

LYON JK SPE LTDA
CNPJ: 45.780.036/0001-73

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	26.841	20.603	Fornecedores	-	9.680
			Obrigações fiscais	65	6.217
	26.841	20.603	Contas a pagar	9.840.000	
				9.840.065	15.897
NÃO CIRCULANTE			NÃO CIRCULANTE		
Imóvel disponível para venda	28.362.138	15.492.138	Imposto diferido	39	-
	28.362.138	15.492.138		39	-
			PATRIMÔNIO LÍQUIDO		
			Capital social nacional	1.000	1.000
			(-) Prejuízos acumulados	(674.583)	(625.398)
				(673.583)	(624.398)
			Adiantamento para futuro aumento de capital	19.222.458	16.121.242
			TOTAL DO PATRIMÔNIO LÍQUIDO	18.548.875	15.496.844
TOTAL ATIVO	28.388.979	15.512.741	TOTAL PASSIVO	28.388.979	15.512.741

DEMONSTRAÇÃO DO RESULTADO EM 31 DE DEZEMBRO DE 2025 E 2024		
	dez-25	dez-24
DESPESAS OPERACIONAIS		
Despesas gerais e administrativas	(48.012)	(190.975)
Outras receitas e despesas Operacionais	84	-
RESULTADO ANTES DO RESULTADO FINANCEIRO	(47.928)	(190.975)
RESULTADO FINANCEIRO		
Receitas financeiras	333	110
Despesas financeiras	(1.519)	(129.130)
RESULTADO OPERACIONAL ANTES DO IRPJ E CSLL	(49.114)	(319.995)
Provisão de IRPJ e CSLL	(71)	(26)
RESULTADO LÍQUIDO DO EXERCÍCIO	(49.185)	(320.021)

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 Nilton Bertuchi
 Assinado por: NILTON BERTUCHI/18051443847
 CPF: 19551483847
 Papel Digital
 Certificação da Assinatura: 13042026 | 12.03.56 PDF
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 Emissor: AC ONLINE RFB v5
 18051443847

Nilton Bertuchi
 Administrador
 CPF: 195.514.838-47

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 Guilherme Lopes da Silva
 Assinado por: GUILHERME LOPES DA SILVA/4228886810
 CPF: 4228886810
 Papel Contador
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Guilherme Lopes da Silva
 Contador
 CRC: 1SP 330253/O-8

LYON JK SPE LTDA
CNPJ: 45.780.036/0001-73

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

	<u>Capital</u>		<u>para futuro</u>	
	<u>Subscrito</u>	<u>Prejuízos</u>	<u>aumento de</u>	<u>Total</u>
		<u>acumulados</u>	<u>capital</u>	
Saldo em 31 de dezembro de 2023	1.000	(305.377)	7.144.455	6.840.078
Adiantamento para futuro aumento de capital	-	-	8.976.788	8.976.788
Prejuízo do exercício	-	(320.021)	-	(320.021)
Saldo em 31 de dezembro de 2024	1.000	(625.398)	16.121.243	15.496.845
Adiantamento para futuro aumento de capital	-	-	3.101.215	3.101.215
Prejuízo do exercício	-	(49.185)	-	(49.185)
Saldo em 31 de dezembro de 2025	1.000	(674.583)	19.222.458	18.548.875

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Nilton Bertuchi

Assinado por NILTON BERTUCHI-19551483847
CPF: 19551483847
Cargo: Diretor

Data Hora da Assinatura: 13/04/2026 | 12:04:00 PDT
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Nilton Bertuchi
Administrador
CPF: 195.514.838-47

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Guilherme Lopes da Silva

Assinado por: GUILHERME LOPES DA SILVA-4228866910
CPF: 4228866910
Cargo: Contador
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Contador
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Certificado de Conclusão

Identificação de envelope: 862CCCBA-C139-4501-8841-1D79AD729B4D

Status: Concluído

Assunto: Complete com o Docusign: Lyon JK - Balanço 2025-2024.pdf

Envelope fonte:

Documentar páginas: 2

Assinaturas: 4

Certificar páginas: 4

Rubrica: 0

Assinatura guiada: Ativado

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Remetente do envelope:

Vitória Mantelle Tavares de Oliveira

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andar

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vitoria.mantelle@lyoncapital.com.br

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Rastreamento de registros

Status: Original

Portador: Vitória Mantelle Tavares de Oliveira

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Eventos do signatário

Guilherme Lopes

ID: 422.888.698-10

Cargo do Signatário: Contador

guilherme.lopes@crowe.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 SOLUTI Multipla v5

CPF do signatário: 42288869810

Cargo do Signatário: Contador

Assunto: CN=GUILHERME LOPES DA SILVA:42288869810

Assinatura

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Adoção de assinatura: Desenhado no dispositivo

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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>

Registro de hora e data

Enviado: 10/04/2026 06:50:38

Visualizado: 10/04/2026 08:50:27

Assinado: 10/04/2026 08:50:58

Termos de Assinatura e Registro Eletrônico:

Aceito: 10/04/2026 08:50:27

ID: 8ca08b19-237f-43cf-95cd-1b2236cf86c2

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

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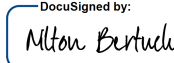
Tipo de assinatura: ICP-Brasil

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CPF do signatário: 19551483847

Cargo do Signatário: Diretor

Assunto: CN=NILTON BERTUCHI:19551483847

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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-onlinerb/dpc-ac-onlinerbv5.pdf>

Enviado: 10/04/2026 06:50:37

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Visualizado: 13/04/2026 12:03:32

Assinado: 13/04/2026 12:04:03

Termos de Assinatura e Registro Eletrônico:

Aceito: 23/09/2025 12:34:32

ID: 1798d116-e85f-4256-a55b-7a7c9253bfb1

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 06:50:38
Entrega certificada	Segurança verificada	13/04/2026 12:03:32
Assinatura concluída	Segurança verificada	13/04/2026 12:04:03
Concluído	Segurança verificada	13/04/2026 12:04:04
Eventos de pagamento	Status	Carimbo de data/hora
Termos de Assinatura e Registro Eletrônico		

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