

**LYON PARTNERSHIP REAL ESTATE HOLDING LTDA****CNPJ: 51.820.570/0001-69**

BALANÇO PATRIMONIAL EM 31 DE DEZEMBRO DE 2025 E 2024 (VALORES EXPRESSOS EM REAIS)

<b>ATIVO</b>			<b>PASSIVO</b>		
	<b>dez-25</b>	<b>dez-24</b>		<b>dez-25</b>	<b>dez-24</b>
<b>CIRCULANTE</b>			<b>CIRCULANTE</b>		
Caixa e equivalentes de caixa	12.520	5.926	Contas a pagar	399.956	-
Adiantamentos a fornecedores e outros	390.000	-			
Contas a receber de partes relacionadas	420	-			
	<b>402.940</b>	<b>5.926</b>		<b>399.956</b>	<b>-</b>
<b>NÃO CIRCULANTE</b>			<b>NÃO CIRCULANTE</b>		
Investimentos	10	10	Adiantamento para futuro aumento de capital	-	700
	<b>10</b>	<b>10</b>		<b>-</b>	<b>700</b>
			<b>PATRIMÔNIO LÍQUIDO</b>		
			Capital social nacional	2.994	2.994
			Reserva de lucros	-	2.242
			<b>TOTAL DO PATRIMÔNIO LÍQUIDO</b>	<b>2.994</b>	<b>5.236</b>
<b>TOTAL ATIVO</b>	<b>402.950</b>	<b>5.936</b>	<b>TOTAL PASSIVO</b>	<b>402.950</b>	<b>5.936</b>

**DEMONSTRAÇÃO DO RESULTADO EM 31 DE DEZEMBRO DE 2025 E 2024**

	<b>dez-25</b>	<b>dez-24</b>
<b>DESPESAS OPERACIONAIS</b>		
Despesas gerais e administrativas	(1.477)	(2.610)
Outras receitas e despesas operacionais	3.150.037	106.082
<b>RESULTADO ANTES DO RESULTADO FINANCEIRO</b>	<b>3.148.560</b>	<b>103.472</b>
<b>RESULTADO FINANCEIRO</b>		
Receitas financeiras	72	31
Despesas financeiras	(1.294)	(957)
<b>RESULTADO LÍQUIDO DO EXERCÍCIO</b>	<b>3.147.338</b>	<b>102.546</b>

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*Nilton Bertuchi*  
Assinado por NILTON BERTUCHI 19551483847  
CPF: 19551483847  
Título Administrador  
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C: BR  
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Administrador  
CPF: 195.514.838-47

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C: BR  
Emissor: AC SAFENEB RFB v3  
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Contador  
CRC: 1SP293161

## LYON PARTNERSHIP REAL ESTATE HOLDING LTDA

CNPJ: 51.820.570/0001-69

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

	Capital	Reserva de lucros	Lucros (prejuízos) acumulados	Total
<b>Saldo em 31 de dezembro de 2023</b>	<b>1.000</b>	<b>282</b>	-	<b>1.282</b>
Aumento de capital social	1.994	-	-	<b>1.994</b>
Lucro do exercício	-	-	102.546	<b>102.546</b>
Lucros distribuídos	-	(100.586)	-	<b>(100.586)</b>
Destinação de lucros acumulados	-	102.546	(102.546)	-
<b>Saldo em 31 de dezembro de 2024</b>	<b>2.994</b>	<b>2.242</b>	-	<b>5.236</b>
Lucro do exercício	-	-	3.147.338	<b>3.147.338</b>
Lucros distribuídos	-	(3.149.580)	-	<b>(3.149.580)</b>
Destinação de lucros acumulados	-	3.147.338	(3.147.338)	-
<b>Saldo em 31 de outubro de 2025</b>	<b>2.994</b>	-	-	<b>2.994</b>

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O: ICP-Brasil, OU: Secretaria da Receita Federal do Brasil - RFB  
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C: BR  
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Contador  
CRC: 1SP293161

## Certificado de Conclusão

Identificação de envelope: E593E2AD-DDDA-4D39-A66C-1F87238FAD34  
Assunto: Complete com o Docusign: Lyon Partnership Real Estate - Balanço 2025-2024.pdf  
Envelope fonte:  
Documentar páginas: 2  
Certificar páginas: 4  
Assinatura guiada: Ativado  
Selo com Envelopeld (ID do envelope): Ativado  
Fuso horário: (UTC-08:00) Hora do Pacífico (EUA e Canadá)

Status: Concluído  
Remetente do envelope:  
Vitória Mantelle Tavares de Oliveira  
Av. Pres. Juscelino Kubitschek, 2041 torre D 23º andar  
São Paulo, SP 04543011  
vitoria.mantelle@lyoncapital.com.br  
Endereço IP: 179.191.108.110

## Rastreamento de registros

Status: Original  
10/04/2026 06:53:57  
Portador: Vitória Mantelle Tavares de Oliveira  
vitoria.mantelle@lyoncapital.com.br  
Local: DocuSign

## Eventos do signatário

Nilton Bertuchi  
ID: 195.514.838-47  
Cargo do Signatário: Administrador  
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  
Emissor: AC ONLINE RFB v5  
CPF do signatário: 19551483847  
Cargo do Signatário: Administrador  
Assunto: CN=NILTON BERTUCHI:19551483847

## Assinatura

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Adoção de assinatura: Estilo pré-selecionado  
Usando endereço IP: 179.191.108.110

### 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 06:55:06  
Reenviado: 13/04/2026 11:14:06  
Visualizado: 13/04/2026 11:53:53  
Assinado: 13/04/2026 11:54:17

## 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  
Cargo do Signatário: Contador  
Assunto: CN=TIAGO DA SILVA BATISTA DE SOUSA:32729997873

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Adoção de assinatura: Estilo pré-selecionado  
Usando endereço IP: 45.239.151.176

### Política de certificado:

[1]Certificate Policy:  
Policy Identifier=2.16.76.1.2.1.51  
[1,1]Policy Qualifier Info:  
Policy Qualifier Id=CPS  
Qualifier:  
<http://repositorio.acsafeweb.com.br/ac-safeweb/dpc-acsafeweb.pdf>

Enviado: 10/04/2026 06:55:07  
Visualizado: 10/04/2026 08:20:53  
Assinado: 10/04/2026 08:21:32

## Termos de Assinatura e Registro Eletrônico:

Aceito: 10/04/2026 08:20:53  
ID: 9fad9505-9094-4e01-8778-aac6610309c6

<b>Eventos do signatário presencial</b>	<b>Assinatura</b>	<b>Registro de hora e data</b>
<b>Eventos de entrega do editor</b>	<b>Status</b>	<b>Registro de hora e data</b>
<b>Evento de entrega do agente</b>	<b>Status</b>	<b>Registro de hora e data</b>
<b>Eventos de entrega intermediários</b>	<b>Status</b>	<b>Registro de hora e data</b>
<b>Eventos de entrega certificados</b>	<b>Status</b>	<b>Registro de hora e data</b>
<b>Eventos de cópia</b>	<b>Status</b>	<b>Registro de hora e data</b>
<b>Eventos com testemunhas</b>	<b>Assinatura</b>	<b>Registro de hora e data</b>
<b>Eventos do tabelião</b>	<b>Assinatura</b>	<b>Registro de hora e data</b>
<b>Eventos de resumo do envelope</b>	<b>Status</b>	<b>Carimbo de data/hora</b>
Envelope enviado	Com hash/criptografado	10/04/2026 06:55:07
Entrega certificada	Segurança verificada	10/04/2026 08:20:53
Assinatura concluída	Segurança verificada	10/04/2026 08:21:32
Concluído	Segurança verificada	13/04/2026 11:54:17
<b>Eventos de pagamento</b>	<b>Status</b>	<b>Carimbo de data/hora</b>
<b>Termos de Assinatura e Registro Eletrônico</b>		

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