BRAZIL

INVESTMENTS Q1 2026

CUSHMAN & WAKEFIELD

ECONOMIC INDICATORS

	YOY Chg	12-Mo Forecast
0.1% GDP (2025Q4- Quarterly Variation)	—	—
5.1% Unemployment Rate (2025Q4)	▼	▼
3.8% IPCA (12 months)	▼	▲
7.57% NTN-B 2035	—	▼

Source: LCA

	YOY Chg	12-Mo Forecast
9.5% Average Cap Rate	▼	—
8.3 Bn Total Volume (BRL)	▲	▲
25 Total Properties Sold	▲	▲
1.2 Mi Area (sq.m)	▲	▲

(all classes)

ECONOMIC SCENARIO

• In 2025, GDP grew by 2.3%. From the production perspective, Agriculture recorded the highest expansion, at 11.7%, followed by Services, at 1.8%, while Industry grew by 1.4%. From the expenditure perspective, Household Consumption increased by 1.3%, and Government Consumption rose by 2.1%. Gross Fixed Capital Formation (investment) increased by 2.9%, while Exports of Goods and Services grew by 6.2% and Imports of Goods and Services rose by 4.5%. In the fourth quarter of 2025, GDP varied by 0.1%, with growth in Services (0.8%) and Agriculture (0.5%) and a decline in Industry (-0.7%). The result indicates a gradual loss of momentum in economic activity, more evident in cyclical sectors. • The labor market remains at a still robust level. The unemployment rate rose to 5.8% in the quarter ending in February, following a historic low at the end of 2025, reflecting a slight moderation at the margin. Even so, unemployment remains low in historical terms, while real average income continues on an upward trend, supporting household income.• Over the twelve-month period, inflation measured by the IPCA declined to 3.81% in February 2026, from 4.44% previously. Despite the slowdown, the index remains above the 3% target, although within the tolerance range. The moderation in inflation partly reflects lower pressure from food prices, while services inflation remains elevated. Inflation expectations have declined slightly but remain above the target for the coming years.• At its most recent meeting, in March 2026, the Monetary Policy Committee (Copom) reduced the benchmark interest rate (Selic) to 14.75% per year, initiating a phase of monetary policy calibration. The decision reflects the assessment that the prolonged period of contractionary interest rates has already produced effects on the slowdown of economic activity, creating room for adjustments in the policy pace, conditional on incoming data, in order to ensure convergence of inflation to the target. The Committee emphasized that monetary policy will continue to be conducted with serenity and caution, in an environment of high uncertainty, marked by the escalation of geopolitical tensions in the Middle East and their potential effects on price levels.• In the United States, the economy lost momentum at the end of 2025, with annualized growth of 0.7% in the fourth quarter. Economic activity remains surrounded by high uncertainty, reflecting fluctuations associated with trade policy, the year-end shutdown, and the worsening of geopolitical tensions. The labor market shows signs of moderation, with weaker job creation in the first months of 2026 and an unemployment rate still low at 4.3%. Consumer inflation remains above target, at 2.4% year-over-year in February, with tariff effects still present in goods prices. In this context, the Federal Reserve kept interest rates in the range between 3.50% and 3.75%, adopting a data-dependent stance in an environment of uncertainty that includes developments in the Middle East conflict and their possible effects on prices and activity.

MARKET OVERVIEW

The first quarter of 2026 recorded 25 real estate transactions, totaling approximately BRL 8,288,064,007 in financial volume and around 1,213,658 sq.m transacted. The average price reached BRL 6,810/sq.m, while the average capitalization rate stood at 9.5% per year. The dynamics of the period were marked by a lower number of transactions, but with a strong concentration in large-scale deals, which supported the aggregate financial volume. The quarter continued to reflect a more selective environment, in which investors remain focused on assets with higher quality, predictable income streams, and lower operational risk. In this context, the leading role of real estate funds remains evident, acting as key players both in deal origination and capital allocation. The transactions indicate continuity in portfolio recycling strategies, with capital being reallocated into assets more aligned with current market conditions, whether due to the quality of income streams or value creation potential. Overall, the quarter reflects a market characterized by greater pricing discipline and a focus on operational fundamentals, where the balance between risk and return continues to be the main driver of investment decisions.

MARKET STATISTICS

PROPERTY TYPE	TRANSACTIONS	SALES VOLUME (BRL)	TOTAL SQ.M	PRICE/SQ.M	CAP RATE
Retail	6	1,336,366,930	63,697	20,853	9.4%
Office	7	3,869,536,707	250,647	15,438	9.2%
Industrial	12	3,082,160,369	899,315	3,410	10.3%
Total	**25**	**8,288,064,007**	**1,213,658**	**6,810**	**9.5%**

Office

The office segment recorded 7 transactions in the first quarter of 2026, totaling a financial volume of BRL 3,869,536,707 and a transacted area of 250,647 sq.m. The average price was BRL 15,438/sq.m, the highest among the monitored segments, while the average capitalization rate stood at 9.2% per year. The transactions involved assets located in the cities of São Paulo (SP), Brasília (DF), and Rio de Janeiro (RJ). The main highlight of the quarter was the acquisition, by Capitânia Office FII (CPOF11), of the Lotus Tower development, located in the city of Brasília, for approximately BRL 1,930,063,520, totaling around 88,000 sq.m of transacted area..

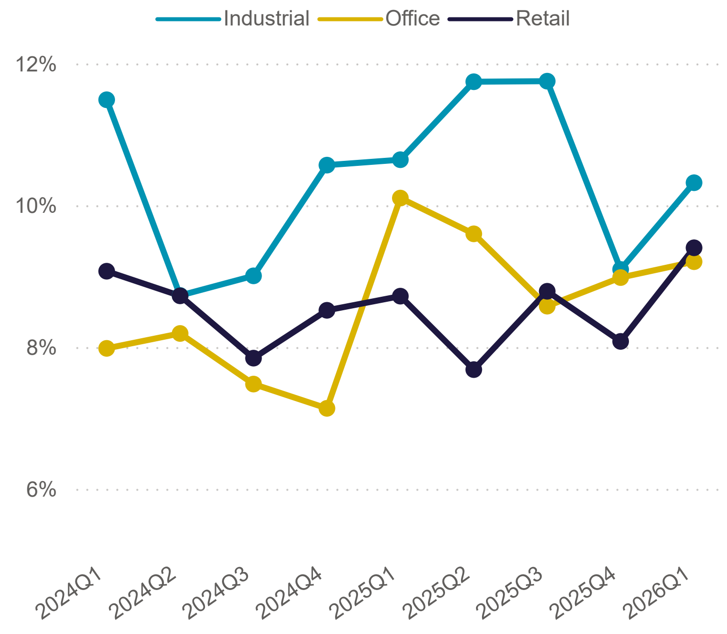
Industrial

The industrial segment accounted for 12 transactions in the first quarter of 2026, totaling BRL 3,082,160,369 in financial volume and 899,315 sq.m of transacted area. The average price was BRL 3,410/sq.m, while the average capitalization rate stood at 10.3% per year. The transactions were distributed across a relevant set of logistics and industrial hubs, with assets located in the states of São Paulo, Rio de Janeiro, Minas Gerais, Paraná, Goiás, and Santa Catarina. The main highlight of the quarter was the acquisition of a logistics portfolio composed of the assets BTLP Cajamar and BTLP Duque de Caxias, totaling approximately 298,000 sq.m of transacted area. The transaction was carried out for approximately BRL 1,078,559,735 by BTG Pactual Prime Logística FII (BTLP11).

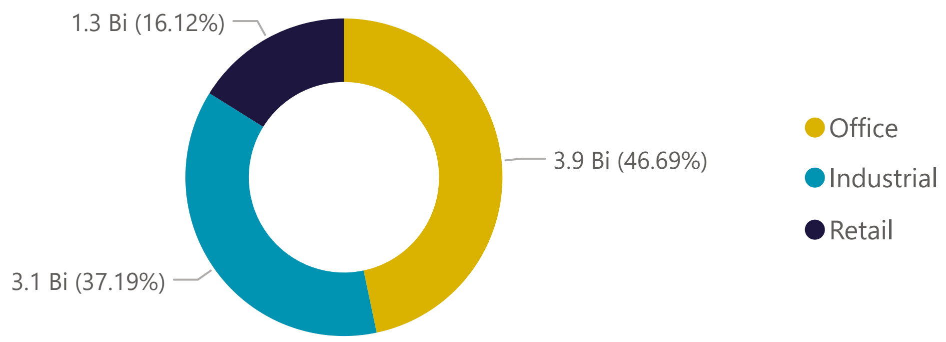
Retail

The retail segment recorded 6 transactions in the first quarter of 2026, totaling BRL 1,336,366,930 in financial volume and 63,697 sq.m of transacted area. The average price was BRL 20,853/sq.m, while the average capitalization rate stood at 9.4% per year. The transactions were primarily concentrated in the state of São Paulo (SP), with assets located in the cities of São Paulo, Campinas, Bauru, and Suzano, as well as stakes in shopping centers distributed across São Paulo and Rio Grande do Sul, in addition to a transaction recorded in Minas Gerais. The main highlight of the quarter was the acquisition of a portfolio of stakes in shopping centers, including assets such as Shopping Pátio Higienópolis, Iguatemi Alphaville, Iguatemi Ribeirão Preto, Iguatemi São José do Rio Preto, and Shopping Praia de Belas, by XP Malls FII (XPML11), in a transaction of approximately BRL 608,670,605.

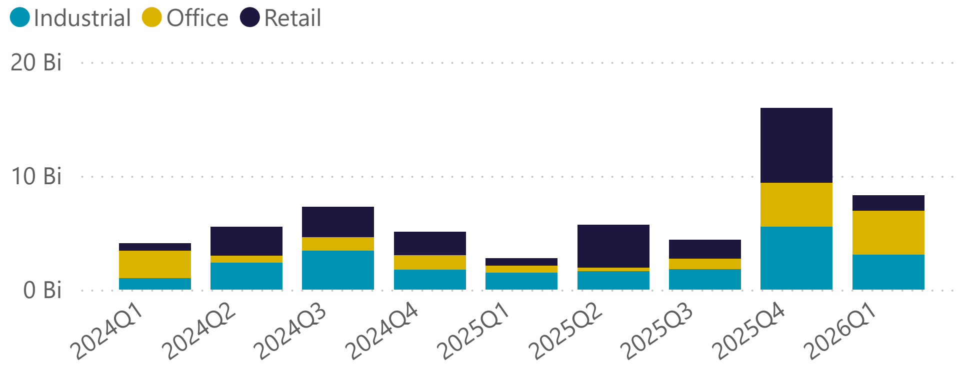
CAP RATE TRENDS BY SECTOR



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
BH Shopping	Retail	Vinci Shopping Centers FII (VISC11)	-	4,747	285,000,000	60,033	Belo Horizonte
Boulevard Shopping Bauru (35%)	Retail	Hedge Brasil Shopping FII (HGBS11)	Pátria Malls FII (PMLL11)	12,131	91,455,000	7,539	Bauru
Loja PBKids – HY Pinheiros	Retail	Rio Bravo Renda Varejo FII (RBVA11)	V2 Renda Imobiliária FII (VVRI11)		8,075,618		São Paulo
Shopping Parque Dom Pedro (12.086%)	Retail	Hedge Shopping Parque Dom Pedro FII (HPDP11)	-	15,289	292,045,707	19,102	Campinas
Shopping Pátio Higienópolis (9%); Iguatemi Alphaville (9%); Iguatemi Ribeirão Preto (23.96%); Iguatemi São José do Rio Preto (18%); Shopping Praia de Belas (7%)	Retail	XP Malls FII (XPML11)	BB Premium Malls FII (BBIG11); Iguatemi S.A. (subsidiárias)	27,787	608,670,605	21,905	SP e RS
Suzano Shopping (15%)	Retail	Pátria Malls FII (PMLL11)	Hedge Brasil Shopping FII (HGBS11)	3,742	51,120,000	13,660	Suzano
AQWA Corporate – Torre 1	Office	Brookfield	Tishman Speyer	56,192	385,000,000	6,851	Rio de Janeiro
Ed. Módulo Rebouças	Office	Capitânia Office FII (CPOF11)	Engeform Desenvolvimento Imobiliário Ltda.; Irimi Lagoinha Administração de Bens Ltda.; Paraíso do Engenho Administração de Bens Ltda.; Pinhos do Brasil Participações Ltda.	5,444	105,000,000	19,288	São Paulo
EZ Towers - Torre A (venda parcial), Centro Administrativo Santo Amaro (Bloco B e D), Pasteur 154 e City Tower	Office	FII (em processo de constituição junto à CVM)	São Carlos Empreendimentos e Participações S.A. (SCAR3)	76,776	735,000,000	9,573	Rio de Janeiro e São Paulo
Lotus Tower	Office	Capitânia Office FII (CPOF11)	Lotus Tower Empreendimentos Imobiliários e Participações Ltda.	88,265	1,930,063,520	21,867	Brasília
O Parque - Torre Corporativa Orvalho	Office	TRX Real Estate FII (TRXF11)	Brookfield	10,051	219,436,510	21,832	São Paulo
Portfólio de escritórios (Ed. Concorde, Ed. Banco Mercantil, Ed. Brasilinterpart, Ed. GBC)	Office	BRC Renda Corporativa FII (FATN11)	–	2,296	45,736,677	19,920	São Paulo
Vista Faria Lima	Office	Catuai Vista FL	GTIS Partners	11,622	449,300,000	38,658	São Paulo

MAIN TRANSACTIONS

NAME	PROPERTY TYPE	BUYER	SELLER	TOTAL SQ.M	PURCHASE PRICE (BRL)	PRICE / SQ.M	REGION
BTLP Cajamar e BTLP Duque de Caxias	Industrial	BTG Pactural Prime Logística FII (BTLP11)	-	298,494	1,078,559,735	3,613	Cajamar e Duque de Caxias
BTS Shopee Ibitinga	Industrial	Alianza Trust Renda Imobiliária FII (ALZR11)	-	29,545	125,000,000	4,231	Ibitinga
Complexo Industrial Poli-Gyn (Sale-Leaseback)	Industrial	Poli-Gyn Embalagens Ltda.	Riza Arctium Real Estate FII (ARCT11)		15,500,000		Goiânia
Condominio Braspark (Galpão B e C + Expansão)	Industrial	Zagros Renda Imobiliária FII (GGRC11)	-	61,686	192,307,805	3,118	Garuva
Condomínio Logístico e Industrial Salto	Industrial	-	Hedge Brasil Logístico Industrial FII (HGBL11)	31,400	62,500,000	1,990	Salto
Galpão Shopee (Londrina/PR)	Industrial	TRX Real Estate FII (TRXF11)	-	33,007	135,502,737	4,105	Londrina
Imóvel Santana (Condomínio Logístico)	Industrial	HCO São Paulo I FII	Panorama Desenvolvimento Logístico FII (PNDL11)	23,360	70,121,092	3,002	Santana de Parnaíba
PATL – Multimodal Itatiaia	Industrial	Pátria Log FII (HGLG11)	Pátria Logística FII (PATL11)	43,742	143,400,000	3,278	Itatiaia
PATL Jundiaí 1	Industrial	Pátria Log FII (HGLG11)	Pátria Logística FII (PATL11)	9,760	25,500,000	2,613	Jundiaí
PATL Jundiaí 2	Industrial	Pátria Log FII (HGLG11)	Pátria Logística FII (PATL11)	9,177	26,100,000	2,844	Jundiaí
PATL Ribeirão das Neves	Industrial	Pátria Log FII (HGLG11)	Pátria Logística FII (PATL11)	18,928	161,000,000	8,506	Ribeirão das Neves
Portfólio LOG (12 ativos)	Industrial	Veículo de investimento (a constituir)	LOG Commercial Properties (LOGG3)	340,216	1,046,669,000	3,076	-

PROJECTIONS AND TRENDS

Economic activity is expected to continue expanding in 2026, with GDP projected to grow by 2.0%. Growth should be mainly supported by industry and services, with estimated increases of 2.0% and 2.1%, respectively. Within industry, the highlight is expected to remain the extractive sector, with growth of 5.9%. Agriculture, in turn, is expected to remain broadly stable over the period (-0.1%), following a strong base of comparison, thereby reducing its contribution to overall growth. From the demand perspective, household consumption is expected to increase by 2.0% in 2026, supported by the recovery of real income and the persistence of a strong labor market. Government consumption is projected to grow by 1.9%, while investment (GFCF) is expected to expand by 1.5%. Exports are projected to grow by 4.7%, while imports are expected to increase by 2.7%.In the credit market, a slight expansion in the credit-to-GDP ratio for free-market resources is projected in 2026, reaching 32.4% by year-end. This movement is expected to be driven by household credit, whose outstanding balance should reach 19.6% of GDP, while corporate credit is expected to remain more contained at 12.8% of GDP. At the same time, household delinquency is projected to reach 6.8%, above that observed for corporates (3.0%).The labor market is expected to maintain a positive performance in 2026, with the unemployment rate projected at 5.3% and employment growth of 1.8%, totaling 103.9 million people. Real average earnings are expected to grow by 3.3%, reaching BRL 2,062, supporting the resilience of household income and consumption. Inflation, as measured by the IPCA, is expected to close 2026 at 4.46%, with free prices at 4.62% and administered prices at 4.00%. In this context, the Selic rate is expected to end 2026 at 12.5% per year. Regarding the exchange rate, it is expected to end 2026 at USD/BRL 5.50, with an annual average of BRL/USD 5.38. Regarding external accounts, the current account deficit is expected to remain elevated in 2026, reaching USD 61.6 billion (2.4% of GDP) by year-end. Foreign Direct Investment (FDI) inflows are expected to remain robust, at USD 70.0 billion, helping to finance the external deficit. The trade balance, in turn, is expected to record a surplus of USD 68.4 billion. On the fiscal front, a primary deficit of 0.5% of GDP is projected for the consolidated public sector in 2026. The nominal deficit is expected to reach 8.7% of GDP, driven by nominal interest payments estimated at 8.2% of GDP. In this environment, gross government debt (GGGD) is expected to reach 83.2% of GDP, while net public sector debt (NPSD) is projected to rise to 69.6% of GDP. In 2026, the real estate investment market is expected to remain active, albeit under a highly selective framework. Recent evidence suggests that the closing of transactions tends to depend largely on the alignment between pricing, financing structure, and asset risk perception. Throughout the year, the expectation is for the continuation of an environment in which investors prioritize well-positioned assets, with more stable income streams and lower risk exposure. At the same time, the context should continue to create opportunities for specific transactions, with greater bargaining power on the buyer side, particularly in deals related to portfolio recycling, deleveraging, or the disposal of non-core assets. In the logistics and industrial segment, investment decisions are expected to remain concentrated in assets with higher liquidity, strategic locations, and strong operational fundamentals. In the office market, transactions are expected to remain primarily focused on high-quality buildings. In the retail segment, investors are expected to maintain a cautious and selective stance, favoring mature assets with a proven track record of cash flow generation.

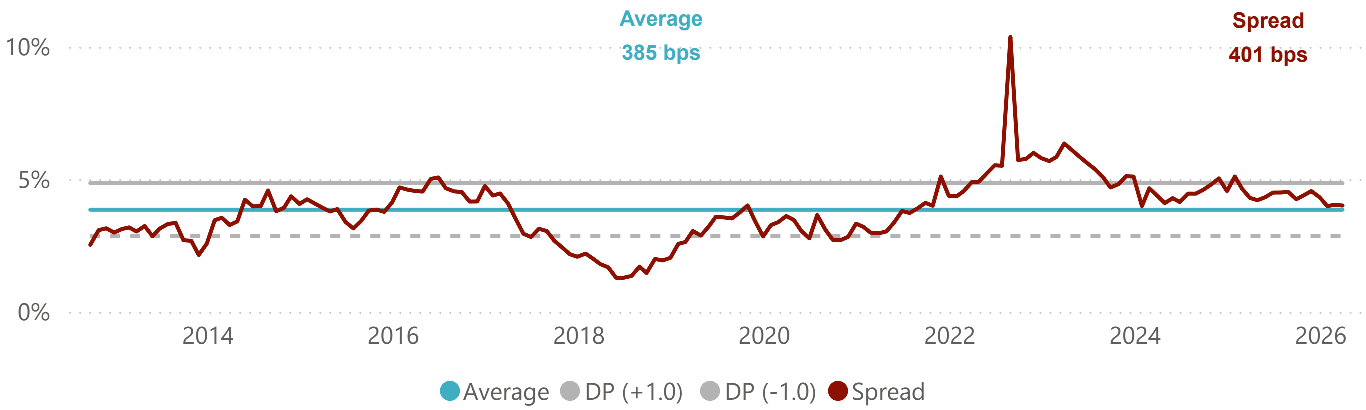
REAL ESTATE INVESTMENT TRUST

According to data from B3, the IFIX recorded a variation of +2.5% in the first quarter of 2026. On a monthly basis, IFIX increased by +2.3% in January, +1.3% in February, and -1.1% in March.

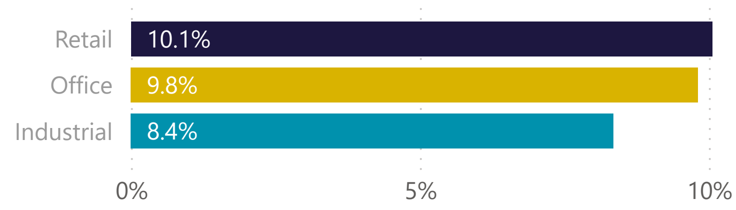
The average dividend yield of IFIX reached 11.58% at the end of March. Compared to long-term real interest rates, represented by the NTN-B 2035, a risk premium of approximately 401 basis points is observed. Relative to December, there was a decline of 31 bps in the spread, which remains above the recent historical average of 385 bps.

Regarding the indexation of contracts of the monitored REITs, based on data from the fourth quarter of 2025, the IPCA is the most relevant index, being used as a reference in 57.9% of contracts, followed by the IGP-M, used in 29.2%. With respect to contract maturities, 62.3% have a term longer than 36 months, i.e., maturing from the first quarter of 2029 onwards.

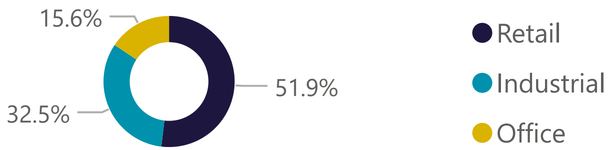
Spread NTN-B 2035 & Dividend Yield IFIX



Dividend Yield by sector



Market Cap by sector



REITs by sector

Note: 167 brick REITs were considered in this report

3%
Average 3 months DY (2026Q1)

11.8%
Average 12 months DY(2026Q1)

0.97
MC/Net Worth (2026Q1)

7.2%
Average profitability (2026Q1)

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