



Data: dezembro-25

VERPAR CENTROS COMERCIAIS S/A

VERPAR CENTROS COMERCIAIS S/A

CNPJ.: 01.327.874/0001-10

BALANÇOS PATRIMONIAIS EM 31 DE DEZEMBRO DE 2025 E EM 31 DE DEZEMBRO DE 2024 EM REAIS

Ativo	Controladora		Consolidado		Passivo	Controladora		Consolidado	
	2025	2024	2025	2024		2025	2024	2025	2024
Ativo circulante	317.749	303.868	37.952.647	47.991.419	Passivo circulante	2.500.220	-	21.200.217	21.280.870
Caixa e equivalente de caixa	202.182	188.318	17.234.962	6.940.121	Fornecedores	-	-	3.085.049	3.524.353
Contas a receber	-	-	26.095.169	25.605.985	Tributos a pagar	220	-	1.332.978	1.202.662
Provisão para créditos de liquid. duvidosa	-	-	(7.438.457)	(9.504.277)	Obrigações trabalhistas e reconhecimento mensal	-	-	3.221.502	3.125.904
Adiantamento a terceiros	-	-	60.003	21.443	Outras contas a pagar	-	-	11.060.688	13.427.950
Adiantamento a funcionários	-	-	253.730	146.359	Dividendos a pagar	2.500.000	-	2.500.000	-
Tributos a compensar	115.567	115.550	120.053	115.550					
Despesas antecipadas	-	-	936.073	24.068.744					
Estoques	-	-	691.114	597.493					
Dividendos a receber	-	-	-	-					
Ativo não circulante	51.465.033	50.797.279	61.842.048	63.424.675	Passivo não circulante	46.604.353	40.356.764	70.532.648	75.342.728
Tributos a compensar	-	-	222.460	2.445.290	Adiantamento de clientes	-	-	15.617	11.570
Depósito judicial	-	-	9.626.314	9.626.314	Contas a pagar para partes relacionadas	40.356.764	40.356.764	62.540.189	50.659.643
Empréstimos a sócios	11.910.621	11.910.621	11.910.621	11.910.621	Outras contas a pagar	-	-	-	23.027.696
Contas a receber para partes relacionadas	36.862.601	36.862.601	36.862.601	36.862.601	Provisão para contingências	-	-	1.729.254	1.643.819
Investimentos	2.691.810	2.024.057	2.691.810	2.024.057	Dividendos a pagar	6.247.588	-	6.247.588	-
Imobilizado	-	-	528.241	555.791					
Total do ativo	51.782.781	51.101.147	99.794.695	111.416.094	Patrimônio líquido	2.678.209	10.744.382	8.061.830	14.792.496
					Capital social	2.191.177	2.191.177	2.206.777	2.206.777
					Reservas	487.032	403.259	487.032	403.259
					Dividendos adicionais	-	5.741.712	-	5.741.712
					Resultado do exercício	-	2.408.234	5.368.020	6.440.747
					Total do Passivo e Patrimônio Líquido	51.782.781	51.101.147	99.794.695	111.416.094

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Sócio

CPF: 074.143.418-01

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Eduardo Osvaldo Ferreira Camargo

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CPF: 30653141858
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Eduardo Osvaldo Ferreira Camargo

Contador

CRC: 1-SP-223986/0-4

VERPAR CENTROS COMERCIAIS S/A
CNPJ.: 01.327.874/0001-10



DEMONSTRAÇÕES DOS RESULTADOS DOS EXERCÍCIOS FINDO EM 31 DE DEZEMBRO DE 2025 E EM 31 DE DEZEMBRO DE 2024

	Em Reais			
	Controladora		Consolidado	
	2025	2024	2025	2024
Operações continuadas				
Receita com locações	-	-	68.176.111	62.652.269
Imposto sobre vendas	-	-	(5.502.771)	(5.131.550)
Receita líquida das operações continuadas	-	-	62.673.341	57.520.719
Custos da venda de produtos	-	-	-	-
Lucro bruto	-	-	62.673.341	57.520.719
Despesas operacionais	(26.890)	(735.723)	(54.269.516)	(52.219.335)
Despesas com pessoal	-	-	(5.768.828)	(6.026.873)
Despesas gerais	(25.784)	(374.038)	(48.298.986)	(45.810.537)
Despesas fiscais	(1.106)	(216)	(201.702)	(20.456)
Despesas indedutíveis	-	(361.469)	-	(361.469)
Lucro (Prejuízo) operacional antes do resultado financeiro	(26.890)	(735.723)	8.403.825	5.301.384
Resultado financeiro	24.295	22.380	(309.257)	58.778
Despesas financeiras	(30)	(1.544)	(521.679)	(169.477)
Receitas financeiras	24.325	23.924	212.423	228.255
Outras receitas	-	-	-	-
Resultado com equivalência	2.684.010	3.126.947	2.684.010	3.126.947
Equivalência patrimonial	2.684.010	3.126.947	2.684.010	3.126.947
Lucro antes do imposto de renda e da contribuição social	2.681.415	2.413.604	10.778.578	8.487.109
Imposto de renda e contribuição social		(5.370)	(2.729.143)	(2.046.362)
Imposto de renda e contribuição social - corrente	-	(5.370)	(2.601.335)	(2.071.019)
Imposto de renda e contribuição social - diferido	-	-	(127.808)	24.657
Lucro do exercício	2.681.415	2.408.234	8.049.436	6.440.747

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Eduardo Quaillo Ferreira Camargo
Contador
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VERPAR CENTROS COMERCIAIS S/A
CNPJ.: 01.327.874/0001-10
DEMONSTRAÇÃO DAS MUTAÇÕES DO PATRIMÔNIO LÍQUIDO EM 31 DE DEZEMBRO DE 2025

Em Reais

	Capital social	Reservas	Dividendos adicionais	Lucros acumulados	Total do patrimônio líquido
Saldos em 31 de dezembro de 2024	2.191.177	403.259	5.741.712	2.408.234	10.744.382
Dividendos a distribuir	-	-	(5.657.939)	(5.089.649)	(10.747.588)
Constituição reserva legal	-	83.773	(83.773)	-	-
Lucro do exercício	-	-	-	2.681.415	2.681.415
Saldos em 31 de dezembro de 2025	2.191.177	487.032	-	-	2.678.209

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CPF: 074.143.418-01

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O: ICP-Brasil, OU: AC Soluti Multipla v5
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Assinaturas: 6

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Rubrica: 0

Josiene Lopes

Assinatura guiada: Ativado

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Eventos do signatário

Eduardo Qualio Ferreira Camargo

eduardo@emasfi.com.br

CEO

EMASFI Empresa de Assessoria e Serviços Fiscais

Nível de segurança: E-mail, Autenticação da conta (Nenhuma), Certificado Digital

Detalhes do provedor de assinatura:

Tipo de assinatura: ICP-Brasil

Emissor: AC SOLUTI Multipla v5

Assunto: CN=EDUARDO QUALIO FERREIRA CAMARGO:30653141858

Assinatura

Assinado por:

Eduardo Qualio Ferreira Camargo

706B01C79E76434...

Adoção de assinatura: Estilo pré-selecionado

Usando endereço IP: 179.191.99.86

Registro de hora e data

Enviado: 04-16-2026 | 10:28

Reenviado: 04-16-2026 | 13:20

Reenviado: 04-16-2026 | 13:27

Visualizado: 04-16-2026 | 14:29

Assinado: 04-16-2026 | 14:29

Política de certificado:

[1]Certificate Policy:

Policy Identifier=2.16.76.1.2.1.38

[1,1]Policy Qualifier Info:

Policy Qualifier Id=CPS

Qualifier:

<http://ccd.acsoluti.com.br/docs/dpc-ac-soluti-multipla.pdf>

Termos de Assinatura e Registro Eletrônico:

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José Roberto de Paiva Veríssimo

jrpv@trevol.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 Certisign RFB G5

Assunto: CN=JOSE ROBERTO DE PAIVA VERISSIMO:07414341801

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Reenviado: 04-16-2026 | 13:27

Reenviado: 04-17-2026 | 15:58

Reenviado: 04-23-2026 | 13:51

Visualizado: 04-23-2026 | 17:44

Assinado: 04-24-2026 | 11:57

Política de certificado:

[1]Certificate Policy:

Policy Identifier=2.16.76.1.2.3.6

[1,1]Policy Qualifier Info:

Policy Qualifier Id=CPS

Qualifier:

http://icp-brasil.certisign.com.br/repositori/o/dpc/AC_Certisign_RFB/DPC_AC_Certisign_RFB.pdf

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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
Evento de entrega do agente	Status	Registro de hora e data
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	04-16-2026 10:28
Entrega certificada	Segurança verificada	04-23-2026 17:44
Assinatura concluída	Segurança verificada	04-24-2026 11:57
Concluído	Segurança verificada	04-24-2026 11:57
Eventos de pagamento	Status	Carimbo de data/hora
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