

BRAZIL

INVESTMENTS Q3 2026



ECONOMIC INDICATORS

	YOY Chg	12-Mo Forecast
0.5% GDP (2026Q2 - Quarterly Variation)	▲	■
5.3% Unemployment Rate (2026T3)	▼	▲
4.22% IPCA (12 months)	▼	▲
7.63% NTN-B 2035 <i>Source: LCA; Tesouro Direto</i>	■	▼
9.25% Arverge Cap Rate	▲	■
12.18 Bi Total Volume (R\$)	▲	▲
41 Total Properties Sold	▲	▲
1.207 Mi Area (sq.m) <i>(all classes)</i>	▲	▲

ECONOMIC SCENARIO

- Brazilian GDP increased by 0.5% in the second quarter of 2026 compared with the previous quarter and by 2.0% year-on-year. On the production side, Agriculture grew by 2.8%, Services by 0.2% and Industry by 0.1%. On the expenditure side, Gross Fixed Capital Formation rose by 1.2% and Government Consumption by 0.4%, while Household Consumption declined by 0.4%.
- The IPCA recorded deflation of 0.32% in August and increased by 4.22% over twelve months. The monthly result mainly reflected declines in Housing, Transportation and Food and Beverages.
- The labour market remained strong, with the unemployment rate declining to 5.3% in the rolling quarter ended in August, from 5.6% in the March-May period and in the same rolling quarter of 2025. The employed population reached 103.5 million, increasing by 0.8% quarter-on-quarter and 1.0% year-on-year. Average real earnings reached BRL 3,777, up 3.7% from the previous year, while the real wage bill totalled BRL 385.6 billion, representing annual growth of 4.8%.
- In September, Copom reduced the Selic rate to 13.75% per year and maintained a cautious stance amid de-anchored expectations and inflation risks. In the United States, the Federal Reserve raised the federal funds target range to 3.75%-4.00% against a backdrop of solid economic activity and still-elevated inflation.

MARKET OVERVIEW

The third quarter of 2026 recorded 41 real estate transactions, totalling approximately BRL 12.18 billion and 1.21 million sq.m traded. Based on transactions with disclosed area, the weighted average price was BRL 6,495/sq.m, while the average cap rate for eligible transactions reached 9.25% per year.

Investment volume increased by 156% compared with the second quarter of 2026 and by 178% compared with the same period of 2025. From January to September, the market totalled BRL 25 billion, a 94.9% year-on-year increase.

Industrial accounted for the largest investment volume in the quarter at BRL 5.50 billion, followed by Retail at BRL 3.89 billion and Office at BRL 2.79 billion.

MARKET STATISTICS

PROPERTY TYPE	TRANSACTIONS	SALES VOLUME (BRL)	TOTAL SQ.M	PRICE/SQ.M	CAP RATE
Office	13	2,793,036,707	24,793	26,493	9.32%
Retail	16	3,888,857,822	95,141	23,147	10.04%
Industrial	12	5,498,424,466	1,086,693	4,581	8.38%
Total	41	12,180,318,996	1,206,628	6,495	9.25%

Office

Office recorded 13 transactions, totalling BRL 2.79 billion and 24,793 sqm of disclosed area. The weighted average price for transactions with disclosed area was BRL 26,493/sqm, while the average cap rate stood at 9.32% per year. The main transaction involved JK Square and River South in São Paulo and XP Office Prime Fundo de Investimento Imobiliário, for approximately BRL 1.12 billion.

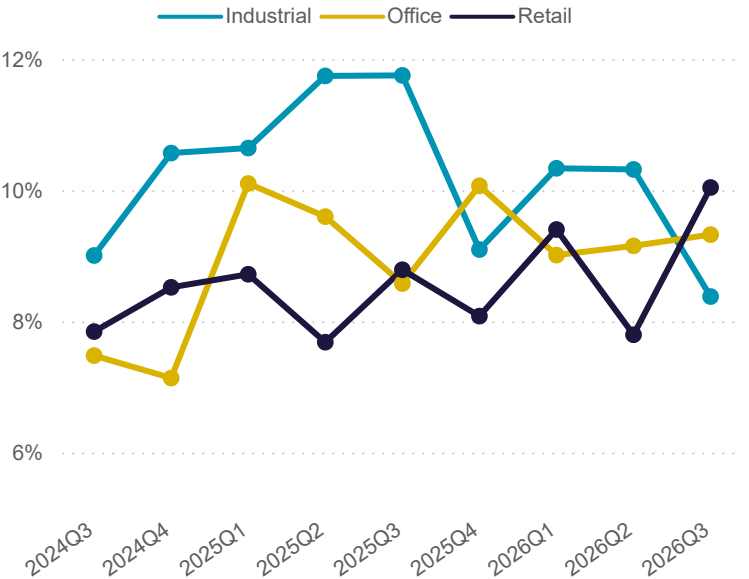
Industrial

Industrial recorded 12 transactions, totalling BRL 5.50 billion and approximately 1.09 million sqm. The weighted average price was BRL 4,581/sqm, while the average cap rate reached 8.38% per year. The main transaction remained the acquisition of KSM LOG Guarulhos I in Guarulhos by TRXF11 for approximately BRL 1.44 billion.

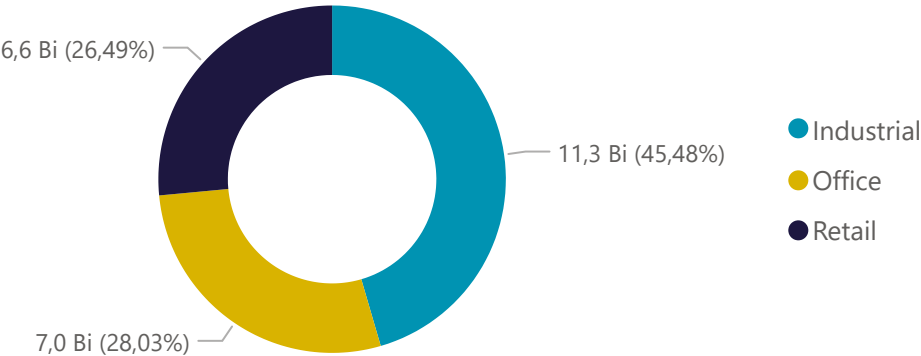
Retail

Retail recorded 16 transactions, totalling BRL 3.89 billion and 95,141 sqm. The weighted average price for transactions with disclosed area was BRL 23,147/sqm, while the average cap rate stood at 10.04% per year. The main transaction was TRXF11's acquisition of interests in Shopping Praia de Belas, Iguatemi Alphaville, Iguatemi Ribeirão Preto, Iguatemi São José do Rio Preto and I Fashion Outlet Novo Hamburgo for approximately BRL 876.1 million.

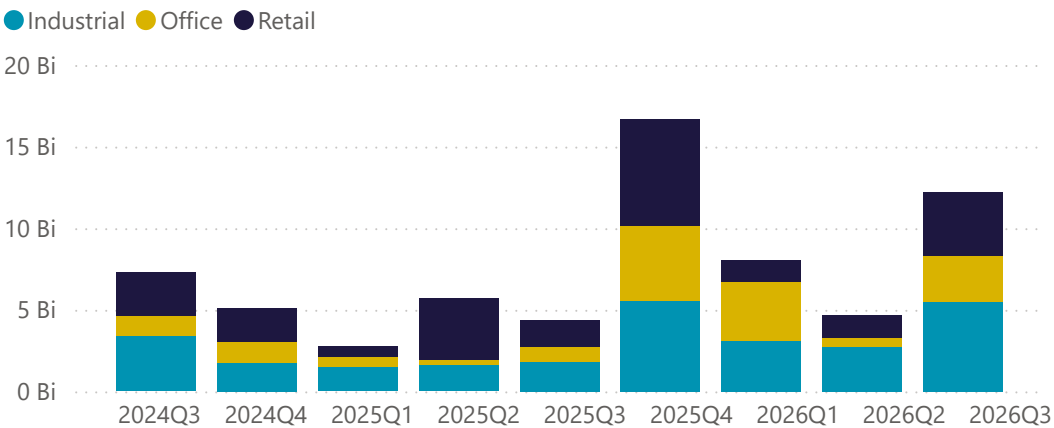
CAP RATE TRENDS BY SECTOR



YTD CAPITAL VOLUME BY PROPERTY TYPE



CAPITAL VOLUME (BRL) BY PROPERTY TYPE



MAIN TRANSACTIONS

NAME	PROPERTY TYPE	BUYER	SELLER	TOTAL SQ.M	PURCHASE PRICE (BRL)	PRICE / SQ.M	REGION
3 lojas Pão de Açúcar	Retail	-	TRX Real Estate Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11		109,250,000		São Paulo e São Caetano do Sul
5 lojas no Leblon	Retail	Patria Renda Urbana FII - HGRU11	-	4,272	100,425,000	23,508	Rio de Janeiro
ParkShopping Barigui	Retail	TRX Real Estate Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11	-	6,187	250,000,000	40,406	Curitiba
Prudenshopping, Shopping Granja Vianna, Boulevard Shopping Rio, Center Shopping Rio, Natal Shopping, Shopping Crystal, Shopping Tacaruna, Via Sul Shopping e West Shopping	Retail	-	Vinci Shopping Centers Fundo de Investimento Imobiliário – Responsabilidade Limitada - VISC11		573,000,000		Presidente Prudente, Cotia, Rio de Janeiro, Natal, Curitiba, Recife e Fortaleza
Prudenshopping, Shopping Granja Vianna, Natal Shopping, North Shopping Maracanaú e Plaza Sul Shopping	Retail	Pátria Malls Fundo de Investimento Imobiliário - PMLL11	-		257,064,193		Presidente Prudente, Cotia, Natal, Maracanaú e São Paulo
Shopping Cidade Jardim	Retail	JHSF Capital SCJ Fundo de Investimento Imobiliário – Responsabilidade Limitada	XP Malls Fundo de Investimento Imobiliário – FII - XPML11	8,835	454,000,000	51,388	São Paulo
Shopping Curitiba	Retail	Classe Única do Capitânia Shoppings Fundo de Investimento Imobiliário Responsabilidade Limitada - CPSH11	-	2,407	45,200,000	18,779	Curitiba
Shopping Jardim Sul	Retail	Patria Malls Fundo de Investimento Imobiliário - Responsabilidade Limitada - PMLL11	Hedge Brasil Shopping Fundo de Investimento Imobiliário de Responsabilidade Limitada - HGBS11 e Canuma Capital Renda Varejo Fundo de Investimento Imobiliário Responsabilidade Limitada - CCVA11	8,335	204,238,905	24,504	São Paulo
Shopping Park Sul	Retail	-	Patria Malls Fundo de Investimento Imobiliário - Responsabilidade Limitada - PML11		160,801,731		Volta Redonda
Shopping Praia de Belas, Iguatemi Alphaville, Iguatemi Ribeirão Preto, Iguatemi São José do Rio Preto e I Fashion Outlet Novo Hamburgo	Retail	TRX Real Estate Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11	Iguatemi Empresa de Shopping Centers S.A.	43,710	876,148,752	20,045	Porto Alegre, Barueri, Ribeirão Preto, São José do Rio Preto e Hamburgo

MAIN TRANSACTIONS

NAME	PROPERTY TYPE	BUYER	SELLER	TOTAL SQ.M	PURCHASE PRICE (BRL)	PRICE / SQ.M	REGION
Condomínio Edifício Castello Branco	Office	-	Patria Properties - RBRP11		4,808,000		Rio de Janeiro
Condomínio Faria Lima Plaza	Office	CPOF11	Faria Lima Plaza Fundo de Investimento	5,813	204,725,016	35,216	São Paulo
Thera Corporate	Office	-	Patria Escritórios - FII - HGRE11	918	21,840,784	23,792	São Paulo
Edifício JFL Rebouças e Ed. Passarelli	Office	TRX Real Estate Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11	Hire Fundo de Investimento Imobiliário – Responsabilidade Limitada - HIRE11		143,795,593		São Paulo
Edifício Morumbi	Office	TRX Logístico Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11	Hedge Office Income Fundo de Investimento Imobiliário de Responsabilidade Limitada - HOFC11		90,909,154		São Paulo
Edifício Torre Sul	Office	Tellus Properties FII - TEPP11	Daycoval Real Estate Multiestratégia Fundo de Investimento Imobiliário – DAYM11		10,767,132		São Paulo
HOFC Empreendimentos, Imóvel Morumbi e Thera Corporate	Office	TRX Real Estate Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11	Hedge Investments Distribuidora de Títulos e Valores Mobiliários Ltda.		340,250,163		São Paulo
Jacks Rabinovich Corporate Boutique	Office	(SPE)	FII Responsabilidade Limitada - RBRP11	4,775	167.500.000	35,079	São Paulo
JK Square e River South	Office	XP Office Prime Fund de Investimento Imobiliário	-		1,116,666,667		São Paulo
Standard Building e Rochaverá Corporate Towers	Office	Patria Renda Urbana – Fundo de Investimento Imobiliário – Responsabilidade Limitada (HGRU11) e Patria Escritórios – Fundo de Investimento Imobiliário – Responsabilidade Limitada (HGRE11)	Arch Edifícios Corporativos Fundo de Investimento Imobiliário – FII – Responsabilidade Limitada		367,415,000		Rio de Janeiro e São Paulo
Thera Corporate	Office	TRXF11	Hedge AAA - HAAA11	12,269	249,341,009	20,322	São Paulo

MAIN TRANSACTIONS

NAME	PROPERTY TYPE	BUYER	SELLER	TOTAL SQ.M	PURCHASE PRICE (BRL)	PRICE / SQ.M	REGION
CPLG Meli Imigrantes, CPLG Meli Jacareí e CPLG Amazon SJP	Industrial	-	Capitânia Logística Fundo de Investimento Imobiliário - Responsabilidade Limitada - CPLG11	182,475	958,637,162	5,254	São Bernardo do Campo, Jacareí e São José dos Pinhais
Galpões G100, G200 e G300	Industrial	TRX Real Estate Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11	Cyrela Brazil Realty S.A. Empreendimentos e Participações e a Áurea Extrema Logística Fundo de Investimento Imobiliário – Responsabilidade Limitada	91,751	424,329,923	4,625	Extrema
KSM LOG Guarulhos I	Industrial	TRX Logístico Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11	Classe Única do NM KSM Log Fundo de Investimento Imobiliário Responsabilidade Limitada - NMKS11	237,390	1,435,037,552	6,045	Guarulhos
Sede da BRF	Industrial	TRX Real Estate Fundo de Investimento Imobiliário Responsabilidade Limitada - TRXF11	-	23,364	103,489,505	4,429	Curitiba
XPEX II Contagem e XPEX II Brasília	Industrial	XP Logístico Prime Yield II Fundo de Investimento Imobiliário - Responsabilidade Limitada	Fundo de Investimento Imobiliário XP Exeter II Desenvolvimento Logístico – FII		520,420,095		Contagem e Brasília

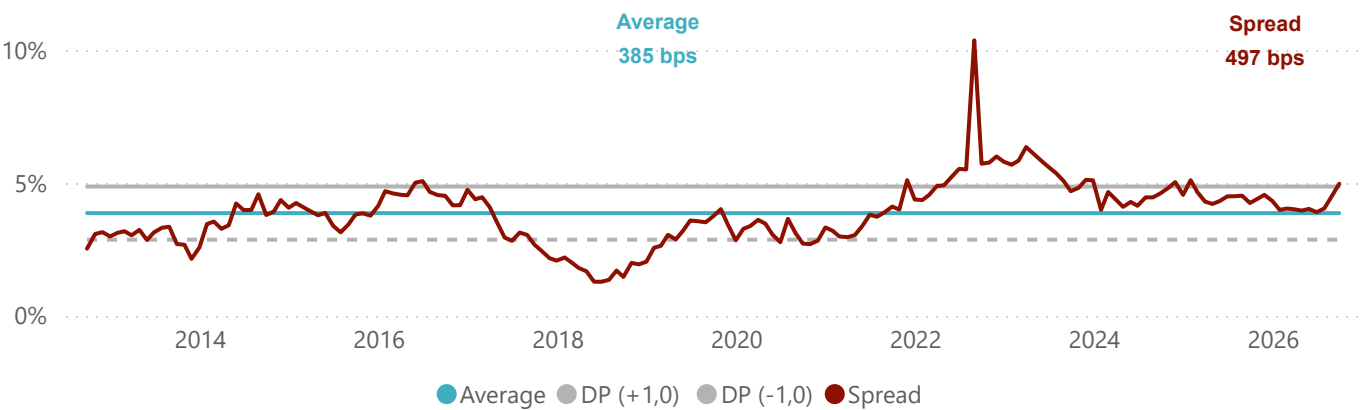
PROJECTIONS AND TRENDS

• Economic activity is expected to continue expanding in 2027, although at a more moderate pace. GDP is projected to grow by 1.2%, compared with 1.8% forecast for 2026. On the supply side, Agriculture is expected to decline by 0.7% in 2027, following estimated growth of 2.9% in 2026, reflecting a higher comparison base. Industry is projected to expand by 1.0%, including growth of 3.6% in Extractive Industries, 0.3% in Manufacturing and 0.4% in Construction. Services should grow by 1.4%, led by Information Services (+2.9%), Real Estate and Rental Activities (+1.7%) and Financial Intermediation (+1.6%). • On the expenditure side, Household Consumption is expected to increase by 1.0% in 2027, while Government Consumption should grow by 0.5%. Gross Fixed Capital Formation is projected to remain virtually stable, expanding by 0.1%, while the investment rate should decline from 16.4% to 16.2% of GDP. Exports of goods and services are expected to grow by 3.0%, while Imports should increase by 0.5%. Retail sales are projected to rise by 1.3% under the core measure and by 1.0% under the extended measure. In the credit market, the share of non-earmarked credit is expected to decline slightly. Credit to individuals should decrease from 19.7% of GDP in 2026 to 19.5% in 2027, while credit to companies should fall from 12.4% to 12.0% of GDP. Household delinquency is expected to remain elevated at 7.7%, while corporate delinquency should decline to 3.0%. The average spread for individuals is projected to fall from 47.6 to 41.9 percentage points, while the corporate spread should increase from 12.1 to 12.9 percentage points. The labour market should remain resilient, although some moderation is expected. The average unemployment rate is projected to increase from 5.4% in 2026 to 5.7% in 2027, while the employed population should rise from 103.1 million to 104.1 million. IPCA inflation is expected to slow from 5.2% in 2026 to 4.5% in 2027, while the Selic rate should end the period at 13.0% per year, compared with 13.75% at the end of 2026. The exchange rate is projected at BRL 5.25 per US dollar at the end of 2027, broadly stable compared with BRL 5.30 expected for 2026. • In the external sector, exports are projected to reach USD 374.3 billion in 2027, compared with USD 365.2 billion in 2026, while imports should increase from USD 289.0 billion to USD 295.0 billion. On the fiscal front, the consolidated public-sector primary balance is expected to remain negative at 0.4% of GDP. The nominal deficit should increase from 9.4% to 9.8% of GDP, while gross government debt should rise from 83.8% to 87.9% of GDP, maintaining the fiscal outlook as one of the main risks to the inflation and interest-rate trajectories. • For the real estate market, persistently high interest rates are expected to preserve a selective environment, with stronger demand for high-quality assets, robust leases and predictable income streams. A gradual reduction in rates over the period could support liquidity, although investment decisions should remain dependent on pricing and the cost of capital.

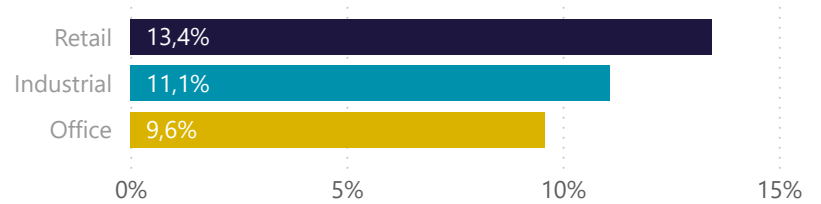
REAL ESTATE INVESTMENT TRUST

The real estate investment fund market recorded an average return of 6.87% in the third quarter of 2026. The average dividend yield for the period reached 4.42%, while the twelve-month indicator stood at 12.58%. The market capitalisation to net asset value ratio ended the quarter at 0.81. In September 2026, the IFIX dividend yield reached 12.55%, while the NTN-B 2035 ended the period at 7.58%, resulting in a spread of 497 basis points. The indicator stood 111 bps above the historical average of 386 bps and 11 bps above the positive one-standard-deviation threshold. By market capitalisation, Industrial accounted for 50.7% of the total, followed by Retail at 35.9% and Office at 13.4%. By number of funds, Office represented 36.9% of the analysed universe, Retail 32.1% and Industrial 31.0%. The twelve-month dividend yield was highest in Retail at 13.4%, followed by Industrial at 11.1% and Office at 9.6%.

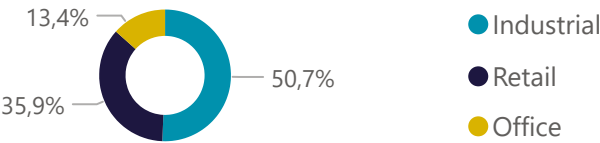
Spread NTN-B 2035 & Dividend Yield IFIX



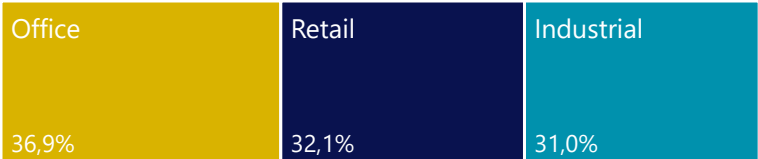
Dividend Yield by sector



Market Cap by sector



REITs by sector



4.42%
Average 3 months DY (2026Q3)

12.58%
Average 12 months DY(2026Q3)

0.81
MC/Net Worth (2026Q3)

6.87%
Average profitability (2026Q3)

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Note: 214 brick REITs were considered in this report