

LYON PROPERTIES HOLDING LTDA.**CNPJ: 44.426.471/0001-31**

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	478.204	925	Fornecedores	22.363	30.664
Adiantamentos a fornecedores e outros	1.279	1.702	Obrigações trabalhistas	42.797	6.149
Créditos tributários	-	-	Obrigações fiscais	71	68
	479.483	2.627		65.231	36.881
NÃO CIRCULANTE			NÃO CIRCULANTE		
Adiantamento para futuro aumento de capital	2.720.194	-	Adiantamento para futuro aumento de capital	5.336.055	475.835
Investimentos	24.366.864	12.322.454	Contas a pagar de partes relacionadas	-	294.606
Intangível	69.217	-		5.336.055	770.441
	27.156.275	12.322.454			
			PATRIMÔNIO LÍQUIDO		
			Capital social nacional	1.000	1.000
			Reserva de lucros	22.233.472	11.516.759
			TOTAL DO PATRIMÔNIO LÍQUIDO	22.234.472	11.517.759
TOTAL ATIVO	27.635.758	12.325.081	TOTAL PASSIVO	27.635.758	12.325.081

DEMONSTRAÇÃO DO RESULTADO EM 31 DE DEZEMBRO DE 2025 E 2024

	dez-25	dez-24
DESPESAS OPERACIONAIS		
Despesas gerais e administrativas	(1.326.512)	(687.641)
Resultado de equivalência patrimonial	35.009.134	7.544.127
Outras receitas e despesas operacionais	-	(506)
RESULTADO ANTES DO RESULTADO FINANCEIRO	33.682.622	6.855.980
RESULTADO FINANCEIRO		
Receitas financeiras	40	1
Despesas financeiras	(1.225)	(1.239)
RESULTADO LÍQUIDO DO EXERCÍCIO	33.681.437	6.854.742

DocuSigned by
Nilton Bertuchi
Assinado por: NILTON BERTUCHI/19551483847
CPF: 195.514.838-47
Prest: Empre
DataHora da Assinatura: 13/04/2026 | 11:49:55 PDT
C: BR
O: EOP-Brasil, OU: Secretaria da Receita Federal do Brasil - RFB
Emissão: AC ONLINE RFB v5
-----BEGIN CERTIFICATE-----

Nilton Bertuchi
Administrador
CPF: 195.514.838-47

DocuSigned by
Tiago da Silva Batista de Sousa
Assinado por: TIAGO DA SILVA BATISTA DE SOUSA/3272997873
CPF: 327299787-3
Prest: Contador
DataHora da Assinatura: 15/04/2026 | 08:20:16 PDT
C: BR
O: EOP-Brasil, OU: Secretaria da Receita Federal do Brasil - RFB
Emissão: AC SAFENEB RFB v5
-----BEGIN CERTIFICATE-----

Tiago da Silva Batista de Sousa
Contador
CRC: 1SP293161

LYON PROPERTIES HOLDING LTDA.**CNPJ: 44.426.471/0001-31**

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

	<u>Capital</u>	<u>Reserva de lucros</u>	<u>Ajuste de avaliação patrimonial</u>	<u>Lucros (prejuízos) acumulados</u>	<u>Total</u>
Saldo em 31 de dezembro de 2023	1.000	4.958.522	(190.419)	-	4.769.103
Lucro do exercício	-	-	-	6.854.742	6.854.742
Ajuste de avaliação patrimonial	-	(190.419)	190.419	-	-
Lucros distribuídos	-	(106.086)	-	-	(106.086)
Destinação de lucros acumulados	-	6.854.742	-	(6.854.742)	-
Saldo em 31 de dezembro de 2024	1.000	11.516.759	-	-	11.517.759
Lucro do exercício	-	-	-	33.681.437	33.681.437
Lucros distribuídos	-	(22.964.724)	-	-	(22.964.724)
Destinação de lucros acumulados	-	33.681.437	-	(33.681.437)	-
Saldo em 31 de dezembro de 2025	1.000	22.233.472	-	-	22.234.472

DocuSigned by

Nilton Bertuchi

Assinado por: NILTON BERTUCHI 1951483847

CPF: 1951483847

Nome: Nilton

Data/Hora da Assinatura: 15/04/2026 | 11:50:01 PDT

C: BR

O: ICP-Brasil, OU: Secretaria da Receita Federal do Brasil - RFB

E: Nilton

Empresa: AC ONLINE RFB V6

+8122230909067

Nilton Bertuchi

Administrador

CPF: 195.514.838-47

DocuSigned by

Tiago da Silva Batista de Sousa

Assinado por: TIAGO DA SILVA BATISTA DE SOUSA 33729807873

CPF: 33729807873

Nome: Tiago

Data/Hora da Assinatura: 10/04/2026 | 08:20:22 PDT

C: BR

O: ICP-Brasil, OU: Secretaria da Receita Federal do Brasil - RFB

E: Tiago

Empresa: AC SAFEWEB RFB V6

Tiago da Silva Batista de Sousa

Contador

CRC: 1SP293161

Certificado de Conclusão

Identificação de envelope: 831D6AAC-002E-4144-9ED2-99052A3C5740
Assunto: Complete com o Docusign: Lyon Properties Holding - 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 06:56:24
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: 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
Emissor: AC ONLINE RFB v5
CPF do signatário: 19551483847
Cargo do Signatário: Diretor
Assunto: CN=NILTON BERTUCHI:19551483847

Assinatura

DocuSigned by:

4B3DC36048064C7...

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 06:57:23
Reenviado: 13/04/2026 11:14:08
Visualizado: 13/04/2026 11:49:27
Assinado: 13/04/2026 11:50:05

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

Assinado por:

33577FC33E9F431...

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 06:57:24
Visualizado: 10/04/2026 08:19:49
Assinado: 10/04/2026 08:20:26

Termos de Assinatura e Registro Eletrônico:

Aceito: 10/04/2026 08:19:49
ID: 0461d526-84bc-46da-9d1c-0f1dae5a0d81

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
Eventos de entrega certificados	Status	Registro de hora e data
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 06:57:24
Entrega certificada	Segurança verificada	10/04/2026 08:19:49
Assinatura concluída	Segurança verificada	10/04/2026 08:20:26
Concluído	Segurança verificada	13/04/2026 11:50:05
Eventos de pagamento	Status	Carimbo de data/hora
Termos de Assinatura e Registro Eletrônico		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, LYON CAPITAL HOLDING LTDA (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact LYON CAPITAL HOLDING LTDA:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: laura.andrade@lyoncapital.com.br

To advise LYON CAPITAL HOLDING LTDA of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at laura.andrade@lyoncapital.com.br and in the body of such request you must state:

your previous email address, your new email address. We do not require any other information from you to change your email address

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from LYON CAPITAL HOLDING LTDA

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to laura.andrade@lyoncapital.com.br and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with LYON CAPITAL HOLDING LTDA

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to laura.andrade@lyoncapital.com.br and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify LYON CAPITAL HOLDING LTDA as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by LYON CAPITAL HOLDING LTDA during the course of your relationship with LYON CAPITAL HOLDING LTDA.