker GGRC11. The closing prices for the last trading day of each month of the years ended June 30, 2026 and 2025 were as follows:

Year	Stock market Closing price	Year	Stock market Closing price
06/30/2025	10.09	06/28/2024	10.84
07/31/2025	9.74	07/31/2024	11.02
08/29/2025	9.83	08/29/2024	10.95
09/30/2025	10.03	09/30/2024	10.61
10/31/2025	10.03	10/31/2024	10.23
11/30/2025	9.92	11/29/2024	10.08
12/30/2025	9.9	12/30/2024	9.85
01/30/2026	10.05	01/31/2025	9.35
02/27/2026	10.36	02/28/2025	9.57
03/31/2026	10.3	03/31/2025	9.86
04/30/2026	10.27	04/30/2025	10.01
05/29/2026	10.15	05/31/2025	10.1
06/30/2026	9.89	06/30/2025	10.09

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2. Preparation and presentation of the financial statements

The financial statements were prepared in accordance with the accounting practices adopted in Brazil applicable to real estate investment funds, governed by CVM Resolution No. 175/22 and CVM Ruling No. 516/11, including the Pronouncements, Guidance and Interpretations issued by the Brazilian Accounting Pronouncements Committee (CPC), as well as with the standards issued by the Federal Accounting Council (CFC), provided that they do not conflict with the provisions contained in specific instructions applicable to Real Estate Investment Funds.

These financial statements were approved on September 28, 2026 by Class Administrator, which authorized their disclosure.

3. Significant accounting policies

The significant accounting policies adopted for the recording of operations and the preparation of financial statements are those set forth in CVM rules. The financial statements were prepared on a historical cost basis, except for financial assets measured at fair value, as required by CVM Ruling 516/11, whether of a real estate nature or not. The specific measurement policies are described in the items below:

a) Functional currency

The items included in the financial statements are measured using the currency of the primary economic environment in which Class operates, the Brazilian reais (R$) ("the functional currency").

b) Use of estimates and judgments

The preparation of Class financial statements in accordance with the accounting standards applicable to Real Estate Investment Funds requires the Administrator to make judgments, estimates and assumptions that affect the application of the accounting policies and the reported amounts of assets, liabilities, revenues and expenses. Actual results may differ from these estimates.

The information on critical judgments related to the accounting policies adopted, which have significant effects on the amounts recognized in the Fund’s financial statements, are included in Note 3.

c) Recognition of revenues and expenses

The Administrator adopts the accrual basis for recognizing revenues and expenses.

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d) Classification of current and noncurrent assets and liabilities

Class presents assets and liabilities in the statement of financial position based on current/noncurrent classification. An asset is classified as current when: (i) it is expected to be realized, sold or used in the normal operational cycle; (ii) it is primarily held for trading; (iii) it is expected to be realized within 12 months after the reporting period; or (iv) referring to cash and cash equivalents. All other assets are classified as noncurrent.

A liability is classified as current when: (i) it is expected to be settled within the normal operational cycle or within 12 months after the reporting period (ii) there is no unconditional right to defer settlement of the liability for at least 12 months after the reporting period. All other liabilities are classified as noncurrent.

e) Cash and cash equivalents

These include bank deposits with financial institutions, included in the line items of “cash and banks” and “interbank investments”, with original maturities of 90 days or less and with immaterial risk of change in their market value.

Cash and banks

These include cash and positive balances in checking accounts, with immediate liquidity and insignificant risk of change in their market value.

(i) Interbank investments

These are stated at the investment value, plus income earned.

f) Investment fund shares

Investment fund shares are recorded at acquisition cost, adjusted daily by the share values informed by the administrators of the invested funds, which represents the Administrator’s best estimate of the fair value of these assets. The appreciation and/or depreciation of investment fund shares is recorded under “Fixed-Income Fund Shares, Multimarket Fund Shares”.

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g) Real Estate Investment Fund Shares

Shares traded on B3 S.A.: Real estate investment fund shares are initially recorded at acquisition cost, and their value is adjusted monthly based on the variation in the value of the shares of the invested funds on the last business day of each month, as disclosed on the B3 website. Cash and cash equivalents are represented by bank deposits and highly liquid, short-term fixed-income investments, which are readily convertible into a known amount of cash and are subject to an insignificant risk of change in value.

Shares not traded on B3 S.A.: Real estate investment fund shares are initially recorded at acquisition cost, and their value is adjusted monthly based on the share value disclosed by the administrator of the fund where the investment is made.

Income is recorded when the corresponding shares are considered “ex-right” on the stock exchange.

The appreciation and/or depreciation of investment fund shares is recorded under “Real Estate Investment Fund Shares”.

h) Rentals receivable

These include all receivables to which Class has the right to receive, by virtue of the lease agreements, plus monetary restatement and discounted to present value, recognized in the statement of income under “Rental Income”.

Interest and present value adjustments are recognized in income. Interest is recognized in the statement of income under “Interest Income”.

i) Real estate financial assets

(i) Securities

The Administrator classifies its securities in the category “measured at fair value through profit or loss”.

This category includes financial assets acquired for the purpose of generating short-term income from their trading.

The "fair value" of a financial instrument on a given date is interpreted as the amount at which an asset could be bought or sold on that date by two knowledgeable parties, acting deliberately and prudently, in a transaction under regular market conditions. The most objective and

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common reference for the fair value of a financial instrument is the price that would be paid for it in an active, transparent and meaningful market ("quoted price" or "market price").

If there is no market price for a given financial instrument, its fair value is estimated based on valuation techniques commonly adopted by the financial market, considering the specific characteristics of the instrument being measured, and above all, the various types of risk associated with it.

The changes in the carrying amount of financial assets measured at fair value are recognized in the statement of income their respective accounts of origin.

(ii) Investments in Special Purpose Entities (SPE)

Investments in SPE are recorded at acquisition cost and subsequently accounted for using the equity method, based on the investees' financial information, considering that all investments in SPE have the nature of development for sale (time sharing) and that they do not refer to investment properties.

Dividends declared or provisioned by these investees are recognized in Class, in proportion to their stake, as a credit to the carrying amount of the investment in Class.

(iii) Properties held for sale

Properties held for sale are initially recognized at cost plus non-recoverable taxes on their purchase, after deducting trade discounts and rebates and including directly attributable costs to place the asset in the location and condition necessary for the intended purpose.

Management measures properties held for sale at the lower of their carrying amount and the fair value less costs to sell.

Management assesses, at least annually, if there is any indication of impairment of the asset, which is measured at the amount equivalent to the expected credit losses if the credit risk of this financial instrument has increased significantly since initial recognition, collectively assessed.

The Administrator recognizes in income, as impairment gain or loss, the amount of the expected credit losses (or reversal) required to adjust the allowance for losses at the reporting date to the amount that should be recognized.

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j) Statement of cash flows

For purposes of the statement of cash flows, Class uses the direct method.

The amounts considered as cash equivalents correspond to the balances of cash and banks and financial investments with immediate convertibility, as specified in item “e”.

k) Certificates of Real Estate Receivables (CRI)

These are real estate credits originating from assignment agreements entered into between Class and the securitization company, in order to raise funds for financing and payment of expenses. They are measured at amortized cost, through the accrual of interest and income paid up to the reporting date, and are presented under “Obligations for property sale commitment”, in current and noncurrent liabilities. Expenses on interest rate adjustments of CRIs are presented under “Interest Rate Adjustment Expenses - CRI”, in the Statement of Income.

l) Other assets and liabilities

An asset is recognized in the statement of financial position when it is probable that its future economic benefits will flow to Class and its cost or amount can be measured reliably.

A liability is recognized in the statement of financial position sheet when Class has a legal or constructive obligation as a result of a past event and it is probable that an outflow of funds will be required to settle the obligation. It includes, when applicable, the corresponding charges and monetary variations incurred.

Provisions are recognized based on the best estimates of the risk involved. Assets and liabilities are classified as current when their realization or settlement is expected to occur within the next 12 months. Otherwise, they are stated as noncurrent.

m) Earnings per share

Earnings per share in the year are calculated by dividing net income by the weighted average number of shares outstanding monthly.

4. Cash and cash equivalents

Below we present cash and cash equivalents positions in the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025:

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	06/30/2026		
Assets - no maturity date	**Unit value**	**Quantity**	**Fair value**
Cash and banks	-	-	2
Interbank investments (*)	3,945.3713	28,974	114,313
Total		**28,974**	**114,315**

(*) Interbank investments are represented by repurchase agreements backed by securities [NTN-B], as shown in the statement of financial position.

	03/16/2026		
Assets - no maturity date	**Unit value**	**Quantity**	**Fair value**
Cash and banks	-	-	3
Interbank investments (*)	4,576.7650	1,895	8,673
Total		**1,895**	**8,676**

(*) Interbank investments are represented by repurchase agreements backed by securities [NTN-B], as shown in the statement of financial position.

	06/30/2025		
Assets - no maturity date	**Unit value**	**Quantity**	**Fair value**
Cash and banks	-	-	4
Total		**-**	**4**

For the period from March 17, 2026 to June 30, 2026, Class obtained positive result from interbank investments in the amount of R$ 1,662 (R$ 1,325 in the period from July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and there was no result in the year ended June 30, 2025)

5. Securities

a) Non-real-estate financial assets

Below we present the securities positions in the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025:

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Notes to the financial statements

For the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025

(All amounts in thousands of Reais, except for the unit value of the shares or when specified otherwise)

		06/30/2026		03/16/2026		06/30/2025	
Fixed-Income Fund Shares	**Maturity**	**Quantity**	**Balance**	**Quantity**	**Balance**	**Quantity**	**Balance**
Bradesco FI (a)	No maturity date	9,922	568	-	-	2,144,865	40,273
BTG Pactual Yield DI (b)	No maturity date	-	-	14,474	797	4,595	229
BTG Pactual DI FI (c)	No maturity date	143,146	792	144,543	756	146,224	709
Itau SOB RF Simples (d)	No maturity date	-	-	-	-	109,249	8,316
Total		**153,068**	**1,360**	**159,017**	**1,553**	**2,404,933**	**49,527**

(a) The purpose of Bradesco Fundo de Investimento Renda Fixa Referenciado DI Federal Extra is to provide its shareholders with returns that seek to track variations in interest rates practiced in the interbank deposit market (CDI), through its operation mainly in the domestic interest rate market.

(b) BTG Pactual Yield DI Fundo de Investimento Referenciado Crédito Privado ("Fund") was incorporated on October 2, 1995 as an open-ended condominium, for an indefinite term, and started operations on the same date. The Fund's purpose is to provide shareholders with returns that track the variation in interest rates in the interbank market (measured by the variation in the Interbank Deposit) with a high degree of correlation, using instruments available in both the spot market and the derivatives market, in accordance with the restrictions set forth in current legislation. The Fund is intended to receive investments exclusively from individual and corporate investors seeking performance referenced to interbank market interest rates. Shareholders, when investing in this Fund, will be exposed to the risk of losing their invested capital without the guarantee of the Administrator, of any insurance mechanism or the Deposit Insurance Fund ("FGC").

(c) BTG Pactual Tesouro Selic Fundo de Investimento Renda Referenciado DI ("Fund") was incorporated on February 14, 2008 as an open-ended condominium, for an indefinite term, and started operations on the same date. The Fund's purpose is to provide shareholders with returns that track the variation in interest rates in the interbank market (measured by the variation in the Interbank Deposit) with a high degree of correlation, using instruments available in both the spot market and the derivatives market, in accordance with the restrictions set forth in current legislation. It is intended to receive investments from individuals and/or legal entities in general, as well as from investment funds seeking performance different from interbank market interest rates. Shareholders, when investing in this Fund, will be exposed to the risk of losing their invested capital without the guarantee of the Administrator, of any insurance mechanism or the Deposit Insurance Fund ("FGC").

(d) The purpose of Itaú Soberano Renda Fixa Simples Fundo de Investimento em Cotas de Fundos de Investimento is to invest its resources in shares of investment funds classified as "Fixed Income", which invest exclusively in Federal Government securities, either at

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fixed rate or indexed to the CDI rate, or through repurchase agreements backed by Federal Government securities. The strategy adopted derives from and reflects the Fund's investment policy, as described in its regulations/prospectus.

		06/30/2026		03/16/2026		06/30/2025	
Multimarket Fund Shares	**Maturity**	**Quantity**	**Balance**	**Quantity**	**Balance**	**Quantity**	**Balance**
HCO OPPS BRAZIL (f)	No maturity date	-	-	870	87,000	2,144,865	40,273
OCM OPPS Brasil (g)	No maturity date	870	86,388	-	-	-	-
Total		**870**	**86,388**	**870**	**87,000**	**2,144,865**	**40,273**

(e) HCO OPPS BRAZIL FUNDO DE INVESTIMENTO FINANCEIRO RESPONSABILIDADE LIMITADA is a pooling of funds established as a special-purpose condominium and governed by these regulations, CVM Resolution No. 175, dated December 23, 2022, as amended ("CVM Resolution No. 175/2022"), and other applicable legal and regulatory provisions. The Fund consists of a single class of shares, which has its own segregated net asset value intended for investment in assets aligned with its respective investment policy, as set forth in the class annex, with the purpose of providing its shareholders with appreciation and return of their shares (as defined below).

(f) OCM OPPS BRAZIL FUNDO DE INVESTIMENTO MULTIMERCADO CRÉDITO PRIVADO INVESTIMENTO NO EXTERIOR is a pooling of funds established as a special-purpose condominium and governed by these regulations, CVM Resolution No. 175, dated December 23, 2022, as amended ("CVM Resolution No. 175/2022"), and other applicable legal and regulatory provisions. The Fund consists of a single class of shares, which has its own segregated net asset value intended for investment in assets aligned with its respective investment policy, as set forth in the class annex, with the purpose of providing its shareholders with appreciation and return of their shares (as defined below).

Shares in Real Estate Investment Funds are classified as financial assets at fair value through profit or loss. Their value is adjusted monthly based on the variation in the value of the shares of the invested funds on the last business day of each month, as disclosed on B3, regardless of the volume of shares traded.

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Real Estate Investment Fund Shares	Maturity	06/30/2026		03/16/2026		06/30/2025	
		Quantity	Balance	Quantity	Balance	Quantity	Balance
FII Alianza Urban – CI	No maturity date	564,897	45,870	419,047	44,420	212,095	15,441
FII V2 Renda – CI	No maturity date	-	-	57,000	55,220	-	-
Lazio II Fundo de Inv. Imobiliário	No maturity date	2,137,414	158,360	2,137,414	200,658	746,082	74,397
Lazio 11 Fundo de Inv. Imobiliário	No maturity date	-	-	-	-	660,307	2,712
FII ARKAN Alpha Multiestratégia RL	No maturity date	419,047	39,842	-	-	-	-
FII Minas Gerais	No maturity date	43,321	40,654	-	-	-	-
FII Ativo	No maturity date	410,000	27,960	-	-	-	-
Triple B Fundo de Inv. Imobiliário	No maturity date	-	-	1,000,000	-	-	-
Triple A Fundo de Inv. Imobiliário	No maturity date	3,249,544	253,755	2,249,544	256,395	112,500,000	112,500
Total		**6,824,223**	**566,441**	**5,863,005**	**556,693**	**114,118,484**	**205,050**

b) Real estate financial assets

Investments in Special Purpose Entities - SPE

For the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025, the Fund had the following investments in Special Purpose Entities:

Entities	Carrying amount 03/16/2026	Paid-up shares	Contribution	Share of income	Carrying amount 06/30/2026
SPE R032 (a)	68,000	6,060,606	-	27,333	93,523
SPE VFDL2 (b)	-	142,520,625	142,521	-	142,521
SPE SANCA (c)	-	121,255,000	121,255	-	121,255
Total	**68,000**	**269,836,231**	**263,776**	**27,333**	**357,299**

a) R032 Seropédica Empreendimentos e Participações – Seropédica/RJ (SPE R032)

On October 24, 2025, an agreement was entered into for the purchase of all shares issued by the special purpose entity R032 SEROPÉDICA EMPREENDIMENTOS E PARTICIPAÇÕES S.A., for R$ 68,000.

The SPE is the sole owner of the logistics condominium located at km 204 of Rodovia Presidente Dutra, in the Municipality of Seropédica, State of Rio de Janeiro, with total land area of 710,026 m² and 39,752 m² of Gross Leasable Area (GLA).

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b) Logistics Development Sanca – Condomínio Raposo/SP (SPE SANCA)

On June 29, 2026, an agreement was entered into for the purchase of an undivided interest of 39.25% in the logistics development Condomínio Raposo/Sanca, located in the Municipality of São Paulo, SP, for R$ 121,255.

Condomínio Raposo/Sanca is a "Triple-A construction-standard logistics condominium", under construction in the Municipality of Paulo, SP, during the construction period the Fund will receive Guaranteed Minimum Income (GMI) corresponding to 9.60% p.a. of cap rate, with total gross leasable area of 52,881 m², of which the Fund will hold an undivided interest corresponding to 20,516 m² of GLA (39.25%).

c) Development Infinity Business Park – Extrema/MG (SPE VFDL2)

On June 26, 2026, an agreement was entered into for the purchase of the entire development located in Extrema, MG, for R$ 142,520.

The Property corresponds to Warehouse C of Infinity Business Park, located in the Municipality of Extrema, MG, with gross leasable area (GLA) of 38,084.79 m² and a Triple-A construction-standard.

6. Investment properties

In the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025, the investment properties acquired by Class are as follows:

June 30, 2026

QTD	Rental properties	Closing balance at 03/16/26	Additions/Payments	Write-offs	Fair value adjustment	Closing balance at 06/30/26
1	Logistics Property Ambev – Itajaí/SC	33,340	440	-	(2,010)	31,770
2	Logistics Property Moinho Iguaçu – Cascavel/PR	12,569	-	-	(5,599)	6,970
3	Logistics Property Moinho Iguaçu - São Miguel	18,749	-	-	(7,809)	10,940
4	Logistics Property Ambev – Pelota/RS	33,783	4	(440)	(1,707)	31,640
5	Camargo Companhia de Embalagens – Tietê/SP	28,945	-	-	8,565	37,510
6	Cepalgo Embalagens Flexíveis – Aparecida de Goiânia	25,252	-	-	(1,202)	24,050
7	Copobrás – João Pessoa/PB	48,423	-	-	2,407	50,830
8	Distribution Center Hering – Anápolis/GO	61,670	-	-	3,411	65,081

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9	Distribution Center Santa Cruz – Anápolis/GO	130,633	5,487	-	(31,320)	104,800
10	Todimo Materiais de Construção – Cuiabá/MT	54,573	-	-	2,107	56,680
11	Warehouse Covolan – Santa Bárbara d'Oeste/SP	67,733	-	(67,733)	-	-
12	Aethra Sistemas Automotivos – São José dos Pinhais	87,768	-	-	32	87,800
14	Benteler Sistemas Automotivos – Igarassu/PE	75,671	-	-	(5,561)	70,110
15	Logistics property Ambev – Guarulhos/SP	97,214	-	-	1,156	98,370
16	Lojas Americanas – Uberlândia/MG	226,870	-	-	8,630	235,500
17	BTS Eagleburgmann – Valinhos/SP	17,898	94	-	(1,032)	16,960
18	Rizobacter do Brasil Ltda – Londrina/PR	62,346	-	-	1,294	63,640
19	Air Liquide – Campinas/SP	21,470	-	-	430	21,900
20	Logistics property Ambev – Santa Luzia/MG	73,501	-	-	1,159	74,660
21	Property Aptiv – Espírito Santo do Pinhal/SP	43,524	8	-	168	43,700
22	Property Ceratti – Vinhedo/SP	64,084	-	-	(5,284)	58,800
23	Property Magna – Vinhedo/SP	37,129	-	-	1,571	38,700
24	Property Mills – Camaçari/BA	28,516	-	-	(7,546)	20,970
26	Property Supermarket – Rio de Janeiro/RJ	31,232	-	-	8,618	39,850
27	Property Volkswagem – Resende/RJ	74,831	381	-	(5,312)	69,900
28	Distribution Center Martin Brower – Curitiba/PR	35,475	-	-	(1,785)	33,690
29	Logistics Property Cotia – Cotia/SP	48,000	-	-	(3,010)	44,990
30	Logistics Property Extrema – Extrema/MG	41,000	-	-	(1,360)	39,640
31	Logistics Property Queimados – Queimados/RJ	24,023	-	-	1,677	25,700
32	Logistics Property Contagem – Contagem/MG	20,456	-	-	9,394	29,850
33	Property Garuva A – Condomínio Braspark	-	82,500	-	-	82,500
34	Property DC3 - Camaçari	-	82,500	-	-	82,500
35	Property CD Diadema	-	93,000	-	-	93,000
36	Property Renault - Quatro Barras/PR	218,501	3,245	-	28,554	250,301
37	Property Garuva B and – Condominio Braspark	-	192,308	-	-	192,308
38	Property Green House – Indaiatuba/SP	48,558	-	-	8,532	57,090
39	Property Pouso Alegre – Business Park	-	96,474	-	-	96,474
40	Property Camaçari - Polo Industrial de Camaçari	-	150,000	-	-	150,000

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41	Property Condomínio Cabreúva Business Park – Cabreúva/SP	45,000	-	-	(971)	44,029
	Total of properties	**1,938,737**	**706,441**	**(68,173)**	**6,197**	**2,583,201**

In the period of March 16, 2026 (date of Transfer of Administration)

QTD	Rental properties	Closing balance at 06/30/25	Additions/Payments	Costs	Fair value adjustment	Closing balance at 03/16/26
1	Logistics Property Ambev – Itajaí/SC	33,340	-	-	-	33,340
2	Logistics Property Moinho Iguaçu – Cascavel/PR	12,569	-	-	-	12,569
3	Logistics Property Moinho Iguaçu - São Miguel	18,749	-	-	-	18,749
4	Logistics Property Ambev – Pelota/RS	33,780	3	-	-	33,783
5	Camargo Companhia de Embalagens – Tietê/SP	28,945	-	-	-	28,945
6	Cepalgo Embalagens Flexíveis – Aparecida de Goiânia	25,252	-	-	-	25,252
7	Copobrás – João Pessoa/PB	48,423	-	-	-	48,423
8	Distribution Center Hering – Anápolis/GO	61,670	-	-	-	61,670
9	Distribution Center Santa Cruz – Anápolis/GO	106,930	23,703	-	-	130,633
10	Todimo Materiais de Construção – Cuiabá/MT	54,573	-	-	-	54,573
11	Warehouse Covolan – Santa Bárbara d'Oeste/SP	67,733	-	-	-	67,733
12	Aethra Sistemas Automotivos – São José dos Pinhais	87,768	-	-	-	87,768
13	Property Campinas – Campinas/SP	60,994	25	- 61,019	-	-
14	Benteler Sistemas Automotivos – Igarassu/PE	75,671	-	-	-	75,671
15	Logistics Property Ambev – Guarulhos/SP	96,873	341	-	-	97,214
16	Lojas Americanas – Uberlândia/MG	226,870	-	-	-	226,870
17	BTS Eagleburgmann – Valinhos/SP	17,898	-	-	-	17,898
18	Rizobacter do Brasil Ltda – Londrina/PR	62,346	-	-	-	62,346
19	Air Liquide – Campinas/SP	21,470	-	-	-	21,470
20	Logistics Property Ambev – Santa Luzia/MG	73,501	-	-	-	73,501
21	Property Aptiv – Espírito Santo do Pinhal/SP	43,019	505	-	-	43,524
22	Property Ceratti – Vinhedo/SP	63,529	555	-	-	64,084
23	Property Magna – Vinhedo/SP	37,028	101	-	-	37,129
24	Property Mills – Camaçari/BA	28,516	-	-	-	28,516
25	Distribution Center Pirituba – Pirituba/SP	28,000	-	- 28,000	-	-

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26	Property Supermarket – Rio de Janeiro/RJ	31,232	-	-	-	31,232
27	Property Volkswagem – Resende/RJ	74,781	50	-	-	74,831
28	Distribution Center Martin Brower – Curitiba/	35,475	-	-	-	35,475
29	Logistics Property Cotia – Cotia/SP	48,000	-	-	-	48,000
30	Logistics Property Extrema – Extrema/MG	41,000	-	-	-	41,000
31	Logistics Property Queimados – Queimados/RJ	24,000	23	-	-	24,023
32	Logistics Property Contagem – Contagem/MG	20,456	-	-	-	20,456
33	Property Renault - Quatro Barras/PR	-	218,501	-	-	218,501
34	Property Green House – Indaiatuba/SP	-	48,558	-	-	48,558
35	Land Condomínio Cabreúva Business Park – Cabreúva/SP	-	45,000	-	-	45,000
Total of properties		**1,690,391**	**337,365**	**(89,019)**	**-**	**1,938,737**

June 30, 2025

QTD	Rental properties	Closing balance at 06/30/24	Additions	Fair value adjustment	Closing balance at 06/30/25
1	Logistics Property Ambev – Itajaí/SC	33,778	-	(438)	33,340
2	Logistics Property Moinho Iguaçu – Cascavel/PR	8,474	-	4,095	12,569
3	Logistics Property Moinho Iguaçu - São Miguel	12,808	-	5,941	18,749
4	Logistics Property Ambev – Pelota/RS	34,464	-	(684)	33,780
5	Camargo Companhia de Embalagens – Tietê/SP	29,712	-	(767)	28,945
6	Cepalgo Embalagens Flexíveis – Aparecida de Goiânia	24,918	-	334	25,252
7	Copobrás – João Pessoa/PB	46,345	-	2,078	48,423
8	Distribution Center Hering – Anápolis/GO	62,588	-	(918)	61,670
9	Distribution Center Santa Cruz – Anápolis/GO	42,633	32,103	32,194	106,930
10	Todimo Materiais de Construção – Cuiabá/MT	41,366	7,607	5,600	54,573
11	Warehouse Covolan – Santa Bárbara d'Oeste/SP	97,728	-	(29,995)	67,733
12	Aethra Sistemas Automotivos – São José dos Pinhais	85,975	-	1,793	87,768
13	Property Campinas – Campinas/SP	66,894	-	(5,900)	60,994
14	Benteler Sistemas Automotivos – Igarassu/PE	75,671	-	-	75,671
15	Logistics Property Ambev – Guarulhos/SP	96,566	-	307	96,873
16	Lojas Americanas – Uberlândia/MG	219,850	-	7,020	226,870
17	BTS Eagleburgmann – Valinhos/SP	17,662	-	236	17,898
18	Rizobacter do Brasil Ltda – Londrina/PR	62,048	-	298	62,346
19	Air Liquide – Campinas/SP	-	28,500	(7,030)	21,470
20	Logistics property Ambev – Santa Luzia/MG	-	81,600	(8,099)	73,501
21	Property Aptiv – Espírito Santo do Pinhal/SP	-	48,450	(5,431)	43,019

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22	Property Ceratti – Vinhedo/SP	-	68,000	(4,471)	63,529
23	Property Magna – Vinhedo/SP	-	37,028	-	37,028
24	Property Mills – Camaçari/BA	-	28,516	-	28,516
25	Distribution Center Pirituba – Pirituba/SP	-	28,949	(949)	28,000
26	Property Supermarket – Rio de Janeiro/RJ	-	31,232	-	31,232
27	Property Volkswagem – Resende/RJ	-	78,000	(3,219)	74,781
28	Distribution Center Martin Brower – Curitiba/PR	-	35,475	-	35,475
29	Logistics Property Cotia – Cotia/SP	-	48,000	-	48,000
30	Logistics Property Extrema – Extrema/MG	-	41,000	-	41,000
31	Logistics Property Queimados – Queimados/RJ	-	24,000	-	24,000
32	Logistics Property Contagem – Contagem/MG	-	20,456	-	20,456
Total of properties		**1,059,480**	**638,916**	**(8,005)**	**1,690,391**

		06/30/2025		
QTD	**Rental properties**	**Analysis Period**	**Discount rate p.a.**	**Capitalization rate p.a.**
1	Logistics Property Ambev – Itajaí/SC	10 years	9.50%	9.25%
2	Logistics Property Moinho Iguaçu – Cascavel/PR	10 years	9.75%	9.50%
3	Logistics property Moinho Iguaçu - São Miguel	10 years	11.00%	10.75%
4	Logistics property Ambev – Pelota/RS	10 years	8.75%	8.25%
5	Camargo Companhia de Embalagens – Tietê/SP	10 years	9.40%	-
6	Cepalgo Embalagens Flexíveis – Aparecida de Goiânia	10 years	11.00%	10.75%
7	Copobrás – João Pessoa/PB	10 years	14.75%	14.25%
8	Distribution Center Hering – Anápolis/GO	10 years	9.75%	9.50%
9	Distribution Center Santa Cruz – Anápolis/GO	10 years	9.75%	9.50%
10	Todimo Materiais de Construção – Cuiabá/MT	10 years	9.75%	9.50%
11	Warehouse Covolan – Santa Bárbara d'Oeste/SP	10 years	9.20%	-
12	Aethra Sistemas Automotivos – São José dos Pinhais	10 years	10.75%	10.50%
13	Property Campinas – Campinas/SP	10 years	8.60%	-
14	Benteler Sistemas Automotivos – Igarassu/PE	10 years	14.75%	14.25%
15	Logistics Property Ambev – Guarulhos/SP	10 years	9.25%	9.00%
16	Lojas Americanas – Uberlândia/MG	10 years	11.00%	10.75%
17	BTS Eagleburgmann – Valinhos/SP	10 years	7.50%	-
18	Rizobacter do Brasil Ltda – Londrina/PR	10 years	9.25%	9.00%
19	Air Liquide – Campinas/SP	10 years	7.80%	-
20	Logistics Property Ambev – Santa Luzia/MG	10 years	9.25%	9.00%
21	Property Aptiv – Espírito Santo do Pinhal/SP	10 years	8.00%	-
22	Property Ceratti – Vinhedo/SP	10 years	8.70%	-
23	Property Magna – Vinhedo/SP	10 years	8.40%	-
24	Property Mills – Camaçari/BA	10 years	14.75%	14.25%

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25	Distribution Center Pirituba – Pirituba/SP	-	-	-
26	Property Supermarket – Rio de Janeiro/RJ	10 years	14.75%	14.25%
27	Property Volkswagem – Resende/RJ	10 years	14.75%	14.25%
28	Distribution Center Martin Brower – Curitiba/PR	-	-	-
29	Logistics Property Cotia – Cotia/SP	-	-	-
30	Logistics Property Extrema – Extrema/MG	-	-	-
31	Logistics Property Queimados – Queimados/RJ	-	-	-
32	Logistics Property Contagem – Contagem/MG	-	-	-

a. Description of properties

Rental properties

1. Logistics Property Ambev – Itajaí/SC

Located at Rua Fermino Vieira Cordeiro, nº 472 – Fundos – Bairro de Espinheiros, Itajaí - SC, the property is a plot of land to be segregated from registration No. 19,803 of the 2nd Real Estate Registry Office of Itajaí, with 42,989.93 m² and a built area of 8,532.54 m², valued at R$ 31,770, according to the report prepared by Binswanger Brazil under No. 26_63965_04, base date June/2026.

The lease agreement for this property became effective on August 31, 2014, with a term of 13 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

2. Logistics Property Moinho Iguaçu – Cascavel/PR

Located at Rodovia BR 467, KM 109,3, Cascavel - PR, registered under No. 51,426 at the 1st Real Estate Registry Office of the Judicial District of Cascavel - PR, with 18,000.00 m² and a built area of 6,500.90 m², valued at R$ 6,970, according to the report prepared by Binswanger Brazil under No. 26_63965_18, base date June/2026.

The lease agreement for this property became effective on June 22, 2017, with a term of 10 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

The Fund's Administrator and Manager formally stated that they do not intend to exercise the sale option set forth in the Purchase and Sale Agreement entered into with Industrial Moinho Iguaçu – Cascavel, and that both are monitoring whether the counterparties will exercise their option.

3. Logistics Property Moinho Iguaçu - São Miguel do Iguaçu

Located at Rodovia BR 277, S/N KM 690, São Miguel do Iguaçu - PR, registered under No. 10,884 at the Real Estate Registry Office of the Judicial District of São Miguel do Iguaçu - PR, with 52,663.35 m² and a built area of 8,602.14 m², valued at R$ 10,940, according to the report prepared by Binswanger Brazil under No. 26_63965_19, base date June/2026.

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The lease agreement for this property became effective on June 23, 2017, with a term of 10 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

The Fund's Administrator and Manager formally stated that they do not intend to exercise the sale option set forth in the Purchase and Sale Agreement entered into with Industrial Moinho Iguaçu - São Miguel do Iguaçu, and that both are monitoring whether the counterparties will exercise their option.

4. Logistics Property Ambev – Pelota/RS

Located at Avenida Presidente João Belchior Marques Goulart nº 9.500 – Fragata, Pelotas/RS, registered under No. 82,641 at the 1st Registry Office of Pelotas, with 41,300.00 m² and a built area of 9,912.60 m², valued at R$ 31,640, according to the report prepared by Binswanger Brazil under No. 26_63965_05, base date June/2026.

The lease agreement for this property became effective on March 6, 2015, with a term of 15 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

5. Camargo Companhia de Embalagens – Tietê/SP

Located at Rua Álvaro Camerin, nº 51, Distrito Industrial – Tietê/SP, registered under No. 41,976 at the 1st Real Estate Registry Office of the Judicial District of Tietê - PR, with 39,775.97 m² and a built area of 14,428.42 m², valued at R$ 37,510, according to the report prepared by Binswanger Brazil under No. 26_63965_10, base date June/2026.

The lease agreement for this property became effective on December 28, 2017, with a term of 15 years and 1 month, and is adjusted annually according to the variation in the IPCA/IBGE index.

The Fund's Administrator and Manager formally stated that they do not intend to exercise the sale option set forth in the Purchase and Sale Agreement entered into with Camargo, and that both are monitoring whether the counterparties will exercise their option.

6. Cepalgo Embalagens Flexíveis – Aparecida de Goiânia

Located at Rodovia BR-153 Km 12, Jardim Paraíso – Aparecida de Goiânia/GO, registered under No. 149,357 at the 2nd Registry Office of Aparecida de Goiânia – GO, with 27,951.98 m² and a built area of 10,998.35 m², valued R$ 24,050, according to the report prepared by Binswanger Brazil under No. 26_63965_1, base date June/2026.

The lease agreement for this property became effective on January 24, 2018, with a term of 10 years and 1 month, and is adjusted annually according to the variation in the IPCA/IBGE index.

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The Fund's Administrator and Manager formally stated that they do not intend to exercise the sale option set forth in the Purchase and Sale Agreement entered into with Cepalgo, and that both are monitoring whether the counterparties will exercise their option.

7. Copobrás – João Pessoa/ PB
Located at Rua Maria Rufino dos Santos Medeiros, nº 201, Warehouse 101, Distrito Industrial – João Pessoa/PB, registered under No. 175,634 at the 1st Real Estate Registry Office of the South Zone of João Pessoa – PB, with 44,061.76 m² and a built area of 22,360.06 m², valued at R$ 50,830, according to the report prepared by Binswanger Brazil under No. 6_63965_14, base date June/2026.

The lease agreement for this property became effective on April 19, 2018, with a term of 15 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

8. Distribution Center Hering – Anápolis/GO
Located at Rodovia BR-153, nº 3.469, Fazenda Barreiro – Anápolis/GO, registered under No. 69,742 at the Registry Office of the 2nd District of Anápolis – GO, with 59,850.50 m² and a built area of 27,160.07 m², relating to Warehouse Hering, valued at R$ 65,081, according to the report prepared by Binswanger Brazil under No. 26_63965_13, base date June/2026.

Hering and the Fund entered into an atypical lease agreement for a term of 22 years, starting on 12/11/2014, and adjusted annually according to the variation in the IPCA index.

9. Distribution Center Santa Cruz – Anápolis/GO
Located at Rodovia BR-153, nº 3.469, Fazenda Barreiro – Anápolis/GO, registered under No. 69,742 at the Registry Office of the 2nd District of Anápolis – GO, with 19,000.00 m² and a built area of 10,202.09 m², related to Warehouse Santa Cruz, valued at R$ 104,800, according to the report prepared by Binswanger Brazil under No. 26_63965_21, base date June/2026.

Santa Cruz and the Fund entered into an atypical lease agreement for a term of 9 years, starting on 02/01/2026 (after completion of phase 2), and adjusted annually according to the variation in the IGPM/FGV index.

10. Todimo Materiais de Construção – Cuiabá/MT
Located at Rodovia Palmiro Paes de Barros, nº 296, Vista Alegre – Cuiabá/MT, registered under No. 70,049 and No. 77,013 at the 5th Real Estate Notary and Registry Office of the 2nd District of Cuiabá - MT, with 52,187.33 m² and a built area of 23,049.68 m², valued at R$ 56,680, according to the report prepared by Binswanger Brazil under No. 26_63965_23, base date June/2026.

The lease agreement for this property became effective on December 28, 2017, with a term of 10 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

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11. Warehouse Covolan – Santa Bárbara d'Oeste/SP
Santa Bárbara d'Oeste Commercial Warehouse, located at Rua Potiguares, nº 450, City of Santa Barbara d'Oeste, SP, registered under No. 63,252, 63,253, 63,254 and 69,569 at the Real Estate Registry Office of Santa Bárbara d'Oeste, with a total area of 85,613.48 m² and a built area of 38,131.93 m². On December 5, 2025, the Fund entered into a Properties Sale Agreement, for the sale of the properties located in Santa Bárbara d'Oeste – SP leased to Covolan Indústria Têxtil Ltda. The total amount agreed for the sale of the Properties was R$ 94,981,950,00, paid in installments.

12. Aethra Sistemas Automotivos – São José dos Pinhais
Located at Avenida Rui Barbosa, nº 4563, City of São José dos Pinhais - PR, registered under No. 55,095 at the Registry Office of the 1st District of São José dos Pinhais – PR, with a total area of 130,860.37 m² and a built area of 22,119.61 m², valued at R$ 87,800, according to the report prepared by Binswanger Brazil under No. 26_63965_1, base date June/2026.

The lease agreement for this property became effective on November 9, 2018, with a term of 12 years, and is adjusted annually according to the positive variation in the IPCA/IBGE index.

13. Property Campinas – Campinas/SP (Sold)
Campinas – Campinas, located at Avenida Maria Luísa Pompêo de Camargo, nº 215 – JD. Campineiro - Campinas/SP, registered under No. 3,494 at the 2nd Real Estate Registry Office of Campinas – SP, with 64,990.00 m² and a built area of 28,657,08 m².
The lease agreement entered into with the company Suzano expired on May 25, 2025, and was not renewed after its expiration.

On December 30, 2025, the Fund entered into a Properties Sale Agreement, for the sale of the property located in Campinas – SP. The Property was vacant and was sold for the total amount of R$ 77,000,000.00, paid in installments.

14. Benteler Sistemas Automotivos – Igarassu/PE
Located at Via Principal 2 – Lote 01 – Quadra E, Loteamento Polo Empresarial VTO Igarassu 1, Igarassu/PE, registered under No. 20,722 at the 1st Real Estate Registry Office of Igarassu – PE, with 33,582.25 m² and a built area of 15,163.03 m², acquired on October 25, 2019, valued at R$ 70,110, according to the report prepared by Binswanger Brazil under number 26_63965_9, base date June/2026.
The lease agreement for this property became effective on April 28, 2020, with a term of 10 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

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15. Logistics Property Ambev – Guarulhos/SP
Located at Avenida Amancio Gaiolli, nº 1.493 – Guarulhos -SP Galpão Industrial, registered under No. 2,936 and 83,893 at the R1 of Guarulhos and Itaquaquecetuba, with 67,790.81 m² and a built area of 13,484.34 m², acquired on May 13, 2021, valued at R$ 98,370, according to the report prepared by Binswanger Brazil under No. 26_63965_03, base date June/2026.

The lease agreement for this property was entered into on January 17, 2011 and became effective on July 19, 2012, with a term of 15 years (starting on the lease commencement date), and is adjusted annually according to the variation in the IPCA/IBGE index.

16. Lojas Americanas – Uberlândia/MG
Located at Rodovia BR-497, s/n KM 1+480, CTR Empresarial Uberlândia – MG, registered under No. 95,819 at the 2nd Real Estate Registry Office of the Judicial District of Uberlândia, with 204,536.57 m² and a built area of 89,187.64 m², acquired on September 2, 2021, valued at R$ 235,500, according to the report prepared by Binswanger Brazil under No. 26_63965_07, base date June/2026.

The lease agreement for this property was entered into on August 1, 2012, with a term of 15 years (starting on the lease commencement date), and is adjusted annually according to the variation in the IPCA/IBGE index.

17. BTS Eagleburgmann – Valinhos/SP
Located at Rua Antonio Felamingo, s/n – Quadra A e Lote 6 – Loteamento Macuco – Valinhos – SP, with 12,375.00 m² and a built area of 3,218.67 m², acquired on August 27, 2021, valued at R$ 16,960, according to the report prepared by Binswanger Brazil under No. 26_63965_15, base date June/2026.

The lease agreement for this property was entered into on October 20, 2020, with a term of 15 years (starting on the lease commencement date), and is adjusted annually according to the variation in the IPCA/IBGE index.

18. Rizobacter do Brasil Ltda – Londrina/PR
Located at Rodovia PR 445, Km 64 – Londrina – PR, with 40,277 m² and a built area of 11,118.43 m², acquired on December 8, 2023, valued at R$ 63,640, according to the report prepared by Binswanger Brazil under No. 26_63965_20, base date June/2026.

The lease agreement for this property was entered into on March 9, 2022, with a term of 20 years (starting on the lease commencement date), and is adjusted annually according to the variation in the IPCA/IBGE index.

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19. Air Liquide – Campinas/SP
Located at Rua Ronald Cladstone Negri, nº 557 – Nova Aparecida – Campinas – SP, with 26,176.00 m² and a built area of 1,999.22 m², valued at R$ 21,900, according to the report prepared by Binswagner Brazil under No. 26_63965_2, base date June/2026.

The lease agreement for this property was entered into on December 23, 2014, with a minimum term of 13 years (starting on the lease commencement date), and is adjusted annually according to the variation in the IPCA/IBGE index.

20. Logistics Property Ambev – Santa Luzia/MG
Located at Avenida Beira Rio, nº 5777 (km 4,5) – Sítio Boa Vista – Santa Luzia - MG, registered under No. 35,135 at the "Antônio Roberto de Almeida" Real Estate Registry Office of Santa Luzia - MG, with 102,423.00 m² and a built area of 17,242.20 m², valued at R$ 74,660, according to the report prepared by Binswanger Brazil under No. 26_63965_06, base date June/2026.

The lease agreement for this property became effective on September 1, 2010, with a term of 15 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

21. Property Aptiv – Espírito Santo do Pinhal
Located at Rua José Monfardini nº 3.845, with 68,947.53 m² and a built area of 18,590.77 m², valued at R$ 43,700, according to the report prepared by Binswanger Brazil under No. 26_63965_8, base date June/2026.

The lease agreement for this property became effective on June 15, 2018, with a term of 10 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

22. Property Ceratti – Vinhedo/SP
Located at Rodovia Engenheiro Miguel Melhado Campos km 79,5, with 39,220.64 m² and a built area of 13,851.22 m², valued at R$ 58,800, according to the report prepared by Binswanger Brazil under No. 26_63965_12, base date June/2026.
The lease agreement for this property became effective on November 27, 2009, with a term of 10 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

According to the 2nd Amendment to the Lease Agreement of February 17, 2023, the parties agree to extend the term of the lease for an additional period of 10 years, starting on January 1, 2023.

23. Property Magna – Vinhedo/SP
Located at Rodovia Engenheiro Miguel Melhado Campos km 79,5, with 32,436.35 m² and a built area of 10,439.27 m², valued at R$ 38,700, according to the report prepared by Binswanger Brazil under No. 26_63965, base date June/2026.

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The lease agreement for this property became effective on July 30, 2020, with a term of 5 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

According to the 5th amendment to the non-residential lease agreement of March 19, 2025, the parties agree to extend the term of the lease for an additional period of 5 years, starting on May 5, 2025.

24. Property Mills – Camaçari/BA
Located at Rodovia BA – 535 (Via Parafuso), km 11, area 01, Polo Logístico – Camaçari/BA, registered under No. 22,448, with 36,072.32 m² and a built area of 4,415.29 m², valued at R$ 20,970, according to the report prepared by Binswanger Brazil under No. 26_63965_17, base date June/2026.
The lease agreement for this property became effective on May 5, 2014, with a term of 10 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

According to the 11th amendment to the non-residential lease agreement of July 14, 2025, the parties agree to extend the term of the lease for an additional period of 7 years, starting on the day hereof.

25. Distribution Center Pirituba/SP (Sold)
Located at Rua Jerônimo Teles Júnior, nº 54 – Bairro: Pirituba – São Paulo – SP

The property was divested. According to the material fact disclosed on June 11, 2025, the conditions precedent set forth in the Letter of Intent for the sale of the property were fulfilled.

The transaction was successfully completed, and the full payment of R$ 35,250 will be made on July 1, 2025, which is also the date that the property will be transferred to the buyer.

26. Property Supermarket – Rio de Janeiro/RJ
Located at Estrada Rio D' Ouro, nº 800 – Pavuna – Rio de Janeiro, registered under No. 20,734, with 33,000 m² and a built area of 17,244 m², valued at R$ 39,850, according to the report prepared by Binswanger Brazil under No. 26_63965_22, base date June/2026.
The lease agreement for this property became effective on November 1, 2018, with a term of 10 years, and is adjusted annually according to the variation in the IPCA/IBGE index.

27. Property Volkswagem - Resende/RJ
Located at Rua Engenheiro Alan da Costa Batista, s/n, Piquete 5, Tecnopolo – Resende - RJ, registered under No. 32,271, with 50,000 m² and a built area of 23,992.14 m², valued at R$ 69,900, according to the report prepared by Binswanger Brazil under No. 26_63965_24, base date June/2026.

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28. Distribution Center Martin Brower – Curitiba/PR
Located at Rua Paul Garfunked, nº 300 – Curitiba – PR, it is a high-standard refrigerated logistics warehouse, with 12,845.00 m² and a gross leasable area (GLA) of 6,592.88 m², valued at R$ 33,690, according to the report prepared by Binswanger Brazil under No. 26_63965_25, base date June/2026.

The lease agreement for this property became effective on October 1, 2021, with a term of 5 years, and is adjusted annually according to the positive variation in the IGP-M.

29. Logistics Property Cotia – Cotia/SP
Located at Estrada dos Estudantes, nº 600, Cotia – SP, it is a warehouse with a GLA of 18,078.00 m², leased to New Space, valued at R$ 44,990, according to the report prepared by Binswanger Brazil under No. 26_63965_26, base date June/2026.
The lease agreement for this property became effective on April 1, 2011, and is scheduled to expire on August 31, 2032.

30. Logistics Property Extrema – Extrema/MG
Located at Rua Josepha Gomes de Souza, nº 306, Extrema – MG, it is a warehouse with a GLA of 11,616.00 m², leased to Máxima/Hinode, Arclad, valued at R$ 39,640, according to the report prepared by Binswanger Brazil under No. 26_63965_28, base date June/2026.

The lease agreement for this property became effective on December 1, 2023, and is scheduled to expire on December 31, 2028.

31. Logistics Property Queimados – Queimados/RJ
Located at Av. Bahia, n° 1000 – Parque Industrial, Queimados – RJ, it is a warehouse with a GLA of 12,335.00 m², leased to Praobra, Shalloon, TCI BPO, and Mauser, valued at R$ 25,700, according to the report prepared by Binswanger Brazil under No. 26_63965_29, base date June/2026.

The lease agreement for this property became effective on February 12, 2019, and is scheduled to expire on February 28, 2029.

32. Logistics Property Contagem – Contagem/MG
Located at Avenida Wilson Tavares Ribeiro, n° 800, Contagem – MG, it is a warehouse with a GLA of 8,080.00 m², leased to P&P Distribuidora, valued at R$ 29,850, according to the report prepared by Binswanger Brazil under No. 26_63965_27, base date June/2026.

The lease agreement for this property became effective on October 1, 2021, and is scheduled to expire on April 1, 2028.

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33. Property Garuva A – Condominio Braspark – Garuva/SC
Property Garuva A – Located in Garuva, State of Santa Catarina, corresponds to module A of Condomínio Braspark, the asset is classified as a high construction-standard logistics asset, with 61,737 m² and a built area of 22,789.59 m², acquired by the Fund in May 2026 for R$ 82,500.

34. Property CD3 - Camaçari/BA
Property CD3 consists in a logistics asset, with 91,775,94 m² and a built area of 27,565.62m², located in Camaçari, State of Bahia, municipality of the Metropolitan Region of Salvador, near Polo Industrial de Camaçari, located at Via de Ligação, s/n - Polo Industrial de Camaçari Camaçari / BA, acquired by the Fund in May 2026 for R$ 82,500.

35. Property CD Diadema – Diadema/SP
CD Diadema is a last mile logistics warehouse, of high construction standard, located at Avenida Casa Grande, nºs 1,864 and 1,960, Piraporinha, Municipality of Diadema, State of São Paulo, with 34,378.65 m² and a built area of approximately 21,385.32 m, acquired by the Fund in May 2026 for R$ 93,000.

36. Property Renault – Quatro Barras/PR
Located at Rua Nilton Esperacetta, nº 257, in Quatro Barras – PR, the property has approximately 250,000 m² and gross leasable area (GLA) of 67,000 m², leased to Renault do Brasil Comércio e Participações Ltda, valued at R$ 250,300, according to the report prepared by Binswanger Brazil under No. 26_63965_30, base date June/2026.

37. Property Garuva B and C – Condomínio Braspark – Garuva/SC
The Property comprises Warehouses B and C of Condomínio Braspark, located in Garuva/SC, with 259,763.94 m² and GLA of 27,720m², which can reach a maximum of 61,686m², the property is being expanded and was acquired by the Fund in March 2026 for R$ 192,307,

38. Property Green House – Indaiatuba/SP
Located at Rodovia Ermênio Oliveira Penteado, Km 56,5, City of Indaiatuba – São Paulo, comprises the logistics warehouses designated as blocks “B”, “C”, “D”, “E” and “G”, part of Condomínio Especial Green House, with 35,934.00 m² and GLA of 20,108.00 m², leased to Outdoor Importação e Exportação Ltda, valued at R$ 57,090, according to the report prepared by Binswanger Brazil under No. 26_63965_32, base date June/2026.

39. Property Pouso Alegre – Business Park – Pouso Alegre/MG
Located at Rod. Fernão Dias, Km 864, Bairro Algodão, Municipality of Pouso Alegre - MG. The Property corresponds to Phase 3 of the logistics development Alegre Business Park, under construction, with estimated GLA of 23,719.81 m², corresponding to Warehouse B.2 (modules 1, 2, 5 and 6), with completion scheduled for May 2027), acquired by the Fund in June 2026 for R$ 96,474.

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40. Property Camaçari - Polo Industrial de Camaçari – Camaçari/BA
Property under construction, located at Via de Ligação, Polo Industrial de Camaçari/BA, with approximately 74,500 m² and estimated GLA of approximately 54,000 m², acquired by the Fund in June 2026, for R$ 150,000.

41. Land Condomínio Cabreúva Business Park – Cabreúva/SP
Located at Rodovia Prefeito João Zacchi, nº 1000, Cabreúva – SP, with 429,725,78 m², currently destined for the development of a logistics project, valued at R$ 44,028, according to the report prepared by Binswanger Brazil under No. 26_63965_33, base date June/2026.

b. Fair value measurement

Rental properties are stated at their respective fair values, which were obtained from appraisal reports prepared by professional entities with recognized qualification and formally approved by the Fund's Administrator. The change in the fair value of investment properties is recognized in the statement of income for the year, in the period in which such appreciation or depreciation occurred. The "Income Method", based on the Economic Value at Discounted Cash Flow method, was used to define the reference values and indicators. The Comparative Method was also used to determine partial appraisal values, such as the lease value and the Evolutionary (Cost) value, for the assessment of reference results. Some properties have undergone accounting variations regarding the valuation method used by the appraiser. The properties of Cia Hering, Santa Cruz and Moinho Iguaçu – São Miguel, were previously valued using the Comparative Method and are now valued using the Cash Flow method.

7. Obligations for acquisition of properties

At June 30, 2026, the Fund had an amount of R$ 23,444 (R$ 274,861 from July 1, 2025 to March 16, 2026, R$ 295,423 at June 30, 2025) payable, recorded under "Obligations for acquisition of properties", relating to the following properties:

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Obligations for acquisition of assets	Balance at 06/30/2026
Acquisition of Diadema	106
SPE Sanca	21,255
Buildings	2,083
Total	**23,444**

Obligations for acquisition of assets	Balance at 03/16/2026
Buildings	1,183
RETT on cost of properties sold (ii)	1,758
Contractual retention	200
CRI - Opea Securitizadora S.A. (i)	52,674
CRI - Property Rizobacter do Brasil (i)	33,879
CRI 21I022	90,903
CRI 22E012	3,918
CRI 22E555	19,193
C.D. Martin Brower Curitiba	1,000
CRI – Corp. Aptiv/Ambev	21,816
Buildings – 11/13	48,337
Total	**274,861**

Obligations for acquisition of assets	Balance at 06/30/2025
Buildings	1,297
RETT on cost of properties sold (ii)	1,758
Contractual retention	200
CRI - Opea Securitizadora S.A. (i)	55,564
CRI - Property Rizobacter do Brasil (i)	34,422
CRI 21I022	94,134
CRI 22E012	8,030
CRI 22E555	39,358
C.D. Martin Brower Curitiba	1,000
CRI – Corp. Aptiv/Ambev	24,660
Buildings – 11/13	35,000
Total	**295,423**

CRI LASA Transaction: On March 14, 2022, the Fund carried out a transaction for the assignment of real estate receivables to OPEA SECURITIZADORA S.A., a publicly-traded company registered as a securities issuer with the CVM, headquartered in the city of São Paulo, state of São Paulo, at Rua Hungria, nº 1.240, 6º andar, conjunto 62, Jardim Europa, CEP 01455-000, enrolled with the CNPJ/ME under No. 02.773.542/0001-22 ("Securitization Company"), for the purpose of serving as collateral for the issuance of Certificates of Real Estate Receivables of the 478th series of the 1st issuance of the "CRI" Securitization Company,

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for a term of 14 (fourteen) years. The real estate credits that will serve as collateral for the CRI are as follows:

(i) The "Atypical Built-to-Suit Construction and Lease Agreement and Other Covenants", entered into on December 11, 2014 between the former lessor, subsequently replaced by the Fund, and CIA HERING, enrolled with the CNPJ/ME under No. 78.876.950/0001-71 ("Hering Real Estate Lease Agreement"); and

(ii) The "Built-to-Suit Lease Agreement and Other Covenants", entered into on July 22, 2019 between the former lessor, subsequently replaced by the Fund, and BENTELER SISTEMAS AUTOMOTIVOS LTDA., enrolled with the CNPJ/ME under No. 02.295.769/0001-00 ("Benteler Property Lease Agreement").

For the assignment of the Hering Property Lease Agreement and the Benteler Property Lease Agreement, the Securitization Company will pay the Fund the total amount of R$ 60,749 (sixty million, seven hundred and forty-nine thousand reais). The CRI transaction uses as collateral the fiduciary assignment of receivables originating from the following contracts:

(i) The "Atypical Built-to-Suit Lease Agreement and Other Covenants", entered into on January 17, 2011, between the former lessor, subsequently replaced by the Fund, and AMBEV S.A. – CDD GUARULHOS, enrolled with the CNPJ/ME under No. 07.526.557/0082-75;

(ii) The "Atypical Commercial Lease Agreement", under the "Sale and Leaseback" modality, entered into on April 18, 2018, between the Fund and COPOBRAS S.A. INDÚSTRIA E COMÉRCIO DE EMBALAGENS, enrolled with the CNPJ/ME under No. 86.445.822/0001-00; and

(iii) The "Atypical Commercial Lease Agreement", under the "Sale and Leaseback" modality, entered into on December 28, 2017, between the Fund and TODIMO MATERIAIS PARA CONSTRUÇÃO S.A., enrolled with the CNPJ/ME under No. 15.375.991/0001-64 ("Collateral Agreements"). The proceeds from the CRI transaction will be used by the Fund to pay the 2nd tranche of the purchase price of the property located in Uberlândia/MG, registered under No. 95,819 of the 2nd Real Estate Registry Office of the Judicial District of Uberlândia/MG ("Property"), according to the payment schedule disclosed in the Material Fact published on September 2, 2021. Currently, the property is leased to LOJAS AMERICANAS S.A., enrolled with the CNPJ/ME under No. 33.014.556/0001- 96 ("LESSEE"), through an atypical built-to-suit agreement, entered into on August 1, 2012.

General characteristics: Issuer: OPEA Securitizadora S.A. – Issuance: 1 – Class: Single – Concentration: Concentrate – Trustee: Vortx DTVM – Series: 478 – Fiduciary Regime: Yes –

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Nature: Corporate – Date of Issue: 02/25/2022 – Price issued: R$ 1 – Debtor: Corporate – Segment: Commercial / Corporate office space – Due date: 02/27/2036 – Number: 60,749 – Frequency of interest payments: Monthly – Frequency of amortization: Monthly – Remuneration: IPCA + 7.50% p.a. – Amount issued: R$ 60,749 – Monetary restatement period: Monthly – Monetary restatement months: All – Offering: ICVM 476 – Paid certificates: 60,749 – Prepayment Option: Total and Partial – Prepayment Premium: No.

CRI RIZO Transaction: In a Property Sale and Purchase Commitment subject to Suspensive and Resolutive Conditions, entered into on December 7, 2023, the following was considered:

A) the Seller is the owner of the property located at Rodovia PR-445, Km 64, in the city of Londrina, state of Paraná, with 40,277 m² and a built area of approximately 11,118 m² ("Property"). The property corresponds to an undivided interest of 55.48% of the land under registration No. 39,630 of the 3rd Real Estate Registry Office of the Judicial District of Londrina/PR;

B) The Property is leased to Rizobacter do Brasil Ltda., a limited company headquartered in the city of Cambé, state of Paraná, at José Carlos Muffato, nº 1034, Jardim Riviera, enrolled with the CNPJ/MF under No. 02.517.482/0001-87 ("Lessee"), pursuant to the Built-to-Suit Lease Agreement, entered into on March 9, 2022 and amended on June 21, 2022 ("Lease Agreement");

C) The Seller assigned the receivables arising from the Lease Agreement to Opea Securitizadora S.A. ("Securitization Company"), which, in turn, issued a real estate credit note, representing all the receivables of the Lease Agreement, as a collateral of the issuance of certificates of real estate receivables ("CRI"), as set forth in the Agreement for Securitization of Real Estate Credits of the 1st Series of the 32nd Issuance of Certificates of Real Estate Receivables of Opea Securitizadora S.A. ("Securitization Agreement") and in the Real Estate Credit Assignment Agreement and Other Covenants ("Assignment Agreement" and, together with the Securitization Agreement and other documents of the public offering of the CRI, the "CRI Documents");

D) The Property was transferred in trust by the Seller to the Securitization Company, within the scope of the CRI, through the Real Estate Fiduciary Transfer as Security Agreement and Other Covenants, entered into on June 24, 2022 ("Fiduciary Transfer"). The Fiduciary Transfer was registered, along with the Property, under No. R. 18, dated November 21, 2022;

E) On November 6, 2023, the Parties entered into the Letter of Intent: Acquisition of Property and Assignment of Lessor's Position under Built-to-Suit Agreement ("Letter of Intent"), through which they agreed the commercial conditions for the sale of the Property by the Seller to the Buyer ("Sale and Purchase"); and

General characteristics:
Issuer: OPEA Securitizadora S.A.

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Issuance: 1 – Class: Single
Date of Issue: 06/09/2022
Amortization: R$ 1
Frequency of amortization: Monthly
Remuneration: IPCA + 8.00% p.a.
Right Price: R$ 61,000
Retention Payment: 2% fine and 1% late payment interest
Prepayment option: Total and Partial
Prepayment Premium: 5.5%
CRI Transaction: R$ 34,951 (Rizobacter).

CRI CORP Mogno Transaction: In an Agreement for Securitization of Real Estate Credits, referring to the CRI of the 351st series of the 4th issuance, entered into on September 8, 2021, the following was considered:

Issuance: 4th;
Series: 351st;
Date of Issue: September 8, 2021;
Number of CRI: 90,000 (ninety thousand);
Total Value of the Series: R$ 90,000 on the date of issue;
Nominal Unit Value: R$ 1 on the date of issue;
Term of Issue: 3,295 days, counted from the date of issue;

Monetary Restatement: monthly monetary restatement based on the variation of the IPCA/IBGE, from the date of issue, as provided for in this Securitization Agreement;

Interest: Fixed rate of 6.5% per year, based on a year of 252 (two hundred and fifty-two) business days, from the date of payment of the CRI to the date of actual payment, as provided for in this Securitization Agreement;

Frequency of Amortization Payment: On the dates set forth in the table in Attachment I of this Securitization Agreement;

Frequency of Interest Payments: On the dates set forth in the table in Attachment I of the Securitization Agreement;
Fiduciary Regime: Yes;
Issuer Co-Obligation: No;
Environment for Deposit, Electronic Custody, Distribution, Trading and Financial Settlement: B3;
Place of Issue: City and State of São Paulo. Maturity Date: September 16, 2030.

Amortization Rate: Variable, according to the amortization table in Attachment I of this Securitization Agreement;

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Floating Charge: No;

Collateral: Real estate fiduciary transfers, fiduciary assignment of credit rights, and reserve fund.

• According to the second amendment to the Agreement for Securitization of Real Estate Credits, entered into on September 20, 2024, the following was considered:

On September 8, 2021, the Issuer and the Trustee entered into the "Agreement for Securitization of Real Estate Credits of the 351st Series of the 4th Issuance of Certificates of Real Estate Receivables of Virgo Companhia de Securitização", as amended on September 14, 2021 ("Securitization Agreement");

On January 30, 2024, S3 Logística Empreendimentos Imobiliários Ltda. (current name of Mogno Logística III Empreendimentos Imobiliários Ltda.), enrolled with the CNPJ/MF under No. 43.027.528/0001-67 ("Former Debtor"), was dissolved due to its merger into Suno Log Fundo de Investimento Imobiliário, enrolled with the CNPJ/MF under No. 40.041.711/0001-29, according to the minutes of the shareholders' meeting duly registered with JUCESP on April 5, 2024 ("Merger");

Through the Minutes of the Special Meeting of Investors of Certificates of Real Estate Receivables of the 351st Series of the 4th Issuance of Virgo Companhia de Securitização ("SMI of CRI Holders"), held on July 15, 2024, it was approved, among other matters, the assumption by the Fund, as the current debtor within the scope of the CRI, of all obligations, rights and duties of the Former Debtor set forth in the Transaction Documents, in addition to the change in the order of priority in payments;

The Parties wish to amend the Securitization Agreement to reflect the amendments approved in the SMI of CRI Holders;

The Parties have had adequate time and conditions to evaluate and discuss all the clauses hereof, whose execution, performance and termination are governed by the principles of equality, probity, loyalty and good faith.

CRI CORP Mogno MGLG II Transaction: According to the Agreement for Securitization of Real Estate Credit Rights, 1st and 2nd series of the 14th issuance, entered into on May 2, 2022, the following was considered:

1st Series – Senior CRI
Issuance: 14th
Series: 1st;
Date of Issue: May 2, 2022;

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Number of CRI: 44,200;

Total Value of the Series: R$ 44,200 on the date of issue; f) Nominal Unit Value: R$ 1,000.00 (one thousand reais) on the date of issue; 1,836 days, counted from the date of issue;

Monetary Restatement: monthly monetary restatement based on the variation of the IPCA/IBGE, from the date of issue, as provided for in this Securitization Agreement;

Interest: Fixed rate of 8.50% per year, based on a year of 252 business days, from the date of payment of the CRI to the date of actual payment, as provided for in this Securitization Agreement;

Frequency of Amortization Payment: On the dates set forth in the table in Attachment I of this Securitization Agreement;

Frequency of Interest Payments: on the dates set forth in the table in Attachment I of this Securitization Agreement;

Fiduciary Regime: Yes; m) Issuer Co-Obligation: No;
Environment for Deposit, Electronic Custody, Distribution, Trading and Financial Settlement: B3;

Place of Issue: City and State of São Paulo;

Maturity Date: May 21, 2027;

Amortization Rate: variable, according to the amortization table in Attachment I of this Securitization Agreement;

Floating charge: No;
Collateral: real estate fiduciary transfer, fiduciary assignment of credit rights, reserve fund, expense and subordination fund.

2nd Series – Subordinated CRI

Issuance: 14th
Series: 2nd;
Date of Issue: May 11, 2022
Number of CRI: 9,800
Total Value of the Series: R$ 9,800 on the date of issue;
Nominal Unit Value: R$ 1 on the date of issue
Term of Issue: 1,836 days, counted from the date of issue;

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Monetary Restatement: monthly monetary restatement based on the variation of the IPCA/IBGE, from the date of issue, as provided for in this Securitization Agreement;

Interest: Fixed rate of 9.50% per year, based on a year of 252 business days, from the date of payment of the CRI to the date of actual payment, as provided for in this Securitization Agreement;

Frequency of Amortization Payment: On the dates set forth in the table in Attachment I of this Securitization Agreement;

Frequency of Interest Payments: on the dates set forth in the table in Attachment I of this Securitization Agreement;
Fiduciary Regime: Yes; m) Issuer Co-Obligation: No;
Environment for Deposit, Electronic Custody, Distribution, Trading and Financial Settlement: B3; o) Place of Issue: City and State of São Paulo;
Maturity Date: May 21, 2027
Amortization Rate: variable, according to the amortization table in Attachment I of this Securitization Agreement;
Floating charge: No;
Collateral: real estate fiduciary transfer, fiduciary assignment of credit rights, reserve fund and expense fund.

According to the 3rd amendment to the Agreement for Securitization of Real Estate Credit Rights, entered into on January 16, 2025, the following was considered:

• On May 2, 2022, the Issuer and the Trustee entered into the "Agreement for Securitization of Real Estate Credit Rights of the 1st and 2nd Series of the 14th Issuance of Certificates of Real Estate Receivables of Virgo Companhia de Securitização", as amended on May 9, 2022 and May 13, 2022 ("Securitization Agreement"), in which S1 Logística Empreendimentos Imobiliários Ltda. (current name of Mogno Logística Empreendimentos Imobiliários Ltda.), enrolled with the CNPJ under No. 44.452.006/0001-75 ("Former Debtor") appears as the debtor;

• On April 17, 2024, the Former Debtor was dissolved due to its merger into Suno Log Fundo de Investimento Imobiliário, a Real Estate Investment Fund enrolled with the CNPJ under No. 40.041.711/0001-29 ("Suno Logística"), which occurred on January 30, 2024, according to the minutes of a shareholders' meeting duly registered with JUCESP on May 14, 2024 ("Merger");

• In the Minutes of the Special Meeting of Holders of Certificates of Real Estate Receivables of the 1st and 2nd Series of the 14th Issuance of Virgo Companhia de Securitização, held on July 30, 2024, ("1st SMI of CRI Holders"), the following was approved: (i) the assumption, by Suno Logística, as debtor within the scope of the CRI, of all obligations, rights and duties of the Former Debtor set forth in the Transaction Documents, and (ii) the extension of the deadline for the

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execution of the amendments resulting from the resolutions approved at the General Meeting of CRI Holders, held on October 13, 2023 ("EGM for Exclusion of Collateral"), through which, among other measures, the following were approved: (i) the exclusion of leverage transactions from the list of Events of Compulsory Extraordinary Amortization; and (ii) the inclusion of the possibility of carrying out leverage transactions up to the limit of R$ 100,000, including those resulting from new assets in installments, provided that it has collateral;

• According to the material fact disclosed on September 12, 2024, due to the execution of a binding memorandum of understanding, Suno Logística sold its assets to GGR Covepi Renda Fundo de Investimento Imobiliário - Responsabilidade Limitada, a real estate investment fund enrolled with the CNPJ/MF under No. 26.614.291/0001-64 ("GGR Covepi" or "New Debtor");

• Through the Minutes of the Special Meeting of Investors of the Certificates of Real Estate Receivables of the 1st and 2nd Series of the 14th Issuance of Virgo Companhia de Securitização ("SMI of CRI Holders"), held on October 31, 2024, it was approved, among other matters, the assumption by the New Debtor, as the current debtor within the scope of the CRI, of all obligations, rights and duties of Suno Logística set forth in the Transaction Documents;

• In addition, through the 2nd SMI of CRI Holders, the removal of the incidence of the Event of Compulsory Repurchase of Real Estate Credits was approved, pursuant to clause 5.1 (d) of the Lease Assignment Agreement (as set forth in the Securitization Agreement) and, consequently (i) the Compulsory Extraordinary Amortization of the Securitization Portion by the Debtor, according to item "(o)" of clause 6.4 of the Securitization Agreement; and (ii) the Compulsory Repurchase of Real Estate Credits for Lease by the Debtor, in accordance with item (p) of clause 6.7 of the Securitization Agreement, and the waiver of the legal due diligence of the New Debtor was also approved;

• Therefore, the Parties wish to amend the Securitization Agreement to reflect the amendments approved in the 2nd SMI of CRI Holders; and

• The Parties have had adequate time and conditions to evaluate and discuss all the clauses hereof, whose execution, performance and termination are governed by the principles of equality, probity, loyalty and good faith.

CRI CORP GGRC11 Transaction: According to the Agreement for Securitization of Real Estate Credit Rights, single series of the 277th Issuance, entered into on May 14, 2022, the following was considered:

CRI Characteristic
277th Issuance Single Series
Number of CRI: 25,000
Issue Price: R$ 25,000

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Nominal Unit Value: R$ 1 on the date of issue.
Date of Issue: May 14, 2025
Maturity date: March 13, 2030
Term of Issue: 58 months, from the date of issue to the maturity date.
Place of Issue: São Paulo, SP
Form of Issue: registered and book-entry

Interest: 100% of the accumulated variation of the IPCA, plus a surcharge of 9.00% per year, based on a year with 252 business days. Monetary Restatement: CRIs will not be monetarily restated.

Frequency of Amortization Payment: Scheduled in accordance with the respective Payment Dates set forth in the Attachment “Payment Schedules”. First Amortization Payment: Scheduled in accordance with the respective Payment Dates set forth in the Attachment “Payment Schedules”.

Frequency of Remuneration Payment: In accordance with the respective Payment Dates set forth in the Attachment “Payment Schedules".

Firstly, in accordance with the respective Payment Dates set forth in the Attachment “Remuneration Payment Schedules”. Collateral for Real Estate Credits: All collateral set forth in the Chapter “Collateral”. Fiduciary Regime: Yes.

Floating Charge: None.
Subordination: None.
Issuer Co-Obligation: None.

Late Payment Charges: in the event of a delay in the payment of any installments of the CRI due by the Issuer, as a result of a delay in the payment of the Real Estate Credits by the respective Lessee, subject to the cure periods set forth in the Assignment Agreement; and/or non-payment by the Issuer of amounts due to the CRI Holders, despite the timely payment of the Real Estate Credits by the respective Lessee to the Issuer, Late Payment Charges will apply from the maturity date to the date of actual payment, without loss of Remuneration. However, if the delay has been proven to be caused by a failure or unavailability of other parties involved, such charges will not apply.

Environment for Deposit, Distribution, Trading, Financial Settlement and Electronic Custody: B3.

Place of Payment: Payments of CRIs will be made through B3 for CRIs that are electronically held in custody at B3. If, for any reason, at any time, the CRIs are not electronically held in custody at B3, the Issuer will leave the amount corresponding to the respective payment in the Master Account at the disposal of the respective CRI Holder at the Issuer’s headquarters, in which case,

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from that date onwards, there will be no type of adjustment or remuneration on the amount made available to the CRI Holder.

Delay in Receiving Payments: The failure of the CRI Holder to appear to receive the amount corresponding to any of the monetary obligations due by the Issuer, on the dates provided for herein or in a notice published by the Issuer, will not entitle them to receive any increase related to the delay in receiving the payment; however, their rights acquired up to the respective maturity will be guaranteed, provided that the resources have been made available on time.

Risk Classification: CRIs will not be subject to risk classification.

Risk Factors: As per the Attachment “Risk Factors”.

ANBIMA Classification - Category: The CRIs are in the “Corporate” category, considering the category of Real Estate, in line with the provisions of Article 4, item I, subparagraph “b” of the ANBIMA Rules and Procedures for CRI Classification.

According to the first amendment to the Agreement for Securitization of Real Estate Credit Rights of May 21, 2025, the following was considered:

On May 14, 2025, the Parties entered into an Agreement for Securitization of Real Estate Receivables for the issuance of Certificates of Real Estate Receivables, single series, of the 277th Issuance of Virgo Companhia de Securitização, backed by Real Estate Credits assigned by GGR Covepi Renda Fundo de Investimento Imobiliário – Responsabilidade Limitada (“Securitization Agreement”);

In order to meet the requirements set forth by B3, the Parties wish to amend Clauses 2.9, 3.1, 4.6, 5.5, 6.3, 6.10.1, and 13.7.5 of the Securitization Agreement, as well as the Attachments “Expenses”, “Formulas”, and “Subscription Bulletin Template”, in order to rectify the information related to monetary restatement, allocation of resources, and the closing date of the offering.

To this date, the CRI have not yet been subscribed and paid, so that (i) there are no CRI holders; and (ii) there is no need to hold the meeting (as set forth in the Securitization Agreement) to approve the provisions hereof or additional corporate approval by the Issuer.

8. Exercise of the right of first refusal to purchase and sell

The Fund and the lessee Moinho entered into an agreement granting the right of first refusal to purchase and sell 100% of the properties, ordinarily, with the right of first refusal to purchase held by Moinho and the right of first refusal to sell held by the Fund; the prices are set forth in the purchase and sale agreement. The strategy to purchase and sell the asset offers a liquidity

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event to the Fund's investor, allowing its managers to actively manage capital or even distribute profits to its shareholders.

The Fund and the lessee Cepalgo entered into an agreement granting Cepalgo the right of first refusal to purchase and the Fund the right of first refusal to sell; the prices are set forth in the purchase and sale agreement. The strategy to purchase and sell the asset on the aforementioned dates offers a liquidity event to the Fund's investor, allowing its managers to actively manage capital or even distribute profits to its shareholders.

The Fund and the lessee Camargo entered into an agreement granting Camargo the right of first refusal to purchase and the Fund a right of first refusal to sell; the prices of the options are set forth in the purchase and sale agreement. The strategy to purchase and sell the asset on the aforementioned dates offers a liquidity event to the Fund's investor, allowing its managers to actively manage capital or even distribute profits to its shareholders.

All cases dealing with legal transactions with subordinated effects, with future and uncertain effects, whose full execution depends on market conditions and the financial capacity of the Companies to fulfill the obligations assumed, and which were formalized with the aim of guaranteeing the liquidity of the Fund's portfolio assets.

9. Derivative financial instruments

Class is not permitted to enter into derivative transactions.

In the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and the year ended June 30, 2025, Class did not operate with derivative financial instruments:

10. Net asset value

The Fund's net assets will be formed by Single Class shares, which will have the characteristics, rights and conditions for issuance, distribution, subscription, payment, remuneration, amortization and redemption described in the regulation.

The shares, corresponding to undivided interests of the net assets of Class, will be registered and book-entry and will grant their holders equal rights, including with respect to political rights and payments of income and amortizations.

At June 30, 2026, the net assets of Class are represented by 214,249,664.0000 shares, with a unit value of R$ 11.0221, fully subscribed and paid-up, totaling R$ 2,361,472. (214,249,664 shares, with a unit value of 11.276970, fully subscribed and paid-up, totaling R$ 2,416,087 in the

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period from July 1, 2025 to March 16, 2026, 809,269.7109 shares with a unit value of 118.4906, fully subscribed and paid-up, totaling R$ 95,891 in 2025).

11. Evolution of the share value and return

a) We present below the return, average net asset value and value of the Fund's share in the last periods/year:

Year	Share value (*)	Return (%)	Average equity
Period ended 06/30/2026	11.0221	(2.26)	2,383,157
Period ended 03/16/2026	11.2770	0.82	2,411,452
Year ended 06/30/2025	11.1849	(1.10)	1,652,955

The return obtained in the past does not represent a guarantee of future results.

12. Risk management

The assets and rights comprising Class portfolio, by their nature, are subject, as applicable, to market fluctuations and/or credit risks of the counterparties, which may generate losses up to the amount of the transactions contracted and not settled. Even if the Administrator maintains a risk management system, there is no guarantee that the possibility of losses for Class and for the shareholder will be eliminated.

The main risks to which Class investments are subject are described below:

Market risk: Consists in the risk of fluctuations in the prices and returns on Class assets, which are affected by various market factors, such as liquidity, credit, changes in economic, monetary, fiscal or exchange rate policies, and national or international economic changes. Price fluctuations may result in valuation of certain assets at values different from their issuance and/or recording, which may cause volatility of the shares and losses to sharehoders.

Credit risk: Consists in the risk of default or delay in payment by the issuers and any co-obligors of the assets or by the counterparties of Class transactions, which may result, as applicable, in the reduction of gains or even financial losses up to the amount of the contracted transactions.

Low liquidity investments: Consists in the risk of reduction or lack of demand for assets of Class portfolio in the respective markets where they are traded, due to specific conditions attributed to these assets or to the markets where they are traded. In view of these risks, the Administrator may face difficulties to liquidate positions or trade these assets at the desired price and term, according to the management strategy adopted for Class, which will remain exposed, during the respective period of lack of liquidity, to the risks associated with these assets. These factors may affect the payment of redemptions and/or amortization to the Fund's shareholders, at the requested amounts and within the agreed terms.

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Risk related to derivative transactions: the carrying out of transactions in the derivatives market by Class may result in variations in its net asset value higher than the variations that would occur if these strategies were not used. This situation may also result in capital losses to Class and the Shareholders, including total loss of the capital invested by the Shareholders or the occurrence of negative net asset value, with the resulting obligation of making additional contributions by the Shareholders.

All the updated risk factors to which Class and the shareholders are exposed are described in Class regulations, and the shareholders and potential investors should read such document carefully.

The aforementioned risks may affect the net asset value of Class, and the Administrator and the Manager cannot, under any circumstances, be held liable for any negative result in Class returns, depreciation of the financial assets included in the portfolio, or for any losses in the event of liquidation of Class or redemption of shares, they are liable only for losses resulting from proven error or bad faith on their part.

13. Issuance, redemption and amortization of shares

a) Issuance, subscription and payment

The shares correspond to undivided interests of the net assets of Class, and are registered and book-entry in the holder's name ("Shares").

The value of the Shares will be calculated by dividing the net asset value of Class by the number of outstanding shares.

The issue value of each new Share will be set by the General Meeting or by Act of the Administrator, as applicable, according to criteria presented by the Manager, which will take into account: (i) the equity value of the Shares, represented by the quotient between the book value of the Equity and the number of Shares issued; (ii) the perspectives of the Fund's returns, (ii) the market value of the Shares already issued, calculated on a date to be set in the respective instrument of approval of the new issuance, and it may in any case consider addition or discount, or (iv) a combination of the criteria indicated in the previous items.

The new issuances of Shares that do not fit into the conditions provided for above shall be subject to approval by the Shareholders' Meeting, which shall specify their terms and conditions, including, but not limited to, the possibility of partial subscription, the minimum amount for the subscription of the Shares, the type, the issue value of the new shares, and the public offering regime for distribution of such new Shares.

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In the period from March 17, 2026 to June 30, 2026, the Fund carried out the 11st issuance of the Fund's shares, beginning on April 7, 2026 and ending on July 14, 2026. 131,901,519 were distributed at R$ 11.25 per share, considering a single distribution cost, totaling R$ 1,483,892,088.75 (one billion, four hundred eight-three million, eight hundred ninety-two thousand, eighty-eight reais and seventy-five cents).

b) Redemption and amortization of shares

In accordance with the provisions of article 2 of Law 8,668/93 and article 5 of CVM Instruction 175/22, the Fund's shares are not redeemable, except in the event of liquidation of Class.

The shares can be amortized extraordinarily, at the discretion of the Administrator upon (i) previous recommendation of the Manager in this sense; or (ii) resolution in a general meeting of shareholders, in any case proportionately to the amount that the value of each share represents in relation to the net assets of Class.

In the period from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 and in the year ended June 30, 2025, there was no amortization and redemption of shares.

14. Provision of services and custody

a) The administration, custody, treasury, control and processing of the financial assets of Class portfolio are provided by Vórtx Distribuidora de Títulos e Valores Mobiliários S.A. ("Administrator" and "Custodian").

b) The management of Class portfolio is provided by Zagros Capital Gestão de Recursos S.A ("Manager").

a) The federal government securities are under the custody of the Special System for Settlement and Custody (SELIC), the shares of the investment funds administered by the same Administrator are under the custody of Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda., and the shares of the investment funds administered by other administrators are under the custody of the respective Administrator institutions.

15. Management remuneration

- **Administration and management fee**

A global fee of 1.10% p.a. will be due by the Fund, which will be used for payment of the remuneration due to the Administrator and to the Manager, for the provision of Class administration and management services, respectively, and to the providers of bookkeeping and controllership services as established below:

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The calculation of the Global Fee will take into account the actual number of Business Days of each month and will have as a base a year with 252 Business Days and will be paid up to the 5th Business Day of each month subsequent to the provision of services, with the first due on the 5th Business Day of the month subsequent to the first payment of amounts at Class.

(i) Administration fee: the Administrator will receive for the fiduciary administration, bookkeeping, treasury and controllership services an administration fee equivalent to the balance of the Fund's Net Asset Value, according to a schedule by brackets, as below ("Administration Fee"):

Net Asset Value Bracket	Percentage Fee per Annum (% p.a.)
0 – 200.000.000,00	0.085%
201,000,000.01 – 500,000,000.00	0.065%
1,000,000,000.01 – 3,000,000,000.00	0.035%
3,000,000,000.01 or above	0.025%

The Administration Fee will consider a minimum monthly amount of R$ 25 (twenty-five thousand reais), updated annually, from the Fund commencement date, by the positive variation of the IPCA, or any other index that replaces it and that adopts a similar calculation method.

(ii) Management fee: the Manager will receive for its services a management fee equivalent to the balance of the formula described below ("Management Fee"): GF = Global Fee - Administration Fee - Controllership and Bookkeeping Fee where: GF = Variable Management Fee, calculated every business day;

Global Fee = Global Fee of 1.10% p.a.; Administration Fee = Administration Fee defined in item (i) of Clause 9.1 above; Controllership and Bookkeeping Fee = Amount equivalent to the remuneration due by the Fund for Share controllership and bookkeeping services.

In the period from March 17, 2026 to June 30, 2026, the administration fee expense was R$ 15,111 (R$ 15,019 in the period from July 1, 2025 to March 16, 2026 and R$ 13,328 in the year ended June 30, 2025) and is recorded under "Administration".

In the period from March 17, 2026 to June 30, 2026, the management fee expense was R$ 6,482 and is recorded under "Management".

- **Performance fee**

As provided for in the regulations, Class does not charge performance fee.

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- **Other fees**

No entry and/or exit fees will be charged to the shareholders due to investment of funds in Class and upon redemption of their shares.

In the period from March 17, 2026 to June 30, 2026, the bookkeeping fee expense was R$ 819 and is recorded under “Bookkeeping”.

In addition to the Global Fee, a custody fee will be due to the Administrator referring to the provision of custody services for the Fund’s securities, at the fixed amount of 0.015% per annum on the Fund’s net asset value and calculated considering the actual number of Business Days of each month, based on a year with 252 Business Days.

In the period from March 17, 2026 to June 30, 2026, the custody fee expense was R$ 103 and is recorded under “Controllership”.

16. Related-party transactions

The following entities are considered related parties of the Fund:

Administrator:	Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.
Manager:	Zagros Capital Gestão de Recursos S.A.
Custody:	Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.
Treasury:	Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.
Shares bookkeeping:	Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.
Controllership:	Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda.

a) At June 30, 2026, Class has deposited with Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda. the amount of R$ 2. (“Administrator”).

b) At June 30, 2026, Class has a management fee payable balance of R$ 1,856. The management fee expense recorded in the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and in the year ended June 30, 2025 is disclosed in note 15.

c) At June 30, 2026, Class has an administration fee payable balance of R$ 70. The administration fee expense recorded in the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and in the year ended June 30, 2025 is disclosed in note 15.

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d) At June 30, 2026, Class has a custody fee payable balance of R$ 29. The custody fee expense recorded in the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and in the year ended June 30, 2025 is disclosed in note 15.

e) At June 30, 2026, Class has a bookkeeping fee payable balance of R$ 20. The bookkeeping fee expense recorded in the periods from March 17, 2026 to June 30, 2026 and July 1, 2025 to March 16, 2026 (date of Transfer of Administration) and in the year ended June 30, 2025 is disclosed in note 15.

17. Taxation

a) Tax treatment of the Fund

Class is required to withhold at source the income tax on finance income obtained from fixed-income investments of Class cash balance, which can be offset upon the payment of the withholding income tax on the distribution of income to shareholders, in accordance with article 28 of the Federal Revenue Normative Instruction 1,585/15.

However, the Fund shall comply with the following requirements, pursuant to Law 9,779/99:

(i) Class shall distribute to its shareholders at least ninety-five percent of the income, calculated on a cash basis, based on a semiannual balance sheet or trial balance ended June 30 and December 31 of each year.
(ii) Class cannot invest in a real estate development that has a developer, builder or partner holding, individually or together with any related party, more than twenty-five percent of the Fund's shares.

b) Tax treatment of the shareholders

Income distributions to shareholders are subject to a 20% withholding income tax.

c) Exemption from income tax for individuals

Law 11,196/05 extended the benefits of item III of article 3 of Law 11,033/04, of exemption from income tax on distributions paid to Individual shareholders, in the following conditions:

(i) The benefited shareholder shall hold at least 10% of the Fund's shares or hold shares giving him the right to receive income exceeding 10% of the total income earned by Class;
(ii) The Fund's shares shall be traded exclusively on stock exchanges or on the organized over-the-counter market; and
(iii) Class shall have at least 100 shareholders.

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In the case of capital gain that the shareholder may obtain from the sale of shares, currently, regardless of the taxpayer, taxation applies at a 20% rate.

18. Income distribution

In accordance with Class regulations, income earned is incorporated daily to its net asset value as appreciation of shares.

Pursuant to Art. 10, sole paragraph, of Law 8,668/93 and Circular Letter CVM/SIN 01/2014, the Fund shall distribute to its shareholders at least 95% of the income, calculated on a cash basis, based on a semiannual balance sheet or trial balance ended June 30 and December 31 of each year.

The General Meeting of Shareholders to be held annually, within 4 (four) months from the end of the fiscal year, shall deliberate on the treatment to be adopted for the net income earned in the respective fiscal year, calculated according to the provisions of CVM Instruction 516.

In order to cover extraordinary expenses of the Target Assets included in the Fund's net asset value, the Manager may establish a contingency reserve ("Contingency Reserve"), by retaining up to 5% (five percent) of the income earned by Class, calculated on a cash basis, based on a semiannual balance sheet or trial balance ended June 30 and December 31 of each year, and the Contingency Reserve can have a maximum amount equivalent to 5% (five percent) of the Fund's Net Asset Value.

Income earned by Class, calculated on a cash basis, are understood as the proceeds arising from the receipt of income duly earned by the target assets, as well as any income derived from investments in liquidity assets, excluding related costs, ordinary expenses, extraordinary expenses, expenses related to the realization of the target assets, and other expenses provided for in the regulations for the maintenance of Class, in conformity with current regulations.

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Income to be distributed	**06/30/2026**
Net income for the year	201,678
Income from the sale of investment properties	21,596
Adjustment of initial recognition at fair value	(6,197)
Adjustment of recognition MEP - SPEs	(27,333)
Income from investment properties	(6,451)
Appreciation and depreciation of fund shares at market value	55,745
Income (loss) cash basis - art.1 of Law 8,668/93 (CVM Official Letter 01/2014)	**239,038**
Income declared	**239,038**
Income to be distributed	(26,165)
Finance income exceeding the minimum of 95%	5,934
Income for prior years paid in the year	15,483
Net income distributed in the year	**234,290**
Average income paid per share (amounts expressed in reais)	0.1
% of the income for the year distributed (considering the calculation basis in accordance with Law 8,668/93)	98.01%

19. Information disclosure policy

The Administrator shall provide the following periodic information about Class, pursuant to articles 40 and 42 of CVM Instruction 472/08:

(i) Monthly, within 15 days after the end of the month, the electronic form whose content reflects Attachment 39-I;
(ii) Quarterly, within 45 days after the end of each quarter, the electronic form whose content reflects Attachment 39-II;
(iii) Annually, within 90 days after the end of the year:
  a) The financial statements;
  b) The administrator's report;
  c) The independent auditor's report; and
  d) The electronic form whose content reflects Attachment 39-V;
(iv) Annually, as soon as the report of the shareholders' representatives is received;
(v) Within 8 days after its occurrence, the minutes of the annual general meeting; and
(vi) On the same day it is held, the summary of the decisions made in the annual general meeting.

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20. Legal claims

The Fund has 1.40% of physical vacancies in its portfolio and currently has some pending legal claims.

The Fund has legal claims against its lessee, Covolan, as follows:

(i) Collection of rentals due and unpaid by Covolan since August 2021, according to a Sale & Leaseback Agreement, relating to the properties registered under No. 63,252, 63,253, 63,254 and 69,569 at the Real Estate Registry Office of Santa Barbara d'Oeste.
(ii) Motion to stay execution against the extrajudicially enforceable instrument proposed for the collection of rentals due and unpaid by Covolan.
(iii) Lawsuit for Review of Sale & Leaseback Agreement, filed by Covolan, aiming at reducing monthly rentals, to be determined in an expert report.
(iv) Eviction action relating to the properties under the Sale & Leaseback Agreement entered into between the parties.
(v) Filing for judicial reorganization by Covolan
(vi) Fund's request for: (i) service of process on the defendants to notify that the transactions carried out by Mr. Jair and Ms. Elisabeth may be canceled due to a probable fraud against creditors; and (ii) the annotation of the extrajudicial notice in the property registry records. Economic consequences: informing creditors of the fraud, due to the existence of lawsuits that could render them insolvent.
(vii) Third party's motion to stay execution filed by Legacy, in view of the pre-judgment notice recorded by the Fund on the property registered under No. 22,108, at the Real Estate Registry Office of Pirapora/MG.

The Fund has reflected in its portfolio an allowance for expected credit losses of R$ 2,492 (two million, four hundred ninety-two thousand, one hundred eight-three reais and forty-six cents).

All proceedings are currently in progress before the courts. Management and administration reiterate their commitment to making every effort to adopt all necessary judicial and extrajudicial measures to preserve the rights and interests of the Fund, always as quickly as possible, with maximum legal protection and security for the Fund and its shareholders.

21. Provision of other services and auditor independence policy

According to CVM Instruction 381/03, during the audited year the Administrator did not contract any services from PricewaterhouseCoopers Auditores Independentes Ltda. related to Class administered by it other than the external audit of Class's financial statements.

The adopted policy complies with the principles that preserve the auditor's independence, in accordance with internationally accepted criteria, namely, the auditor should not audit his own work, should not perform managerial duties in his client, or promote the interests of his client.

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22. Amendments to the by-laws

The Fund was transferred from Banvox Distribuidora de Títulos e Valores Mobiliários Ltda, CNPJ: 02.671.743/0001-19, on March 16, 2026, to Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda CNPJ: 22.610.500/0001-88.

23. Events after the reporting period

On July 15, 2026, the Fund's shareholders and the market in general were informed of the intention of repurchase of shares issued by it, started on July 30, 2026.

On July 14, 2026, the Closure Announcement related to the 11th Shares Issuance was released, totaling an Offering of 131,901,519 shares in the amount of R$ 1,479,935.

On July 6, 2026, the Fund entered into a binding Memorandum of Understanding ("MoU") with Vórtx Distribuidora de Títulos e Valores Mobiliários Ltda. and Zagros Capital Gestão de Recursos S.A., for the sale of a portfolio comprising 10 logistics, industrial and hybrid properties ("Portfolio").

The MoU foresees an exclusivity period for carrying out a due diligence by the interested parties, financial negotiation of the properties, and formalization of the definitive instruments of the transaction, which is expected to be completed within 90 days from the closing date.

The total amount estimated for the sale of the Portfolio is R$ 530.0 million, of which 70% will be paid on the closing date, in local currency and/or through compensation of credits derived from the offering, subject to certain criteria, and 30% in 15 monthly, equal and consecutive installments.

As of the closing date, the buyer will be fully entitled to the monthly rentals of the properties.

* * *

Ricardo Fuscaldi de Figueiredo Baptista
Director in charge

Rafael Pires Crepaldi
Accountant CRC – SP-339806/O-1