

LYON SIMOES FILHO G100 SPE LTDA**CNPJ: 62.979.169/0001-92**

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

ATIVO		dez-25	PASSIVO		dez-25
CIRCULANTE			CIRCULANTE		
Caixa e equivalentes de caixa		30.879.272	Fornecedores		177
			Obrigações fiscais		2.588.978
		30.879.272			2.589.155
NÃO CIRCULANTE					
Contas a receber de partes relacionadas		1.280.823			
		1.280.823			
			PATRIMÔNIO LÍQUIDO		
			Capital social nacional		24.398.257
			(-) Capital a integrar		(1.000)
			Reserva de lucros		5.173.683
			TOTAL DO PATRIMÔNIO LÍQUIDO		29.570.940
TOTAL ATIVO		32.160.095	TOTAL PASSIVO		32.160.095

DEMONSTRAÇÃO DO RESULTADO PARA O PERÍODO DE 01 DE OUTUBRO DE 2025 (DATA DE CONSTITUIÇÃO) A 31 DE DEZEMBRO DE 2025

	dez-25
Receita líquida	36.796.693
Custo de imóvel vendido	(23.115.257)
LUCRO BRUTO	13.681.436
DESPESAS OPERACIONAIS	
Despesas gerais e administrativas	(617)
Outras receitas e despesas Operacionais	178.923
RESULTADO ANTES DO RESULTADO FINANCEIRO	13.859.742
RESULTADO FINANCEIRO	
Receitas financeiras	132.781
Despesas financeiras	(2.118.739)
RESULTADO OPERACIONAL ANTES DO IRPJ E CSLL	11.873.784
Provisão de IRPJ e CSLL	(1.200.101)
RESULTADO LÍQUIDO DO EXERCÍCIO	10.673.683

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Nilton Bertuchi

Assinado por: NILTON BERTUCHI 1805148347
CPF: 195.514.838-47
Papel: DiretorDataHora de Assinatura: 15/04/2026 | 12:01:30 PDT
O: ICP-Brasil, CN: Secretaria de Receita Federal do Brasil - RFB
C: BR
E-mail: AC ONLINE RFB v3
#1810C3924806467**Nilton Bertuchi**
Administrador
CPF: 195.514.838-47

DocuSigned by

Assinado por: GUILHERME LOPES DA SILVA 4228889810
CPF: 4228889810
Papel: ContadorHora de assinatura: 10/04/2026 | 08:51:55 PDT
O: ICP-Brasil, CN: AC SOLUTUM Insignia v3
C: BR
E-mail: AC SOLUTUM Insignia v3
#1810C3C5C6F47C**Guilherme Lopes da Silva**
Contador
CRC: 1SP 330253/O-8

Certificado de Conclusão

Identificação de envelope: 6F37A9A3-29F6-4251-B961-2B73DA3FF6B3
 Assunto: Complete com o Docusign: Lyon Simoes G100 - Balanço 2025.pdf
 Envelope fonte:
 Documentar páginas: 2
 Assinar 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 06:57:39
 Portador: Vitória Mantelle Tavares de Oliveira
 vitoria.mantelle@lyoncapital.com.br
 Local: DocuSign

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

Assinatura

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Registro de hora e data

Enviado: 10/04/2026 06:58:51
 Visualizado: 10/04/2026 08:51:38
 Assinado: 10/04/2026 08:52:03

Adoção de assinatura: Desenhado no dispositivo
 Usando endereço IP: 179.228.41.29

Detalhes do provedor de assinatura:

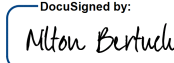
Tipo de assinatura: ICP-Brasil
 Emissor: AC SOLUTI Multipla v5
 CPF do signatário: 42288869810
 Cargo do Signatário: Contador
 Assunto: CN=GUILHERME LOPES DA SILVA:42288869810

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:

Aceito: 10/04/2026 08:51:38
 ID: 79e6ac88-48d4-479c-ad4f-593b27f37291

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

DocuSigned by:

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Enviado: 10/04/2026 06:58:51
 Reenviado: 13/04/2026 11:13:47
 Visualizado: 13/04/2026 12:01:15
 Assinado: 13/04/2026 12:01:38

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

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

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>

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 06:58:51
Entrega certificada	Segurança verificada	13/04/2026 12:01:15
Assinatura concluída	Segurança verificada	13/04/2026 12:01:38
Concluído	Segurança verificada	13/04/2026 12:01:39
Eventos de pagamento	Status	Carimbo de data/hora
Termos de Assinatura e Registro Eletrônico		

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