

LC REAL ESTATE HOLDING LTDA**CNPJ: 41.166.247/0001-60**

BALANÇOS PATRIMONIAIS EM 31 DE DEZEMBRO DE 2025 E 2024 (VALORES EXPRESSOS EM REAIS)

ATIVO			PASSIVO		
	dez-25	dez-24		dez-25	dez-24
CIRCULANTE			CIRCULANTE		
Caixa e equivalentes de caixa	2.047.262	672	Obrigações fiscais	1.716.022	50
Contas a receber	190.904	14.877.159	Contas a pagar	385.384	-
	2.238.166	14.877.831		2.101.406	50
NÃO CIRCULANTE			NÃO CIRCULANTE		
Contas a receber de partes relacionadas	2.783.672	1.235.165	Contas a pagar de partes relacionadas	238.304	230.766
Adiantamento para futuro aumento de capital	-	2.620	Perda com investimentos	-	26.280
Investimentos	192.620	1.944.319		238.304	257.046
	2.976.292	3.182.104			
			PATRIMÔNIO LÍQUIDO		
			Capital social nacional	2.874.748	2.874.748
			Reserva de lucros	-	14.928.091
			TOTAL DO PATRIMÔNIO LÍQUIDO	2.874.748	17.802.839
TOTAL ATIVO	5.214.458	18.059.935	TOTAL PASSIVO	5.214.458	18.059.935

DEMONSTRAÇÃO DO RESULTADO EM 31 DE DEZEMBRO DE 2025 E 2024

	dez-25	dez-24
Receita líquida	24.811.554	-
Custo de imóvel vendido	(19.142.637)	-
LUCRO BRUTO	5.668.917	-
DESPESAS OPERACIONAIS		
Despesas gerais e administrativas	(38.190)	(63.680)
Resultado de equivalência patrimonial	2.117.845	(28.347)
Outras receitas e despesas operacionais	116.883	10.339.246
RESULTADO ANTES DO RESULTADO FINANCEIRO	7.865.455	10.247.219
RESULTADO FINANCEIRO		
Receitas financeiras	54.930	2
Despesas financeiras	(1.454.434)	(1.159)
RESULTADO OPERACIONAL ANTES DO IRPJ E CSLL	6.465.951	10.246.062
Provisão de IRPJ e CSLL	(844.724)	-
RESULTADO LÍQUIDO DO EXERCÍCIO	5.621.227	10.246.062

DocuSigned by

Nilton Bertuchi

Assinado por: NILTON BERTUCHI-1855140347
CPF: 1955140347
Papel: Diretor
DataHora da Assinatura: 13/04/2025 11:57:09 PDT
O: ICP-Brasil, OU: Secretaria da Receita Federal do Brasil - RFB
C: BR
Emissor: AC ONLINE RFB v5
483DC3604809AC7

Nilton Bertuchi
Administrador
CPF: 195.514.838-47

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Tiago da Silva Batista de Sousa

Assinado por: TIAGO DA SILVA BATISTA DE SOUSA-32728997873
CPF: 32728997873
Papel: Contador
DataHora da Assinatura: 10/04/2025 08:24:57 PDT
O: ICP-Brasil, OU: Secretaria da Receita Federal do Brasil - RFB
C: BR
Emissor: AC SAFEWEB RFB v5

Tiago da Silva Batista de Sousa
Contador
CRC: 1SP293161

LC REAL ESTATE HOLDING LTDA**CNPJ:41.166.247/0001-60**

DEMONSTRAÇÃO DAS MUTAÇÕES DO PATRIMÔNIO LÍQUIDO EM 31 DE DEZEMBRO DE 2025 E 2024 (VALORES EXPRESSOS EM REAIS)

	<u>Capital</u>	<u>Reserva e lucros</u>	<u>Transações de capitais</u>	<u>Lucros (prejuízos) acumulados</u>	<u>Total</u>
Saldo em 31 de dezembro de 2023	4.610.498	5.439.147	(757.118)	-	9.292.527
Redução de capital	(1.735.750)	-	-	-	(1.735.750)
Lucro do exercício	-	-	-	10.246.062	10.246.062
Distribuição de lucro	-	-	-	-	-
Transações de capitais	-	(757.118)	757.118	-	-
Destinação de lucros acumulados	-	10.246.062	-	(10.246.062)	-
Saldo em 31 de dezembro de 2024	2.874.748	14.928.091	-	-	17.802.839
Lucro do exercício	-	-	-	5.621.227	5.621.227
Distribuição de lucro	-	(14.928.091)	-	(5.621.227)	(20.549.318)
Saldo em 31 de dezembro de 2025	2.874.748	-	-	-	2.874.748

Designed by

Nilton Bertuchi

Assinado por: NILTON BERTUCHI | 195514838-47

CPF: 195514838-47

Papel: Diretor

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Nilton Bertuchi

Administrador

CPF: 195.514.838-47

Designed by

Tiago da Silva Batista de Sousa

Assinado por: TIAGO DA SILVA BATISTA DE SOUSA | 3272987873

CPF: 3272987873

Papel: Contador

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Tiago da Silva Batista de Sousa

Contador

CRC: 1SP293161

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Identificação de envelope: 910E09C4-D512-41D4-B8DD-3627F2678E72
 Assunto: Complete com o Docusign: LC Real Estate Holding - Balanço 2025-2024.pdf
 Envelope fonte:
 Documentar páginas: 2
 Assinar páginas: 4
 Assinatura guiada: Ativado
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Status: Concluído
 Remetente do envelope:
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 Av. Pres. Juscelino Kubitschek, 2041 torre D 23º andar
 São Paulo, SP 04543011
 vitoria.mantelle@lyoncapital.com.br
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Eventos do signatário

Nilton Bertuchi
 ID: 195.514.838-47
 Cargo do Signatário: Diretor
 nilton.bertuchi@lyoncapital.com.br
 Diretor
 Nível de segurança: E-mail, Autenticação da conta (Nenhuma), Certificado Digital

Detalhes do provedor de assinatura:

Tipo de assinatura: ICP-Brasil
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 Cargo do Signatário: Diretor
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Assinatura

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Política de certificado:

[1]Certificate Policy:
 Policy Identifier=2.16.76.1.2.3.52
 [1,1]Policy Qualifier Info:
 Policy Qualifier Id=CPS
 Qualifier:
<http://icp-brasil.vpki.validcertificadora.com.br/ac-onlinerfb/dpc-ac-onlinerfbv5.pdf>

Registro de hora e data

Enviado: 10/04/2026 06:44:24
 Reenviado: 13/04/2026 11:13:59
 Visualizado: 13/04/2026 11:56:56
 Assinado: 13/04/2026 11:57:17

Termos de Assinatura e Registro Eletrônico:

Aceito: 23/09/2025 12:34:32
 ID: 1798d116-e85f-4256-a55b-7a7c9253bfb1

Tiago da Silva Batista de Sousa
 ID: 327.299.978-73
 Cargo do Signatário: Contador
 tiago.sousa@lyoncapital.com.br
 Nível de segurança: E-mail, Autenticação da conta (Nenhuma), Certificado Digital

Detalhes do provedor de assinatura:

Tipo de assinatura: ICP-Brasil
 Emissor: AC SAFEWEB RFB v5
 CPF do signatário: 32729997873
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 Assunto: CN=TIAGO DA SILVA BATISTA DE SOUSA:32729997873

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[1]Certificate Policy:
 Policy Identifier=2.16.76.1.2.1.51
 [1,1]Policy Qualifier Info:
 Policy Qualifier Id=CPS
 Qualifier:
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Enviado: 10/04/2026 06:44:24
 Visualizado: 10/04/2026 08:24:38
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Termos de Assinatura e Registro Eletrônico:

Aceito: 10/04/2026 08:24:38
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Eventos do signatário presencial	Assinatura	Registro de hora e data
Eventos de entrega do editor	Status	Registro de hora e data
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Eventos de entrega intermediários	Status	Registro de hora e data
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Eventos de cópia	Status	Registro de hora e data
Eventos com testemunhas	Assinatura	Registro de hora e data
Eventos do tabelião	Assinatura	Registro de hora e data
Eventos de resumo do envelope	Status	Carimbo de data/hora
Envelope enviado	Com hash/criptografado	10/04/2026 06:44:24
Entrega certificada	Segurança verificada	10/04/2026 08:24:38
Assinatura concluída	Segurança verificada	10/04/2026 08:25:05
Concluído	Segurança verificada	13/04/2026 11:57:18
Eventos de pagamento	Status	Carimbo de data/hora
Termos de Assinatura e Registro Eletrônico		

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