

حازم حسن

محاسبون قانونيون ومستشارون

تليفون : ٣٥ ٣٧ ٥٠٠٠ - ٣٥ ٣٧ ٥٠٠٥ (٢٠٢)
البريد الإلكتروني : Egypt@kpmg.com.eg
فاكس : ٣٥ ٣٧ ٣٥٣٧ (٢٠٢)
صندوق بريد رقم: (٥) القرية الذكية

مبنى (١٠٥) شارع (٢) - القرية الذكية
كيلو ٢٨ طريق مصر الإسكندرية الصحراوي
الجيزة - القاهرة الكبرى
كود بريدي: ١٢٥٧٧

تقرير مراقب الحسابات المستقل
على اختبار المعلومات المالية المستقبلية المدرجة
بتقرير الدراسة المالية لتحديد القيمة العادلة
لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
المعد بواسطة المستشار المالي المستقل

السادة / مجلس إدارة شركة أوراسكوم للاستثمار القابضة

بناء على طلب مجلس إدارة شركة أوراسكوم للاستثمار القابضة "الشركة" ش.م.م. قمنا بتنفيذ إجراءات مهمة اختبار المعلومات المالية المستقبلية المدرجة بتقرير الدراسة المالية لتحديد القيمة العادلة لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA "الشركة التابعة" لشركة أوراسكوم للاستثمار القابضة في دولة البرازيل المعد بواسطة شركة زيلا للاستشارات المالية عن الأوراق المالية (المستشار المالي المستقل) والمؤرخ في ١٨ سبتمبر ٢٠٢٣ والمرفق بهذا التقرير والذي انتهى الي أن القيمة العادلة لإجمالي حقوق مساهمي الشركة التابعة محل التقييم تبلغ حوالي ٢٦٦ مليون جنيه مصري باستخدام منهج التكلفة وذلك اعتماداً علي تقرير تقييم الأصول المملوكة للشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA و المعد بواسطة Cushman & Wakefield والمؤرخ في ١٨ يوليو ٢٠٢٣ باستخدام منهج الدخل، علماً بأننا قد قمنا باختبار وعرض الاستنتاج الوارد أدناه فقط علي المعلومات المالية المستقبلية المتمثلة في قائمة التدفقات النقدية التقديرية الناتجة عن حياة وتأجير الأصول العقارية المملوكة لشركة أوراسكوم للاستثمار القابضة في أو عن الفترات المالية من

٣١ يوليو ٢٠٢٣ حتى ٣١ يوليو ٢٠٣٤، والمنضمنة في منهج الدخل - طريقة خصم التدفقات النقدية المخصومة (Discounted Cash Flows) - دون غيرها والمستخدم في تقييم الشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA والواردة بالصفحة رقم ٣٢ (مرفقات) بتقرير دراسة القيمة العادلة للمستشار المالي المستقل.

إن الغرض من تنفيذ هذه المهمة هو مساعدة مجلس إدارة شركة أوراسكوم للاستثمار القابضة "الشركة" في الالتزام بمتطلبات البورصة المصرية.

مسئولية إدارة الشركة

الإدارة مسؤولة عن إعداد وعرض المعلومات المالية المستقبلية والتي تتضمن الافتراضات الخاصة بالتقديرات المستقبلية والتنبؤات المدرجة بتقرير الدراسة المالية لتحديد القيمة العادلة المعد بواسطة المستشار المالي المستقل وكذلك الإيضاحات ومنهج التقييم المتبع والوارد بدراسة القيمة العادلة للشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA والتي أعدت على أساسها المعلومات المالية المستقبلية للشركة التابعة والمتمثلة في قائمة التدفقات النقدية التقديرية في أو عن الفترات المالية من ٣١ يوليو ٢٠٢٣ حتى ٣١ يوليو ٢٠٣٤. وكذلك فإن مجلس الإدارة مسئول عن تصميم وتنفيذ والحفاظ على سجلات كافية والرقابة الداخلية ذات الصلة.

مسئولية مراقب الحسابات المستقل

تتخصص مسؤوليتنا في الوصول إلى استنتاج مستقل - على أساس إجراءات مهمة التأكد السليبي والتي قمنا بها - عن ما إذا كان قد نما الى علمنا ما يدعو إلى الاعتقاد بأن المعلومات المالية المستقبلية للشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA بالصفحة رقم ٣٢ (مرفقات) في دراسة المستشار المالي المستقل لم يتبع في إعدادها - في جميع جوانبها الهامة - تلك الافتراضات والتنبؤات والتقديرية المالية المستقبلية الواردة بذات الدراسة.

وكذا ما إذا كان قد نما الى علمنا ما يجعلنا نعتقد بأن الافتراضات المستخدمة في إعداد قائمة التدفقات النقدية التقديرية والتي تم إصدار تقرير المستشار المالي المستقل عنها لا تمثل أساساً معقولاً للمعلومات المالية المستقبلية، وكذلك ما إذا كان قد نما الى علمنا بناءً على الإجراءات المطبقة على دراسة المستشار المالي المستقل ما يشير الى أن المعلومات المالية المستقبلية لا تتسق مع المعلومات المالية التاريخية ولم تعد وفقاً لمبادئ محاسبية مناسبة للغرض من إعدادها.

هذا وقد قمنا بتنفيذ إجراءات مهمة التأكد السليبي طبقاً لمعيار المراجعة المصري لمهام التأكد رقم (٣٤٠٠) "اختبار المعلومات المالية المستقبلية" الصادر بقرار وزير الاستثمار، وقد التزمنا في إجراءات التأكد السليبي بالشروط المعمول بها في الميثاق العام المصري لأداب وسلوكيات مهنة المحاسبة والمراجعة، ونحن نعتقد أن الأدلة التي حصلنا عليها كافية ومناسبة لتوفير أساس لاستنتاجنا.

الإجراءات المنفذة

تشمل إجراءات التأكد السليبي عمل استفسارات - بصورة أساسية - من الأشخاص المسؤولين عن إعداد البيانات المستخدمة في إعداد المعلومات المالية المستقبلية وإجراءات تحليلية وغيرها من إجراءات جمع الأدلة والتي تعتبر إجراءات محدودة عن تلك التي تطبق في إجراءات الحصول على تأكيد مناسب وبالتالي فإن تأكيد أقل سيتم الحصول عليه عن التأكيد الذي يتم الحصول عليه من إجراءات التأكيد المناسب. تتمثل هذه الإجراءات فيما يلي:

- مناقشة الإدارة والمستشار المالي المستقل في المنهج المتبع في إعداد المعلومات المالية المستقبلية لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
- مطابقة المعلومات المالية التاريخية المستخدمة في دراسة القيمة العادلة المعدة عن طريق المستشار المالي المستقل والمقدمة لنا من إدارة الشركة، مع البيانات المالية غير المدققة عن الفترة المالية المنتهية في ٣١ أغسطس ٢٠٢٣ لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
- مناقشة الإدارة في التعديلات التي رآها المستشار المالي المستقل ضرورية على المعلومات والبيانات المقدمة من الإدارة.

وحيث أن الإجراءات الواردة أعلاه لا تمثل عملية مراجعة كما هي موثقة بمعايير المراجعة المصرية، لذا لا نقوم بإصدار تقرير مراجعة على القيمة العادلة لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA

محددات الاعتماد على المعلومات المالية المستقبلية

تم إعداد المعلومات المالية المستقبلية والتي تم إصدار تقرير المستشار المالي المستقل عليها باستخدام مجموعة من الافتراضات تتضمن توقعات نظرية عن أحداث مستقبلية لذا فإن ردود أفعال إدارة الشركة التابعة لا يمكن تأكيدها أو التحقق منها بنفس الدرجة مقارنة بالنتائج التاريخية كما أن الأحداث المستقبلية ليس بالضرورة أن تحدث كما هو متوقع، لذا فنحن لا نبدي رأياً في مدى تحقق الافتراضات والنتائج التي بنيت عليها والتي أعدت على أساسها المعلومات المالية المستقبلية ولا على مدى تقارب النتائج النهائية التي سوف تتحقق مستقبلاً مع هذه المعلومات المالية المستقبلية.

كما نوجه الانتباه إلى أن المعلومات المالية المستقبلية، والمصدر عنها تقرير المستشار المالي المستقل لا يقصد بها ولا يتوقع منها أن توفر كل المعلومات والايضاحات الضرورية اللازمة للإفصاح المناسب طبقاً لمعايير المحاسبة المصرية ذات الصلة.

الاستنتاج

في ضوء الإجراءات المطبقة أعلاه، لم ينم إلى علمنا ما يجعلنا نعتقد أن المعلومات المالية المستقبلية الواردة بالصفحة رقم ٣٢ (مرفقات) في تقرير الدراسة المالية لتحديد القيمة العادلة للشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA، والمعد بواسطة المستشار المالي المستقل والمؤرخ في ١٨ سبتمبر ٢٠٢٣ لم تعد - في جميع جوانبها الهامة - طبقاً للافتراضات والتوقعات الواردة بالصفحات من ٢٩ الي ٣١ (مرفقات) الواردة بذات التقرير وذلك وفقاً لمنهج الدخل - طريقة خصم التدفقات النقدية المخصومة (Discounted Cash Flows) - دون غيرها. وكذلك لم ينم إلى علمنا ما يشير إلى ان المعلومات المالية المستقبلية لا تتسق مع المعلومات التاريخية ولم تعد وفقاً لمبادئ محاسبية مناسبة للغرض من إعدادها.

مع الأخذ في الاعتبار أنه من المتوقع أن تكون النتائج الفعلية مختلفة عن نتائج الافتراضات والتوقعات التي أعدت على أساسها المعلومات المالية المستقبلية وتقرير التقييم حيث أن الأحداث المتوقعة غالباً ما لا تتحقق كما هو متوقع وقد يكون الاختلاف جوهرياً وبالتالي فإن المعلومات والبيانات والافتراضات يجب ألا تستخدم في غير الغرض الموضح بها وحتى في حالة تحقق الأحداث المتوقعة في ظل الافتراضات المستخدمة فقد تختلف النتائج الفعلية عن التقديرات، علماً بأنه قد تضمنت الافتراضات المستخدمة في إعداد القوائم المالية المستقبلية ونتائج التقييم افتراضات نظرية متعلقة بأحداث مستقبلية وقرارات يصعب التنبؤ بها وأهمها توقعات الزيادات السنوية لأسعار تأجير وإعادة تأجير الأصول العقارية.

استخدام وتوزيع التقرير:

أعد هذا التقرير بغرض تقديمه إلى مجلس إدارة أوراسكوم للاستثمار القابضة "الشركة" وبناء على طلبه، وبغرض مساعدة مجلس الإدارة في الالتزام بمتطلبات البورصة المصرية، وبالتالي لا يمكن توزيعه أو استخدامه في أي غرض بخلاف الغرض المذكور أعلاه ونحن لا نقبل أو نتحمل أي مسؤولية تنتج عن استخدام هذا التقرير في أي غرض آخر أو بمعرفة أي شخص أو هيئة أخرى ويكون الاعتماد على هذا التقرير من قبل أي طرف ثالث على مسؤوليته الخاصة.

مراقب الحسابات



محمد حسن مجمد يوسف

سجل الهيئة العامة للرقابة المالية رقم (٤٠٠)

KPMG حازم حسن

محاسبون قانونيون ومستشارون

القاهرة في ٢١ سبتمبر ٢٠٢٣



دراسة تقييم لشركة: L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
(شركة ذات مسؤولية محدودة)

18-9-2023

**Zilla Financial
Advisors**

المحتويات

محددات الاعداد وحدود المسئولية

الجزء الاول: الملخص التنفيذي

الجزء الثاني: نظرة عامة على سوق المكاتب الادارية في البرازيل

الجزء الثالث: البيانات الأساسية للشركة

الجزء الرابع: دراسة تقدير القيمة العادلة لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA

الجزء الخامس: مرفقات

محددات الاعداد وحدود المسؤولية

الغرض من التقرير:

تم إعداد هذا التقرير بواسطة شركة زيلا للاستشارات المالية عن الأوراق المالية (ويشار إليها فيما بعد باسم زيلا) بناء على تكليف من مجلس إدارة شركة أوراسكوم للاستثمار القابضة "شركة مساهمة مصرية" (ويشار إليها فيما بعد باسم "العميل" أو "OIH"). يفرض تقييم أحد شركاتها التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA في دولة البرازيل (ويشار إليها فيما بعد باسم "الشركة") تنفيذاً لتعليمات الهيئة العامة للرقابة المالية "الموقرة" وتنفيذاً للمادة 338 من اللائحة التنفيذية من قانون سوق المال 95 لسنة 1992.

والجدير بالذكر ان القيمة العادلة التي تم التوصل إليها تشكل أساساً عادلاً لتقدير القيمة العادلة للشركة في ضوء الغرض المشار إليه فقط ولا يجوز الاعتماد بها لأي غرض آخر دون الرجوع إلى شركة زيلا.

تهدف الدراسة إلى تحديد القيمة العادلة لسهم الشركة في التاريخ المتخذ أساساً للتقييم وعلي أساس الموقف المالي في 31-8-2023 باستخدام منهج الأصول طريقة القيمة الدفترية المعدلة.

موقف الاستقلالية:

تعد شركة زيلا للاستشارات المالية عن الأوراق المالية "المستشار المالي" "المقيم" مستقلة استقلالاً كاملاً عن العميل، والشركة والأشخاص المرتبطة بهم وأعضاء مجلس إدارتها ومراقبي حساباتهم ولا تربطنا بهم أية مصالح شخصية أو مشتركة.

تاريخ التقييم:

تم التقييم بناءً على المركز المالي المعتمد للشركة في 31-8-2023

تاريخ إصدار التقرير وصلاحيته استخدام هذا التقرير:

لقد صدر هذا التقرير بتاريخ 18-9-2023 وتحدد صلاحيته لمدة ستة أشهر من تاريخ هذا الإصدار. وفي جميع الأحوال يعتبر هذا التقرير منتهى الصلاحية في حال حدوث تطورات مالية للشركة تخالف ما قامت عليه الدراسة من أسس عند الإعداد أو تطورات جوهرية داخلية أو خارجية قد تؤثر على عملية التقييم.

المخاطبين بهذا التقرير:

- الهيئة العامة للرقابة المالية
- البورصة المصرية
- مجلس إدارة شركة أوراسكوم للاستثمار القابضة
- حملة أسهم شركة أوراسكوم للاستثمار القابضة

اشتراطات ومحددات عامة:

- على الرغم من قيام فريق العمل بشركة زيلا للاستشارات المالية عن الأوراق المالية ببذل أقصى جهد وتوخي الحيطة والحذر الشديد في تنفيذ المهام المكلفين بها وخاصة فيما يتعلق باختيار المعلومات المستقبلية، إلا أننا لا نضمن ان تأتي النتائج المستقبلية مطابقة تماماً لما جاء بالدراسة وعليه فإنه لا نضع أية مسؤولية على شركة زيلا عن تحقيق تلك التقديرات.
- لم يتضمن نطاق العمل المكلفين به القيام بعمل أي فحص مالي أو ضريبي أو قانوني نافي للجهاالة لإبداء الرأي في مدى كفاية المخصصات المكونة بدفاتر الشركة والمتعلقة بديون مشكوك في تحصيلها أو مستحق أو وإلى الأطراف ذات العلاقة أو المستحق من وعلى العملاء أو

الضرائب أو التأمينات أو القضايا أو غيرها من كافة الالتزامات المحتملة أو لمقابلة أي انخفاض في القيمة العادلة لأصول الشركة طويلة الأجل أو المتداولة، وانما تم الاعتماد على الموقف المالي للشركة في 31-8-2023.

- يجب قراءة هذا التقرير كوحدة واحدة ولا يجوز طمس أو تعديل أي من محتوياته دون الرجوع إلى إدارة شركة زيلا
- يحظر على كل من يتسلم هذا التقرير أن ينشر هذا التقرير - أو أي جزء منه وخاصة تلك الأجزاء المتعلقة بنتائج دراسة التقييم - من خلال وسائل الإعلام المختلفة أو الأخبار أو أي وسيلة أخرى للاتصال دون الحصول على موافقة كتابية مسبقة من شركة زيلا.
- وفيما عدا الخطأ والسهو، فقد قام فريق العمل ببذل أقصى الجهد في مراجعة كافة البيانات والمعلومات الواردة بالتقرير وأي خطأ أو سهو إملانياً أو حسابياً لا يبطل الغرض من التقرير ولا يؤثر على نتائج الدراسة دون الرجوع المسبق إلى شركة زيلا.

إخلاء المسؤولية:

- مما هو جدير بالذكر ان هذا التقرير وما تضمنه من نتائج يعتبر تقرير استشاري بذلت فيه المتطلبات اللازمة للإعداد ولا يجوز مسائلة شركة زيلا للاستشارات المالية عن الاوراق المالية قانوناً عما انتهى اليه من نتائج قد تختلف حسب ما قد يتاح من معلومات إضافية عن الشركة لم نحصل عليها أو حسب منهجية من سبقوم بتكرار التقييم.
- لا يقصد بهذا التقرير بأن يكون شاملاً ولا أن يمثل وصفاً كاملاً للشركة حيث اعتمدت التحليلات والبيانات والمعلومات الواردة بهذا التقرير على المعلومات والبيانات التي تم الحصول عليها من جانب إدارة الشركة وعلى البيانات المتاحة علنية والتي لم يتم التحقق من صحتها بشكل مطلق إلا في حدود ما أتصفت به من قبول شكلي.
- إن البيانات المقدمة من إدارة الشركة وممثلها تعتبر مسؤلية إدارة الشركة ، وليس على المقيم إجراء أي مراجعة أو تدقيق للتحقق من صحة هذه البيانات أو فحص الشركة.
- إن البيانات والمعلومات التي تم استخدامها في التقييم وتم الاستناد إليها في إعداد تقرير التقييم كافية للوصول للتقييم في تاريخ إعداده وأنه بذل عناية الرجل الحرص للتحقق منها.
- إن التقرير لا يستخدم إلا في الغرض المعد من أجله.
- إن التقييم والفرضيات التي بنيت عليها تلك الدراسة قد تتغير بعد إعداد التقرير في ضوء تغير ظروف الشركة أو السوق أو التشريعات المنظمة أو من خلال أي تطورات مستقبلية من شأنها تؤثر على أوضاع القطاع والنشاط الذي تعمل به الشركة أو التضخم أو معدلات الفائدة أو النظام الضريبي أو حالة الشؤون الاقتصادية أو السياسية الأخرى، أو من خلال أي تغيرات مستقبلية في استراتيجية الشركة وخطة عملها، ويحذر على المستفيدين أن يضعوا كامل تفهم في البيانات الواردة في هذا التقرير.
- لفارئ هذا التقرير معرفة أن الكثير من المصطلحات مثل (توقعات، تقديرات، تنبؤات.. وما يتفق مع ما سبق في المعنى والدلالة) لا تمثل أي ضمانات تجاه الأداء أو النتائج أو الوعد بالتحقق، بل تتضمن مخاطر وحالات من عدم التيقن.
- إن مختلف التقديرات لقيمة الشركة في هذا التقرير تنطبق على هذا التقييم فقط ولا يجوز استخدامها خارج السياق المقدم في هذا التقرير، وهذا التقييم صالح فقط للغرض . أو الأغراض . المحددة والمذكورة في صلب تلك "المحددات ومسئوليات الإعداد".
- تم تقدير أتعاب شركة زيلا للاستشارات المالية عن الاوراق المالية نظير إعداد هذه الدراسة بمعزل عن نتائج التقييم دون السعي نحو الوصول إلى قيم محددة مسبقاً لشركة أوراسكوم للاستثمار القابضة أو مساهمها أو أي طرف اخر. كما تم التأكد من جانب أتعاب شركة زيلا للاستشارات المالية عن الاوراق المالية بأنه لا يوجد تعارض بين مصلحة الشركة أو فريق العمل القائم على الدراسة بالشركة وبين مصالح العميل أو مصالح الأطراف المستفيدة من التقييم.
- يعنى هذا التقييم بالوقائع والظروف القائمة في تاريخ التقييم، ولسنا ملزمين بتحديث هذا التقرير ليشمل الأحداث اللاحقة على تاريخ إعداده إلا بعرض وإجراءات تنفيذية منفصلة تماماً عن هذا التقرير ومعلقة على قبولنا بالتحديث.
- هذا التقرير يعتبر من التقارير السرية تم إعداده بناءً على طلب الشركة وللغرض السابق تحديده وللجهات السابق الإشارة إليها ولايجوز تسليمه أو نسخ منه لأي جهة أخرى إلا بعد الموافقة الكتابية من جهة التكليف بالإعداد.

الجزء الاول: الملخص التنفيذي

نظرة عامة على الشركة:

- شركة L.O.K S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA هي شركة "ذات مسؤولية محدودة برازيلية" مملوكة بالكامل لصالح شركة أوراسكوم للاستثمار القابضة "شركة مساهمة مصرية" تعمل في مجال حيازة وتأجير الأصول العقارية.
- بلغ رأس مال الشركة المصدر والمدفوع 37,202,200 ريال برازيلي (سبعة وثلاثون مليون ومائتان و إثنان ألف و مائتان ريال برازيلي) موزع على 500 سهم بقيمة كل سهم 74,404.4 ريال برازيلي
- هيكل ملكية الشركة:

المساهم	النسبة	عدد الاسهم	القيمة بالريال البرازيلي
شركة أوراسكوم للاستثمار القابضة	100.00%	500	37,202,200
الإجمالي	100.00%	500	37,202,200

- استثمارات الشركة (المكاتب الإدارية محل التقييم):

رقم المكتب	مساحة المكتب	سعر الاجار الحالي	العنوان	الحالة
مكتب رقم 32	374 متر مربع	227 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, Sao Paulo	مشغول - ينتهي العقد في اكتوبر 2025
مكتب رقم 33	379 متر مربع	205 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, Sao Paulo	مشغول - ينتهي العقد في اكتوبر 2025
مكتب رقم 34	391 متر مربع	205 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, Sao Paulo	مشغول - ينتهي العقد في اكتوبر 2025

التقييم:

قمنا باستخدام طريقة صافي القيمة الدفترية المعدلة (Adjusted Book Value) لتوصل لقيمة حقوق الملكية للشركة. قمنا بتعديل القيمة الدفترية لحقوق الملكية في 31 اغسطس 2023 بالقيمة العادلة لاستثمارات الشركة في ثلاثة مكاتب إدارية Class A بأجمالي مساحة 1,143 متر مربع في مدينة ساو باولو. وكانت القيمة الدفترية لهذه المكاتب 37,202,200 ريال برازيلي وكانت القيمة الدفترية المعدلة التي تم التوصل اليها من خلال التقييم العقاري المعتمد في البرازيل Cushman & Wakefield هي 42,394,224 ريال برازيلي. أي يفارق 5,192,024 ريال برازيلي.

طريقة التقييم: طريقة صافي القيمة الدفترية المعدلة (Adjusted Book Value)

التاريخ المتخذ أساساً لتقييم: 31 اغسطس 2023

القيمة المعدلة للأسهم الشركة	
صافي القيمة الدفترية المعدلة (قيمة حقوق الملكية)	42,394,224 ريال برازيلي
سعر الصرف (1 ريال برازيلي الي جنيه مصري) - 12 سبتمبر 2023	6.27 جنيه مصري
صافي القيمة الدفترية المعدلة (قيمة حقوق الملكية)	265,811,785 جنيه مصري
عدد الاسهم	500
قيمة سهم الشركة	531,624 جنيه مصري

وفقا لما سبق فان القيمة العادلة للشركة هي 265,811,785 جنيه مصري والقيمة العادلة للسهم هي 531,624 جنيه مصري.

فريق الاعداد

الاسم	الوظيفة	الدور التنفيذي بالدراسة
خالد جمال	رئيس مجلس الادارة	رئيس فريق
وانل زيادة	العضو المنتدب	المقيم المعتمد من هيئة سوق المال
محمد سبل	نائب رئيس قسم الأبحاث	مراجعة واعتماد الدراسة

بالتواضع
عبدالله بن محمد

الجزء الثاني - نظرة عامة على سوق المكاتب الادارية في البرازيل

وفقًا لدراسة سوق قامت بها كوشمان ووكفيلد (Cushman & Wakefield)، تمتلك ساو باولو وريو دي جانيرو أكبر مخزون من مساحات المكاتب الإدارية من الفئة A/B/C في البرازيل. ويشكلون 82.7٪ من إجمالي البلاد. يوجد أكثر من 15.2 مليون متر مربع من مساحات المكاتب في ساو باولو. و6.9 مليون متر مربع في ريو دي جانيرو. ومن هذه المساحات، تقع 8.8 مليون متر مربع و5.8 مليون متر مربع على التوالي في مناطق الأعمال المركزية (Central Business Districts - CBD).

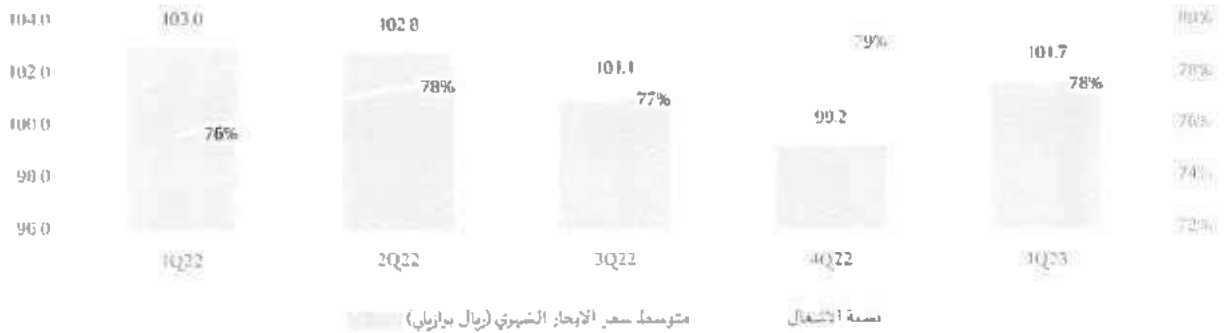
تم تنفيذ 14 عملية بيع في سوق المكاتب الادارية خلال عام 2022 في البرازيل في مدينتي ساو باولو وريو دي جانيرو بأجمالي قيمة 7.485 مليون ريال برازيلي ومتوسط سعر للمتر 15.077 ريال برازيلي، وارتفعت بشكل كبير عدد عمليات البيع المنفذة في الربع الأول من 2023 لتصل الي 90 عملية مسجلة اجمالي قيمة 930 مليون ريال برازيلي ومتوسط سعر للمتر 11,333 ريال برازيلي وفي الجدول ادناه نوضح تفاصيل عمليات البيع التي تم تنفيذها طبقاً لكل ربع

الفترة	عدد عمليات البيع المنفذة	اجمالي القيمة (بالمليون ريال برازيلي)	اجمالي المساحات (مترمربع)	متوسط سعرالمتر(ريال برازيلي)
الربع الأول من 2022	2	6,769	416,275	16,258
الربع الثاني من 2022	7	364	65,344	5,584
الربع الثالث من 2022	5	352	14,739	23,859
الربع الرابع من 2022	90	930	82,137	11,333

المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

تراوح سعر الايجار الشهري لكل متر مربع في مدينة ساو باولو للمكاتب Class A ما بين 99 الي 103 ريال برازيلي وتراوحت أيضا نسبة الاشغال ما بين 76% الي 78% في الفترة ما بين الربع الأول من 2022 الي الربع الأول من 2023

متوسط الايجار الشهري و نسبة الاشغال في مدينة ساو باولو (Class A) للمتر مربع



المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

اما بالنسبة لمدينة وريو دي جانيرو فتراوحت أسعار الايجار الشهري لكل متر مربع للمكاتب Class A ما بين 84.7 الي 88.8 ريال برازيلي وكانت نسبة الاشغال ما بين 64% الي 73% في الفترة ما بين الربع الأول من 2022 الي الربع الأول من 2023

متوسط الأيجار الشهري و نسبة الاشغال في مدينة ريو دي جانيرو (Class A) للمتر مربع



المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

تحتوي مدينة ساو باولو على عدد 191 بنايات مكاتب وأجمالي مساحة 3.6 مليون متر مربع. وتتراوح متوسط سعر الأيجار الشهري لكل متر مربع في المناطق المختلفة في المدينة للمكاتب Class A ما بين 32.79 ل 283.15 ريال برازيلي. وتأتي في المقدمة من حيث الأعلى أيجاراً شهرياً لمتراً مربع منطقة Itaim ب 283.15 ريال برازيلي تليها منطقة JK ب 192.1 ريال برازيلي ثم منطقة Faria Lima ب 189.42 ريال برازيلي.

المنطقة	عدد البنائيات	اجمالي المساحة (متر مربع)	نسبة الاشغال	متوسط سعر الأيجار Class A (ريال برازيلي للمتر المربع)
Berrini	11	324,116	78.20%	93.26
Chac. Sto. Antonio	18	237,611	82.00%	60.99
Churrí Zaidan	30	857,301	65.90%	99.55
Faria Lima	30	577,369	93.70%	189.42
Itaim	4	71,261	82.10%	283.15
JK	12	344,928	94.40%	192.1
Marginal Pinheiros	22	260,738	58.60%	92.48
Paulista	21	354,091	72.60%	125.17
Pinheiros	19	249,206	90.40%	130.61
Santo Amaro	8	114,455	29.70%	32.79
Vila Olimpia	16	228,734	88.20%	114.98
ساو باولو	191	3,611,802	77.60%	101.66

المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

أما بالنسبة لمدينة ريو دي جانيرو فتحتوي على عدد 98 بنايات مكاتب وأجمالي مساحة 1.7 مليون متر مربع. وتتراوح متوسط سعر الأيجار الشهري لكل متر مربع في المناطق المختلفة في المدينة للمكاتب Class A ما بين 78.73 ل 193.87 ريال برازيلي. وتأتي في المقدمة من حيث الأعلى أيجاراً شهرياً لمتراً مربع منطقة Zona Sul ب 193.87 ريال برازيلي تليها منطقة Orla ب 102.93 ريال برازيلي.

المنطقة	عدد البنائيات	اجمالي المساحة (متر مربع)	نسبة الاشغال	متوسط سعر الأيجار Class A (ريال برازيلي للمتر المربع)
Centro	36	897,415	77.40%	79.84
Cidade Nova	7	241,604	53.50%	82.09
Orla	12	159,973	74.60%	102.93
Zona Sul	5	30,723	84.40%	193.87
Porto	8	213,798	69.80%	88.1
Barra da Tijuca	30	194,388	71.40%	78.73
ريودي جانيرو	98	1,737,901	71.85%	84.73

المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

الجزء الثالث: البيانات الاساسية للشركة

1. اسم الشركة :
L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
2. الشكل القانوني :
شركة ذات مسؤولية محدودة وفقاً لأحكام القانون البرازيلي.
3. غرض الشركة :
حيازة وتأجير الأصول العقارية.
4. مقر الشركة :
المقر الرئيسي: Rua Pamplona, No. 818, 9th Floors, Suite 92, Jardim Paulista, ساو ياولو، البرازيل.
5. قيد الشركة :
غير مقيدة
6. رأس المال :
رأس المال المصدر والمدفوع: حدد رأس المال الشركة المصدر 37,202,200 ريال برازيلي (سبعة وثلاثون مليون و مائتان و إثنتان ألف و مائتان ريال برازيلي) موزع على 500 سهم بقيمة كل سهم 74,404.4 ريال برازيلي.
7. هيكل المساهمين :

المساهم	النسبة	عدد الاسهم	القيمة بالريال البرازيلي
شركة أوراسكوم للاستثمار القابضة	100.00%	500	37,202,200
الإجمالي	100.00%	500	37,202,200

8. مجلس الإدارة:

الاسم	المنصب	ممثل عن
خوسيه فاييو غاسكيس سلفازيس	رئيس مجلس الإدارة	أوراسكوم للاستثمار القابضة

Zilla Financial
Advisors

الجزء الرابع: دراسة تقدير القيمة العادلة

تم التقييم لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA، بناءا على الميزانيات الخاصة بالشركة، التي تمتلك استثمارات في ثلاثة مكاتب إدارية Class A بأجمالي مساحة 1,143 متر مربع في مدينة ساو باولو في منطقة Faria Lima، وتم استخدام طريقة تقييم صافي القيمة الدفترية المعدلة (Adjusted Book Value).

بيانات عن المكاتب الإدارية (استثمارات الشركة العقارية) محل التقييم

رقم المكتب	مساحة المكتب	سعر الايجار الحالي	العنوان	الحالة
مكتب رقم 32	374 متر مربع	227 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, San Paulo	مشغول - ينتهي العقد في اكتوبر 2025
مكتب رقم 33	379 متر مربع	205 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, San Paulo	مشغول - ينتهي العقد في اكتوبر 2025
مكتب رقم 34	391 متر مربع	205 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, Sao Paulo	مشغول - ينتهي العقد في اكتوبر 2025

صافي القيمة الدفترية المعدلة (Adjusted Book Value)

قمنا باستخدام طريقة صافي القيمة الدفترية المعدلة (Adjusted Book Value) لتوصل لقيمة حقوق الملكية للشركة، قمنا بتعديل القيمة الدفترية لحقوق الملكية في 31 اغسطس 2023 بالقيمة العادلة لاستثمارات الشركة في ثلاثة مكاتب إدارية Class A بأجمالي مساحة 1,143 متر مربع في مدينة ساو باولو، وكانت القيمة الدفترية لهذه المكاتب 37,202,200 ريال برازيلي وكانت القيمة الدفترية المعدلة التي تم التوصل اليها من خلال المقيم العقاري المعتمد في البرازيل Cushman & Wakefield هي 42,394,224 ريال برازيلي، أي بفارق 5,192,024 ريال برازيلي.

قائمة المركز المالي (31 اغسطس 2023)	القيمة (بالريال برازيلي)	القيمة المعدلة (بالريال برازيلي)
استثمارات الشركة في أصول عقارية	37,202,200	42,394,224
أصول اخرى	-	-
اجمالي الاصول	37,202,200	42,394,224
اجمالي الالتزامات	-	-
صافي الاصول (قيمة حقوق الملكية)	37,202,200	42,394,224

القيمة المعدلة للأسهم الشركة	
صافي القيمة الدفترية المعدلة (قيمة حقوق الملكية)	42,394,224 ريال برازيلي
سعر الصرف (1ريال برازيلي الي جنيه مصري) - 12 سبتمبر 2023	6.27 جنيه مصري
صافي القيمة الدفترية المعدلة (قيمة حقوق الملكية)	265,811,785 جنيه مصري
عدد الاسهم	500
قيمة سهم الشركة	531,624 جنيه مصري

وفقا لما سبق فان القيمة العادلة للشركة هي 265,811,785 جنيه مصري والقيمة العادلة للسهم هي 531,624 جنيه مصري.

Zilla Financial
Advisors

الجزء الخامس: مرفقات

تقرير المقيم العقارى المعتمد Cushman & Wakefield

Real Property Valuation Report

PREPARED FOR: ORASCOM TELECOM MEDIA AND
TECHNOLOGY HOLDING SAE

PURPOSE: For internal use of the client purposes

PROPERTY: Pátio Victor Malzoni / Offices (Office Rooms) located
at Avenida Brigadeiro Faria Lima, 3477, 3rd Floor, Rooms 52nd and
53rd – São Paulo / SP

DATE: July 18, 2023.



São Paulo, July 18, 2023.

ORASCOM TELECOM MEDIA AND TECHNOLOGY HOLDING SAE.
At. Mr. Haythem Elsayed
Twenty Sixth Floor, Nile City, Towers, Sou, S/N
CAIRO

Ref.: Real Property Valuation Report of Pátio Malzoni / Offices (Office Rooms) located at Avenida Brigadeiro Faria Lima, 3477, 3rd Floor, Rooms 52nd and 53rd floors in the city São Paulo, state of São Paulo.

Dear Sirs,

In response to your request, and as agreed in a document signed by the Parties, Cushman & Wakefield is pleased to submit this Real Property Valuation Report, to determine the market value for sale of the property in question, for internal use purposes.

This valuation is based on the market data available and on our contacts with brokers and other experts in the local market. It complies with ABNT (Brazilian Association for Technical Standards) Standard NBR 14.653:2001.

This Real Property Valuation Report, contains 47 pages and is exclusively for internal use by the Contracting Company, except for audit purposes. No part of it may be published or disclosed without the formal, written consent of the issuer, Cushman & Wakefield. Should consent be given, the report may only be reproduced in its entirety; under no circumstances may it be published or disclosed in part. The source must always be cited when reproducing any of the data contained, under penalty of applicable civil and criminal penalties for violating copyright law.

The study property is Office (Office Rooms) named Pátio Malzoni and located at Avenida Brigadeiro Faria Lima, 3477, Faria Lima, in the city of São Paulo, state of São Paulo.

Based on the request submitted, on the "Premises and Disclaimers" described in the Real Property Valuation Report also according to the trends in the market where the property is located, to the technical specifications and to real estate market practices, the value of the study property on July 18, 2023, was:

CALCULATIONS

PÁTIO VICTOR MALZONI – 3rd and 5th

Area: 2,286.76 sqm - BOMA // Area: 1,971.42 sqm - Private

TYPE OF VALUE	TOTAL VALUE	UNIT VALUE (R\$/sqm)
Market value for sale	R\$ 86,582,000.00 (Eighty-Six Million, Five Hundred Eighty Two Thousand Reais)	R\$ 37,862.19 / sqm BOMA R\$ 43,918.46 / sqm Private
Market value for lease	R\$ 539,000.00 (Five Hundred and Thirty-Nine Thousand Reais)	R\$ 235.73 / sqm BOMA R\$ 273.43 / sqm Private

This Real Property Valuation Report and the indication of value are subject to the premises and liability waivers described under "Premises and Disclaimers" in this Report, and on certain extraordinary and hypothetical conditions, all of which are defined below.

Extraordinary Premises

Extraordinary premises are known factors that may change the appraiser's conclusion. If the fact is known on the date of the valuation, or there is a real possibility that it will come to be true, it is treated as an extraordinary premise.

- The study property is occupied with lease agreements signed with the owner. For the calculation of the market value for sale it was used the terms of these lease contracts in the discounted cash flow analysis. In case of changing those lease agreements' terms, Cushman & Wakefield has the right to review the calculations.

Hypothetical Premises

Hypothetical premises are conditions that are not real, such as when, at the request of the client, the appraiser simulates a fact that does not exist or is unknown on the valuation date.

- This valuation has no hypothetical premises.

ORASCOM TELECOM MEDIA AND TECHNOLOGY
HOLDING SAE.
At. Mr. Haythem Elsayed
Twenty Sixth Floor, Nile City, Towers, Sou, S/N
Cairo

Praça Prof. José Lannes, 40 – 3º andar
São Paulo, SP 04571-100
Fone: +55 11 5501 5464
cushmanwakefield.com.br

This letter is not valid as an opinion of value if not submitted with the full report with content, photographs, exhibits and the conclusions upon which this value is based.

We would like to thank you for this opportunity and would be happy to answer any questions you may have.

Sincerely,

Thamires Angelin
Thamires Angelin (Aug 9, 2023 09:14 ADT)

Thamires Angelin
Coordinator - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

Jeniffer Silva
Jeniffer Silva (Aug 9, 2023 10:58 ADT)

Jeniffer Silva
Consultant - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

RODRIGO DA SILVA:22779478810
Digitally signed by RODRIGO DA SILVA:22779478810
Date: 2023.08.09 11:14:21 -03'00'

Rodrigo da Silva
Manager - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

ROGERIO ANTONIO CERRETI:12680989813
Digitally signed by ROGERIO ANTONIO CERRETI:12680989813
Date: 2023.08.09 13:55:25 -03'00'

Rogério Cerreti, MRICS, RICS Registered
Valuer
Director, Valuation & Advisory
Cushman & Wakefield, South America

Summary of the Main Characteristics and Conclusions

The property is 3rd Floor, Rooms 52nd and 53rd, located at a building composed by 6 basement levels, ground floor and 19 typical floors.

BASIC INFORMATION	
Type of property	Urban Property, Commercial, Office (Office Rooms)
Property name	Patio Victor Malzoni
Address	Avenida Brigadeiro Faria Lima, 3477, São Paulo/SP, 04538-133
Country	Brazil
Type of report	Real Property Valuation Report
Date of the report	July 18, 2023
Valuation date	July 18, 2023
Date of inspection	June 28, 2023
Purpose of the valuation	Determine the Market Value for Sale The Real Property Valuation Report was contracted to internal use of the client purposes
Methodology	Income Capitalization Approach by Discounted Cash Flow
CW Control n. / Contract	AP-23-66032-900285

PROPERTY DESCRIPTION			
LAND			
Property Type	3 rd Floor, Rooms 52 nd and 53 rd , located at a building composed by 6 basement levels, ground floor and 19 typical floors.		
Total gross area (sqm)	17,180.80 (IPTU)	Area total de APP	0,00
Topography	Flat	Shape	Irregular
Frontage	Not informed	Utilities available	Basic urban infrastructure
Number of Buildings	1		

BUILDING	
PATIO VICTOR MALZONI – NORTH TOWER	
Type of property	Urban office building (3 rd Floor, Rooms 52 nd and 53 rd)
Occupation	Multi-occupied
Conservation state	Between New and Fair
Number of parking spaces	66
BOMA Area (sqm)	2,286.76
Private Area (sqm)	1,971.42

TOTAL REPORTED/EXISTING AREAS			
	TYPE	AREA (SQM)	SOURCE
	Boma Area	2.286.76	Lease agreement
	Private Area	1,971.42	Registration

PROPERTY OWNERSHIP AND RECENT HISTORY
PATIO VICTOR MALZONI – 3rd Floor, Rooms 52nd and 53rd

Property tax (IPTU) – Registration Number	299,014,0182-6 // 299,014,0183-4 // 299,014,0184-2 // 299,014,0185-0 // 299,014,0191-5 // 299,014,0192-3
Registration	Registered with the 4 th Property Registry in São Paulo/SP, under the number 183,551 // 183,552 // 183,553 // 183,554 // 183,560 // 183,561
Lease contract	Leasing agreements signed on various dates (detailed in the item "Income Capitalization Approach by Discounted Cash Flow "

ZONING

Current use of the property	Office Building
Zoning	ZM ("Zona Mista" or Mixed Zone)
Minimum plot Ratio	Built area may not exceed 1.0 time the total plot area
Maximum plot Ratio	Built area may not exceed 4.0 times the total plot area
Coverage Ratio	70.0%

MAIN POSITIVE AND NEGATIVE ASPECTS PRESENTED BY THE PROPERTY
STRENGTHS AND OPPORTUNITIES

- The property is located on Faria Lima, the most appreciated business district of São Paulo, with the highest average asking price among CBD (Central Business Districts) regions;
- Its use is suitable for the occupancy in the neighborhood, which mainly features office buildings; and
- In terms of public transportation, the property is served by regular bus lines.

WEAKNESSES AND THREATS

- Currently the market is cautious, given the macroeconomic situation, and the uncertainties over the short-term horizon. Recovery may extend over the medium to long terms. Property liquidity may be affected if there is no consistent economic recovery

CALCULATIONS
PATIO VICTOR MALZONI – 3rd and 5th FLOOR

Market Value for Sale	RS 86,582,000.00 (Eighty-Six Million, Five Hundred Eighty-Two Thousand Reais)	RS 37,862.19 /sqm BOMA RS 43,918.46 /sqm Private
Market Value for Lease	RS 539,000.00 (Five Hundred and Thirty-Nine Thousand Reais)	RS 235.73 / sqm BOMA RS 273.43 /sqm Private






Map and pictures of the study property

PROPERTY LOCATION MAP (NOT TO SCALE)



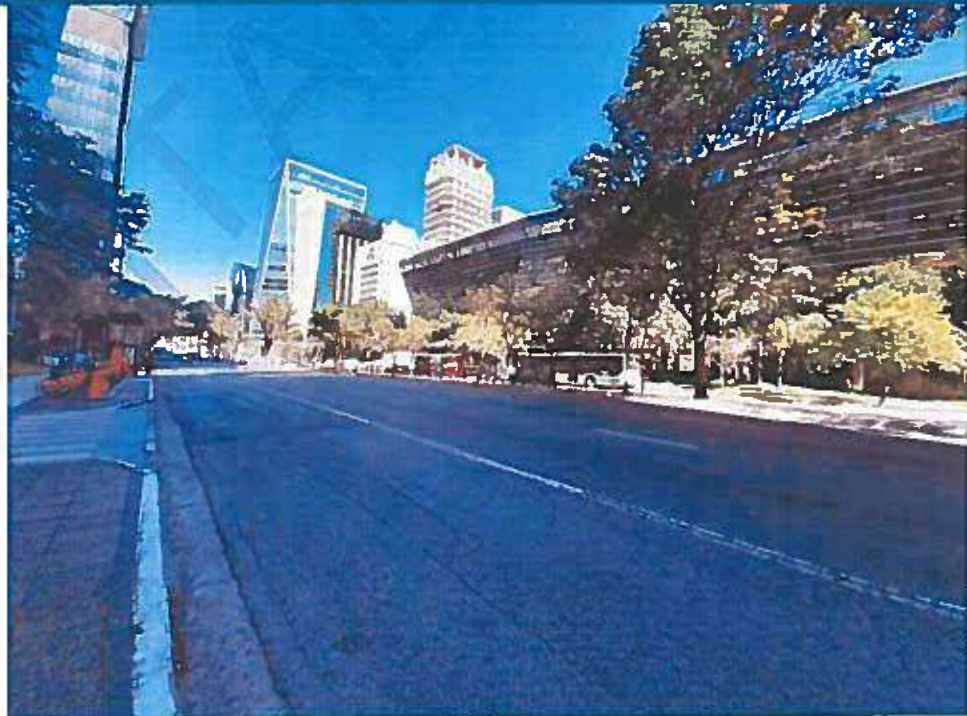
Source: Google Earth Pro edited by Cushman & Wakefield.

FACADE



Source: Cushman & Wakefield

ACCESS STREET



Source: Cushman & Wakefield

HALL



Source Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

TECHNICAL AREA



Source Cushman & Wakefield

PARKING



Source Cushman & Wakefield

Index

SUMMARY OF THE MAIN CHARACTERISTICS AND CONCLUSIONS	III
MAP AND PICTURES OF THE STUDY PROPERTY.....	V
INDEX	XII
INTRODUCTION	1
OBJECT (S).....	1
OBJECTIVE.....	1
PURPOSE.....	1
RECEIVER.....	1
PUBLICATION OF REAL PROPERTY VALUATION REPORT.....	1
INSPECTION AND VALUATION DATES.....	1
EXTRAORDINARY PREMISES.....	2
HYPOTHETICAL PREMISES.....	2
IDENTITY OF THE PROPERTY.....	2
PROPERTY OWNERSHIP AND RECENT HISTORY.....	3
REGIONAL ANALYSIS	5
INTRODUCTION.....	5
NEIGHBORHOOD ANALYSIS	13
GENERAL INFORMATION.....	13
THE NEIGHBORHOOD.....	13
ACCESS.....	14
MARKET	15
ANALYSIS OF THE STUDY PROPERTY	19
DESCRIPTION OF THE PROPERTY.....	19
AREA CHART.....	22
ZONING.....	23
CONCLUSION.....	24
VALUATION	25
VALUATION PROCESS.....	25
APPROACH.....	25
DETERMINATION OF THE MARKET VALUE FOR SALE – BY DISCOUNTED CASH FLOW.....	29
DETERMINATION OF THE MARKET VALUE FOR LEASE – DIRECT COMPARISON OF MARKET DATA.....	34
FINAL VALUATION CONCLUSION.....	43

VALUATION SPECIFICATION	44
PREMISES AND DISCLAIMERS	45
CERTIFICATION OF VALUATION	47
APPENDIX	A
APPENDIX A: PROVIDED DOCUMENTATION	A
APPENDIX B: TECHNICAL DEFINITIONS	A
APPENDIX A: PROVIDED DOCUMENTATION	B

DIGITAL VERSION

Introduction

Object (s)

The object of this Real Property Valuation Report is Office (Office Rooms) located at Avenida Brigadeiro Faria Lima, 3477, North Tower - 3rd Floor, Rooms 52nd and 53rd, in the city of São Paulo, state of São Paulo.

Objective

The current Real Property Valuation Report have the purpose to identify the market value for sale of the property described above.

Purpose

This report was contract for internal use of the client purposes.

Note: The content of this Real Property Valuation Report is confidential and is intended solely and exclusively for the purpose described herein.

Receiver

The receiver of this Real Property Valuation Report is the contracting Orascom Investment Holding.

Note: This Real Property Valuation Report intended solely and exclusively for the use by contracting company.

Publication of Real Property Valuation Report

This Real Property Valuation Report is exclusively for internal use by the Contracting Company. No part of it may be published or disclosed without the formal, written consent of the issuer, Cushman & Wakefield. Should consent be given, the report may only be reproduced in its entirety; under no circumstances may it be published or disclosed in part. The source must always be cited when reproducing any of the data contained, under penalty of applicable civil and criminal penalties for violating copyright law.

Inspection and Valuation Dates

- Effective date of valuation: July 18, 2023.
- Date of the property inspection: June 28, 2023.

Extraordinary Premises

Extraordinary premises are known factors that may change the appraiser's conclusion. If the fact is known on the date of the valuation, or there is a real possibility that it will come to be true, it is treated as an extraordinary premise.

- The study property is occupied with lease agreements signed with the owner. For the calculation of the market value for sale it was used the terms of these lease contracts in the discounted cash flow analysis. In case of changing those lease agreements' terms, Cushman & Wakefield has the right to review the calculations.

Hypothetical Premises

Hypothetical premises are conditions that are not real, such as when, at the request of the client, the appraiser simulates a fact that does not exist or is unknown on the valuation date.

- This valuation has no hypothetical premises.

Identity of the Property

Location

The property in study Pátio Malzoni, is located at Avenida Brigadeiro Faria Lima, 3477, Faria Lima, in the city of São Paulo, state of São Paulo.

The study property is located on Avenida Faria Lima, one of the main business districts of São Paulo. The region is basically comprised of mixed-use occupancy, where it is observed the following establishments: commercial, general services, cultural, education, healthcare and institutional.

As reference points, below is the distance between the study property and other landmarks:

- 800 m from Avenida Pres. Juscelino Kubitschek;
- 1.0 km from Parque do Povo;
- 1.3 km from Shopping JK Iguatemi;
- 1,5 km from Marginal Pinheiros; and
- 9,0 km from Congonhas Airport.

Property Ownership and Recent History

Below we list data taken from the documents provided by the client:

REGISTRATION

	PATIO VICTOR MALZONI
Register number	183.551 // 183.552 // 183.553 // 183.554 // 183.560 // 183.561
Notarial office:	4 th Property Registry of São Paulo
Date of registration:	June 23, 2023
Property address:	Avenida Brigadeiro Faria Lima, 3477
Owner:	Orascom Investment Holding SAE

Source: Compiled by Cushman & Wakefield

IPTU

	PATIO VICTOR MALZONI
IPTU	Not provided

Source: Compiled by Cushman & Wakefield

LEASE AGREEMENT

	PATIO VICTOR MALZONI
Lease Agreement	Leasing agreements signed on various dates (detailed in the item "Income Capitalization Approach by Discounted Cash Flow")

Source: Compiled by Cushman & Wakefield

OTHER DOCUMENTS RECEIVED**PATIO VICTOR MALZONI**

Other documents received

**Floor Plan and Values of the Urban Territorial Tax (IPTU) and
Common Charges**

Source: Compiled by Cushman & Wakefield

Note: For the purposes of calculating value, we assumed that all property titles are in good order and free of any lien or encumbrance

Current Situation

During the course of this valuation, we did not come across any sale of this property currently being negotiated, nor does it appear that it has been put up for sale.

Regional Analysis

MAP OF THE AREA WHERE THE PROPERTY IS LOCATED (NOT TO SCALE):



Source: Google Maps edited by Cushman & Wakefield

Introduction

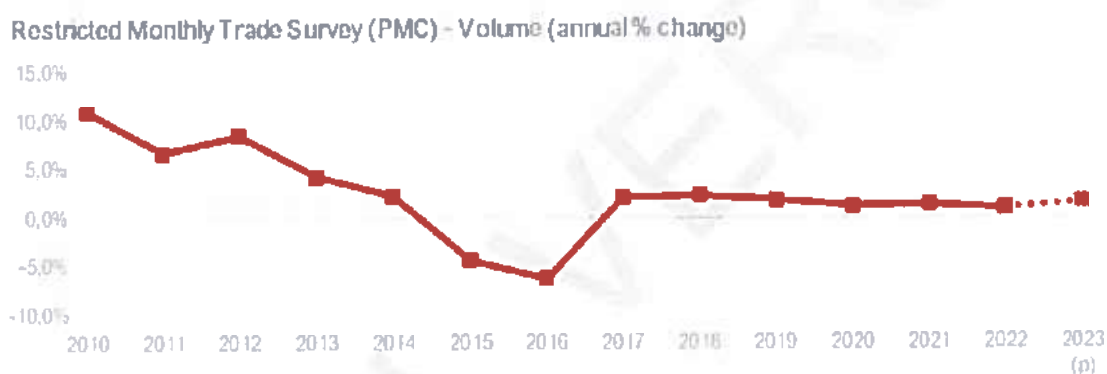
A number of factors influence the short and long-term value of any PP&E (property, plant, and equipment). A neighborhood analysis finds the factors that can affect the value of the property and its role in the neighborhood. The four primary forces that determine the supply and demand of real estate, and thus affect market value, are the environment, the government, social factors, and economic trends.

The study property is located in the city of São Paulo, in the area known as "Faria Lima", within metropolitan region of São Paulo.

Economic Scenario

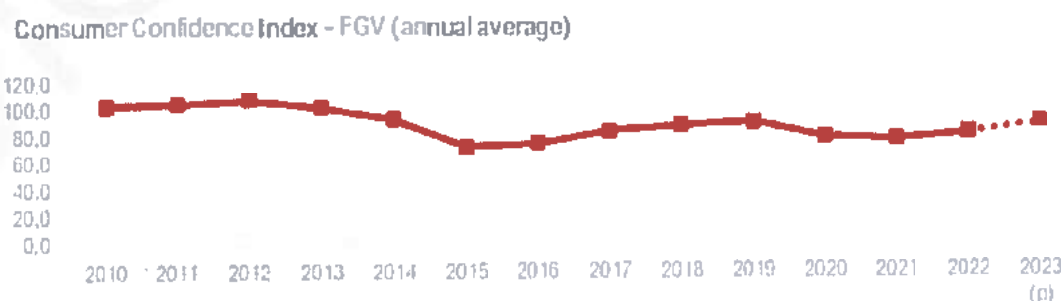
With regard to commerce, data from the Monthly Survey of Commerce (PMC) for the month of May 2023 showed a decrease of 1.0% compared to April in the volume of retail trade sales in the seasonally adjusted series.

The result was impacted by negative rates in four of the eight surveyed activities: Furniture and household appliances (-0.7%), Other articles for personal and domestic use (-2.3%), supermarkets, food products, beverages and tobacco (-3.2%) and Textiles, apparel and footwear (-3.3%). Performed in the positive field: Equipment and material for office, information technology and communication (1.1%), Fuels and lubricants (1.4%), Books, newspapers, magazines and stationery (1.7%) and Pharmaceutical, medical, orthopedics and perfumery (2.3%). Of the surveyed activities, Fuels and lubricants accumulates the highest growth in 12 months – 21.0%, followed by Books, newspapers, magazines and stationery (4.5%) and Pharmaceutical, medical, orthopedic and perfumery articles (3.9%). Thus, retail trade accumulates gains of 0.8% in 12 months.



Source: ICA Consultoria

The ICC (Consumer Confidence Index) for the month of June rose 4.1 points. The analysis by income range shows an increase in household confidence for the four income ranges: families with income up to BRL 2,100 (89.1), between BRL 2,100.01 and BRL 4,800 (84.3), between BRL 4,800 .01 BRL 9,600.00 (94.8) and above BRL 9,600.01 (97.2). This result was mainly impacted by the increase in the intention to consume durable goods. In addition, there was an improvement in expectations for the coming months, associated with the deceleration of inflation and the possibility of a drop in interest rates. Even so, the situation of household indebtedness and the difficulty in accessing credit partially justify the constant fluctuations in the indicator and the maintenance of the confidence level at historically low levels, making a sustained increase difficult.



Source: ICA Consultoria

Regarding the labor market, the unemployment rate for the quarter from March to May 2023 was 8.3%, a decrease of 0.3 p.p. compared to the quarter ended in February 2023, when the rate was 8.6%.

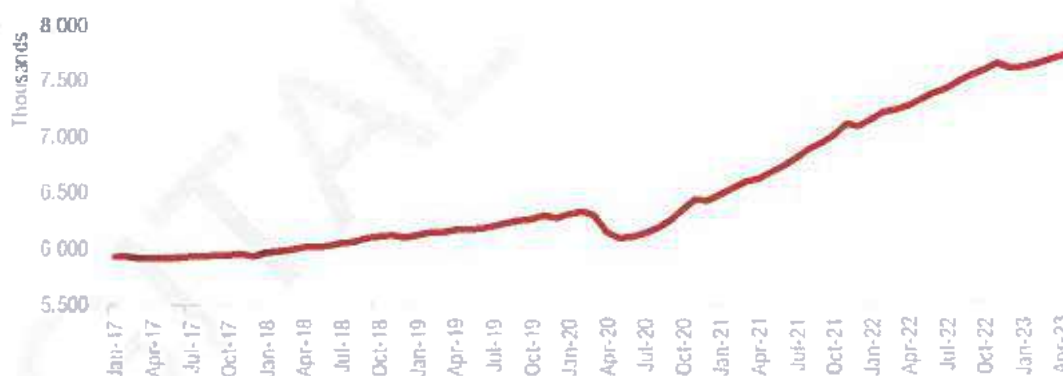
The result shows a decrease of 15.9% in the number of unemployed - 8.9 million people, compared to the same period of 2022 and an increase of 0.9% in the total employed population in the same comparison, reaching 98.4 million people.

In the quarterly comparison, there was a reduction in Agriculture, livestock, forest production, fishing and aquaculture (less 158 thousand people), and progress in public administration, defense, social security, education, human health and social services (more 429 thousand people). The informality rate was 38.9% of the employed population in the period, reaching the equivalent of 38.3 million people. Finally, according to data from the Novo CAGED (Record of Employees and Unemployed), the balance of formal jobs was 155,270 in May.

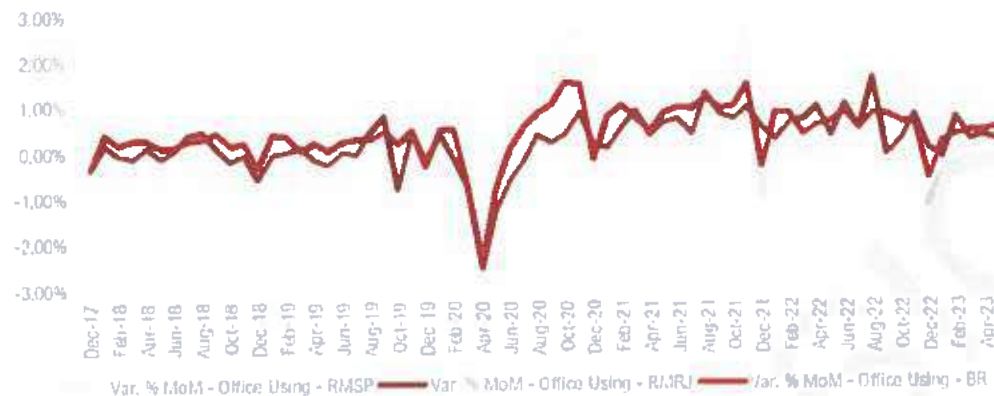
By segmenting the New CAGED by economic activities according to the CNAE (National Classification of Economic Activities) and considering the sectors that occupy corporate office spaces (Information, communication and financial, real estate, professional and administrative activities), we obtain the definition of Office Using. The indicator is equivalent to the number of employees in these sectors that use offices.

In the month of May, Office Using in Brazil was equivalent to 7.74 million workers, an increase of 5.77% in the annual comparison. The metropolitan region of São Paulo closed the month with 1.89 million workers and the metropolitan region of Rio de Janeiro 602 thousand, positive annual variations of 4.09% and 5.54%, respectively.

Office Using- Brazil



Source: CVM A11E

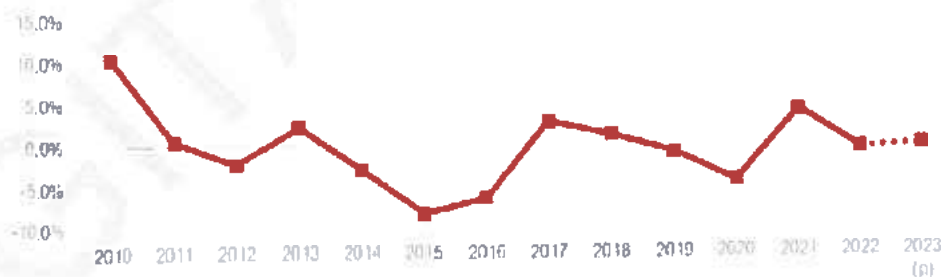
Variation% MoM – Office Using


Source: CVI MTL

In the sphere of industry, data from the Monthly Industrial Physical Production Survey (PIM-PF) for May showed an increase of 0.3% in industrial production compared to the previous month in the seasonally adjusted series.

As negative highlights in the result we have machinery and equipment; coke, petroleum products and biofuels; and motor vehicles, trailers and bodywork which fell, respectively, by 12.3%, 7.7% and 7.4%. Compared to May 2022, the industry grew by 1.9%.

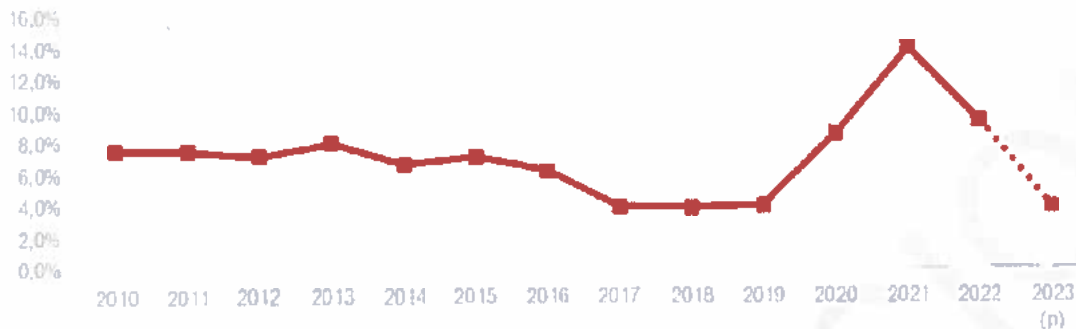
In June, the Industry Confidence Index (ICI) advanced by 1.1 points. The result was impacted by a slight improvement in the current macroeconomic situation and in the expectations for the coming months. Even so, possible difficulties related to demand and the disposal of inventories, especially in the durable and non-durable consumer goods categories, persist. In addition, the economic slowdown continues to worry businessmen, who estimate a drop in production and a negative scenario for business in the coming months.

Monthly Industrial Physical Production Survey - PIM-PF (annual % change)


Source: ICA Conduites

With regard to construction, in June the National Construction Cost Index – M (INCC-M) increased by 0.85% compared to the previous month and accumulates an increase of 4.29% in 12 months.

The Construction Confidence Index (ICST) remained stable in the month, changing by 0.1 point, reflecting worsening expectations and the current assessment. In addition, there was a worsening in demand expectations for the coming months. The Residential Buildings segment, however, presented a positive result in the month. It is worth noting that the sector's confidence ended this first half of the year below expectations in December 2022.

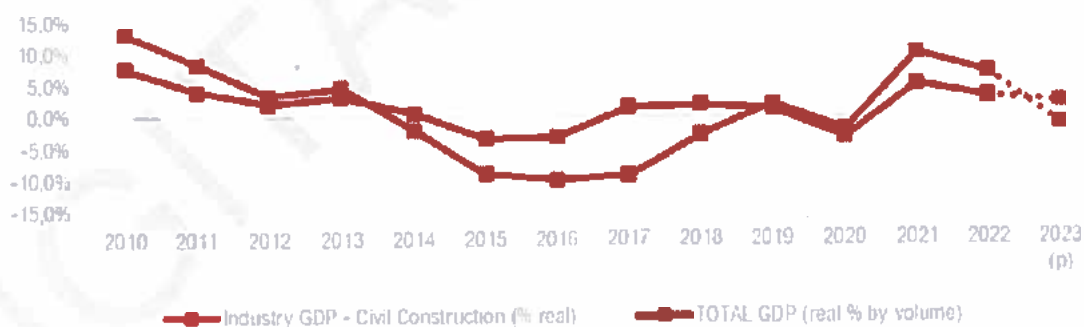
INCC-M - National Index of Construction Costs (% p.a.)


Source: LCA Consultores

Regarding economic activity, the IBC-Br (Central Bank Economic Activity Index), considered a preview of the GDP (Gross Domestic Product), decreased by 2.0% in May compared to April (seasonally adjusted data). In the year, the index accumulates high of 3.61% and in 12 months of 3.43%.

In the first quarter of 2022, GDP increased by 1.9%, totaling BRL 2.6 trillion. From the perspective of production, Agriculture and Livestock showed the greatest expansion with 21.6%, followed by the Services sector with 0.6%, while Industry closed with a drop of 0.1%. From the perspective of expenditure, Government Consumption grew by 0.3% and Household Consumption, by 0.2%. Investments (Gross Fixed Capital Formation), Exports of Goods and Services and Imports of Goods and Services decreased by 3.4%, 0.4% and 7.1%, respectively.

In view of this, LCA Consultores estimates GDP growth of 2.22% for 2023 and 1.54% for 2024. The Focus report (market median) of July 14, 2023 expects growth of 2.24% in 2023 and 1.30% in 2024.

Industry GDP - Civil Construction (% real) x TOTAL GDP (% real in volume)


Source: LCA Consultores

As for economic policy, in June, the COPOM determined to maintain the Selic rate at 13.75% p.a. while signaling a cut by August. Regarding the external environment, the Committee highlighted the persistence of inflation in the main economies and the signaling of most Central Banks that they will follow the cycle of monetary tightening for a long period, aiming to promote convergence to the targets and the containment of inflationary pressures. In addition, he emphasized the scenario of growing global uncertainty after the recent shocks to banks in the US and Europe, and informed that he continues to monitor the effects of the episodes on financial conditions.

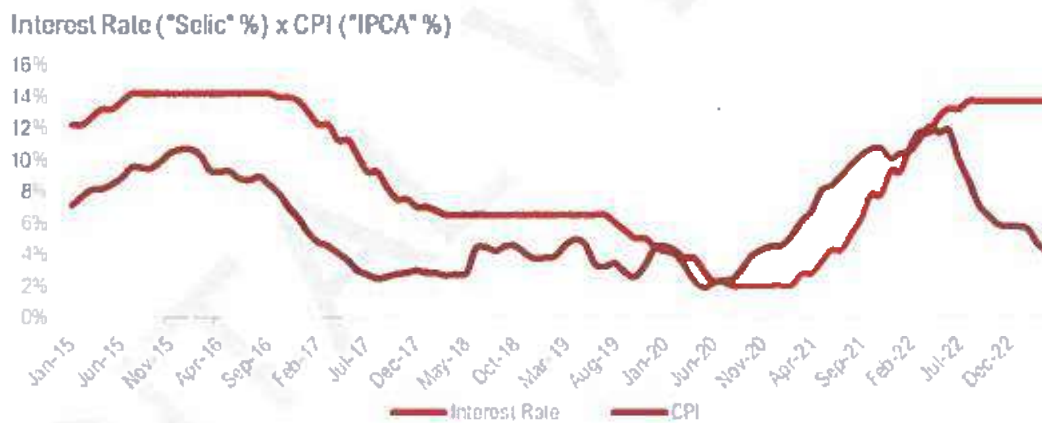
Regarding the domestic situation, inflation has recently reduced and inflation expectations for the end of the year and 2024 have also retreated but remain above the target. Furthermore, the Committee continued to reinforce the scenario of deceleration in activity, given the moderation of coincident activity indicators, even though the labor market shows some resilience. Regarding the fiscal framework, the committee will continue to monitor its unfolding in Congress, however, it pointed out that there was a reduction in uncertainty linked to extreme scenarios of evolution of the public debt.

The LCA projects a rate of 12.00% p.a. for 2023 and 9.75% p.a. for 2024. The Focus report of July 14, 2023 expects a rate of 12.00% p.a. in 2023 and 9.50% p.a. in 2024.

The Extended National Consumer Price Index (IPCA) was -0.08% in June and accumulates a high of 3.16% in 12 months.

The result for the month was influenced, above all, by the drop in the Food and Beverages group, which presented a variation of -0.66% and an impact of -0.14 p.p. in the index, followed by Transport, which fell by 0.41% and recorded an impact of -0.08 p.p. Food and Beverages was influenced by the decline in food prices at home (-1.07%). As for the Transport group, the decline was due to the drop in the prices of new (-2.76%) and used (-0.93%) cars, in addition to the retraction in fuel prices (-1.85%).

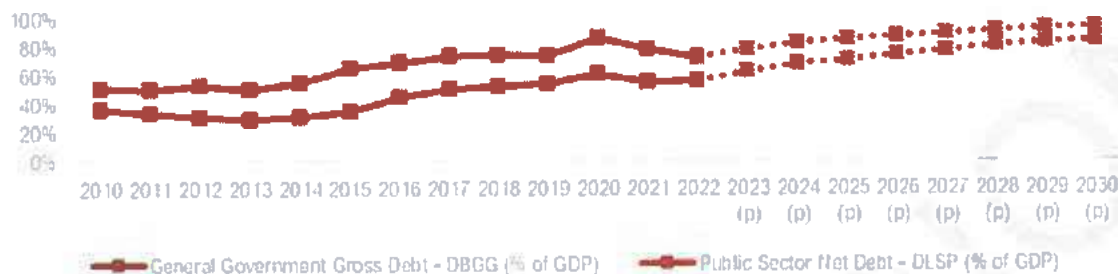
LCA projects inflation of 4.99% for 2023 and 4.03% for 2024. The Focus report of July 14, 2023 IPCA of 4.95% in 2023 and 3.92% in 2024.



Source: LCA Computeres

In the fiscal sphere, data released by the Central Bank of May 2023 show a primary deficit of the consolidated public sector of BRL 50.2 billion. In 12 months, the surplus was BRL 39.0 billion or 0.38% of GDP. Nominal interest appropriated from the sector totaled BRL 69.1 billion in the month and in 12 months, interest was BRL 695.6 billion (6.77% of GDP). Thus, the nominal result of the consolidated public sector in May was a deficit of BRL 119.2 billion and in 12 months the sector presented a nominal deficit of BRL 656.5 billion, 6.39% of GDP. The DLSP (Net Debt of the Public Sector) reached 57.8% of GDP (BRL 5.9 trillion), an increase of 0.8 p.p. The DBGG (Gross General Government Debt) increased by 0.7 p. p in relation to the previous month, reaching BRL 7.6 trillion, equivalent to 73.6% of GDP.

General Government Gross Debt - DBGG (% of GDP) X Public Sector Net Debt - DLSP (% of GDP)



Source: LCA Consultores

According to the LCA, the DLSP and DBGG projections for 2030 are 84.6% and 94.3% of GDP, respectively.

In June, the exchange rate remained below R\$/US\$5.00, reaching a low of R\$/US\$4.76 in the middle of the month. The appreciation of the exchange rate in the period is associated with the global weakening of the dollar, as well as relatively high commodity prices and a positive exchange rate, considering the interest rate differential between Brazil and other countries. In addition, the disclosure of the fiscal framework contributed to the reduction of domestic uncertainties related to the trajectory of the public debt and risk premiums, favoring exchange rate dynamics. The LCA forecast for the exchange rate in 2023 is R\$5.00.

Exchange rate x EMBI+ Brazil



Source: LCA Consultores

Finally, the EMBI+ Risco-Brasil closed June at 230 basis points, and the LCA projection for 2023 is 216 basis points.



BRAZIL	2015	2016	2017	2018	2019	2020	2021	2022	2023 (p)	2024 (p)
Economic Activity										
TOTAL GDP (in % annual by volume)	-3.56	-3.28	1.32	1.78	1.22	-3.88	4.80	2.90	2.22	1.54
Unemployment rate - PNADC, annual average (1991 to 2011) LCA reposition: % of EAP)	8.55	11.84	12.85	12.33	11.99	11.75	12.23	9.27	8.22	9.37
Retail (Volume, annual var %)	-4.35	-6.29	2.08	2.31	1.85	1.20	14.0	0.99	1.54	1.87
Industry (annual var %)	-8.21	-6.41	2.80	0.99	-1.10	-4.44	3.93	-0.70	-0.33	2.18
Prices										
IFCA - BDE (% pa)	10.87	6.29	2.95	3.75	4.31	4.52	10.00	5.78	4.95	4.03
IGPM - FGV (% pa)	10.54	7.17	-0.52	7.44	7.33	23.14	17.76	8.45	-2.83	4.53
IPA-M (% pa)	11.19	7.63	-2.54	9.42	9.09	31.84	20.88	5.27	-0.85	4.45
IPC-M (% pa)	10.23	6.26	3.13	4.12	3.79	4.82	9.32	4.32	4.41	4.03
INCC-M (% pa)	7.22	8.34	4.03	3.97	4.13	8.58	14.03	9.44	3.99	5.47
Interest rate, exchange rate and risk										
Selic (end of the year %)	14.25	13.75	7.05	6.50	4.50	2.00	9.25	13.75	12.00	9.75
R\$ US\$ (end of the year)	3.90	3.29	3.31	3.87	4.80	5.20	5.85	5.22	5.00	4.98
EMBI+ Brazil (end of the year basis points)	521.00	328.00	243.00	276.00	214.00	260.00	389.00	258.00	216.00	201.00

Rev. 04/2022

Source: LCA Consultoria

Neighborhood Analysis

MAP OF THE NEIGHBORHOOD WHERE THE PROPERTY IS LOCATED (NOT TO SCALE):



Source: Google Maps edited by Cushman & Wakefield

General Information

The property is located in the Faria Lima region of São Paulo. The surrounding neighborhoods are Itaim, Vila Olímpia and Pinheiros.

The neighborhood

The neighborhood has all city services and utilities, such as power, roads, mass transport, telephone, solid waste collection, drinking water, sewage collection, rainwater collection, mail and road cleaning and conservation.

Avenida Brigadeiro Faria Lima where the study property is located is a two-way road. There are four traffic lanes in each direction. This avenue is lit and paved in asphalt, with curbs and gutters. It gets a lot of automobile traffic.

The study property is located in a mixed neighborhood, where there are multiple family residences (high-rise apartments) and local trade and service establishments. The standard of construction is normally average to high.

Access

In general, this neighborhood is considered easy to reach via avenues Brig. Faria Lima and Juscelino Kubitschek.

The property lies on Avenida Faria Lima, which is connected to downtown São Paulo and other parts of the city via public (mainly buses and taxi cabs) and private (cars) transportation. Congonhas Airport in São Paulo is about 9km away and can be reached by car in about 20 minutes (off-peak). Guarulhos Airport (Cumbica) is, approximately, 31km away and can be reached by car in about 45 minutes (off-peak).

Market

Faria Lima

Faria Lima is one of the city's main neighborhoods for office space. The Law that determined the construction of the avenue was signed in 1968. In the early 1970s the first office buildings were built, changing what had been a residential neighborhood until that time. With no more significant pieces of land available on Avenida Paulista, Avenida Faria Lima emerged as an option for office buildings. Today, major corporations have their offices in this neighborhood, which is one of Sao Paulo's major financial hubs.

The neighborhood also has residential buildings (Jardins, Itaim) and stores, as well as offices. The oldest shopping center in the city - Shopping Iguatemi -, is located on Avenida Faria Lima, and remains one of the more upscale shopping options in the country. However, when we talk about Faria Lima as an office neighborhood, we mean the environs of Avenida Faria Lima Rebouças and Av. Eusébio Matoso up to where it meets a Av. Juscelino Kubitschek, or part of the extension that resulted from the Faria Lima Urban Development Operation. Some of the largest office buildings in the city are located here, such as Pátio Malzoni, Faria Lima Square and Miss Silvia Morizono.

Most of the inventory in this area is new, especially compared to some of the older business districts such as Avenida Paulista, and Av. Faria Lima between to where it crosses Av. Rebouças. There is ample public transportation in the region, including a subway line (Yellow), bike lanes, and numerous other options.

In addition to Av. Faria Lima, other major arteries in the region are Av. Pedroso de Moraes, Av. Cidade Jardim, Av. Presidente Juscelino Kubitschek, Av. Nove de Julho, Av. Rebouças and Av. Eusébio Matoso. These streets connect to Marginal Pinheiros, Av. Berrini, Itaim, Jardins, Pinheiros and Avenida Paulista, for example.

The main developments in the region are: Pátio Malzoni, Birmann 32 Seculum II, Faria Lima Financial Center, and Faria Lima Plaza, among others.

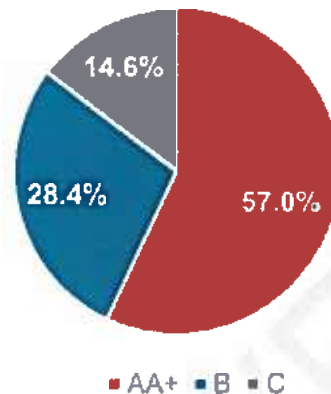
The region is the home of numerous major Brazilian and multinational companies such as Google, Itaú Unibanco, and BTG Pactual, among others.

ANALYSIS OF THE MARKET FOR OFFICE SPACE - FARIA LIMA

The following chart shows that right now 57.0% of the offices in Faria Lima are located in Class A and A+ buildings, and 28.4% in Class B buildings. Only 14.6% of the office space in the region is in Class C buildings.

Inventory per Class - Faria Lima

Source: Cushman & Wakefield



The following chart shows how the inventory of office space in São Paulo's CBDs has evolved over time, and the percentage located in Faria Lima compared to the total.

It is worth mentioning that the market in CBDs expanded significantly due to lower interest rates and easier credit, resulting in a very favorable scenario.

Faria Lima's share of the market peaked in 2013, when it reached 11.0%. After this it declined slowly, but went back up to 11% in 2020, when two new buildings were delivered. Its market share remained pretty much unchanged in 2021 as well, when 41 thousand m² of new office space were delivered. Another 15 thousand m² are expected for delivery in the third quarter of this year, whereas over 140 thousand will be delivered across all São Paulo CBDs, so Faria Lima will likely hold onto its market share.

The following chart shows net and gross absorption, new inventory delivered, and the vacancy rate in Faria Lima.

New Inventory (sqm) x Net Absorption (sqm) x Gross Absorption (sqm) x Vacancy (%) - Faria Lima

Source: Cushman & Wakefield



This is one of the most desirable office regions, and the vacancy rate fluctuates as new developments are delivered, or absorptions are higher than normal. This report covers the first quarter of 2023, with gross and net absorption - 36.5 thousand and 32.1 thousand m² respectively. The vacancy rate dropped 3.2 p.p. compared to 4Q22, ending at 13.4%. A significant amount of new office space was delivered in 2Q21 - 41.3 thousand m², all of it in Faria Lima Plaza. In this quarter the vacancy rate remained relatively unchanged, with net absorption close to zero and thus not impacting results.

The chart below shows past asking rents for office space in the Faria Lima neighborhood:

Asking Rent - Faria Lima

Source: Cushman & Wakefield



Clearly offices in Class A and A+ buildings along Faria Lima experienced an increase in asking rents, especially in 2Q20. This quarter the average asking rent in the region was R\$ 190,55/m²/month. Slight changes are largely due to changing tenants, high demand for office space, and limited availability in the region.

Average rents in Class B remained stable through 2H21, when they increased 20%. After this they remained stable until 2H22, when they went up to R\$ 98,05/m² and ended 1Q23 at R\$ 105,79/m². Rents in Class C buildings remained essentially constant during the period, at the end of the first quarter they averaged R\$ 46,62/m².

Analysis of the Study Property

Description of the Property

Below are the main property features

Below are the main property features

Land

The property has the following main characteristics:

- **Gross area land:** 17,180.80 sqm
- **Frontage:** The study property has frontage to the roads bellow:
 - Avenida Brigadeiro Faria Lima
- **Access:** In general, this neighborhood is considered easy to reach via avenues Brigadeiro Faria Lima, Juscelino Kubitschek, Nove de Julho and Santo Amaro. The access to the study property is considered good;
- **Soil Conditions:** We did not receive information regarding the soil. However, we assume that the soil has enough capacity to support the existing building. We did not observe evidence to the contrary during the survey of the property and the drainage is apparently adequate.
- **Shape:** The site is of irregular shape;
- **Potential for use:** The potential for using this site is excellent, compared to others in the neighborhood;
- **Topography:** The topography of the land is very good – flat;
- **Public Utilities:** The neighborhood has all basic urban infrastructure. There are:
 - Potable water
 - Waste collection
 - Mail delivery
 - Electricity
 - Rainwater drainage
 - Gas
 - Public lighting
 - Sewage system
 - Road system
 - Telephone
 - Internet
 - Mass transport
 - Cable TV
- **Visibility:** The visibility of this property is excellent compared to other buildings on the same street;

- **Location:** The location of the property is considered excellent;
- **Restrictions on land use:** We have not received information or documents that demonstrate easements or restrictions that may affect the use of the property, nor do we identify on the spot signs of invasions.

APPROXIMATE PROPERTY LIMITS (NOT TO SCALE):



Source: Google Earth Pro edited by Cushman & Wakefield

Note.: The area was given by the client; it was not measured in loco by our technician (or expert).

Buildings and Improvements

As seen on inspection, the property is the 3rd Floor, Rooms 52nd and 53rd, located at a building composed by 6 basement levels, ground floor and 19 typical floors.

The building Pátio Malzoni is classified as offices (Office Rooms), multi-occupied and has 66 parking spaces.

PATIO VICTOR MALZONI – SUMMARY OF THE EXISTING FEATURES



ITEMS	CHARACTERISTICS
Composition	Basement 6 levels, basically parking lot and technical areas
	Ground Floor Building administration, elevators hall to get to the parking lot and drop-off with valet
	Typical Floor 1st floor: reception and technical galleria; 2nd to 18th floor: typical office floors; 19th floor: office - duplex
Structure	Reinforced concrete
Floors	Reinforced concrete
Façade	Curtain glass
Pedestrian Access	Glass and metal
Windows	Aluminum
Windows Glass	Curtain wall
Roof	Flat, waterproofed slab
Vertical Circulation	34 elevators and emergency stairway
	33 social elevators from Atlas Schindler
	1 service elevator from Atlas Schindler
Cooling System	Type: Central HVAC
	Location: the refrigeration units are located in the basement
Emergency Power System	The emergency generator supplies all areas
Lights	Fluorescent
Fire Protection	Smoke detectors, sprinklers, hydrant system, fire extinguishers and fire brigade
Building Security	Internal and External Monitoring (CCTV)
Year built	2012
State of Repair	Between New and Fair

Apparent Age	5 years
Estimated lifetime	60 years
Remaining Lifetime	55 years

As for the interior finishes, we can highlight:

MAIN FINISHES

ITEMS	CHARACTERISTICS
Floor	Porcelain Tile, Granite floor and Raised floor
Walls	Painting
Linings	Plaster and Modular Ceiling

Area Chart

For calculation purposes, in this valuation we used the private area informed in the Registration, as follows:

AREA CHART

UNITS	BOMA AREA (sqm)	PRIVATE AREA (sqm)
Office 31	391.06	333.14
Office 32	373.65	323.68
Office 33	378.67	328.89
Office 34	391.06	333.14
Office 52	373.65	323.68
Office 53	378.67	328.89
Total	2,286.76	1,971.42

Source: Compiled by Cushman & Wakefield

Note: The private area was taken from the Registration and was not checked in loco.

Zoning

São Paulo is currently under the Zoning Law 16,402, dated March 22, 2016.

According to applicable legislation (Law 16,402/2016) and, the property is located in perimeter of ZM ("Zona Mista" or Mixed Zone), according to the map bellow.

PROPERTY LOCATION ON THE ZONING MAP (NOT TO SCALE):



Source: Department of Urban Planning of the Municipal Government of São Paulo

Restrictions Regarding Use

City, state and federal restrictions that generally apply to land use may be of two types:

- Restrictions regarding use
- Restrictions regarding occupancy

Restrictions on use are related to activities that may exist in a given area. In other words, restrictions as to the property main use: residential, commercial, industrial, or other activities.

Restrictions on occupancy are related to physical issues such as how setback from street and neighborhood, maximum built area, how much of the land can be built on, height limits, size of lot, minimum percent area taken up by streets, green and institutional areas etc.).

Occupancy restrictions are based on two main classical concepts:

- **Coverage Ratio:** this is the ratio between the building footprint (area occupied by the horizontal projection) and the site area; and
- **Floor Area Ratio (FAR):** this is the ratio between the computable gross floor area allowed for that property and the total area of the site.

Restrictions for ZM ("Zona Mista" or Mixed Zone).

Based on the data we gathered and an informal check with the agency responsible for city zoning, we prepared the following summary of the zoning standards that apply to the study property.

ZONING	
City governing the zoning:	São Paulo
Current Law	Law 16,402/2016
Zoning	ZM ("Zona Mista" or Mixed Zone)

ZONING RESTRICTIONS	
ITEM	RESTRICTION
Minimum plot Ratio	Built area may not exceed 1.0 time the total plot area
Maximum plot Ratio	Built area may not exceed 2.0 times the total plot area (it can be reached 4.0 times with purchase of CEPAC)
Coverage ratio	70.0%

Source: Compiled by Cushman & Wakefield

Conclusion

After considering all the physical characteristics of the property under study compared with other market, we conclude that the property under consideration may be considered appropriate to the market in which it operates.

Valuation

Valuation Process

The approach used complies with Brazilian Standards Association (ABNT – “Associação Brasileira de Normas Técnicas”) NBR 14,653-1/2001 - ABNT General Procedures 14,653-02/2011 - Urban Properties - and 14,653-4/2002 - Enterprises, as applicable.

The valuation procedures described in the standards above are designed to assess the value of an asset, its fruits, and rights, or the cost of the asset, as well as the method used to determine feasibility indicators.

Approach

According to NBR-14,653-1, the choice of approach depends on the nature of the property, the purpose of the valuation and the availability, quality and quantity of data collected in the market.

Below is a summary of the most common approaches in the standard:

Methods to Identify the Value of an Asset, Its Fruits and Rights

Sale/Lease Comparison Approach

This approach calculates the market value of an asset by adjusting the attributes of comparable elements in a sample. (NBR-14653-1, April/2001)

The data sample used must be, as much as possible, a reflection of similar properties in the market, compared to the study property. Data is processed using factors to adjust the model variables and explain pricing trends.

Residual Approach

This approach uses a feasibility study to establish the market value of an asset based on its highest and best use, using a hypothetical development of comparable characteristics to those of the asset in question, and the situation of the market of which it is part, with different feasible scenarios for the construction and marketing of the product. (NBR-14653-1, April/2001).

This approach assumes that efficient use of the property is one that is technically feasible and recommended for a particular location and reference date. Here again, market and neighborhood trends are taken into consideration, within the uses currently permitted under law.

Furthermore, as this such a development is merely hypothetical, we must not ignore the fact that market conditions when the development is ready to be sold or leased may be quite different from the market at the time the valuation hypothesis was formulated. Although we may design a variety of expected or likely economic scenarios, we cannot be certain of what the actual economic scenario will be, once the development is complete and ready for sale or lease.

Replacement Cost Approach

This approach calculates the value of an asset as the sum of the value of its components. If the object of the valuation is to determine the market value, then factors related to the sale must also be taken into consideration. (NBR-14653-1, April/2001)

In this approach, the appraised value may be the result of a combination of approaches and the value of the land. In this case, the duly depreciated cost to reproduce buildings and betterments is considered, as is the sales factor.

The sales factor determines the difference between the market value of an asset and the cost to rebuild or replace it. It may be greater or smaller than one, depending on the market at the time of the valuation.

Income Capitalization Approach

This approach establishes the value of an asset based on the present capitalization of the net revenue expected from the property under feasible scenarios. (NBR-14653-1, April/2001)

According to the standard, this approach must follow NBR 14653-2:2011 – Urban property and NBR 14653-4:2002 – Enterprises, depending on the property being appraised.

In this approach, revenue and expenses are estimated and a cash flow constructed using a minimum rate of attractiveness. The estimated value of the property is the current value of the cash flow discounted using the lowest attractive rate of return.

We point out that estimating the value of a property depends on revenue and expense premises, as well as the lowest attractive rate, which in turn is defined based on the availability of investment options in the capital market and on business risks. Thus, estimates may vary as a function of market volatility in general.

Methods to Identify the Cost of an Asset

Cost Comparison Approach

This approach establishes the cost of an asset by technically handling the attributes of a comparable set of properties in a sample. (NBR-14653-1, April/2001)

This approach uses a sample of similar properties and projects to build models using the procedures of the Sale/Lease Comparison Approach.

Assessed Cost Approach

This approach identifies the cost of an asset or of its parts using summary or analytical estimates based on the quantity of services included and their respective direct and indirect costs. (NBR-14653-1, April/2001)

This approach is used to calculate the cost to rebuild the property and may use the base unit cost of construction or an estimate. The source of the data must be mentioned.

Methods to Identify Feasibility Indicators of the Economic Use of a Development

The usual valuation procedures to determine feasibility indicators for the economic use of a given development are based on its projected cash flow, from which are obtained decision-making indicators based on the net present value and internal rate of return, among others. (NBR-14653-1, April/2001).

Survey

According to applicable standards, when planning a survey, the objective is to make up a representative sample of market data on properties that are as similar as possible to the study property, using all available evidence.

In this case, comparison elements were collected in a survey of the property market using newspaper classifieds, broker contacts, local property agents, owners, and other industry players. The standards require that elements for comparison have the following points of equivalence:

Equivalent Situation: Preference will be given to properties that share the geo-socio-economic situation, are in the same neighborhood and zoned the same.

Equivalent in Time: Whenever possible, comparison elements must refer to the same period in time as the valuation.

Equivalent Characteristics: Whenever possible, the properties used for comparison purposes must be similar to the study property in terms of their situation, extent of use, physical characteristics, suitability to their environment, utilization, etc.

Any one of the following data handling procedures may be used. Selection is normally a function of the volume of data and the quality of the information available.

Factor Handling: data smoothing using study-based factors and criteria for subsequent statistical analysis of a homogeneous data set.

Scientific methodology: empirical evidence treated using scientific methods resulting in a validated model of market behavior.

Valuation Specifications

According to NBR-14653-1 of April 2001, the specification of a valuation is related to the time required to complete it, the dedication of the valuation engineer, the market and the data available.

Indications of value may be specified in terms of the substantiation, underlying factors, or accuracy.

Underlying factors are related to the depth of the valuation. Accuracy is determined whenever it is possible to determine the degree of certainty of the valuation.

The objective of having the client define an initial desired level for substantiation is to determine the effort to be used in the valuation, but this does not guarantee that significant levels can be reached. Accuracy, on the other hand, depends exclusively on the characteristics of the market and the sample, and therefore cannot be set in principle.

Application of the Methodology

The calculation and analyses of market values are based on the physical characteristics of the study property and its location within its region.

The appraisal process is completed upon submission of the appraisal result according to the approach selected. When more than one approach is used, each one is judged based on its applicability and reliability, as well as the quantity and quality of the information available. Thus, the final value of the property may be based on a single approach or on a correlation of some or all of them.

In this case, we chose the Income Capitalization Approach by Discounted Cash Flow to determine the Market Value for sale the property.

The applicable methodology is basically a function of the nature of the asset being appraised, the purpose of the valuation and the availability, quality and quantity of the information collected in the market.

Determination of the Market Value for Sale – By Discounted Cash Flow

The model used for the valuation was the Income Capitalization Approach using a Discounted Cash Flow (DCF) for the enterprise lifecycle, which may be defined as the period of time during which it will be in operation. Projections are usually split into 2 parts:

- An explicit period, meaning a future period that is closer in time and thus easier to predict, normally 10 years;
- The Residual Value, equivalent to the remaining period in the lifetime of the asset. At this point, the future long-term cash flow is replaced with a single equivalent value at the end of the projected period (residual value).

The analytical model consists of calculating enterprise earnings before taxes. To determine the market value of the property, we have projected a 10-year cash flow.

Premises Adopted - operational cycle

For the cycle of operation, we consider premises that are based on trends and information about the office market in São Paulo.

CASH FLOW ANALYSIS						
GENERAL PREMISES						Note:
Cash flow starting date	Aug-2023					
Cash flow ending date	Jul-2033					
Period of analysis:	10 Years					
Real Growth (market rent)	0.00% (1 st year)					
	1.00% (2 nd year)					
	2.00% (as from 3 rd year)					
Real Growth (contract)	0.00% (1 st year)					
	0.50% (2 nd year)					
	1.00% (as from 3 rd year)					
NEW CONTRACTS PREMISES						Note:
Type of contract:	Not considered				The property is 100% occupied	
Lease-up:	Not considered				The property is 100% occupied	
Free Rent:	Not considered				The property is 100% occupied	
Rent Discount:	Not considered				The property is 100% occupied	
Lease Discount:	Not considered				The property is 100% occupied	
Discount Period:	Not considered				The property is 100% occupied	
Lease Commission:	Not considered				The property is 100% occupied	
Market Base Rent:	RS 235 73				New contracts	
RENT ROLL						
Floor	Tenant	BOMA Area (sqm)	Start	End	Rent (R\$/sqm)	Additional Information
Room 31	Cimed Industria De Medicamentos Ltda.	391.06	Oct/20	Oct/25	205.04	
Room 32	Solstic Capital Investimentos	373.65	Nov/20	Oct/25	226.93	

Room 33	Cimed Indústria De Medicamentos Ltda.	378.67	Oct/20	Oct/25	205.04
Room 34	Cimed Indústria De Medicamentos Ltda.	391.06	Oct/20	Oct/25	205.04
Room 52	Wardon Risk Corretora Seguros Ltda	373.65	Jun/18	Jun/28	224.72
Room 53	Boa Vista Investimentos e Participações S.A.	378.67	Jun/18	Jun/28	250.00
BOMA area (sqm)		2,286.76			
Potential Base Rent – 1 st month:		R\$ 501,434.90			
Potential Base Rent – 1 st year:		R\$ 6,017,218.85			
PIS/COFINS:		3.65%			
Credit Loss		1.00%			
RENEWAL PREMISES					Note
MARKET ASSUMPTION					
Renewal Probability		We considered that the contracts have 80.0% of renewal probability.			
Market Rent:		235.73	sqm BOMA area		Market value determined by the Direct Comparison Approach
Rent Upon Renewal		Based on the last contract rent, market rent and renewal probability			
New Lease Term:		5 years			
Months Vacant:		3	Months		At the moment of contract renewal, was considered a market assumption for reabsorption, based on the renewal probability
Free Rent:		1	Months		At the moment of contract renewal, was considered a market assumption for free rent period, based on the renewal probability
Lease Commission:		1	Month		Based on the renewal probability
EXPENSES					Obs.
IPTU (Property Tax)		21.73	Per/sqm BOMA		According to market
Common Charges		39.41	Per/sqm boma		According to market
ARF:		1.00%			
CAPEX		Not considered			
Cash Allowance		Not considered			
insurance:		Not considered			
Administration fee		Not considered			

MISCELLANEOUS REVENUE

Note:

Miscellaneous Revenue	Not considered
-----------------------	----------------

FINANCIAL ASSUMPTIONS

Note:

Discount Rate	7.25%	Per year
	0.58%	Per month
Discount method:	Monthly	
Capitalization Rate:	6.75%	Per year
	0.55%	Per month
Stabilized Vacancy:	2.50%	
Capitalization year:	11 th	Year
Sale commission in perpetuity:	1.50%	

Discount Rate

The rate used to discount the 10 years operational cash flow and to calculate the present value reflects risk profile of:

- the external environment: the current situation of the real estate market in Brazil and in the area of influence, as well as the economic fundamentals of the country;
- The internal environment: the operating conditions and performance of the hospital and the equity structure of its investors.

For this valuation it was estimated a real discount rate (net of inflation) of 7.25% per year.

Cap Rate

For the exhaustion period, the Cap Rate for calculating the residual value is 6.75% per year.

Discounted Cash Flow

	CASH FLOW										
	Ano 1 Jul-24	Ano 2 Jul-25	Ano 3 Jul-26	Ano 4 Jul-27	Ano 5 Jul-28	Ano 6 Jul-29	Ano 7 Jul-30	Ano 8 Jul-31	Ano 9 Jul-32	Ano 10 Jul-33	Ano 11 Jul-34
For the Years Ending											
Rental Revenue											
Potential Base Rent	6,017,219	6,017,219	6,138,631	6,135,542	6,147,057	6,211,925	6,211,925	6,457,231	6,511,260	6,532,011	6,643,050
Absorption & Turnover Vacancy			-365,331		-89,885			-403,355		-205,750	
Free Rent			-66,532		-37,000			-71,521			-39,186
Scheduled Base Rent	6,017,219	6,017,219	5,706,768	6,135,542	6,020,173	6,211,925	6,211,925	5,982,355	6,511,260	6,326,261	6,603,854
CPI Increases		4,419	14,516	58,889	111,948	109,236	172,447	100,539	94,206	150,624	111,790
Total Rental Revenue	6,017,219	6,021,638	5,721,284	6,194,431	6,132,121	6,321,160	6,384,372	6,082,893	6,605,467	6,477,085	6,715,644
Other Tenant Revenue											
Total Expense Recoveries	1,677,750	1,677,750	1,583,934	1,677,750	1,655,564	1,677,750	1,677,750	1,583,934	1,677,750	1,631,753	1,677,750
Total Other Tenant Revenue	1,677,750	1,677,750	1,583,934	1,677,750	1,655,564	1,677,750	1,677,750	1,583,934	1,677,750	1,631,753	1,677,750
Total Tenant Revenue	7,694,969	7,699,388	7,305,219	7,872,181	7,787,685	7,998,911	8,062,122	7,666,828	8,283,217	8,108,838	8,393,394
Potential Gross Revenue	7,694,969	7,699,388	7,305,219	7,872,181	7,787,685	7,998,911	8,062,122	7,666,828	8,283,217	8,108,838	8,393,394
Vacancy & Credit Loss											
Credit Loss	-60,172	-60,216	-57,213	-61,944	-61,321	-63,212	-63,844	-60,829	-66,055	-64,771	-67,156
Total Vacancy & Credit Loss	-60,172	-60,216	-57,213	-61,944	-61,321	-63,212	-63,844	-60,829	-66,055	-64,771	-67,156
Effective Gross Revenue	7,634,797	7,639,172	7,248,006	7,810,237	7,726,364	7,935,699	7,998,278	7,605,999	8,217,162	8,044,067	8,326,238
Operating Expenses											
Common Charges	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455
IPDU	596,296	596,296	596,296	596,296	596,296	596,296	596,296	596,296	596,296	596,296	596,296
PISCOPINS	219,628	219,628	208,297	223,947	219,736	226,735	226,735	218,356	237,661	230,909	241,041
Total Operating Expenses	1,897,379	1,897,379	1,886,047	1,901,697	1,897,486	1,904,485	1,904,485	1,896,106	1,915,411	1,908,659	1,918,791
Net Operating Income	5,737,418	5,741,793	5,361,959	5,908,540	5,828,878	6,031,214	6,093,793	5,709,893	6,301,751	6,135,409	6,407,447
Leasing Costs											
Leasing Commissions			66,532		37,000			71,521			39,186
Total Leasing Costs			66,532		37,000			71,521			39,186
Capital Expenditures											
ARF	60,172	60,172	57,068	61,355	60,202	62,119	62,119	59,824	65,113	63,263	66,039
Total Capital Expenditures	60,172	60,172	57,068	61,355	60,202	62,119	62,119	59,824	65,113	63,263	66,039
Total Leasing & Capital Costs	60,172	60,172	57,068	61,355	60,202	62,119	62,119	59,824	65,113	63,263	66,039
Cash Flow Before Debt Service	5,677,246	5,681,621	5,238,359	5,847,184	5,731,676	5,965,094	6,031,674	5,578,548	6,236,638	6,072,146	6,302,212

Discounted Cash Flow Result

The purpose of calculating NPV is to determine the maximum amount an investor would be willing to pay for the lot, assuming the investor would expect a hypothetical rate of return determined by applying the discount rate to the cash flows. Based on the premises above, we obtained the following values:

RESULTS – PATIO VICTOR MALZONI	
BOMA Area:	2,286.76 sqm
NPV	R\$ 86,581,734.00
NPV/BOMA sqm	R\$ 37,862.19

Determination of the Market Value for Lease – Direct Comparison of Market Data

As defined in article 8.2.2 of ABNT Standards NBR 14653-2: 2002, the Sale/Lease Comparison Approach defines the market value of an asset by technically manipulating the attributes of comparable elements of a sample.

The Comparison Approach uses the supply of similar properties for lease in the surrounding neighborhood. Supply is adjusted to smooth out the differences due to location, size, age, etc. Calculations are based on a standard unit of comparison, such as the price per square meter. Adjustments are applied to the unit of comparison selected, and this adjusted unit is used to compose the final total value. The reliability of this method depends on (i) the availability of similar properties for lease or sale; (ii) verification of the information available; (iii) the extent to which the supply is comparable; (v) the absence of legal, environmental, soil, or other factors that might affect the valuation.

To smooth out the unit values of comparable elements we used the following factors:

- **Location Factor:** This factor is used to adjust for physical characteristics such as location, socioeconomic level, commercial factors, accessibility, etc.
- **Supply Factor:** The presumed discount factor after negotiation of the initial offer.
- **Standard Factor:** This factor is used to adjust the physical characteristics of the property, such as the standard of construction, building infrastructure, property classification, etc.
- **Parking Factor:** This is the ratio between parking space and office space in comparable properties.
- **Depreciation Factor:** This factor adjusts for the obsolescence of buildings comparable to the study property. In this case, we used the Ross-Heidecke depreciation factor. A detailed explanation of this method is described below.

Depreciation criteria

Depreciation is the difference between the cost of new construction and the current value of a building. Depreciation describes the loss of value in three basic categories: (1) physical deterioration, (2) functional obsolescence and (3) obsolescence of the exterior.

- **Physical deterioration** is the result of wear and tear and of the environmental factors acting on the building, which reduce its value.
- **Functional obsolescence** is the decrease in value resulting from architectural factors that affect current utilization. This may be caused by changes over time that render parts of the structure, materials used or architectural design obsolete by current standards;
- **External obsolescence** is due to effects that, while adversely affecting its value, are not strictly related to the property itself. This includes changing use and occupancy regulations and unfavorable economic scenarios.

Ross-Heidecke physical depreciation criteria

The Ross-Heidecke methodology was developed to calculate physical depreciation as a result of building age and conservation. In practice, age is estimated as a percentage obtained by dividing the apparent age of a property by the economic lifetime estimated for that type of construction.

The state of repair is taken from the following table:

ROSS-HEIDECKE CRITERIA FOR STATE OF REPAIR

a	New	e	Simple repairs
b	Between new and fair	f	Simple to major repairs
c	Fair	g	Major repairs
d	Between fair and simple repairs	h	Between major repairs and no value

The next page contains the results of the survey and list the comparison elements used and how the sample was treated to determine the sale value of offices in the region.

OVERALL CHARACTERISTIC OF THE ELEMENTS OF COMPARISON AND THE STUDY PROPERTY

#	ADDRESS	TYPE OF PROPERTY	BOMA AREA (SQM)	PARKING SPACE	TRANSACTION	ASKING PRICE (R\$)	UNIT LEASE VALUE (R\$/SQM)	DATE	REAL ESTATE AGENCY	INFORMANT	PHONE	
A	Patric Victor Mazoni - Av Brigadiero Faria Lima, 3477 3rd floor, Room 52 and 53 São Paulo / SP - Brazil	Office (Office Rooms)	2.288,76	60	Study Property	-	-	Jul-23	-	-	-	
MARKET COMPARABLES												
1	Vera Cruz II - Av Brigadiero Faria Lima 4285, Room 902 Faria Lima - São Paulo/SP	Office (Office Room)	500,26	21	Offer	198.057,20	220,00	Jun-23	Fines	Patricia	11 (51) 306-7855	
2	Faria Lima Financial Center - Av Brigadiero Faria Lima 3400, Room 41 Faria Lima - São Paulo/SP	Office (Office Room)	1.573,99	26	Offer	371.822,60	236,10	Jul-23	Brookfield	Camilo	11 2549-9112	
3	Prata Faria Lima - Av Brigadiero Faria Lima 4221 7th floor Faria Lima - São Paulo/SP	Office (Corporate Floor)	1.102,16	34	Offer	231.453,60	210,00	Jun-23	Fines	Patricia	11 (51) 306-7855	
4	Barragem J2 - Av Brigadiero Faria Lima 3732, 20th floor Faria Lima - São Paulo/SP	Office (Corporate Floor)	2.100,28	51	Offer	619.562,60	295,00	Jun-23	CBRE	Maitheus	11 5185-1688	
5	São Paulo Corporate Towers - Torre Sul - Av Pres Juscelino Kubitschek 1009 3rd floor Faria Lima - São Paulo/SP	Office (Corporate Floor)	2.513,00	61	Offer	628.250,00	250,00	Jul-23	Atorvo Vermelho	Eduardo	11 (51) 377-6163	
6	The City - JK 1455 - Av Pres Juscelino Kubitschek 1455 Room 81 Itam Bib - São Paulo/SP	Office (Office Room)	820,43	29	Offer	164.088,00	200,00	Jun-23	CBRE	Maitheus	11 (51) 306-7855	
7	Complexo JK - Torre D - Av Pres Juscelino Kubitschek 2041, 24th floor JK - São Paulo/SP	Office (Corporate Floor)	1.539,40	32	Offer	338.668,00	220,00	Jul-23	SYN Prop & Tech	Daniel	11 (51) 306-7855	

Source Compiled by Cushman & Wakefield

ADJUSTMENT OF VALUES FOR LEASE

OFFER	STANDARD	DEPRECIATION - ROSS HEIDECKE	PARKING	LOCATION	STANDARDIZED VALUE (RS/SQM)	CORRECTED VALUE (RS/SQM)
-------	----------	---------------------------------	---------	----------	--------------------------------	-----------------------------

A	1.00	1.00	1.00	1.00		
---	------	------	------	------	--	--

MARKET COMPARABLES

1	0.95	1.00 Similar	1.01 Inferior	1.05 Inferior	222.10	222.10
2	0.95	1.00 Similar	1.02 Inferior	1.00 Similar	251.76	251.76
3	0.95	1.05 Inferior	1.00 Similar	1.05 Inferior	219.22	219.22
4	0.95	1.00 Similar	1.01 Inferior	1.00 Similar	271.18	271.18
5	0.95	1.00 Similar	1.01 Inferior	1.03 Inferior	245.33	245.33
6	0.95	1.02 Inferior	1.00 Similar	1.05 Inferior	212.60	212.60
7	0.95	1.05 Inferior	1.01 Inferior	1.03 Inferior	227.88	227.88
Average					235.73	235.73

Source: Compiled by Cushman & Wakefield

COMPARABLES ADJUSTMENT

 Average unit value from the comparables (R\$/sqm) **233.01**
STANDARDIZATION

Upper limit (30%) 306.44

Lower limit (30%) 165.01

Proposed range 30.00%

Number of elements 7.00

ADJUSTMENT

Upper limit 247.19

Lower limit 224.27

Confidence Interval 80%

Significance level for Confidence Interval 20%

Confidence interval range 10%

Standard deviation 21.06

Distri. Student "t" 1.44

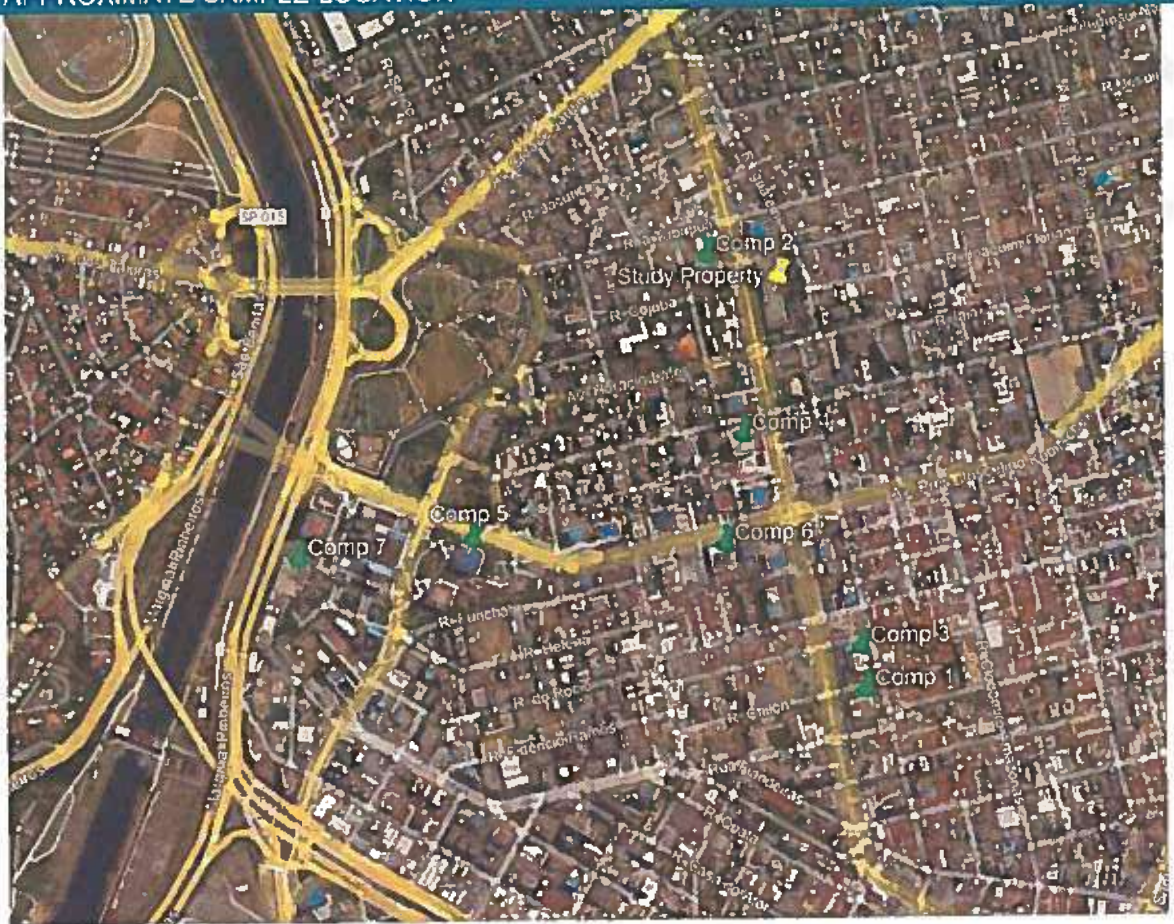
Number of elements after reorganization 7

Coefficient (Deviation / Mas): 0.09

Standardized Unit Value (R\$/sqm) 235.73
235.73
Lease Market Value (R\$) 539,047.49
539,047.49

Source: Compiled by Cushman & Wakefield

APPROXIMATE SAMPLE LOCATION



Source: Google Earth Pro, edited by Cushman & Wakefield

Comparable Analysis



Comparable 1

Vera Cruz II, located at Av. Brigadeiro Faria Lima 4285, Room 802, Faria Lima - São Paulo/SP, with 900.26 sqm of boma area and 21 parking spaces. The asking lease price for the unit is R\$ 220.00 /sqm of boma area.



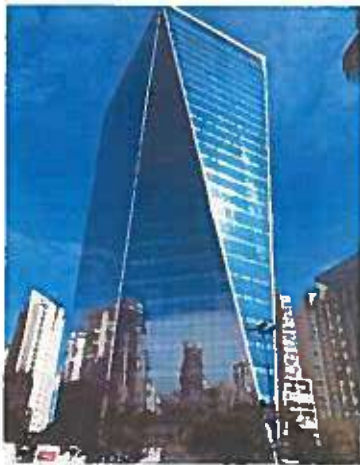
Comparable 2

Faria Lima Financial Center, located at Av. Brigadeiro Faria Lima 3400, Room 41, Faria Lima - São Paulo/SP, with 1,573.98 sqm of boma area and 26 parking spaces. The asking lease price for the unit is R\$ 236.10 /sqm of boma area.



Comparable 3

Praça Faria Lima, located at Av. Brigadeiro Faria Lima 4221, 7th floor, Faria Lima - São Paulo/SP, with 1,102.16 sqm of boma area and 34 parking spaces. The asking lease price for the unit is R\$ 210.00 /sqm of boma area.



Comparable 4

Birmann 32, located at Av. Brigadeiro Faria Lima 3732, 20th floor, Faria Lima - São Paulo/SP, with 2,100.28 sqm of boma area and 51 parking spaces. The asking lease price for the unit is R\$ 295.00 /sqm of boma area.



Comparable 5

São Paulo Corporate Towers - Torre Sul, located at Av. Pres. Juscelino Kubitschek 1909, 3rd floor, Faria Lima - São Paulo/SP, with 2,513.00 sqm of boma area and 61 parking spaces. The asking lease price for the unit is R\$ 250.00 /sqm of boma area.



Comparable 6

The City - JK 1455, located at Av. Pres. Juscelino Kubitschek 1909, 3rd floor, Itaim Bibi - São Paulo/SP, with 820.43 sqm of boma area and 25 parking spaces. The asking lease price for the unit is R\$ 200.00 /sqm of boma area.



Comparable 7

Complexo JK - Torre D, located at Av. Pres. Juscelino Kubitschek 2041, 24th floor, JK - São Paulo/SP, with 1,539.40 sqm of boma area and 32 parking spaces. The asking lease price for the unit is R\$ 220.00 /sqm of boma area.

Completion of market value for lease – Direct Comparison of Market Data

Our analysis of the comparable resulted in unit values ranging from R\$ 200.00/sqm to R\$ 295.00/sqm of boma area. The size of the comparable used in this analysis ranges from 820.43 sqm to 2,513.00 sqm of boma area. Thus, according to our calculations, our conclusion is that the market value for leasing, using the Direct Comparison Approach is:

DETERMINATION OF THE MARKET VALUE FOR LEASE – COMPARISON APPROACH

	Pátio Malzoni - Tower A
Unit Lease Value (R\$/sqm of BOMA Area)	235,73
BOMA Area (m ²)	2,286.76
Market Value for Lease (R\$)	539,000.00
Unit Value (R\$/sqm of Private area)	273.43
Private Area (sqm)	1,971.42

Source: Compiled by Cushman & Wakefield

Final Valuation Conclusion

Based on the request submitted, on the "Premises and Disclaimers" described in the Real Property Valuation Report, also according to the trends in the market where the property is located, to the technical specifications and to real estate market practices, the value of the study property on July 18, 2023, was:

PÁTIO VICTOR MALZONI

Market Value for Sale

R\$ 86,582,000.00 (Eighty-Six Million, Five Hundred Eighty-Two Thousand Reais)

BOMA Unit Value R\$/sqm 37,862.19

Private Unit Value R\$/sqm 43,918.46

Market Value for Lease

R\$ 539,000.00 (Five Hundred and Thirty-Nine Thousand Reais)

BOMA Unit Value R\$/sqm 235.73

Private Unit Value R\$/sqm 273.43

TA

JS

RS

RAC

Valuation Specification

The specifications reached in this valuation are shown below.

Valuation Specification – Office Comparison Approach for Lease

LEVEL OF SUBSTANTIATION IN CASE OF USING ADJUSTMENT BY FACTORS (TABLE 3, ABNT NBR 14653-2, MAR/2011)

ITEM	DESCRIPTION	RESULT	POINTS
1	Characterization of the study property	Complete as to the factors used in the adjustment	3
2	Minimum amount of market data used	5	2
3	Market data identification	Presentation of information related to all characteristics of the analyzed data	2
4	Acceptable range of adjustment for the factors cluster	0.80 to 1.25	3
SUM			10

* In case of using less than five market data, the acceptable range of adjustment is from 0.80 to 1.25, since it is desirable a less heterogeneous sample with a more reduced amount of market data

VALUATION FRAMEWORK ACCORDING TO ITS LEVEL OF SUBSTANTIATION IN CASE OF USING ADJUSTMENT BY FACTORS (TABLE 4, ABNT NBR 14653-2, MAR/2011)

LEVEL	III	II	I
Minimum points	10	6	4
Mandatory items	Items 2 and 4 at Level III, the remaining at least at Level II	Items 2 and 4 at Level II, the remaining at least at Level I	All items at least at Level I
AS TO THE SUBSTANTIATION, THE VALUATION WAS FRAMED AS:			LEVEL II

ACCURACY LEVEL IN CASE OF USING LINEAR REGRESSION OR ADJUSTMENT BY FACTORS (TABLE 5, ABNT NBR 14653-2, MAR/2011)

DESCRIPTION	LEVEL		
	III	II	I
Range of confidence interval of 80% around the central tendency estimate	<=30%	<=40%	<=50%
Confidence interval		9.72%	
AS TO THE SUBSTANTIATION, THE VALUATION WAS FRAMED AS			LEVEL III

Premises and Disclaimers

"Report" means the valuation or consulting report and conclusions stated therein, to which these Premises and Disclaimers refer

"Property" refers to the object of this valuation.

"C&W" is Cushman & Wakefield Negócios Imobiliários Ltda., the issuer of this full valuation report.

"Appraisers" are the C&W employees who prepared and signed this report.

"Contracting Party" is the company that requested the report and to whom it is addressed.

The work leading up to this report was based on the following assumptions and conditions:

- The information contained in the Report or upon which the Report is based has been gathered from surveys and third parties, sources the Appraiser assumes to be reliable and accurate. The Contracting Party and/or enterprise administrator may have provided some of this information. Neither the Appraiser nor C&W shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters. Any authorized user of the Report is obligated to bring to the attention of C&W any inaccuracies or errors that it believes are contained in the Report;
- The land and/or built areas are based on data provided by the Contracting Party and/or enterprise administration, as mentioned herein. None of this data was checked by the appraiser on-site;
- The documents provided were not analyzed from a legal viewpoint, therefore we take no responsibility for legal descriptions or legal issues that require legal expertise or specialized knowledge beyond that of a real estate appraiser;
- No structural analyses of the existing buildings and foundations were conducted;
- Likewise, we did not test or calibrate any type of equipment or facilities existing on the property and required for proper operation, but assumed all to be in perfect running order;
- The physical condition of the improvements considered by the Report is based on visual inspection by the Appraiser. C&W assumes no responsibility for the soundness of structural components or for the condition of mechanical equipment, plumbing or electrical components;
- For the purposes of calculating value, we have assumed that all property titles are in good order and free of any lien or encumbrance;
- The opinion of value is based only on the data listed herein. External and market factors, or elements related to the property itself may significantly affect the valuation conclusions;
- We stress that the values determined in our valuation are based on Valuation Engineering methodology, procedures and criteria, and are not intended as exact figures but rather as the most likely amount for which the property would be willingly and knowingly traded on a particular reference date, given the prevailing market situation;

- The Report is to be used in a whole and not in part. No part of the Report shall be used in conjunction with any other analyses. Publication of the Report or any portion thereof without the prior written consent of C&W is prohibited. Except as otherwise stated in the agreement between the Contracting Party and C&W, this report is for internal use only, and only for the purposes for which it was prepared. The Report may not be used by any persons other than the party or parties to whom it is addressed. Should disclosure be allowed, the full report must be disclosed. If any data is reproduced the source must be informed under penalty of application of the civil and criminal penalties for violation of copyright;
- Except as may be otherwise stated in the letter of engagement, the Appraiser shall not be required to give testimony in any court or administrative proceeding relating to the Property or the Valuation;
- The Report assumes (a) responsible ownership and competent management of the property, (b) no property condition/situation that is hidden or unapparent that would make the property more or less valuable (C&W assumes no responsibility for such conditions or for arranging the engineering studies that may be required to uncover them), (c) full compliance with all applicable zoning laws and all federal, state and city laws unless non-compliance has been revealed and considered in this Report, and (d) all of the required permits, occupancy certificates and other government consents have been or may be obtained and renewed for any of the uses on which the opinion of value in this Report is based;
- The forecasted potential gross profit, if any, described herein is based on lease summaries provided by the owner of the property or by third parties;
- The forecasts of income and expenses are not predictions of the future. Rather, they are the Appraiser's best opinions of current market thinking on future income and expenses. The Appraiser and C&W make no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the Appraiser's task to predict or in any way warrant the conditions of a future real estate market; the Appraiser can only reflect what the investment community, as of the date of the Report, envisages for the future in terms of rental rates, expenses and supply and demand;
- Environmental studies and reports as well as ground contamination are outside the scope of this effort;
- Unless otherwise stated in the Report, the existence of potentially hazardous or toxic materials that may have been used in the construction or maintenance of the improvements or may be located at or about the Property was not considered in arriving at the opinion of value. These materials may adversely affect the value of the Property. The Appraisers are not qualified to detect such substances. C&W recommends that an environmental expert be employed to determine the impact of these matters on the opinion of value;
- Unless stated otherwise in this Report, we received no soil analysis report. We are assuming that the soil is able to support the existing or proposed structures. We found no evidence to the contrary during our property inspection. Drainage seems to be adequate;
- Unless stated otherwise in this Report, we were not provided with a survey of any swamp or watershed. If future engineering data reveals the existence of such regulated zones, this could affect the value of the property. We recommend a survey by a qualified engineer;
- Unless stated otherwise in this Report, we have not inspected the roof, nor have we made a detailed inspection of the mechanical systems. The appraisers are not qualified to issue an opinion on the suitability or condition of these components. We recommend hiring an expert in this field if detailed data is required;
- If the Report is submitted to a lender or investor with the prior approval of C&W, such party should consider this Report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall investment decision. Such lender or investor is specifically cautioned to understand all Extraordinary Assumptions and Hypothetical Conditions and the Premises and Disclaimers incorporated in this Report;
- C&W's liability is limited to direct damages caused by the services rendered;
- By use of this Report each party that uses this Report agrees to be bound by all of the Premises and Disclaimers, Hypothetical Conditions and Extraordinary Assumptions stated herein.

Certification of Valuation

- We certify that, to the best of our knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results;
- The statements of fact contained in this report are true and correct.
- Rodrigo Silva and Rogério Cerreti, MRICS did not inspect the property that is the subject of this Report;
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of ABNT NBR 14.653:2001;
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this valuation.

Thamires Angelin

Thamires Angelin | Aug 9, 2022 10:36 ADT

Thamires Angelin
Coordinator - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

Jeniffer Silva

Jeniffer Silva | Aug 9, 2022 10:36 ADT

Jeniffer Silva
Consultant - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

Rodrigo da Silva

Rodrigo da Silva | Aug 9, 2022 10:36 ADT

Rodrigo da Silva
Manager - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

Rogério A. Cerreti

Rogério A. Cerreti | Aug 9, 2022 10:36 ADT

Rogério Cerreti, MRICS, RICS Registered
Valuer
Director, Valuation & Advisory
CAU n° 50812-8
Cushman & Wakefield, South America

Appendix

Appendix A: Provided documentation

Appendix B: Technical definitions

Appendix A: Provided documentation

DIGITAL VERSION

matrícula

183.551

fls.

01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 31, localizado no 3º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito – Jardim Paulista, possui a área privativa total de 333,140m², a área de uso comum de 562,528m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 895,668m², correspondendo-lhe uma fração ideal do terreno de 0,0042655. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefê nº 247, Bloco A, sobreloja (parte), Água Branca (30%), e BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matrícula aberta de Ofício).


Maria Rita S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

continua no verso

matricula

183.551

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. nº 176.187, feito em 02 de junho de 2008; e, R.05/Mat. nº 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. nº 178.895, e averbação feita sob o nº 07/Mat. nº 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ nº 05.723.056/0001-98, com sede na Rua da Carreira nº 138, 2º andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ nº 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, sala 8, Vila Olímpia; b) De averbação feita sob o nº 02, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução nº 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o nº 10.431, no Livro nº 3 – Registro Auxiliar, deste Registro; e, c) De averbação feita sob o nº 03, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução nº 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o nº 10.432, no Livro nº 3 – Registro Auxiliar, deste Registro.

 Maria Rosa S. C. de Saes
Oficial

continua na ficha 02

matrícula

183.551

folha

02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, CNPJ nº 15.300.854/0001-60, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala C, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.

Carla Soltano C. dos Santos
Substituta da Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.

Carla Soltano C. dos Santos
Substituta da Oficial

R.04/

Data: 18/JANEIRO/2016

PROT.513.451

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E.**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede elcita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Heaulec 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V.**, empresa privada de responsabilidade limitada, constituída conforme legislação vigente na

continua no verso

matrícula

183.551

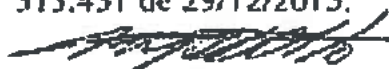
ficha

02

verso

CNS: 11.349-8

Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.344.079,89, equivalente a R\$9.231.689,84, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.451 de 29/12/2015.



Maria Rosa S. B. dos Santos
Diretora

Av.05/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1

continua na ficha 3

matricula

183.551

ficha

03

IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substitua da Oficial

Av.06/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.05, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE

continua no verso

matricula

183.551

ficha

03

verso

CNS: 11.349-8

LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.

 **Carlos S. C. Santos**
Oficial Substituta

Av.07/

Data: 05/JANEIRO/2022

Verificou-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600 220 de 08/04/2021. Selo Digital: 113498331000000057257822Z.


Ivan Jacopetti do Lago, registrador.

Av.08/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0182-6, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.09 Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057259022D.


Ivan Jacopetti do Lago, registrador.

continua na ficha 4

matrícula

183.551

ficha

04

Av.09/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls 003, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226422401, já qualificada, transmitiu a título de dação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.04, pelo valor de R\$12.185.400,00, ficando em consequência consolidada a propriedade em em nome da credora **Orascom Investment Holding SAE**. (Valor de referência: R\$7.663.539,00), Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057259122B.

Ivan Jacopetti do Lago, registrador.

matrícula

183.552

ficha

01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 32, localizado no 3º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito - Jardim Paulista, possui a área privativa total de 323,680m², a área de uso comum de 558,111m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 881,791m², correspondendo-lhe uma fração ideal do terreno de 0,0042084. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matrícula aberta de Ofício).


Marta Rosa S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

continua no verso

matrícula

183.552

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. nº 176.187, feito em 02 de junho de 2008; e, R.05/Mat. nº 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. nº 178.895, e averbação feita sob o nº 07/Mat. nº 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ nº 05.723.056/0001-98, com sede na Rua da Carreira nº 138, 2º andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ nº 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, sala 8, Vila Olímpia; b) De averbação feita sob o nº 02, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução nº 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o nº 10.431, no Livro nº 3 – Registro Auxiliar, deste Registro; e, c) De averbação feita sob o nº 03, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução nº 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o nº 10.432, no Livro nº 3 – Registro Auxiliar, deste Registro.



Maria Rose S. C. dos Santos
Oraza

continua na ficha 02

matrícula
183.552ficha
02

R.02/

Data: 27/MARÇO/2013

PROT 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala C, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.

Carla Sottano C. dos Santos
Substituta da Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.

Carla Sottano C. dos Santos
Substituta da Oficial

R.04/

Data: 18/ JANEIRO/2016

PROT.513.450

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E., sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por BLUE STONE (NETHERLANDS) INVESTMENT CO B.V., empresa privada de responsabilidade limitada, constituída conforme legislação vigente na

continua no verso

matricula

183.552

ficha

02

verso

CNS: 11.349-8

Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.277.516,30, equivalente a R\$8.969.542,44, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.450 de 29/12/2015.


Maria Rosa S. C. dos Santos
Oicialis

Av.05/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1

continua na ficha 3

matrícula

183.552

ficha

03

IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (excutados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substituta do Oficial

Av.06/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.05, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061.501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE

continua no verso

matricula

183.552

ficha

03

verso

CNS: 11.349-8

LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017

 Carla S. C. Santos
Oficial Substituto

Av.07/

Data: 05/JANEIRO/2022

Verifica-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600.220 de 08/04/2021. Selo Digital: 113498331000000057257922X.

 Ivan Jacopetti do Lago, registrador.

Av.08/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0183-4, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.09. Protocolo nº 614.456 de 06/12/2021. Selo Digital: 1134983310000000572592229.

 Ivan Jacopetti do Lago, registrador.

continua na ficha 1

matrícula

183.552

folha

04

Av.09/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls. 003, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226422401, já qualificada, transmitiu a título de doação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.04, pelo valor de R\$11.839.400,00, ficando em consequência consolidada a propriedade em em nome da credora **Orascom Investment Holding SAE**. (Valor de referência: R\$7.523.742,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 1134983310000000572593227.

Ivan Jacopetti do Lago, registrador.

matrícula

183.553

ficha

01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 33, localizado no 3º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito – Jardim Paulista, possui a área privativa total de 328,890m², a área de uso comum de 561,510m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 890,400m², correspondendo-lhe uma fração ideal do terreno de 0,0042524. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matrícula aberta de Ofício).


Maria Rosa S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

matrícula

183.553

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. nº 176.187, feito em 02 de junho de 2008; e, R.05/Mat. nº 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. nº 178.895, e averbação feita sob o nº 07/Mat. nº 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ nº 05.723.056/0001-98, com sede na Rua da Carreira nº 138, 2º andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ nº 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, sala 8, Vila Olímpia; b) De averbação feita sob o nº 02, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução nº 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o nº 10.431, no Livro nº 3 – Registro Auxiliar, deste Registro; e, c) De averbação feita sob o nº 03, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução nº 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o nº 10.432, no Livro nº 3 – Registro Auxiliar, deste Registro.



Maria Rosa S. C. dos Santos
Oficial

continua na ficha 02


matrícula
183.553ficha
02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, CNPJ nº 15.300.854/0001-60, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala C, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.

Carla Soltano C. dos Santos
Substituta de Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.

Carla Soltano C. dos Santos
Substituta de Oficial

R.04/

Data: 18/JANEIRO/2016

PROT.513.453

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V.** empresa privada de responsabilidade limitada, constituída conforme legislação vigente na

continua no verso

matrícula

183.553

ficha

02

verso

CNS: 11.349-8

Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.314.175,53, equivalente a R\$9.113.917,49, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97, e demais cláusulas e condições constantes do título. Protocolo nº 513.453 de 29/12/2015.

Maria Rosa S. C. dos Santos
Oficial

Av.05/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1

continua na ficha 3

matricula

183.553

ficha

03

IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substituta do Oficial

Av.06/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.05, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE

continua no verso

matricula

183.553

ficha

03

CNS: 11.349-8

LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59,
ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN
EMPREENHIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao
despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.

 S. C. Santos
Ofic. Substituta

Av.07/

Data: 05/JANEIRO/2022

Verifica-se que ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE passou a denominar-se ORASCOM INVESTMENT HOLDING SAE, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600-220 de 08/04/2021. Selo Digital: 113498331000000057258022E.


Ivan Jacopetti do Lago, registrador.

Av.08/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0184-2, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.09. Protocolo nº 614.436 de 06/12/2021. Selo Digital: 1134983310000000572594225.


Ivan Jacopetti do Lago, registrador.

continua na ficha 4

matrícula

183.553

ficha

04

Av. 09/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls. 003, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226422401, já qualificada, transmitiu a título de dação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.04, pelo valor de R\$12.029.900,00, ficando em consequência consolidada a propriedade em em nome da credora Orascom Investment Holding SAE. (Valor de referência: R\$7.635.439,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 1134983310000000572595223.

Ivan Jacopetti do Lago, registrador.

matrícula
183.554

ficha
01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 34, localizado no 3º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito - Jardim Paulista, possui a área privativa total de 333,140m², a área de uso comum de 562,528m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 895,668m², correspondendo-lhe uma fração ideal do terreno de 0,0042655. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matricula aberta de Ofício).


Maria Rosa S. B. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

continua no verso

matrícula

183.554

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. n° 176.187, feito em 02 de junho de 2008; e, R.05/Mat. n° 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. n° 178.895, e averbação feita sob o n° 07/Mat. n° 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ n° 05.723.056/0001-98, com sede na Rua da Carreira n° 138, 2° andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ n° 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos n° 213, 1° andar, sala 8, Vila Olímpia; b) De averbação feita sob o n° 02, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução n° 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o n° 10.431, no Livro n° 3 – Registro Auxiliar, deste Registro; c, c) De averbação feita sob o n° 03, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução n° 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o n° 10.432, no Livro n° 3 – Registro Auxiliar, deste Registro.



Maria Rosa S. C. dos Santos
Ovidato

continua na ficha 02

matricula
183.554folha
02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, CNPJ nº 15.300.854/0001-60, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala C, Vila Olimpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.

Carla Sattano C. dos Santos
Substituto de Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.

Carla Sattano C. dos Santos
Substituto de Oficial

R.04/

Data: 18/JANEIRO/2016

PROT.513.454

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E.**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V.**, empresa privada de responsabilidade limitada, constituída conforme legislação vigente na

matricula

183.554

ficha

02

verso

CNS: 11.349-8

Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.344.079,89, equivalente a R\$9.231.689,84, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.454 de 29/12/2015


Maria Rosa S. C. das Santos
Diretora

Av.05/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1

continua na ficha 3

matricula

183.554

ficha

03

IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. E. Santos
Substituta do Oficial

Av.06/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.05, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE

continua no verso

matricula

183.554

ficha

03

verso

CNS: 11.349-8

LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.

 **S. C. Santos**
Oficial Substituto

Av.07/

Data: 05/JANEIRO/2022

Verifica-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600.220 de 08/04/2021. Selo Digital: 11349833100000057258122C.


Ivan Jacopetti do Lago, registrador.

Av.08/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº **299.014.0185-0**, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.09, Protocolo nº 614.455 de 06/12/2021. Selo Digital: 113498331000000572596221.


Ivan Jacopetti do Lago, registrador.

matrícula

183.554

ficha

04

Av.09/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, Livro nº 11.306, fls. 003, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL, LTDA.**, NIRE 35226422401, já qualificada, transmitiu a título de dação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.04, pelo valor de R\$12.185.400,00, ficando em consequência consolidada a propriedade em nome da credora **Orascom Investment Holding SAE**. (Valor de referência: R\$7.663.539,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057259722Z.

Ivan Jacopetti do Lago, registrador.

matrícula
183.560ficha
01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 52, localizado no 5º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito - Jardim Paulista, possui a área privativa total de 323,680m², a área de uso comum de 558,111m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 881,791m², correspondendo-lhe uma fração ideal do terreno de 0,0042084. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (*especificação*), feito em 22 de janeiro de 2013, neste Registro. (*Matricula aberta de Ofício*).


Maria Rosa S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

continua no verso

matrícula

183.560

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. n° 176.187, feito em 02 de junho de 2008; e, R.05/Mat. n° 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. n° 178.895, e averbação feita sob o n° 07/Mat. n° 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ n° 05.723.056/0001-98, com sede na Rua da Carreira n° 138, 2° andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ n° 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos n° 213, 1° andar, sala 8, Vila Olímpia; b) De averbação feita sob o n° 02, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução n° 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o n° 10.431, no Livro n° 3 - Registro Auxiliar, deste Registro; e, c) De averbação feita sob o n° 03, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução n° 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o n° 10.432, no Livro n° 3 - Registro Auxiliar, deste Registro.



Maria Rosa S. C. dos Santos
Ocidenta

continua na ficha 02

matricula
183.560

ficha
02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.031, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a **VICTOIRE S IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, CNPJ nº 15.536.933/0001-75, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala E, Vila Olimpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.



Carla Sottano C. dos Santos
Substituta da Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.



Carla Sottano C. dos Santos
Substituta da Oficial

R.04/

Data: 28/AGOSTO/2013

PROT. 474.707

Por escritura de 22 de agosto de 2013, de notas do 12º Tabelião desta Capital, livro nº 3.163, fls. 29, **VICTOIRE S IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, representada por Sami Arap Sobrinho, CPF/MF nº 076.204.438-19, nos termos da procuração mencionada no título, alienou fiduciariamente ao **BANCO PINE S.A.**, CNPJ nº 62.144.175/0001-20, com sede nesta Capital, na Avenida das Nações Unidas nº 8.501, 29º andar, o imóvel desta matrícula, para garantia da dívida decorrente da Cédula de Crédito Bancário Mútuo nº 0193/13, emitida em 22 de agosto de 2013, no valor de R\$17.252.741,51, pagável por meio de 01

continua no verso

matricula
183.560

ficha
02
verso

CNS: 11.349-8

única parcela, com vencimento previsto para o dia 20 de fevereiro de 2015. Prazo de Carência: 05 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Fazem parte da presente garantia outros imóveis constantes do título.

Augusto Guilherme Santos C. dos Santos
Substituto da Oficial

Av.05/

Data: 15/ABRIL/2015

PROT. 501.288

Por escritura de 12 de março de 2015, de notas do 12º Tabelião desta Capital, livro nº 3.325, fls. 253, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA**, na qualidade de devedora fiduciante, e **BANCO PINE S.A.**, na qualidade de credor fiduciário, já qualificados, de pleno e comum acordo aditam a escritura de 22 de agosto de 2013, registrada sob o nº 04 nesta matrícula, para constar que por meio do Aditamento à Cédula de Crédito Bancário – CCB – Mútuo de nº 0193/13A, emitido em 20 de fevereiro de 2015, as partes contratantes resolveram alterar alguns termos e condições originalmente pactuados na Cédula, em razão do pagamento dos encargos pela devedora, restando em 20 de fevereiro de 2015 o saldo devedor de R\$17.252.741,51, pelo qual a devedora obrigou-se e comprometeu-se a pagá-lo por meio de 1 parcela no valor de R\$17.252.741,51 + encargos, com vencimento em 21 de maio de 2015; ficam ratificados todos os demais termos, cláusulas, relações e dizeres. Protocolo nº 501.288 de 08/04/2015.

Maria Rosa S. C. dos Santos
Oficial

Av.06/

Data: 03/JUNHO/2015

PROT. 503.783

Por escritura de 28 de maio de 2015, de notas do 12º Tabelião desta Capital, livro nº 3.354, fls. 119, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, na qualidade de devedora fiduciante, e **BANCO PINE S.A.**, na qualidade de credor fiduciário, já qualificados, de pleno e comum acordo aditam as escrituras de 22 de agosto de 2013 e 12 de março de 2015, registrada sob o nº 04 e averbada sob o nº 05, respectivamente, para constar que por meio do Aditamento à Cédula de Crédito

continua na ficha nº 03

matricula
183.560ficha
03

Bancário - CCB - Mútuo de nº 0193/13B, emitido em 21 de maio de 2015, as partes resolveram alterar alguns termos e condições originalmente pactuados na Cédula, em razão do pagamento dos encargos efetuados pela devedora, restando em 21 de maio de 2015 o saldo devedor de R\$17.252.741,51, pelo qual a devedora obrigou-se e comprometeu-se a paga-lo por meio de 1 parcela no valor de R\$17.252.741,51 + encargos, com vencimento em 19 de agosto de 2015; ficam ratificados todos os demais termos, cláusulas, relações e dizeres. Protocolo nº 503.783 de 29/05/2015.



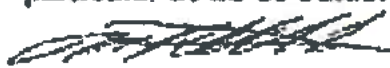
Carla S. C. Santos
Substituta do Oficial

Av.07/

Data: 18/JANEIRO/2016

PROT.513.463

Ficam cancelados o R.04 e as Avs.05 e 06, referentes a alienação fiduciária do imóvel desta matrícula, autorizado por BANCO PINE S.A., já qualificado, por instrumento particular de 22 de outubro de 2015. Protocolo nº 513.463 de 29/12/2015.



Maria Rosa S. C. das Santos
Oficial

R.08/

Data: 18/JANEIRO/2016

PROT.513.464

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E.**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V.**, empresa privada de responsabilidade limitada, constituída conforme legislação vigente na Holanda, com sede na Zuidplein 116, Tower H. level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.277.516,30, equivalente a R\$8.969.542,44, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.464 de 29/12/2015.



Maria Rosa S. C. das Santos
Oficial

CONTINUA NO VERSO

matricula

183.560

ficha

03

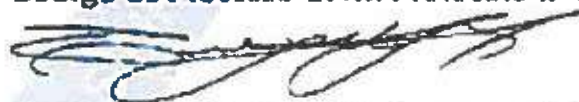
verso

CNS 11.349-8

Av.09/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados) Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substituta Oficial

continua na ficha 04

matricula
183.560ficha
04

Av.10/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.09, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.



Carla S. C. Santos
Oficial Substituta

continua no verso

matricula

183.560

ficha

04

CNS: 11.349-8

Av.11/

Data: 05/JANEIRO/2022

Verifica-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600.220 de 08/04/2021. Selo Digital: 1134983310000000572583228.

Ivan Jacopetti do Lago, registrador.

Av.12/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0191-5, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.13, Protocolo nº 611.456 de 06/12/2021. Selo Digital: 113498331000000057259822X.

Ivan Jacopetti do Lago, registrador.

Av.13/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls. 003. **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226571741, já qualificada, transmitiu a título de doação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente

continua na ficha 5

matricula

183.560

Ficha

05

na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada. os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.08, pelo valor de R\$11.809.500,00, ficando em consequência consolidada a propriedade em em nome da credora Orascom Investment Holding SAE. (Valor de referência: R\$7.523.742,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057259922V.

Ivan Jacopetti do Lago, registrador.

matrícula
183.561

ficha
01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 53, localizado no 5º pavimento tipo da TORRE NORTÉ do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito - Jardim Paulista, possui a área privativa total de 328,890m², a área de uso comum de 561,510m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 890,400m², correspondendo-lhe uma fração ideal do terreno de 0,0042524. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matricula aberta de Ofício).


Maria Rosa S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

matrícula

183.561

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. n° 176.187, feito em 02 de junho de 2008; e, R.05/Mat. n° 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. n° 178.895, e averbação feita sob o n° 07/Mat. n° 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ n° 05.723.056/0001-98, com sede na Rua da Carreira n° 138, 2° andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; c, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ n° 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos n° 213, 1° andar, sala 8, Vila Olímpia; b) De averbação feita sob o n° 02, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução n° 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o n° 10.431, no Livro n° 3 - Registro Auxiliar, deste Registro; e, c) De averbação feita sob o n° 03, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução n° 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o n° 10.432, no Livro n° 3 - Registro Auxiliar, deste Registro.


Maria Rosa S. C. de Santos
Oscilata

continua na ficha 02

matrícula
183.561folha
02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRSCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala E, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00. em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.



Carla Sottano C. dos Santos
Substituta de Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A. e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02,



Carla Sottano C. dos Santos
Substituta de Oficial

R.04/

Data: 28/AGOSTO/2013

PROT. 474.707

Por escritura de 22 de agosto de 2013, de notas do 12º Tabelião desta Capital, livro nº 3.163, fls. 29, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, representada por Sami Arap Sobrinho, CPF/MF nº 076.204.438-19, nos termos da procuração mencionada no título, alienou fiduciariamente ao BANCO PINE S.A., CNPJ nº 62.144.175/0001-20, com sede nesta Capital, na Avenida das Nações Unidas nº 8.501, 29º andar, o imóvel desta matrícula, para garantia da dívida decorrente da Cédula de Crédito Bancário Mútuo nº 0193/13, emitida em 22 de agosto de 2013, no valor de R\$17.252.741,51, pagável por meio de 01

continua no verso

matrícula
183.561

ficha
02
verso

CNS: 11.349-8

única parcela, com vencimento previsto para o dia 20 de fevereiro de 2015. Prazo de Carência: 05 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Fazem parte da presente garantia outros imóveis constantes do título.

Augusto Guilherme Santos C. dos Santos
Substituto da Oficial

Av.05/

Data: 15/ABRIL/2015

PROT. 501.288

Por escritura de 12 de março de 2015, de notas do 12º Tabelião desta Capital, livro nº 3.325, fls. 253, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA**, na qualidade de devedora fiduciante, e **BANCO PINE S.A.**, na qualidade de credor fiduciário, já qualificados, de pleno e comum acordo aditam a escritura de 22 de agosto de 2013, registrada sob o nº 04 nesta matrícula, para constar que por meio do Aditamento à Cédula de Crédito Bancário - CCB - Mútuo de nº 0193/13A, emitido em 20 de fevereiro de 2015, as partes contratantes resolveram alterar alguns termos e condições originalmente pactuados na Cédula, em razão do pagamento dos encargos pela devedora, restando em 20 de fevereiro de 2015 o saldo devedor de R\$17.252.741,51, pelo qual a devedora obrigou-se e comprometeu-se a pagá-lo por meio de 1 parcela no valor de R\$17.252.741,51 + encargos, com vencimento em 21 de maio de 2015; ficam ratificados todos os demais termos, cláusulas, relações e dizeres. Protocolo nº 501.288 de 08/04/2015.

Maria Rosa S. C. dos Santos
Oficial

Av.06/

Data: 03/JUNHO/2015


PROT. 503.783

Por escritura de 28 de maio de 2015, de notas do 12º Tabelião desta Capital, livro nº 3.354, fls. 119, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA**, na qualidade de devedora fiduciante, e **BANCO PINE S.A.**, na qualidade de credor fiduciário, já qualificados, de pleno e comum acordo aditam as escrituras de 22 de agosto de 2013 e 12 de março de 2015, registrada sob o nº 04 e averbada sob o nº 05, respectivamente, para constar que por meio do Aditamento à Cédula de Crédito Bancário - CCB - Mútuo de nº 0193/13B, emitido em 21 de maio de 2015, as partes resolveram alterar alguns termos e condições originalmente pactuados na Cédula, em

continua na ficha nº 03

matrícula
183.561folha
03

razão do pagamento dos encargos efetuados pela devedora, restando em 21 de maio de 2015 o saldo devedor de R\$17.252.741,51, pelo qual a devedora obrigou-se e comprometeu-se a paga-lo por meio de 1 parcela no valor de R\$17.252.741,51 + encargos, com vencimento em 19 de agosto de 2015; ficam ratificados todos os demais termos, cláusulas, relações e cizeres. Protocolo nº 503.783 de 29/05/2015.



Carla S. C. Santos
Substituta da Oficial

Av.07/

Data: 18/JANEIRO/2016

PROT.513.463

Ficam cancelados o R.04 e as Avs.05 e 06, referentes à alienação fiduciária do imóvel desta matrícula, autorizado por BANCO PINE S.A., já qualificado, por instrumento particular de 22 de outubro de 2015. Protocolo nº 513.463 de 29/12/2015.



Maria Rosa S. C. dos Santos
Oficial

R.08/

Data: 18/JANEIRO/2016

PROT.513.465

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V**, empresa privada de responsabilidade limitada, constituída conforme legislação vigente na Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de **US\$2.314.175,53**, equivalente a **R\$9.113.917,49**, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.465 de 29/12/2015.

Maria Rosa S. C. dos Santos
Oficial

continua no verso

matricula

183.561

ficha

03

verso

CNS 11.349-8

Av 09/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A, SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substituta de Oficial

continua na ficha 04

matricula
183.561ficha
04

Av.10/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.09, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.



Carlos S. C. Santos
Oficial Substituta

continua no verso

matrícula

183.561

ficha

04

verso

CNS: 11.349-8

Av.11/

Data: 05/JANEIRO/2022

Verifica-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boleim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600.220 de 08/04/2021. Selo Digital: 1134983310000000572584226.


Ivan Jacopetti do Lago, registrador.

Av.12/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0192-3, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.13. Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057260022K.


Ivan Jacopetti do Lago, registrador.

Av.13/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls. 003, **VICTOIRE S IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226571741, já qualificada, transmitiu a título de doação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente

continua na ficha 5

matricula

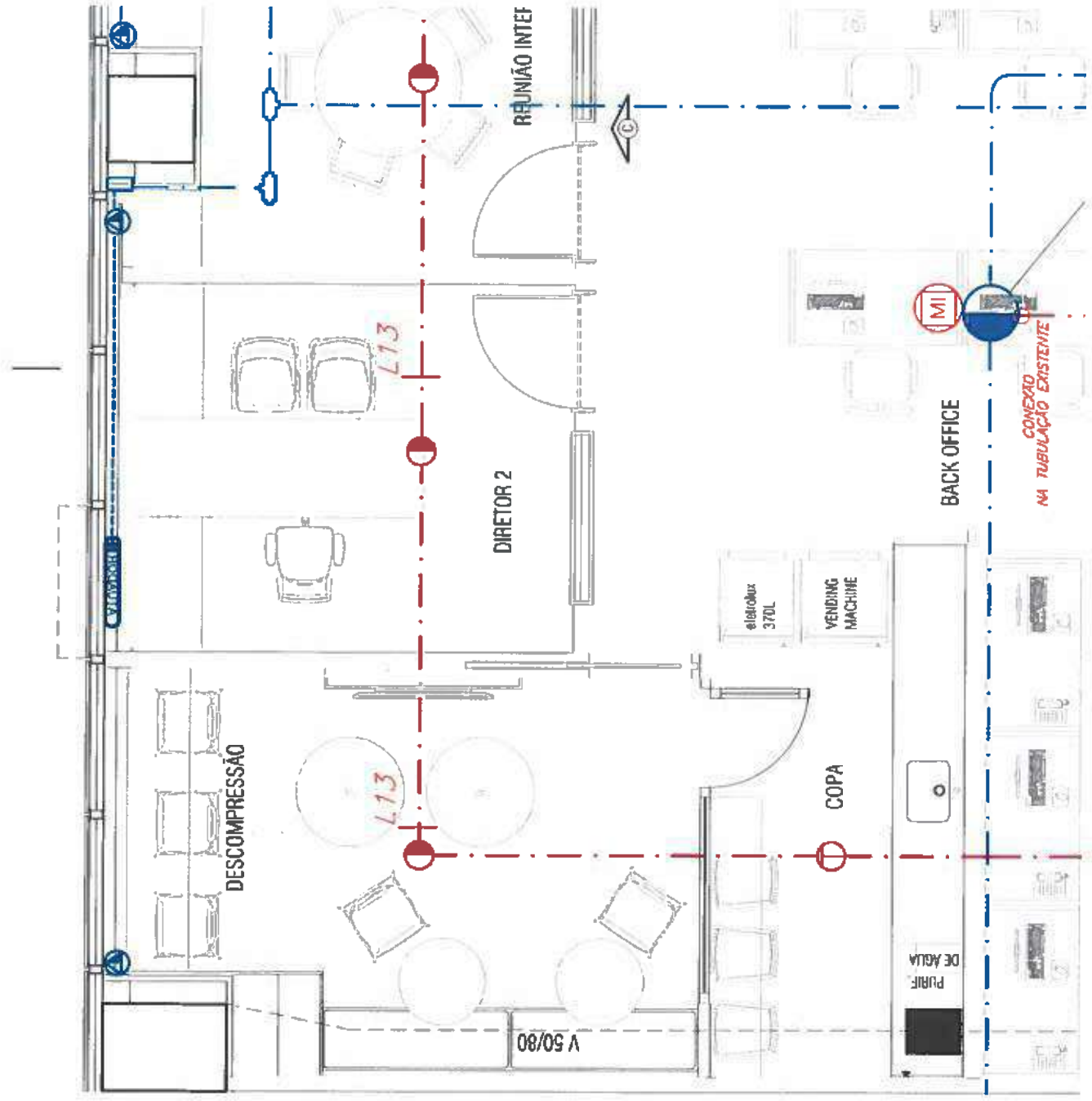
183.561

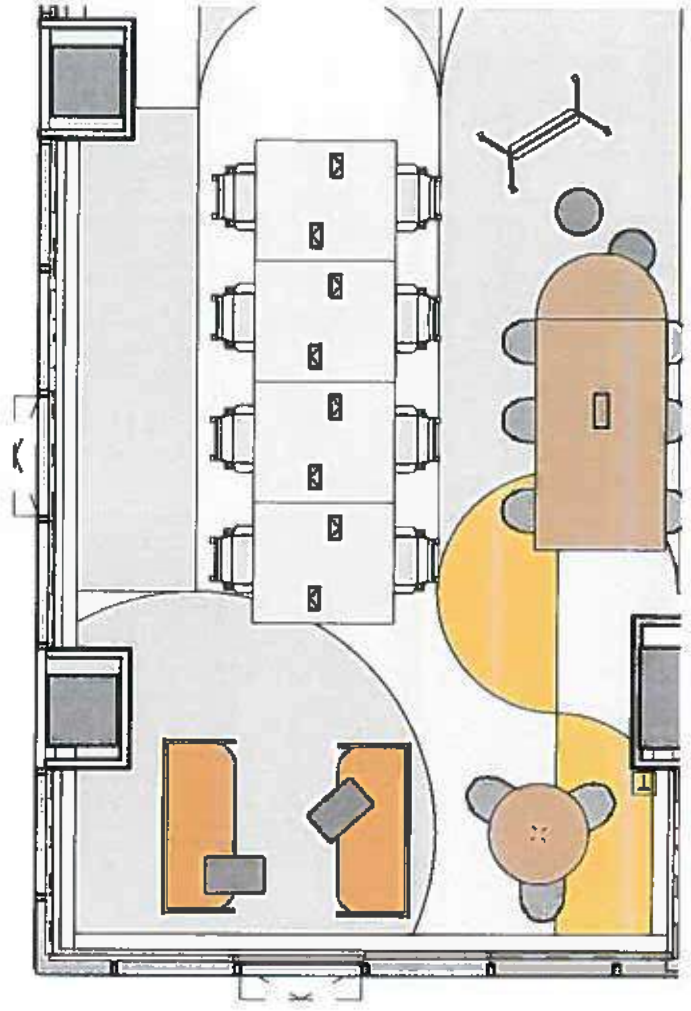
ficha

05

na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes de R.08, pelo valor de R\$11.990.600,00, ficando em consequência consolidada a propriedade em em nome da credora **Oruscom Investment Holding SAE**. (Valor de referência: R\$7.635.439,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 1134983310000000572601221.

Ivan Jacopetti do Lago, registrador.





Appendix B: Technical Definitions

- Below we transcribe a number of definitions:
- **Asset valuation:** "A technical analysis performed by a valuation engineer to identify the value of an asset, its costs, fruits and rights, as well as the indicators of feasibility of economic use for a specific purpose, given a specific situation and on a specific date." (NBR 14653-1:2001);
- **SELLING FACTOR:** "The difference between the market value of an assets and the cost to rebuild or replace it, which may be greater than or less than one." (NBR 14653-1:2001);
- **Market Value:** "Free Market Value", or fair value, is understood to be the most likely value for which an asset would be willingly and knowingly negotiated on a reference date, under the prevailing market conditions. (NBR 14653-1:2001);
- **Urban Property:** "A property located within the urban perimeter of a city, as defined by law". (NBR 14653:2001);
- **Enterprise:** "A set of assets capable of producing revenue through commercial exploration or its sale or lease. An enterprise may be real estate (for example a land subdivision, commercial or residential building), real estate-based (for example a hotel, shopping center or theme park), an industrial facility or a rural property." (NBR 14653-1:2001);
- **A real-estate based enterprise:** "Enterprise in a property designed for the exploration of trade or services." (NBR 14653-4:2002);
- **Data standardization:** "Processing the prices found by applying mathematical functions to express, in relative terms, the differences between the attributes of the market data and those of the property being appraised." (NBR 14653:2001);
- **Market Value "as-is":** The proposed market value for a property in its current state of repair and under the use and zoning restrictions that apply on the date of the valuation. (Proposed Interagency Valuation and Evaluation Guidelines, OCC-4820-33-P);
- **Exposure time:** a) the time a property remains in the market prior to being sold or leased. b. The estimated time that the study property would remain on the market before being sold or leased for the market value on the date of the valuation;
- **FORCED SETTLEMENT VALUE:** The value for the quick or forced sale in a period of time smaller than the average time for absorption by the market;
- **Purpose of the valuation:** The purpose of the valuation, the reasons listed by the contracting party (lease, purchase, sale, conveyance in lieu of payment, swap, guarantee, accounting, insurance or other purpose) to the appraiser or manager, and that led to a need to secure a valuation report;
- **Technical-economic feasibility study:** "Valuation to diagnose the technical-economic feasibility of an enterprise using feasibility indicators." (NBR 14653-4:2002);
- **Sensitivity analysis:** "The analysis of the effects of variations in the parameters of the model used on the outcome of the valuation". (NBR 14653-4:2002);
- **Maximum value for insurance purposes:** a value used for the purposes of property insurance;
- **Report recipient:** the client or another party as identified by name or type as being the recipient of the valuation report in the agreement signed with the contracting party;
- **Paradigm property:** a hypothetical property whose characteristics are used as a standard representative of the neighborhood or as the valuation reference. (NBR 14653-4:2002);
- **Basic infrastructure:** urban equipment for rainwater drainage, public lighting, sewage systems, potable water supply, electricity and roads. (NBR 14653-2:2011).

صفحة فارغة متعمدة

Zilla Financial
Advisors

حازم حسن

محاسبون قانونيون ومستشارون

تليفون : ٣٥ ٣٧ ٥٠٠٠ - ٣٥ ٣٧ ٥٠٠٥ (٢٠٢)
البريد الإلكتروني : Egypt@kpmg.com.eg
فاكس : ٣٥ ٣٧ ٣٥٣٧ (٢٠٢)
صندوق بريد رقم: (٥) القرية الذكية

مبنى (١٠٥) شارع (٢) - القرية الذكية
كيلو ٢٨ طريق مصر الإسكندرية الصحراوي
الجيزة - القاهرة الكبرى
كود بريدي: ١٢٥٧٧

تقرير مراقب الحسابات المستقل
على اختبار المعلومات المالية المستقبلية المدرجة
بتقرير الدراسة المالية لتحديد القيمة العادلة
لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
المعد بواسطة المستشار المالي المستقل

السادة / مجلس إدارة شركة أوراسكوم للاستثمار القابضة

بناء على طلب مجلس إدارة شركة أوراسكوم للاستثمار القابضة "الشركة" ش.م.م. قمنا بتنفيذ إجراءات مهمة اختبار المعلومات المالية المستقبلية المدرجة بتقرير الدراسة المالية لتحديد القيمة العادلة لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA "الشركة التابعة" لشركة أوراسكوم للاستثمار القابضة في دولة البرازيل المعد بواسطة شركة زيلا للاستشارات المالية عن الأوراق المالية (المستشار المالي المستقل) والمؤرخ في ١٨ سبتمبر ٢٠٢٣ والمرفق بهذا التقرير والذي انتهى الي أن القيمة العادلة لإجمالي حقوق مساهمي الشركة التابعة محل التقييم تبلغ حوالي ٢٦٦ مليون جنيه مصري باستخدام منهج التكلفة وذلك اعتماداً علي تقرير تقييم الأصول المملوكة للشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA و المعد بواسطة Cushman & Wakefield والمؤرخ في ١٨ يوليو ٢٠٢٣ باستخدام منهج الدخل، علماً بأننا قد قمنا باختبار وعرض الاستنتاج الوارد أدناه فقط علي المعلومات المالية المستقبلية المتمثلة في قائمة التدفقات النقدية التقديرية الناتجة عن حياة وتأجير الأصول العقارية المملوكة لشركة أوراسكوم للاستثمار القابضة في أو عن الفترات المالية من

٣١ يوليو ٢٠٢٣ حتى ٣١ يوليو ٢٠٣٤، والمتضمنة في منهج الدخل - طريقة خصم التدفقات النقدية المخصومة (Discounted Cash Flows) - دون غيرها والمستخدم في تقييم الشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA والواردة بالصفحة رقم ٣٢ (مرفقات) بتقرير دراسة القيمة العادلة للمستشار المالي المستقل.

إن الغرض من تنفيذ هذه المهمة هو مساعدة مجلس إدارة شركة أوراسكوم للاستثمار القابضة "الشركة" في الالتزام بمتطلبات البورصة المصرية.

مسئولية إدارة الشركة

الإدارة مسؤولة عن إعداد وعرض المعلومات المالية المستقبلية والتي تتضمن الافتراضات الخاصة بالتقديرات المستقبلية والتنبؤات المدرجة بتقرير الدراسة المالية لتحديد القيمة العادلة المعد بواسطة المستشار المالي المستقل وكذلك الإيضاحات ومنهج التقييم المتبع والوارد بدراسة القيمة العادلة للشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA والتي أعنت على أساسها المعلومات المالية المستقبلية للشركة التابعة والمتمثلة في قائمة التدفقات النقدية التقديرية في أو عن الفترات المالية من ٣١ يوليو ٢٠٢٣ حتى ٣١ يوليو ٢٠٣٤. وكذلك فإن مجلس الإدارة مسئول عن تصميم وتنفيذ والحفاظ على سجلات كافية والرقابة الداخلية ذات الصلة.

مسئولية مراقب الحسابات المستقل

تتخصص مسؤوليتنا في الوصول إلى استنتاج مستقل - على أساس إجراءات مهمة التأكد السليبي والتي قمنا بها - عن ما إذا كان قد نما إلى علمنا ما يدعو إلى الاعتقاد بأن المعلومات المالية المستقبلية للشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA بالصفحة رقم ٣٢ (مرفقات) في دراسة المستشار المالي المستقل لم يتبع في إعدادها - في جميع جوانبها الهامة - تلك الافتراضات والتنبؤات والتقديرات المالية المستقبلية الواردة بذات الدراسة.

وكذا ما إذا كان قد نما إلى علمنا ما يجعلنا نعتقد بأن الافتراضات المستخدمة في إعداد قائمة التدفقات النقدية التقديرية والتي تم إصدار تقرير المستشار المالي المستقل عنها لا تمثل أساساً معقولاً للمعلومات المالية المستقبلية، وكذلك ما إذا كان قد نما إلى علمنا بناءً على الإجراءات المطبقة على دراسة المستشار المالي المستقل ما يشير إلى أن المعلومات المالية المستقبلية لا تتسق مع المعلومات المالية التاريخية ولم تعد وفقاً لمبادئ محاسبية مناسبة للغرض من إعدادها.

هذا وقد قمنا بتنفيذ إجراءات مهمة التأكد السليبي طبقاً لمعيار المراجعة المصري لمهام التأكد رقم (٣٤٠٠) "اختبار المعلومات المالية المستقبلية" الصادر بقرار وزير الاستثمار، وقد التزمنا في إجراءات التأكد السليبي بالشروط المعمول بها في الميثاق العام المصري لأداب وسلوكيات مهنة المحاسبة والمراجعة، ونحن نعتقد أن الأدلة التي حصلنا عليها كافية ومناسبة لتوفير أساس لاستنتاجنا.

الإجراءات المنفذة

تشمل إجراءات التأكد السليبي عمل استفسارات - بصورة أساسية - من الأشخاص المسؤولين عن إعداد البيانات المستخدمة في إعداد المعلومات المالية المستقبلية وإجراءات تحليلية وغيرها من إجراءات جمع الأدلة والتي تعتبر إجراءات محدودة عن تلك التي تطبق في إجراءات الحصول على تأكيد مناسب وبالتالي فإن تأكيد أقل سيتم الحصول عليه عن التأكيد الذي يتم الحصول عليه من إجراءات التأكيد المناسب. تتمثل هذه الإجراءات فيما يلي:

- مناقشة الإدارة والمستشار المالي المستقل في المنهج المتبع في إعداد المعلومات المالية المستقبلية لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
- مطابقة المعلومات المالية التاريخية المستخدمة في دراسة القيمة العادلة المعدة عن طريق المستشار المالي المستقل والمقدمة لنا من إدارة الشركة، مع البيانات المالية غير المدققة عن الفترة المالية المنتهية في ٣١ أغسطس ٢٠٢٣ لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
- مناقشة الإدارة في التعديلات التي رآها المستشار المالي المستقل ضرورية على المعلومات والبيانات المقدمة من الإدارة.

وحيث أن الإجراءات الواردة أعلاه لا تمثل عملية مراجعة كما هي موثقة بمعايير المراجعة المصرية، لذا لا نقوم بإصدار تقرير مراجعة على القيمة العادلة لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA

محددات الاعتماد على المعلومات المالية المستقبلية

تم إعداد المعلومات المالية المستقبلية والتي تم إصدار تقرير المستشار المالي المستقل عليها باستخدام مجموعة من الافتراضات تتضمن توقعات نظرية عن أحداث مستقبلية لذا فإن ردود أفعال إدارة الشركة التابعة لا يمكن تأكيدها أو التحقق منها بنفس الدرجة مقارنة بالنتائج التاريخية كما أن الأحداث المستقبلية ليس بالضرورة أن تحدث كما هو متوقع، لذا فنحن لا نبدي رأياً في مدى تحقق الافتراضات والنتائج التي بنيت عليها والتي أعدت على أساسها المعلومات المالية المستقبلية ولا على مدى تقارب النتائج النهائية التي سوف تتحقق مستقبلاً مع هذه المعلومات المالية المستقبلية.

كما نوجه الانتباه إلى أن المعلومات المالية المستقبلية، والمصدر عنها تقرير المستشار المالي المستقل لا يقصد بها ولا يتوقع منها أن توفر كل المعلومات والايضاحات الضرورية اللازمة للإفصاح المناسب طبقاً لمعايير المحاسبة المصرية ذات الصلة.

الاستنتاج

في ضوء الإجراءات المطبقة أعلاه، لم ينم إلى علمنا ما يجعلنا نعتقد أن المعلومات المالية المستقبلية الواردة بالصفحة رقم ٣٢ (مرفقات) في تقرير الدراسة المالية لتحديد القيمة العادلة للشركة التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA، والمعد بواسطة المستشار المالي المستقل والمؤرخ في ١٨ سبتمبر ٢٠٢٣ لم تعد - في جميع جوانبها الهامة - طبقاً للافتراضات والتوقعات الواردة بالصفحات من ٢٩ الي ٣١ (مرفقات) الواردة بذات التقرير وذلك وفقاً لمنهج الدخل - طريقة خصم التدفقات النقدية المخصومة (Discounted Cash Flows) - دون غيرها. وكذلك لم ينم إلى علمنا ما يشير إلى ان المعلومات المالية المستقبلية لا تتسق مع المعلومات التاريخية ولم تعد وفقاً لمبادئ محاسبية مناسبة للغرض من إعدادها.

مع الأخذ في الاعتبار أنه من المتوقع أن تكون النتائج الفعلية مختلفة عن نتائج الافتراضات والتوقعات التي أعدت على أساسها المعلومات المالية المستقبلية وتقرير التقييم حيث أن الأحداث المتوقعة غالباً ما لا تتحقق كما هو متوقع وقد يكون الاختلاف جوهرياً وبالتالي فإن المعلومات والبيانات والافتراضات يجب ألا تستخدم في غير الغرض الموضح بها وحتى في حالة تحقق الأحداث المتوقعة في ظل الافتراضات المستخدمة فقد تختلف النتائج الفعلية عن التقديرات، علماً بأنه قد تضمنت الافتراضات المستخدمة في إعداد القوائم المالية المستقبلية ونتائج التقييم افتراضات نظرية متعلقة بأحداث مستقبلية وقرارات يصعب التنبؤ بها وأهمها توقعات الزيادات السنوية لأسعار تأجير وإعادة تأجير الأصول العقارية.

استخدام وتوزيع التقرير:

أعد هذا التقرير بغرض تقديمه إلى مجلس إدارة أوراسكوم للاستثمار القابضة "الشركة" وبناء على طلبه، وبغرض مساعدة مجلس الإدارة في الالتزام بمتطلبات البورصة المصرية، وبالتالي لا يمكن توزيعه أو استخدامه في أي غرض بخلاف الغرض المذكور أعلاه ونحن لا نقبل أو نتحمل أي مسؤولية تنتج عن استخدام هذا التقرير في أي غرض آخر أو بمعرفة أي شخص أو هيئة أخرى ويكون الاعتماد على هذا التقرير من قبل أي طرف ثالث على مسؤوليته الخاصة.

مراقب الحسابات



محمد حسن مجمد يوسف

سجل الهيئة العامة للرقابة المالية رقم (٤٠٠)

KPMG حازم حسن

محاسبون قانونيون ومستشارون

القاهرة في ٢١ سبتمبر ٢٠٢٣



**دراسة تقييم لشركة: L.O.K.S.P.E. EMPREENDIMENTOS E
PARTICIPAÇÕES LTDA
(شركة ذات مسؤولية محدودة)**

18-9-2023

**Zilla Financial
Advisors**

المحتويات

محددات الاعداد وحدود المسئولية

الجزء الاول: الملخص التنفيذي

الجزء الثاني: نظرة عامة على سوق المكاتب الادارية في البرازيل

الجزء الثالث: البيانات الأساسية للشركة

الجزء الرابع: دراسة تقدير القيمة العادلة لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA

الجزء الخامس: مرفقات

محددات الاعداد وحدود المسؤولية

الغرض من التقرير:

تم إعداد هذا التقرير بواسطة شركة زيلا للاستشارات المالية عن الأوراق المالية (ويشار إليها فيما بعد باسم زيلا) بناء على تكليف من مجلس إدارة شركة أوراسكوم للاستثمار القابضة "شركة مساهمة مصرية" (ويشار إليها فيما بعد باسم "العميل" أو "OIH"). يفرض تقييم أحد شركاتها التابعة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA في دولة البرازيل (ويشار إليها فيما بعد باسم "الشركة") تنفيذاً لتعليمات الهيئة العامة للرقابة المالية "الموقرة" وتنفيذاً للمادة 338 من اللائحة التنفيذية من قانون سوق المال 95 لسنة 1992.

والجدير بالذكر ان القيمة العادلة التي تم التوصل إليها تشكل أساساً عادلاً لتقدير القيمة العادلة للشركة في ضوء الغرض المشار إليه فقط ولا يجوز الاعتماد بها لأي غرض آخر دون الرجوع إلى شركة زيلا.

تهدف الدراسة إلى تحديد القيمة العادلة لسهم الشركة في التاريخ المتخذ أساساً للتقييم وعلي أساس الموقف المالي في 31-8-2023 باستخدام منهج الأصول طريقة القيمة الدفترية المعدلة.

موقف الاستقلالية:

تعد شركة زيلا للاستشارات المالية عن الأوراق المالية "المستشار المالي" "المقيم" مستقلة استقلالاً كاملاً عن العميل، والشركة والأشخاص المرتبطة بهم وأعضاء مجلس إدارتها ومراقبي حساباتهم ولا تربطنا بهم أية مصالح شخصية أو مشتركة.

تاريخ التقييم:

تم التقييم بناءً على المركز المالي المعتمد للشركة في 31-8-2023

تاريخ إصدار التقرير وصلاحيته استخدام هذا التقرير:

لقد صدر هذا التقرير بتاريخ 18-9-2023 وتحدد صلاحيته لمدة ستة أشهر من تاريخ هذا الإصدار. وفي جميع الأحوال يعتبر هذا التقرير منتهى الصلاحية في حال حدوث تطورات مالية للشركة تخالف ما قامت عليه الدراسة من أسس عند الإعداد أو تطورات جوهرية داخلية أو خارجية قد تؤثر على عملية التقييم.

المخاطبين بهذا التقرير:

- الهيئة العامة للرقابة المالية
- البورصة المصرية
- مجلس إدارة شركة أوراسكوم للاستثمار القابضة
- حملة أسهم شركة أوراسكوم للاستثمار القابضة

اشتراطات ومحددات عامة:

- على الرغم من قيام فريق العمل بشركة زيلا للاستشارات المالية عن الأوراق المالية ببذل أقصى جهد وتوخي الحيطة والحذر الشديد في تنفيذ المهام المكلفين بها وخاصة فيما يتعلق باختيار المعلومات المستقبلية، إلا أننا لا نضمن ان تأتي النتائج المستقبلية مطابقة تماماً لما جاء بالدراسة وعليه فإنه لا نضع أية مسؤولية على شركة زيلا عن تحقيق تلك التقديرات.
- لم يتضمن نطاق العمل المكلفين به القيام بعمل أي فحص مالي أو ضريبي أو قانوني نافي للجهاالة لإبداء الرأي في مدى كفاية المخصصات المكونة بدفاتر الشركة والمتعلقة بديون مشکوك في تحصيلها أو مستحق أو وإلى الأطراف ذات العلاقة أو المستحق من وعلى العملاء أو

الضرائب أو التأمينات أو القضايا أو غيرها من كافة الالتزامات المحتملة أو لمقابلة أي انخفاض في القيمة العادلة لأصول الشركة طويلة الأجل أو المتداولة، وانما تم الاعتماد على الموقف المالي للشركة في 31-8-2023.

- يجب قراءة هذا التقرير كوحدة واحدة ولا يجوز طمس أو تعديل أي من محتوياته دون الرجوع إلى إدارة شركة زيلا
- يحظر على كل من يتسلم هذا التقرير أن ينشر هذا التقرير- أو أي جزء منه وخاصة تلك الأجزاء المتعلقة بنتائج دراسة التقييم- من خلال وسائل الإعلام المختلفة أو الأخبار أو أي وسيلة أخرى للاتصال دون الحصول على موافقة كتابية مسبقة من شركة زيلا.
- وفيما عدا الخطأ والسهو، فقد قام فريق العمل ببذل أقصى الجهد في مراجعة كافة البيانات والمعلومات الواردة بالتقرير وأي خطأ أو سهو إملانياً أو حسابياً لا يبطل الغرض من التقرير ولا يؤثر على نتائج الدراسة دون الرجوع المسبق إلى شركة زيلا.

إخلاء المسؤولية:

- مما هو جدير بالذكر ان هذا التقرير وما تضمنه من نتائج يعتبر تقرير استشاري بذلت فيه المتطلبات اللازمة للإعداد ولا يجوز مسائلة شركة زيلا للاستشارات المالية عن الاوراق المالية قانوناً عما انتهى اليه من نتائج قد تختلف حسب ما قد يتاح من معلومات إضافية عن الشركة لم نحصل عليها أو حسب منهجية من سبقوم بتكرار التقييم.
- لا يقصد بهذا التقرير بأن يكون شاملاً ولا أن يمثل وصفاً كاملاً للشركة حيث اعتمدت التحليلات والبيانات والمعلومات الواردة بهذا التقرير على المعلومات والبيانات التي تم الحصول عليها من جانب إدارة الشركة وعلى البيانات المتاحة علنية والتي لم يتم التحقق من صحتها بشكل مطلق إلا في حدود ما أتصفت به من قبول شكلي.
- إن البيانات المقدمة من إدارة الشركة وممثلها تعتبر مسؤلية إدارة الشركة ، وليس على المقيم إجراء أي مراجعة أو تدقيق للتحقق من صحة هذه البيانات أو فحص الشركة.
- إن البيانات والمعلومات التي تم استخدامها في التقييم وتم الاستناد إليها في إعداد تقرير التقييم كافية للوصول للتقييم في تاريخ إعداده وأنه بذل عناية الرجل الحرص للتحقق منها.
- إن التقرير لا يستخدم إلا في الغرض المعد من أجله.
- إن التقييم والفرضيات التي بنيت عليها تلك الدراسة قد تتغير بعد إعداد التقرير في ضوء تغير ظروف الشركة أو السوق أو التشريعات المنظمة أو من خلال أي تطورات مستقبلية من شأنها تؤثر على أوضاع القطاع والنشاط الذي تعمل به الشركة أو التضخم أو معدلات الفائدة أو النظام الضريبي أو حالة الشئون الاقتصادية أو السياسية الأخرى، أو من خلال أي تغيرات مستقبلية في استراتيجية الشركة وخطة عملها، ويحذر على المستفيدين أن يضعوا كامل تفهم في البيانات الواردة في هذا التقرير.
- لفارئ هذا التقرير معرفة أن الكثير من المصطلحات مثل (توقعات، تقديرات، تنبؤات.. وما يتفق مع ما سبق في المعنى والدلالة) لا تمثل أي ضمانات تجاه الأداء أو النتائج أو الوعد بالتحقق، بل تتضمن مخاطر وحالات من عدم التيقن.
- إن مختلف التقديرات لقيمة الشركة في هذا التقرير تنطبق على هذا التقييم فقط ولا يجوز استخدامها خارج السياق المقدم في هذا التقرير، وهذا التقييم صالح فقط للغرض، أو الأغراض، المحددة والمذكورة في صلب تلك "المحددات ومسئوليات الإعداد".
- تم تقدير أتعاب شركة زيلا للاستشارات المالية عن الاوراق المالية نظير إعداد هذه الدراسة بمعزل عن نتائج التقييم دون السعي نحو الوصول إلى قيم محددة مسبقاً لشركة أوراسكوم للاستثمار القابضة أو مساهمها أو أي طرف اخر. كما تم التأكد من جانب أتعاب شركة زيلا للاستشارات المالية عن الاوراق المالية بأنه لا يوجد تعارض بين مصلحة الشركة أو فريق العمل القائم على الدراسة بالشركة وبين مصالح العميل أو مصالح الأطراف المستفيدة من التقييم.
- يعنى هذا التقييم بالوقائع والظروف القائمة في تاريخ التقييم، ولسنا ملزمين بتحديث هذا التقرير ليشمل الأحداث اللاحقة على تاريخ إعداده إلا بعرض وإجراءات تنفيذية منفصلة تماماً عن هذا التقرير ومعلقة على قبولنا بالتحديث.
- هذا التقرير يعتبر من التقارير السرية تم إعداده بناءً على طلب الشركة وللغرض السابق تحديده وللجهات السابق الإشارة إليها ولايجوز تسليمه أو نسخ منه لأي جهة أخرى إلا بعد الموافقة الكتابية من جهة التكليف بالإعداد.

الجزء الاول: الملخص التنفيذي

نظرة عامة على الشركة:

- شركة L.O.K S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA هي شركة "ذات مسؤولية محدودة برازيلية" مملوكة بالكامل لصالح شركة أوراسكوم للاستثمار القابضة "شركة مساهمة مصرية" تعمل في مجال حيازة وتأجير الأصول العقارية.
- بلغ رأس مال الشركة المصدر والمدفوع 37,202,200 ريال برازيلي (سبعة وثلاثون مليون ومائتان و إثنان ألف و مائتان ريال برازيلي) موزع على 500 سهم بقيمة كل سهم 74,404.4 ريال برازيلي
- هيكل ملكية الشركة:

المساهم	النسبة	عدد الاسهم	القيمة بالريال البرازيلي
شركة أوراسكوم للاستثمار القابضة	100.00%	500	37,202,200
الإجمالي	100.00%	500	37,202,200

- استثمارات الشركة (المكاتب الإدارية محل التقييم):

رقم المكتب	مساحة المكتب	سعر الاجار الحالي	العنوان	الحالة
مكتب رقم 32	374 متر مربع	227 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, Sao Paulo	مشغول - ينتهي العقد في اكتوبر 2025
مكتب رقم 33	379 متر مربع	205 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, Sao Paulo	مشغول - ينتهي العقد في اكتوبر 2025
مكتب رقم 34	391 متر مربع	205 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, Sao Paulo	مشغول - ينتهي العقد في اكتوبر 2025

التقييم:

قمنا باستخدام طريقة صافي القيمة الدفترية المعدلة (Adjusted Book Value) لتوصل لقيمة حقوق الملكية للشركة. قمنا بتعديل القيمة الدفترية لحقوق الملكية في 31 اغسطس 2023 بالقيمة العادلة لاستثمارات الشركة في ثلاثة مكاتب إدارية Class A بأجمالي مساحة 1,143 متر مربع في مدينة ساو باولو. وكانت القيمة الدفترية لهذه المكاتب 37,202,200 ريال برازيلي وكانت القيمة الدفترية المعدلة التي تم التوصل اليها من خلال التقييم العقاري المعتمد في البرازيل Cushman & Wakefield هي 42,394,224 ريال برازيلي. أي بفارق 5,192,024 ريال برازيلي.

طريقة التقييم: طريقة صافي القيمة الدفترية المعدلة (Adjusted Book Value)

التاريخ المتخذ أساساً لتقييم: 31 اغسطس 2023

القيمة المعدلة للأسهم الشركة	
صافي القيمة الدفترية المعدلة (قيمة حقوق الملكية)	42,394,224 ريال برازيلي
سعر الصرف (1 ريال برازيلي الي جنيه مصري) - 12 سبتمبر 2023	6.27 جنيه مصري
صافي القيمة الدفترية المعدلة (قيمة حقوق الملكية)	265,811,785 جنيه مصري
عدد الاسهم	500
قيمة سهم الشركة	531,624 جنيه مصري

وفقا لما سبق فان القيمة العادلة للشركة هي 265,811,785 جنيه مصري والقيمة العادلة للسهم هي 531,624 جنيه مصري.

فريق الاعداد

الاسم	الوظيفة	الدور التنفيذي بالدراسة
خالد جمال	رئيس مجلس الادارة	رئيس فريق
وانل زيادة	العضو المنتدب	المقيم المعتمد من هيئة سوق المال
محمد سبل	نائب رئيس قسم الأبحاث	مراجعة واعتماد الدراسة

بالتواضع
عبدالله بن محمد

Zilla Financial
Advisors

الجزء الثاني - نظرة عامة على سوق المكاتب الادارية في البرازيل

وفقًا لدراسة سوق قامت بها كوشمان ووكفيلد (Cushman & Wakefield)، تمتلك ساو باولو وريو دي جانيرو أكبر مخزون من مساحات المكاتب الإدارية من الفئة A/B/C في البرازيل. ويشكلون 82.7٪ من إجمالي البلاد. يوجد أكثر من 15.2 مليون متر مربع من مساحات المكاتب في ساو باولو. و6.9 مليون متر مربع في ريو دي جانيرو. ومن هذه المساحات. تقع 8.8 مليون متر مربع و5.8 مليون متر مربع على التوالي في مناطق الأعمال المركزية (Central Business Districts - CBD).

تم تنفيذ 14 عملية بيع في سوق المكاتب الادارية خلال عام 2022 في البرازيل في مدينتي ساو باولو وريو دي جانيرو بأجمالي قيمة 7.485 مليون ريال برازيلي ومتوسط سعر للمتر 15.077 ريال برازيلي. وارتفعت بشكل كبير عدد عمليات البيع المنفذة في الربع الأول من 2023 لتصل الي 90 عملية مسجلة اجمالي قيمة 930 مليون ريال برازيلي ومتوسط سعر للمتر 11,333 ريال برازيلي وفي الجدول ادناه نوضح تفاصيل عمليات البيع التي تم تنفيذها طبقاً لكل ربع

الفترة	عدد عمليات البيع المنفذة	اجمالي القيمة (بالمليون ريال برازيلي)	اجمالي المساحات (مترمربع)	متوسط سعرالمتر(ريال برازيلي)
الربع الأول من 2022	2	6,769	416,275	16,258
الربع الثاني من 2022	7	364	65,344	5,584
الربع الثالث من 2022	5	352	14,739	23,859
الربع الرابع من 2022	90	930	82,137	11,333

المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

تراوح سعر الايجار الشهري لكل متر مربع في مدينة ساو باولو للمكاتب Class A ما بين 99 الي 103 ريال برازيلي وتراوحت أيضا نسبة الاشغال ما بين 76% الي 78% في الفترة ما بين الربع الأول من 2022 الي الربع الأول من 2023

متوسط الايجار الشهري و نسبة الاشغال في مدينة ساو باولو (Class A) للمتر مربع



المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

اما بالنسبة لمدينة وريو دي جانيرو فتراوحت أسعار الايجار الشهري لكل متر مربع للمكاتب Class A ما بين 84.7 الي 88.8 ريال برازيلي وكانت نسبة الاشغال ما بين 64% الي 73% في الفترة ما بين الربع الأول من 2022 الي الربع الأول من 2023

متوسط الأيجار الشهري و نسبة الاشغال في مدينة ريو دي جانيرو (Class A) للمتر مربع



المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

تحتوي مدينة ساو باولو على عدد 191 بنايات مكاتب وأجمالي مساحة 3.6 مليون متر مربع. وتتراوح متوسط سعر الأيجار الشهري لكل متر مربع في المناطق المختلفة في المدينة للمكاتب Class A ما بين 32.79 ل 283.15 ريال برازيلي. وتأتي في المقدمة من حيث الأعلى أيجاراً شهرياً لمتر المربع منطقة Itaim ب 283.15 ريال برازيلي تليها منطقة JK ب 192.1 ريال برازيلي ثم منطقة Faria Lima ب 189.42 ريال برازيلي.

المنطقة	عدد البنائيات	اجمالي المساحة (متر مربع)	نسبة الاشغال	متوسط سعر الأيجار Class A (ريال برازيلي للمتر المربع)
Berrini	11	324,116	78.20%	93.26
Chac. Sto. Antonio	18	237,611	82.00%	60.99
Churrí Zaidan	30	857,301	65.90%	99.55
Faria Lima	30	577,369	93.70%	189.42
Itaim	4	71,261	82.10%	283.15
JK	12	344,928	94.40%	192.1
Marginal Pinheiros	22	260,738	58.60%	92.48
Paulista	21	354,091	72.60%	125.17
Pinheiros	19	249,206	90.40%	130.61
Santo Amaro	8	114,455	29.70%	32.79
Vila Olimpia	16	228,734	88.20%	114.98
ساو باولو	191	3,611,802	77.60%	101.66

المصدر: كوشمان ووكفيلد (Cushman & Wakefield)

أما بالنسبة لمدينة ريو دي جانيرو فتحتوي على عدد 98 بنايات مكاتب وأجمالي مساحة 1.7 مليون متر مربع. وتتراوح متوسط سعر الأيجار الشهري لكل متر مربع في المناطق المختلفة في المدينة للمكاتب Class A ما بين 78.73 ل 193.87 ريال برازيلي. وتأتي في المقدمة من حيث الأعلى أيجاراً شهرياً لمتر المربع منطقة Zona Sul ب 193.87 ريال برازيلي تليها منطقة Orla ب 102.93 ريال برازيلي.

المنطقة	عدد البنائيات	اجمالي المساحة (متر مربع)	نسبة الاشغال	متوسط سعر الأيجار Class A (ريال برازيلي للمتر المربع)
Centro	36	897,415	77.40%	79.84
Cidade Nova	7	241,604	53.50%	82.09
Orla	12	159,973	74.60%	102.93
Zona Sul	5	30,723	84.40%	193.87
Porto	8	213,798	69.80%	88.1
Barra da Tijuca	30	194,388	71.40%	78.73
ريودي جانيرو	98	1,737,901	71.85%	84.73

المصدر: كوشمان ووكفيلد (Cushman & Wakefield)



الجزء الثالث: البيانات الاساسية للشركة

1. اسم الشركة :
L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA
2. الشكل القانوني :
شركة ذات مسؤولية محدودة وفقاً لأحكام القانون البرازيلي.
3. غرض الشركة :
حيازة وتأجير الأصول العقارية.
4. مقر الشركة :
المقر الرئيسي: Rua Pamplona, No. 818, 9th Floors, Suite 92, Jardim Paulista, ساو ياولو، البرازيل.
5. قيد الشركة :
غير مقيدة
6. رأس المال :
رأس المال المصدر والمدفوع: حدد رأس المال الشركة المصدر 37,202,200 ريال برازيلي (سبعة وثلاثون مليون و مائتان و إثنتان ألف و مائتان ريال برازيلي) موزع على 500 سهم بقيمة كل سهم 74,404.4 ريال برازيلي.
7. هيكل المساهمين :

المساهم	النسبة	عدد الاسهم	القيمة بالريال البرازيلي
شركة أوراسكوم للاستثمار القابضة	100.00%	500	37,202,200
الإجمالي	100.00%	500	37,202,200

8. مجلس الإدارة:

الاسم	المنصب	ممثل عن
خوسيه فاييو غاسكيس سلفازيس	رئيس مجلس الإدارة	أوراسكوم للاستثمار القابضة

Zilla Financial
Advisors

الجزء الرابع: دراسة تقدير القيمة العادلة

تم التقييم لشركة L.O.K.S.P.E. EMPREENDIMENTOS E PARTICIPAÇÕES LTDA، بناءا على الميزانيات الخاصة بالشركة، التي تمتلك استثمارات في ثلاثة مكاتب إدارية Class A بأجمالي مساحة 1,143 متر مربع في مدينة ساو باولو في منطقة Faria Lima، وتم استخدام طريقة تقييم صافي القيمة الدفترية المعدلة (Adjusted Book Value).

بيانات عن المكاتب الإدارية (استثمارات الشركة العقارية) محل التقييم

رقم المكتب	مساحة المكتب	سعر الايجار الحالي	العنوان	الحالة
مكتب رقم 32	374 متر مربع	227 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, San Paulo	مشغول - ينتهي العقد في اكتوبر 2025
مكتب رقم 33	379 متر مربع	205 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, San Paulo	مشغول - ينتهي العقد في اكتوبر 2025
مكتب رقم 34	391 متر مربع	205 ريال برازيلي للمتر مربع	Patio Malzoni – Tower A, Avenida Brigadeiro, Faria Lima, Sao Paulo	مشغول - ينتهي العقد في اكتوبر 2025

صافي القيمة الدفترية المعدلة (Adjusted Book Value)

قمنا باستخدام طريقة صافي القيمة الدفترية المعدلة (Adjusted Book Value) لتوصّل لقيمة حقوق الملكية للشركة، قمنا بتعديل القيمة الدفترية لحقوق الملكية في 31 اغسطس 2023 بالقيمة العادلة لاستثمارات الشركة في ثلاثة مكاتب إدارية Class A بأجمالي مساحة 1,143 متر مربع في مدينة ساو باولو، وكانت القيمة الدفترية لهذه المكاتب 37,202,200 ريال برازيلي وكانت القيمة الدفترية المعدلة التي تم التوصل إليها من خلال المقيم العقاري المعتمد في البرازيل Cushman & Wakefield هي 42,394,224 ريال برازيلي، أي بفارق 5,192,024 ريال برازيلي.

قائمة المركز المالي (31 اغسطس 2023)	القيمة (بالريال برازيلي)	القيمة المعدلة (بالريال برازيلي)
استثمارات الشركة في أصول عقارية	37,202,200	42,394,224
أصول اخرى	-	-
اجمالي الاصول	37,202,200	42,394,224
اجمالي الالتزامات	-	-
صافي الأصول (قيمة حقوق الملكية)	37,202,200	42,394,224

القيمة المعدلة للأسهم الشركة	
صافي القيمة الدفترية المعدلة (قيمة حقوق الملكية)	42,394,224 ريال برازيلي
سعر الصرف (1ريال برازيلي الي جنيه مصري) - 12 سبتمبر 2023	6.27 جنيه مصري
صافي القيمة الدفترية المعدلة (قيمة حقوق الملكية)	265,811,785 جنيه مصري
عدد الاسهم	500
قيمة سهم الشركة	531,624 جنيه مصري

وفقا لما سبق فان القيمة العادلة للشركة هي 265,811,785 جنيه مصري والقيمة العادلة للسهم هي 531,624 جنيه مصري.

Zilla Financial
Advisors

الجزء الخامس: مرفقات

تقرير المقيم العقارى المعتمد Cushman & Wakefield



Real Property Valuation Report

PREPARED FOR: ORASCOM TELECOM MEDIA AND
TECHNOLOGY HOLDING SAE

PURPOSE: For internal use of the client purposes

PROPERTY: Pátio Victor Malzoni / Offices (Office Rooms) located
at Avenida Brigadeiro Faria Lima, 3477, 3rd Floor, Rooms 52nd and
53rd – São Paulo / SP

DATE: July 18, 2023.



São Paulo, July 18, 2023.

ORASCOM TELECOM MEDIA AND TECHNOLOGY HOLDING SAE.
At. Mr. Haythem Elsayed
Twenty Sixth Floor, Nile City, Towers, Sou, S/N
CAIRO

Ref.: Real Property Valuation Report of Pátio Malzoni / Offices (Office Rooms) located at Avenida Brigadeiro Faria Lima, 3477, 3rd Floor, Rooms 52nd and 53rd floors in the city São Paulo, state of São Paulo.

Dear Sirs,

In response to your request, and as agreed in a document signed by the Parties, Cushman & Wakefield is pleased to submit this Real Property Valuation Report, to determine the market value for sale of the property in question, for internal use purposes.

This valuation is based on the market data available and on our contacts with brokers and other experts in the local market. It complies with ABNT (Brazilian Association for Technical Standards) Standard NBR 14.653:2001.

This Real Property Valuation Report, contains 47 pages and is exclusively for internal use by the Contracting Company, except for audit purposes. No part of it may be published or disclosed without the formal, written consent of the issuer, Cushman & Wakefield. Should consent be given, the report may only be reproduced in its entirety; under no circumstances may it be published or disclosed in part. The source must always be cited when reproducing any of the data contained, under penalty of applicable civil and criminal penalties for violating copyright law.

The study property is Office (Office Rooms) named Pátio Malzoni and located at Avenida Brigadeiro Faria Lima, 3477, Faria Lima, in the city of São Paulo, state of São Paulo.

Based on the request submitted, on the "Premises and Disclaimers" described in the Real Property Valuation Report also according to the trends in the market where the property is located, to the technical specifications and to real estate market practices, the value of the study property on July 18, 2023, was:

CALCULATIONS

PÁTIO VICTOR MALZONI – 3rd and 5th

Area: 2,286.76 sqm - BOMA // Area: 1,971.42 sqm - Private

TYPE OF VALUE	TOTAL VALUE	UNIT VALUE (R\$/sqm)
Market value for sale	R\$ 86,582,000.00 (Eighty-Six Million, Five Hundred Eighty Two Thousand Reais)	R\$ 37,862.19 / sqm BOMA R\$ 43,918.46 / sqm Private
Market value for lease	R\$ 539,000.00 (Five Hundred and Thirty-Nine Thousand Reais)	R\$ 235.73 / sqm BOMA R\$ 273.43 / sqm Private

This Real Property Valuation Report and the indication of value are subject to the premises and liability waivers described under "Premises and Disclaimers" in this Report, and on certain extraordinary and hypothetical conditions, all of which are defined below.

Extraordinary Premises

Extraordinary premises are known factors that may change the appraiser's conclusion. If the fact is known on the date of the valuation, or there is a real possibility that it will come to be true, it is treated as an extraordinary premise.

- The study property is occupied with lease agreements signed with the owner. For the calculation of the market value for sale it was used the terms of these lease contracts in the discounted cash flow analysis. In case of changing those lease agreements' terms, Cushman & Wakefield has the right to review the calculations.

Hypothetical Premises

Hypothetical premises are conditions that are not real, such as when, at the request of the client, the appraiser simulates a fact that does not exist or is unknown on the valuation date.

- This valuation has no hypothetical premises.

ORASCOM TELECOM MEDIA AND TECHNOLOGY
HOLDING SAE.
At. Mr. Haythem Elsayed
Twenty Sixth Floor, Nile City, Towers, Sou, S/N
Cairo

Praça Prof. José Lannes, 40 – 3º andar
São Paulo, SP 04571-100
Fone: +55 11 5501 5464
cushmanwakefield.com.br

This letter is not valid as an opinion of value if not submitted with the full report with content, photographs, exhibits and the conclusions upon which this value is based.

We would like to thank you for this opportunity and would be happy to answer any questions you may have.

Sincerely,

Thamires Angelin
Thamires Angelin (Aug 9, 2023 09:14 ADT)

Thamires Angelin
Coordinator - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

Jeniffer Silva
Jeniffer Silva (Aug 9, 2023 10:58 ADT)

Jeniffer Silva
Consultant - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

RODRIGO DA SILVA:22779478810
Digitally signed by RODRIGO DA SILVA:22779478810
Date: 2023.08.09 11:14:21 -03'00'

Rodrigo da Silva
Manager - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

ROGERIO ANTONIO CERRETI:12680989813
Digitally signed by ROGERIO ANTONIO CERRETI:12680989813
Date: 2023.08.09 13:55:25 -03'00'

Rogério Cerreti, MRICS, RICS Registered
Valuer
Director, Valuation & Advisory
Cushman & Wakefield, South America

Summary of the Main Characteristics and Conclusions

The property is 3rd Floor, Rooms 52nd and 53rd, located at a building composed by 6 basement levels, ground floor and 19 typical floors.

BASIC INFORMATION	
Type of property	Urban Property, Commercial, Office (Office Rooms)
Property name	Patio Victor Malzoni
Address	Avenida Brigadeiro Faria Lima, 3477, São Paulo/SP, 04538-133
Country	Brazil
Type of report	Real Property Valuation Report
Date of the report	July 18, 2023
Valuation date	July 18, 2023
Date of inspection	June 28, 2023
Purpose of the valuation	Determine the Market Value for Sale The Real Property Valuation Report was contracted to internal use of the client purposes
Methodology	Income Capitalization Approach by Discounted Cash Flow
CW Control n. / Contract	AP-23-66032-900285

PROPERTY DESCRIPTION			
LAND			
Property Type	3 rd Floor, Rooms 52 nd and 53 rd , located at a building composed by 6 basement levels, ground floor and 19 typical floors.		
Total gross area (sqm)	17,180.80 (IPTU)	Area total de APP	0,00
Topography	Flat	Shape	Irregular
Frontage	Not informed	Utilities available	Basic urban infrastructure
Number of Buildings	1		

BUILDING	
PATIO VICTOR MALZONI – NORTH TOWER	
Type of property	Urban office building (3 rd Floor, Rooms 52 nd and 53 rd)
Occupation	Multi-occupied
Conservation state	Between New and Fair
Number of parking spaces	66
BOMA Area (sqm)	2,286.76
Private Area (sqm)	1,971.42

TOTAL REPORTED/EXISTING AREAS			
	TYPE	AREA (SQM)	SOURCE
	Boma Area	2.286.76	Lease agreement
	Private Area	1,971.42	Registration

PROPERTY OWNERSHIP AND RECENT HISTORY
PATIO VICTOR MALZONI – 3rd Floor, Rooms 52nd and 53rd

Property tax (IPTU) – Registration Number	299,014,0182-6 // 299,014,0183-4 // 299,014,0184-2 // 299,014,0185-0 // 299,014,0191-5 // 299,014,0192-3
Registration	Registered with the 4 th Property Registry in São Paulo/SP, under the number 183,551 // 183,552 // 183,553 // 183,554 // 183,560 // 183,561
Lease contract	Leasing agreements signed on various dates (detailed in the item "Income Capitalization Approach by Discounted Cash Flow "

ZONING

Current use of the property	Office Building
Zoning	ZM ("Zona Mista" or Mixed Zone)
Minimum plot Ratio	Built area may not exceed 1.0 time the total plot area
Maximum plot Ratio	Built area may not exceed 4.0 times the total plot area
Coverage Ratio	70.0%

MAIN POSITIVE AND NEGATIVE ASPECTS PRESENTED BY THE PROPERTY
STRENGTHS AND OPPORTUNITIES

- The property is located on Faria Lima, the most appreciated business district of São Paulo, with the highest average asking price among CBD (Central Business Districts) regions;
- Its use is suitable for the occupancy in the neighborhood, which mainly features office buildings; and
- In terms of public transportation, the property is served by regular bus lines.

WEAKNESSES AND THREATS

- Currently the market is cautious, given the macroeconomic situation, and the uncertainties over the short-term horizon. Recovery may extend over the medium to long terms. Property liquidity may be affected if there is no consistent economic recovery

CALCULATIONS
PATIO VICTOR MALZONI – 3rd and 5th FLOOR

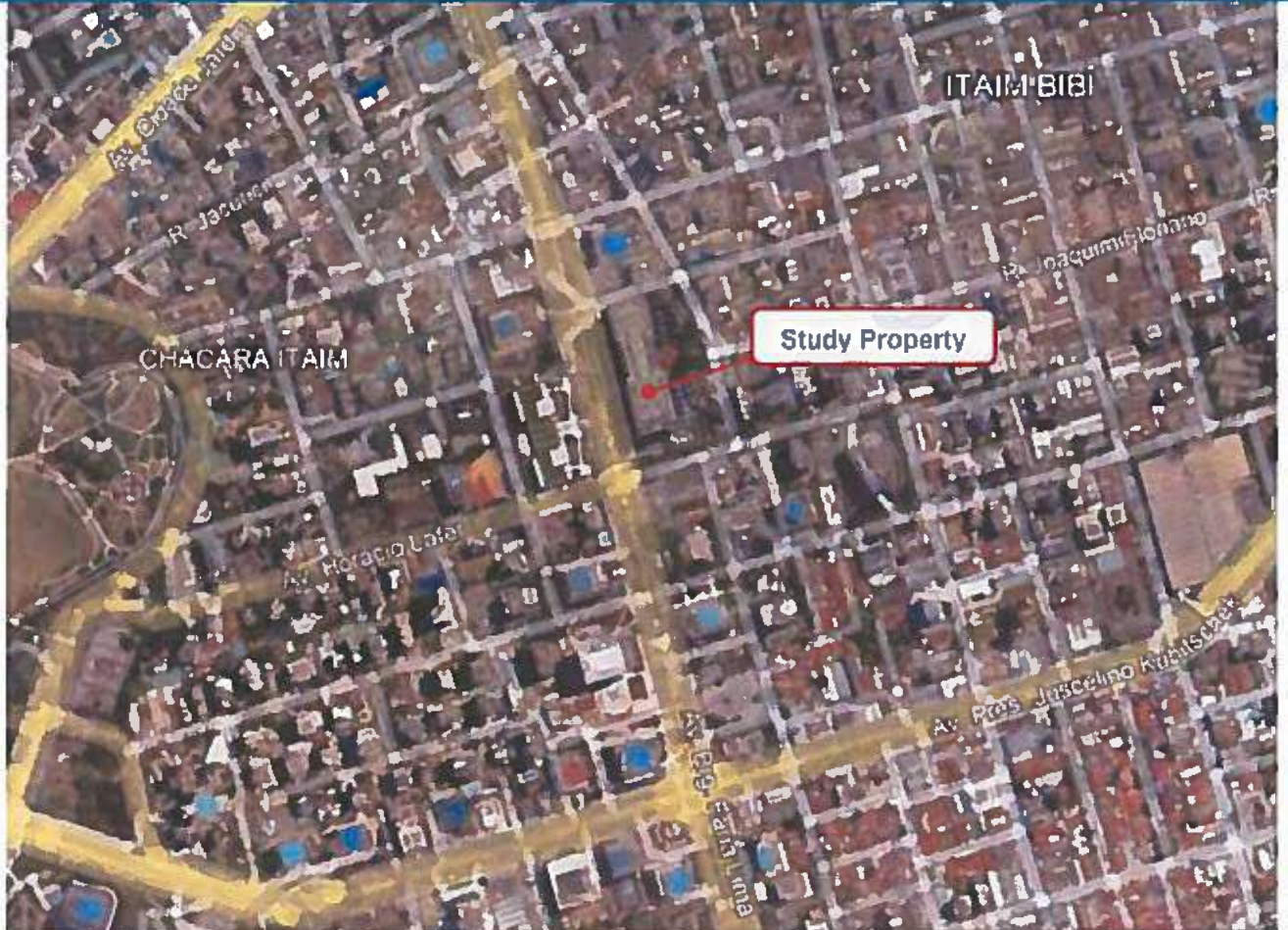
Market Value for Sale	RS 86,582,000.00 (Eighty-Six Million, Five Hundred Eighty-Two Thousand Reais)	RS 37,862.19 /sqm BOMA RS 43,918.46 /sqm Private
Market Value for Lease	RS 539,000.00 (Five Hundred and Thirty-Nine Thousand Reais)	RS 235.73 / sqm BOMA RS 273.43 /sqm Private






Map and pictures of the study property

PROPERTY LOCATION MAP (NOT TO SCALE)



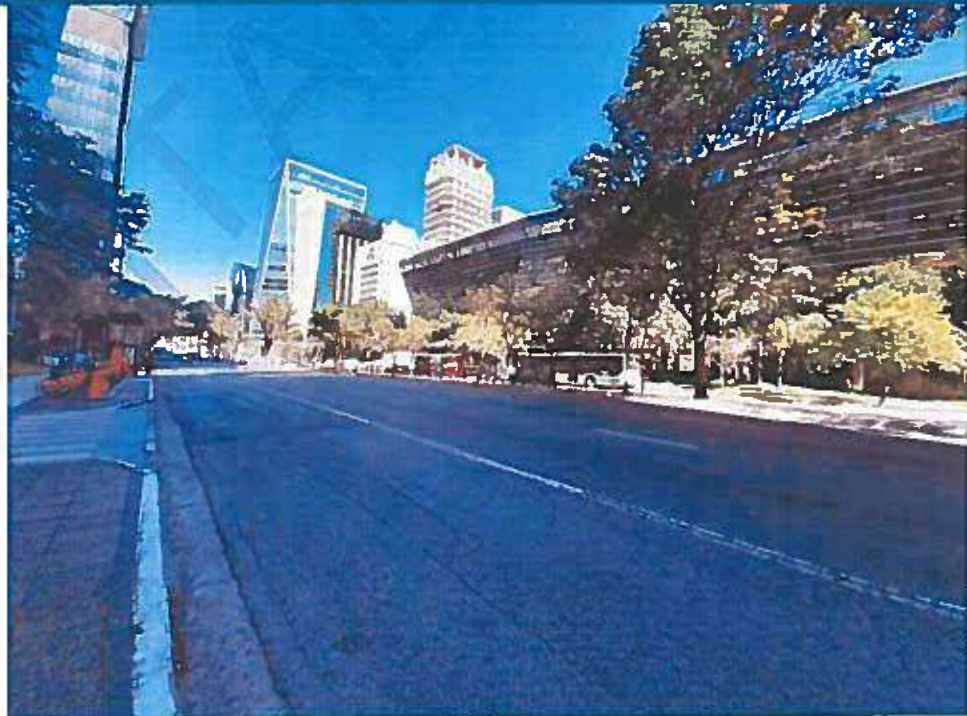
Source: Google Earth Pro edited by Cushman & Wakefield.

FACADE



Source: Cushman & Wakefield

ACCESS STREET



Source: Cushman & Wakefield

HALL



Source Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



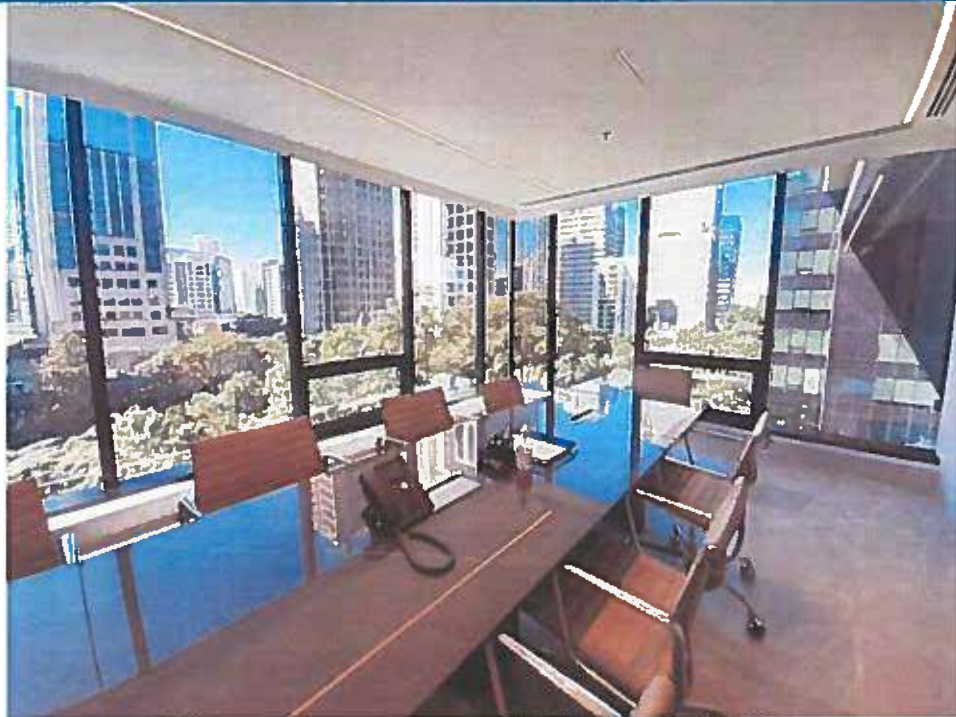
Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

GENERAL ASPECTS OF THE PROPERTY - OFFICE



Source: Cushman & Wakefield

TECHNICAL AREA



Source Cushman & Wakefield

PARKING



Source Cushman & Wakefield

Index

SUMMARY OF THE MAIN CHARACTERISTICS AND CONCLUSIONS	III
MAP AND PICTURES OF THE STUDY PROPERTY.....	V
INDEX	XII
INTRODUCTION	1
OBJECT (S).....	1
OBJECTIVE.....	1
PURPOSE.....	1
RECEIVER.....	1
PUBLICATION OF REAL PROPERTY VALUATION REPORT.....	1
INSPECTION AND VALUATION DATES.....	1
EXTRAORDINARY PREMISES.....	2
HYPOTHETICAL PREMISES.....	2
IDENTITY OF THE PROPERTY.....	2
PROPERTY OWNERSHIP AND RECENT HISTORY.....	3
REGIONAL ANALYSIS	5
INTRODUCTION.....	5
NEIGHBORHOOD ANALYSIS	13
GENERAL INFORMATION.....	13
THE NEIGHBORHOOD.....	13
ACCESS.....	14
MARKET	15
ANALYSIS OF THE STUDY PROPERTY	19
DESCRIPTION OF THE PROPERTY.....	19
AREA CHART.....	22
ZONING.....	23
CONCLUSION.....	24
VALUATION	25
VALUATION PROCESS.....	25
APPROACH.....	25
DETERMINATION OF THE MARKET VALUE FOR SALE – BY DISCOUNTED CASH FLOW.....	29
DETERMINATION OF THE MARKET VALUE FOR LEASE – DIRECT COMPARISON OF MARKET DATA.....	34
FINAL VALUATION CONCLUSION.....	43

VALUATION SPECIFICATION	44
PREMISES AND DISCLAIMERS	45
CERTIFICATION OF VALUATION	47
APPENDIX	A
APPENDIX A: PROVIDED DOCUMENTATION	A
APPENDIX B: TECHNICAL DEFINITIONS	A
APPENDIX A: PROVIDED DOCUMENTATION	B

DIGITAL VERSION

Introduction

Object (s)

The object of this Real Property Valuation Report is Office (Office Rooms) located at Avenida Brigadeiro Faria Lima, 3477, North Tower - 3rd Floor, Rooms 52nd and 53rd, in the city of São Paulo, state of São Paulo.

Objective

The current Real Property Valuation Report have the purpose to identify the market value for sale of the property described above.

Purpose

This report was contract for internal use of the client purposes.

Note: The content of this Real Property Valuation Report is confidential and is intended solely and exclusively for the purpose described herein.

Receiver

The receiver of this Real Property Valuation Report is the contracting Orascom Investment Holding.

Note: This Real Property Valuation Report intended solely and exclusively for the use by contracting company.

Publication of Real Property Valuation Report

This Real Property Valuation Report is exclusively for internal use by the Contracting Company. No part of it may be published or disclosed without the formal, written consent of the issuer, Cushman & Wakefield. Should consent be given, the report may only be reproduced in its entirety; under no circumstances may it be published or disclosed in part. The source must always be cited when reproducing any of the data contained, under penalty of applicable civil and criminal penalties for violating copyright law.

Inspection and Valuation Dates

- Effective date of valuation: July 18, 2023.
- Date of the property inspection: June 28, 2023.

Extraordinary Premises

Extraordinary premises are known factors that may change the appraiser's conclusion. If the fact is known on the date of the valuation, or there is a real possibility that it will come to be true, it is treated as an extraordinary premise.

- The study property is occupied with lease agreements signed with the owner. For the calculation of the market value for sale it was used the terms of these lease contracts in the discounted cash flow analysis. In case of changing those lease agreements' terms, Cushman & Wakefield has the right to review the calculations.

Hypothetical Premises

Hypothetical premises are conditions that are not real, such as when, at the request of the client, the appraiser simulates a fact that does not exist or is unknown on the valuation date.

- This valuation has no hypothetical premises.

Identity of the Property

Location

The property in study Pátio Malzoni, is located at Avenida Brigadeiro Faria Lima, 3477, Faria Lima, in the city of São Paulo, state of São Paulo.

The study property is located on Avenida Faria Lima, one of the main business districts of São Paulo. The region is basically comprised of mixed-use occupancy, where it is observed the following establishments: commercial, general services, cultural, education, healthcare and institutional.

As reference points, below is the distance between the study property and other landmarks:

- 800 m from Avenida Pres. Juscelino Kubitschek;
- 1.0 km from Parque do Povo;
- 1.3 km from Shopping JK Iguatemi;
- 1,5 km from Marginal Pinheiros; and
- 9,0 km from Congonhas Airport.

Property Ownership and Recent History

Below we list data taken from the documents provided by the client:

REGISTRATION

	PATIO VICTOR MALZONI
Register number	183.551 // 183.552 // 183.553 // 183.554 // 183.560 // 183.561
Notarial office:	4 th Property Registry of São Paulo
Date of registration:	June 23, 2023
Property address:	Avenida Brigadeiro Faria Lima, 3477
Owner:	Orascom Investment Holding SAE

Source: Compiled by Cushman & Wakefield

IPTU

	PATIO VICTOR MALZONI
IPTU	Not provided

Source: Compiled by Cushman & Wakefield

LEASE AGREEMENT

	PATIO VICTOR MALZONI
Lease Agreement	Leasing agreements signed on various dates (detailed in the item "Income Capitalization Approach by Discounted Cash Flow")

Source: Compiled by Cushman & Wakefield

OTHER DOCUMENTS RECEIVED**PATIO VICTOR MALZONI**

Other documents received

**Floor Plan and Values of the Urban Territorial Tax (IPTU) and
Common Charges**

Source: Compiled by Cushman & Wakefield

Note: For the purposes of calculating value, we assumed that all property titles are in good order and free of any lien or encumbrance

Current Situation

During the course of this valuation, we did not come across any sale of this property currently being negotiated, nor does it appear that it has been put up for sale.

Regional Analysis

MAP OF THE AREA WHERE THE PROPERTY IS LOCATED (NOT TO SCALE):



Source: Google Maps edited by Cushman & Wakefield

Introduction

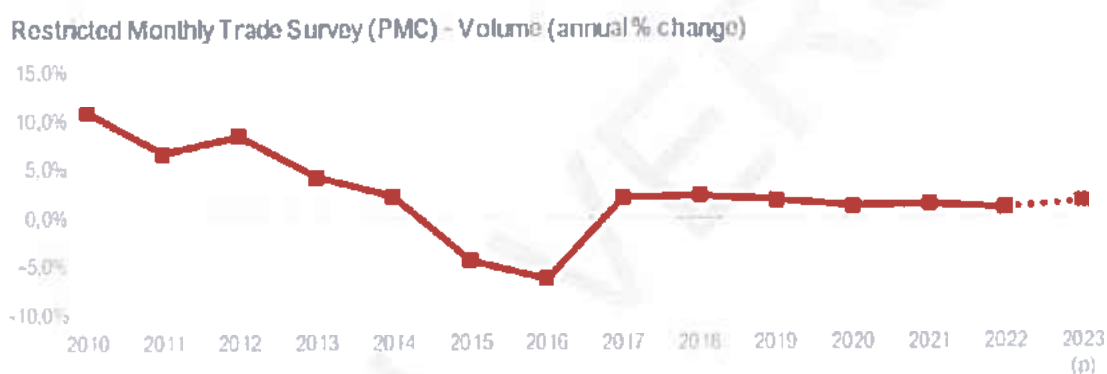
A number of factors influence the short and long-term value of any PP&E (property, plant, and equipment). A neighborhood analysis finds the factors that can affect the value of the property and its role in the neighborhood. The four primary forces that determine the supply and demand of real estate, and thus affect market value, are the environment, the government, social factors, and economic trends.

The study property is located in the city of São Paulo, in the area known as "Faria Lima", within metropolitan region of São Paulo.

Economic Scenario

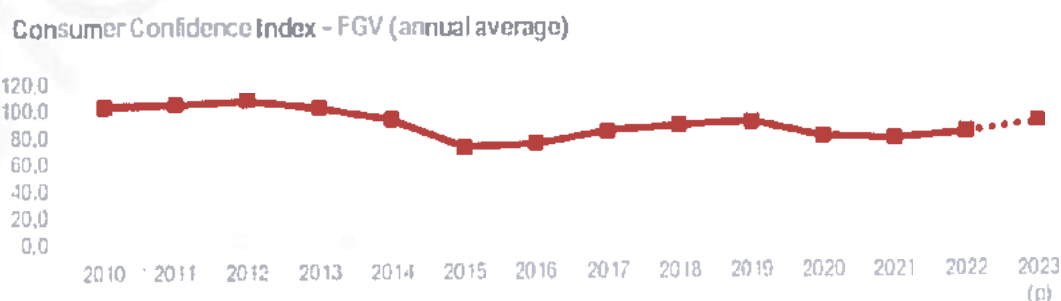
With regard to commerce, data from the Monthly Survey of Commerce (PMC) for the month of May 2023 showed a decrease of 1.0% compared to April in the volume of retail trade sales in the seasonally adjusted series.

The result was impacted by negative rates in four of the eight surveyed activities: Furniture and household appliances (-0.7%), Other articles for personal and domestic use (-2.3%), supermarkets, food products, beverages and tobacco (-3.2%) and Textiles, apparel and footwear (-3.3%). Performed in the positive field: Equipment and material for office, information technology and communication (1.1%), Fuels and lubricants (1.4%), Books, newspapers, magazines and stationery (1.7%) and Pharmaceutical, medical, orthopedics and perfumery (2.3%). Of the surveyed activities, Fuels and lubricants accumulates the highest growth in 12 months – 21.0%, followed by Books, newspapers, magazines and stationery (4.5%) and Pharmaceutical, medical, orthopedic and perfumery articles (3.9%). Thus, retail trade accumulates gains of 0.8% in 12 months.



Source: ICA Consultoria

The ICC (Consumer Confidence Index) for the month of June rose 4.1 points. The analysis by income range shows an increase in household confidence for the four income ranges: families with income up to BRL 2,100 (89.1), between BRL 2,100.01 and BRL 4,800 (84.3), between BRL 4,800 .01 BRL 9,600.00 (94.8) and above BRL 9,600.01 (97.2). This result was mainly impacted by the increase in the intention to consume durable goods. In addition, there was an improvement in expectations for the coming months, associated with the deceleration of inflation and the possibility of a drop in interest rates. Even so, the situation of household indebtedness and the difficulty in accessing credit partially justify the constant fluctuations in the indicator and the maintenance of the confidence level at historically low levels, making a sustained increase difficult.



Source: ICA Consultoria

Regarding the labor market, the unemployment rate for the quarter from March to May 2023 was 8.3%, a decrease of 0.3 p.p. compared to the quarter ended in February 2023, when the rate was 8.6%.

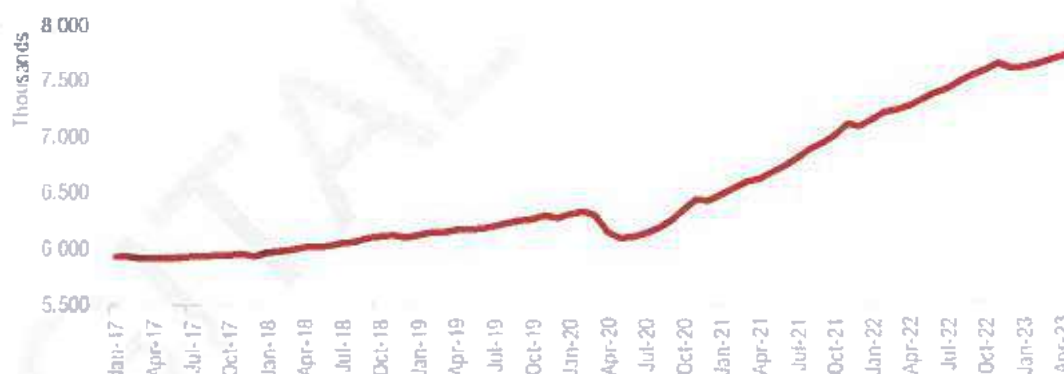
The result shows a decrease of 15.9% in the number of unemployed - 8.9 million people, compared to the same period of 2022 and an increase of 0.9% in the total employed population in the same comparison, reaching 98.4 million people.

In the quarterly comparison, there was a reduction in Agriculture, livestock, forest production, fishing and aquaculture (less 158 thousand people), and progress in public administration, defense, social security, education, human health and social services (more 429 thousand people). The informality rate was 38.9% of the employed population in the period, reaching the equivalent of 38.3 million people. Finally, according to data from the Novo CAGED (Record of Employees and Unemployed), the balance of formal jobs was 155,270 in May.

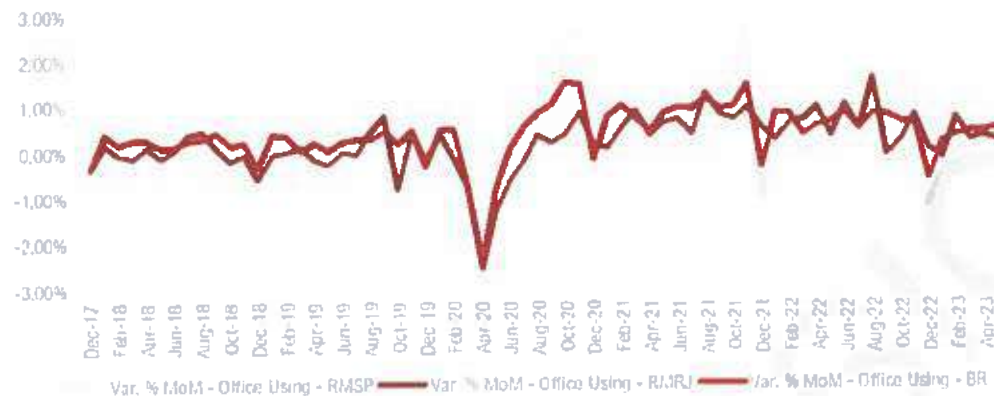
By segmenting the New CAGED by economic activities according to the CNAE (National Classification of Economic Activities) and considering the sectors that occupy corporate office spaces (Information, communication and financial, real estate, professional and administrative activities), we obtain the definition of Office Using. The indicator is equivalent to the number of employees in these sectors that use offices.

In the month of May, Office Using in Brazil was equivalent to 7.74 million workers, an increase of 5.77% in the annual comparison. The metropolitan region of São Paulo closed the month with 1.89 million workers and the metropolitan region of Rio de Janeiro 602 thousand, positive annual variations of 4.09% and 5.54%, respectively.

Office Using- Brazil



Source: CWT A11E

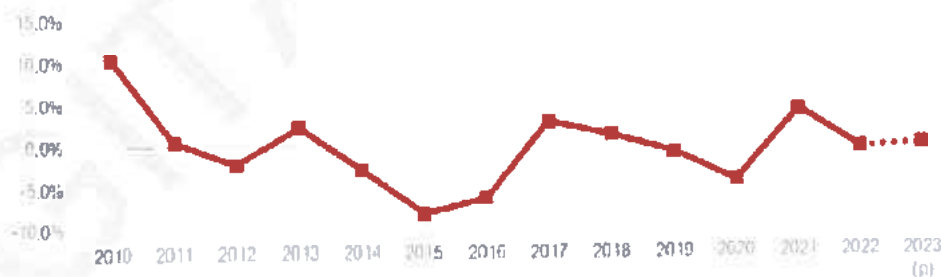
Variation% MoM – Office Using


Source: CVI MTL

In the sphere of industry, data from the Monthly Industrial Physical Production Survey (PIM-PF) for May showed an increase of 0.3% in industrial production compared to the previous month in the seasonally adjusted series.

As negative highlights in the result we have machinery and equipment; coke, petroleum products and biofuels; and motor vehicles, trailers and bodywork which fell, respectively, by 12.3%, 7.7% and 7.4%. Compared to May 2022, the industry grew by 1.9%.

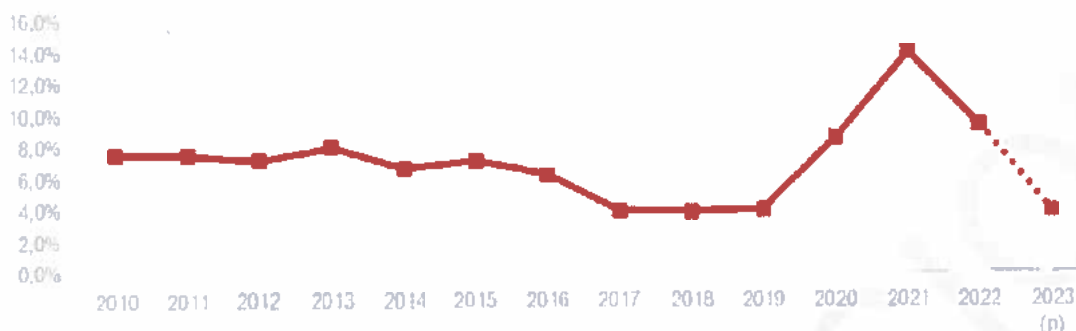
In June, the Industry Confidence Index (ICI) advanced by 1.1 points. The result was impacted by a slight improvement in the current macroeconomic situation and in the expectations for the coming months. Even so, possible difficulties related to demand and the disposal of inventories, especially in the durable and non-durable consumer goods categories, persist. In addition, the economic slowdown continues to worry businessmen, who estimate a drop in production and a negative scenario for business in the coming months.

Monthly Industrial Physical Production Survey - PIM-PF (annual % change)


Source: ICA Conduites

With regard to construction, in June the National Construction Cost Index – M (INCC-M) increased by 0.85% compared to the previous month and accumulates an increase of 4.29% in 12 months.

The Construction Confidence Index (ICST) remained stable in the month, changing by 0.1 point, reflecting worsening expectations and the current assessment. In addition, there was a worsening in demand expectations for the coming months. The Residential Buildings segment, however, presented a positive result in the month. It is worth noting that the sector's confidence ended this first half of the year below expectations in December 2022.

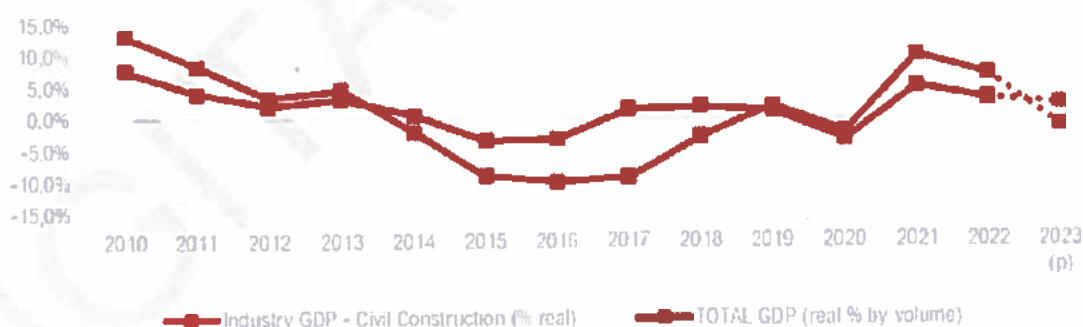
INCC-M - National Index of Construction Costs (% p.a.)


Source: LCA Consultores

Regarding economic activity, the IBC-Br (Central Bank Economic Activity Index), considered a preview of the GDP (Gross Domestic Product), decreased by 2.0% in May compared to April (seasonally adjusted data). In the year, the index accumulates high of 3.61% and in 12 months of 3.43%.

In the first quarter of 2022, GDP increased by 1.9%, totaling BRL 2.6 trillion. From the perspective of production, Agriculture and Livestock showed the greatest expansion with 21.6%, followed by the Services sector with 0.6%, while Industry closed with a drop of 0.1%. From the perspective of expenditure, Government Consumption grew by 0.3% and Household Consumption, by 0.2%. Investments (Gross Fixed Capital Formation), Exports of Goods and Services and Imports of Goods and Services decreased by 3.4%, 0.4% and 7.1%, respectively.

In view of this, LCA Consultores estimates GDP growth of 2.22% for 2023 and 1.54% for 2024. The Focus report (market median) of July 14, 2023 expects growth of 2.24% in 2023 and 1.30% in 2024.

Industry GDP - Civil Construction (% real) x TOTAL GDP (% real in volume)


Source: LCA Consultores

As for economic policy, in June, the COPOM determined to maintain the Selic rate at 13.75% p.a. while signaling a cut by August. Regarding the external environment, the Committee highlighted the persistence of inflation in the main economies and the signaling of most Central Banks that they will follow the cycle of monetary tightening for a long period, aiming to promote convergence to the targets and the containment of inflationary pressures. In addition, he emphasized the scenario of growing global uncertainty after the recent shocks to banks in the US and Europe, and informed that he continues to monitor the effects of the episodes on financial conditions.

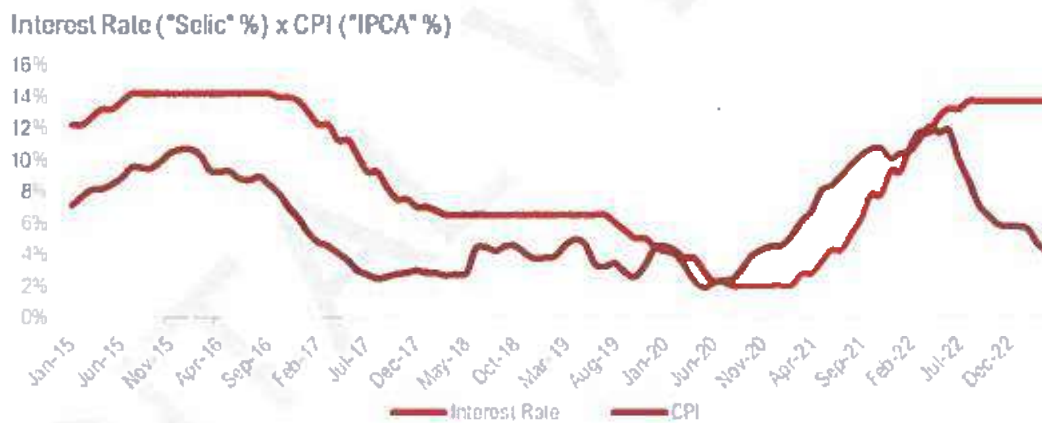
Regarding the domestic situation, inflation has recently reduced and inflation expectations for the end of the year and 2024 have also retreated but remain above the target. Furthermore, the Committee continued to reinforce the scenario of deceleration in activity, given the moderation of coincident activity indicators, even though the labor market shows some resilience. Regarding the fiscal framework, the committee will continue to monitor its unfolding in Congress, however, it pointed out that there was a reduction in uncertainty linked to extreme scenarios of evolution of the public debt.

The LCA projects a rate of 12.00% p.a. for 2023 and 9.75% p.a. for 2024. The Focus report of July 14, 2023 expects a rate of 12.00% p.a. in 2023 and 9.50% p.a. in 2024.

The Extended National Consumer Price Index (IPCA) was -0.08% in June and accumulates a high of 3.16% in 12 months.

The result for the month was influenced, above all, by the drop in the Food and Beverages group, which presented a variation of -0.66% and an impact of -0.14 p.p. in the index, followed by Transport, which fell by 0.41% and recorded an impact of -0.08 p.p. Food and Beverages was influenced by the decline in food prices at home (-1.07%). As for the Transport group, the decline was due to the drop in the prices of new (-2.76%) and used (-0.93%) cars, in addition to the retraction in fuel prices (-1.85%).

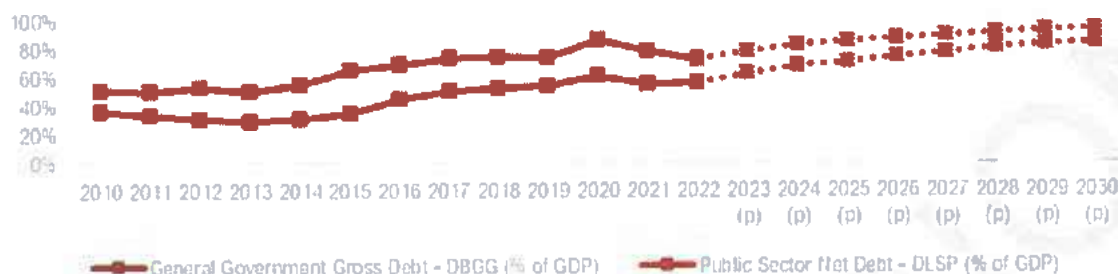
LCA projects inflation of 4.99% for 2023 and 4.03% for 2024. The Focus report of July 14, 2023 IPCA of 4.95% in 2023 and 3.92% in 2024.



Source: LCA Computeres

In the fiscal sphere, data released by the Central Bank of May 2023 show a primary deficit of the consolidated public sector of BRL 50.2 billion. In 12 months, the surplus was BRL 39.0 billion or 0.38% of GDP. Nominal interest appropriated from the sector totaled BRL 69.1 billion in the month and in 12 months, interest was BRL 695.6 billion (6.77% of GDP). Thus, the nominal result of the consolidated public sector in May was a deficit of BRL 119.2 billion and in 12 months the sector presented a nominal deficit of BRL 656.5 billion, 6.39% of GDP. The DLSP (Net Debt of the Public Sector) reached 57.8% of GDP (BRL 5.9 trillion), an increase of 0.8 p.p. The DBGG (Gross General Government Debt) increased by 0.7 p. p in relation to the previous month, reaching BRL 7.6 trillion, equivalent to 73.6% of GDP.

General Government Gross Debt - DBGG (% of GDP) X Public Sector Net Debt - DLSP (% of GDP)



Source: LCA Consultores

According to the LCA, the DLSP and DBGG projections for 2030 are 84.6% and 94.3% of GDP, respectively.

In June, the exchange rate remained below R\$/US\$5.00, reaching a low of R\$/US\$4.76 in the middle of the month. The appreciation of the exchange rate in the period is associated with the global weakening of the dollar, as well as relatively high commodity prices and a positive exchange rate, considering the interest rate differential between Brazil and other countries. In addition, the disclosure of the fiscal framework contributed to the reduction of domestic uncertainties related to the trajectory of the public debt and risk premiums, favoring exchange rate dynamics. The LCA forecast for the exchange rate in 2023 is R\$5.00.

Exchange rate x EMBI+ Brazil



Source: LCA Consultores

Finally, the EMBI+ Risco-Brasil closed June at 230 basis points, and the LCA projection for 2023 is 216 basis points.



BRAZIL	2015	2016	2017	2018	2019	2020	2021	2022	2023 (p)	2024 (p)
Economic Activity										
TOTAL GDP (in % annual by volume)	-3.56	-3.28	1.32	1.78	1.22	-3.88	4.80	2.90	2.22	1.54
Unemployment rate - PNADC, annual average (1991 to 2011) LCA reposition: % of EAP)	8.55	11.84	12.85	12.33	11.99	11.75	12.23	9.27	8.22	9.37
Retail (Volume, annual var %)	-4.35	-6.29	2.08	2.31	1.85	1.20	14.0	0.99	1.54	1.87
Industry (annual var %)	-8.21	-6.41	2.80	0.99	-1.10	-4.44	3.93	-0.70	-0.33	2.18
Prices										
IFCA - BDE (% pa)	10.87	6.29	2.95	3.75	4.31	4.52	10.00	5.78	4.95	4.03
IGPM - FGV (% pa)	10.54	7.17	-0.52	7.44	7.33	23.14	17.76	8.45	-2.83	4.53
IPA-M (% pa)	11.19	7.83	-2.54	9.42	9.09	31.84	20.88	5.27	-0.85	4.45
IPC-M (% pa)	10.23	6.26	3.13	4.12	3.79	4.82	9.32	4.32	4.41	4.03
INCC-M (% pa)	7.22	8.34	4.03	3.97	4.13	8.58	14.03	9.44	3.99	5.47
Interest rate, exchange rate and risk										
Selic (end of the year %)	14.25	13.75	7.05	6.50	4.50	2.00	9.25	13.75	12.00	9.75
R\$ US\$ (end of the year)	3.90	3.29	3.31	3.87	4.80	5.20	5.85	5.22	5.00	4.98
EMBI+ Brazil (end of the year basis points)	521.00	328.00	243.00	276.00	214.00	260.00	389.00	258.00	216.00	201.00

Rev. 04/07/2022

Source: LCA Consultoria

Neighborhood Analysis

MAP OF THE NEIGHBORHOOD WHERE THE PROPERTY IS LOCATED (NOT TO SCALE):



Source: Google Maps edited by Cushman & Wakefield

General Information

The property is located in the Faria Lima region of São Paulo. The surrounding neighborhoods are Itaim, Vila Olímpia and Pinheiros.

The neighborhood

The neighborhood has all city services and utilities, such as power, roads, mass transport, telephone, solid waste collection, drinking water, sewage collection, rainwater collection, mail and road cleaning and conservation.

Avenida Brigadeiro Faria Lima where the study property is located is a two-way road. There are four traffic lanes in each direction. This avenue is lit and paved in asphalt, with curbs and gutters. It gets a lot of automobile traffic.

The study property is located in a mixed neighborhood, where there are multiple family residences (high-rise apartments) and local trade and service establishments. The standard of construction is normally average to high.

Access

In general, this neighborhood is considered easy to reach via avenues Brig. Faria Lima and Juscelino Kubitschek.

The property lies on Avenida Faria Lima, which is connected to downtown São Paulo and other parts of the city via public (mainly buses and taxi cabs) and private (cars) transportation. Congonhas Airport in São Paulo is about 9km away and can be reached by car in about 20 minutes (off-peak). Guarulhos Airport (Cumbica) is, approximately, 31km away and can be reached by car in about 45 minutes (off-peak).

Market

Faria Lima

Faria Lima is one of the city's main neighborhoods for office space. The Law that determined the construction of the avenue was signed in 1968. In the early 1970s the first office buildings were built, changing what had been a residential neighborhood until that time. With no more significant pieces of land available on Avenida Paulista, Avenida Faria Lima emerged as an option for office buildings. Today, major corporations have their offices in this neighborhood, which is one of Sao Paulo's major financial hubs.

The neighborhood also has residential buildings (Jardins, Itaim) and stores, as well as offices. The oldest shopping center in the city - Shopping Iguatemi -, is located on Avenida Faria Lima, and remains one of the more upscale shopping options in the country. However, when we talk about Faria Lima as an office neighborhood, we mean the environs of Avenida Faria Lima Rebouças and Av. Eusébio Matoso up to where it meets a Av. Juscelino Kubitschek, or part of the extension that resulted from the Faria Lima Urban Development Operation. Some of the largest office buildings in the city are located here, such as Pátio Malzoni, Faria Lima Square and Miss Silvia Morizono.

Most of the inventory in this area is new, especially compared to some of the older business districts such as Avenida Paulista, and Av. Faria Lima between to where it crosses Av. Rebouças. There is ample public transportation in the region, including a subway line (Yellow), bike lanes, and numerous other options.

In addition to Av. Faria Lima, other major arteries in the region are Av. Pedroso de Moraes, Av. Cidade Jardim, Av. Presidente Juscelino Kubitschek, Av. Nove de Julho, Av. Rebouças and Av. Eusébio Matoso. These streets connect to Marginal Pinheiros, Av. Berrini, Itaim, Jardins, Pinheiros and Avenida Paulista, for example.

The main developments in the region are: Pátio Malzoni, Birmann 32 Seculum II, Faria Lima Financial Center, and Faria Lima Plaza, among others.

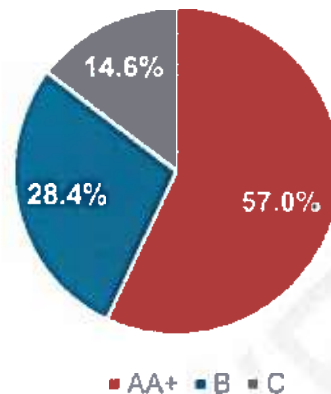
The region is the home of numerous major Brazilian and multinational companies such as Google, Itaú Unibanco, and BTG Pactual, among others.

ANALYSIS OF THE MARKET FOR OFFICE SPACE - FARIA LIMA

The following chart shows that right now 57.0% of the offices in Faria Lima are located in Class A and A+ buildings, and 28.4% in Class B buildings. Only 14.6% of the office space in the region is in Class C buildings.

Inventory per Class - Faria Lima

Source: Cushman & Wakefield



The following chart shows how the inventory of office space in São Paulo's CBDs has evolved over time, and the percentage located in Faria Lima compared to the total.

It is worth mentioning that the market in CBDs expanded significantly due to lower interest rates and easier credit, resulting in a very favorable scenario.

Faria Lima's share of the market peaked in 2013, when it reached 11.0%. After this it declined slowly, but went back up to 11% in 2020, when two new buildings were delivered. Its market share remained pretty much unchanged in 2021 as well, when 41 thousand m² of new office space were delivered. Another 15 thousand m² are expected for delivery in the third quarter of this year, whereas over 140 thousand will be delivered across all São Paulo CBDs, so Faria Lima will likely hold onto its market share.

The following chart shows net and gross absorption, new inventory delivered, and the vacancy rate in Faria Lima.

New Inventory (sqm) x Net Absorption (sqm) x Gross Absorption (sqm) x Vacancy (%) - Faria Lima

Source: Cushman & Wakefield



This is one of the most desirable office regions, and the vacancy rate fluctuates as new developments are delivered, or absorptions are higher than normal. This report covers the first quarter of 2023, with gross and net absorption - 36.5 thousand and 32.1 thousand m² respectively. The vacancy rate dropped 3.2 p.p. compared to 4Q22, ending at 13.4%. A significant amount of new office space was delivered in 2Q21 - 41.3 thousand m², all of it in Faria Lima Plaza. In this quarter the vacancy rate remained relatively unchanged, with net absorption close to zero and thus not impacting results.

The chart below shows past asking rents for office space in the Faria Lima neighborhood:

Asking Rent - Faria Lima

Source: Cushman & Wakefield



Clearly offices in Class A and A+ buildings along Faria Lima experienced an increase in asking rents, especially in 2Q20. This quarter the average asking rent in the region was R\$ 190,55/m²/month. Slight changes are largely due to changing tenants, high demand for office space, and limited availability in the region.

Average rents in Class B remained stable through 2H21, when they increased 20%. After this they remained stable until 2H22, when they went up to R\$ 98,05/m² and ended 1Q23 at R\$ 105,79/m². Rents in Class C buildings remained essentially constant during the period, at the end of the first quarter they averaged R\$ 46,62/m².

Analysis of the Study Property

Description of the Property

Below are the main property features

Below are the main property features

Land

The property has the following main characteristics:

- **Gross area land:** 17,180.80 sqm
- **Frontage:** The study property has frontage to the roads bellow:
 - Avenida Brigadeiro Faria Lima
- **Access:** In general, this neighborhood is considered easy to reach via avenues Brigadeiro Faria Lima, Juscelino Kubitschek, Nove de Julho and Santo Amaro. The access to the study property is considered good;
- **Soil Conditions:** We did not receive information regarding the soil. However, we assume that the soil has enough capacity to support the existing building. We did not observe evidence to the contrary during the survey of the property and the drainage is apparently adequate.
- **Shape:** The site is of irregular shape;
- **Potential for use:** The potential for using this site is excellent, compared to others in the neighborhood;
- **Topography:** The topography of the land is very good – flat;
- **Public Utilities:** The neighborhood has all basic urban infrastructure. There are:

▪ Potable water	▪ Sewage system
▪ Waste collection	▪ Road system
▪ Mail delivery	▪ Telephone
▪ Electricity	▪ Internet
▪ Rainwater drainage	▪ Mass transport
▪ Gas	▪ Cable TV
▪ Public lighting	
- **Visibility:** The visibility of this property is excellent compared to other buildings on the same street;

- **Location:** The location of the property is considered excellent;
- **Restrictions on land use:** We have not received information or documents that demonstrate easements or restrictions that may affect the use of the property, nor do we identify on the spot signs of invasions.

APPROXIMATE PROPERTY LIMITS (NOT TO SCALE):



Source: Google Earth Pro edited by Cushman & Wakefield

Note.: The area was given by the client; it was not measured in loco by our technician (or expert).

Buildings and Improvements

As seen on inspection, the property is the 3rd Floor, Rooms 52nd and 53rd, located at a building composed by 6 basement levels, ground floor and 19 typical floors.

The building Pátio Malzoni is classified as offices (Office Rooms), multi-occupied and has 66 parking spaces.

PATIO VICTOR MALZONI – SUMMARY OF THE EXISTING FEATURES



ITEMS	CHARACTERISTICS
Composition	Basement 6 levels, basically parking lot and technical areas
	Ground Floor Building administration, elevators hall to get to the parking lot and drop-off with valet
	Typical Floor 1st floor: reception and technical galleria; 2nd to 18th floor: typical office floors; 19th floor: office - duplex
Structure	Reinforced concrete
Floors	Reinforced concrete
Façade	Curtain glass
Pedestrian Access	Glass and metal
Windows	Aluminum
Windows Glass	Curtain wall
Roof	Flat, waterproofed slab
Vertical Circulation	34 elevators and emergency stairway
	33 social elevators from Atlas Schindler
	1 service elevator from Atlas Schindler
Cooling System	Type: Central HVAC
	Location: the refrigeration units are located in the basement
Emergency Power System	The emergency generator supplies all areas
Lights	Fluorescent
Fire Protection	Smoke detectors, sprinklers, hydrant system, fire extinguishers and fire brigade
Building Security	Internal and External Monitoring (CCTV)
Year built	2012
State of Repair	Between New and Fair

Apparent Age	5 years
Estimated lifetime	60 years
Remaining Lifetime	55 years

As for the interior finishes, we can highlight:

MAIN FINISHES

ITEMS	CHARACTERISTICS
Floor	Porcelain Tile, Granite floor and Raised floor
Walls	Painting
Linings	Plaster and Modular Ceiling

Area Chart

For calculation purposes, in this valuation we used the private area informed in the Registration, as follows:

AREA CHART

UNITS	BOMA AREA (sqm)	PRIVATE AREA (sqm)
Office 31	391.06	333.14
Office 32	373.65	323.68
Office 33	378.67	328.89
Office 34	391.06	333.14
Office 52	373.65	323.68
Office 53	378.67	328.89
Total	2,286.76	1,971.42

Source: Compiled by Cushman & Wakefield

Note: The private area was taken from the Registration and was not checked in loco.

Zoning

São Paulo is currently under the Zoning Law 16,402, dated March 22, 2016.

According to applicable legislation (Law 16,402/2016) and, the property is located in perimeter of ZM ("Zona Mista" or Mixed Zone), according to the map bellow.

PROPERTY LOCATION ON THE ZONING MAP (NOT TO SCALE):



Source: Department of Urban Planning of the Municipal Government of São Paulo

Restrictions Regarding Use

City, state and federal restrictions that generally apply to land use may be of two types:

- Restrictions regarding use
- Restrictions regarding occupancy

Restrictions on use are related to activities that may exist in a given area. In other words, restrictions as to the property main use: residential, commercial, industrial, or other activities.

Restrictions on occupancy are related to physical issues such as how setback from street and neighborhood, maximum built area, how much of the land can be built on, height limits, size of lot, minimum percent area taken up by streets, green and institutional areas etc.).

Occupancy restrictions are based on two main classical concepts:

- **Coverage Ratio:** this is the ratio between the building footprint (area occupied by the horizontal projection) and the site area; and
- **Floor Area Ratio (FAR):** this is the ratio between the computable gross floor area allowed for that property and the total area of the site.

Restrictions for ZM ("Zona Mista" or Mixed Zone).

Based on the data we gathered and an informal check with the agency responsible for city zoning, we prepared the following summary of the zoning standards that apply to the study property.

ZONING	
City governing the zoning:	São Paulo
Current Law	Law 16,402/2016
Zoning	ZM ("Zona Mista" or Mixed Zone)

ZONING RESTRICTIONS	
ITEM	RESTRICTION
Minimum plot Ratio	Built area may not exceed 1.0 time the total plot area
Maximum plot Ratio	Built area may not exceed 2.0 times the total plot area (it can be reached 4.0 times with purchase of CEPAC)
Coverage ratio	70.0%

Source: Compiled by Cushman & Wakefield

Conclusion

After considering all the physical characteristics of the property under study compared with other market, we conclude that the property under consideration may be considered appropriate to the market in which it operates.

Valuation

Valuation Process

The approach used complies with Brazilian Standards Association (ABNT – “Associação Brasileira de Normas Técnicas”) NBR 14.653-1/2001 - ABNT General Procedures 14,653-02/2011 - Urban Properties - and 14,653-4/2002 - Enterprises, as applicable.

The valuation procedures described in the standards above are designed to assess the value of an asset, its fruits, and rights, or the cost of the asset, as well as the method used to determine feasibility indicators.

Approach

According to NBR-14,653-1, the choice of approach depends on the nature of the property, the purpose of the valuation and the availability, quality and quantity of data collected in the market.

Below is a summary of the most common approaches in the standard:

Methods to Identify the Value of an Asset, Its Fruits and Rights

Sale/Lease Comparison Approach

This approach calculates the market value of an asset by adjusting the attributes of comparable elements in a sample. (NBR-14653-1, April/2001)

The data sample used must be, as much as possible, a reflection of similar properties in the market, compared to the study property. Data is processed using factors to adjust the model variables and explain pricing trends.

Residual Approach

This approach uses a feasibility study to establish the market value of an asset based on its highest and best use, using a hypothetical development of comparable characteristics to those of the asset in question, and the situation of the market of which it is part, with different feasible scenarios for the construction and marketing of the product. (NBR-14653-1, April/2001).

This approach assumes that efficient use of the property is one that is technically feasible and recommended for a particular location and reference date. Here again, market and neighborhood trends are taken into consideration, within the uses currently permitted under law.

Furthermore, as this such a development is merely hypothetical, we must not ignore the fact that market conditions when the development is ready to be sold or leased may be quite different from the market at the time the valuation hypothesis was formulated. Although we may design a variety of expected or likely economic scenarios, we cannot be certain of what the actual economic scenario will be, once the development is complete and ready for sale or lease.

Replacement Cost Approach

This approach calculates the value of an asset as the sum of the value of its components. If the object of the valuation is to determine the market value, then factors related to the sale must also be taken into consideration. (NBR-14653-1, April/2001)

In this approach, the appraised value may be the result of a combination of approaches and the value of the land. In this case, the duly depreciated cost to reproduce buildings and betterments is considered, as is the sales factor.

The sales factor determines the difference between the market value of an asset and the cost to rebuild or replace it. It may be greater or smaller than one, depending on the market at the time of the valuation.

Income Capitalization Approach

This approach establishes the value of an asset based on the present capitalization of the net revenue expected from the property under feasible scenarios. (NBR-14653-1, April/2001)

According to the standard, this approach must follow NBR 14653-2:2011 – Urban property and NBR 14653-4:2002 – Enterprises, depending on the property being appraised.

In this approach, revenue and expenses are estimated and a cash flow constructed using a minimum rate of attractiveness. The estimated value of the property is the current value of the cash flow discounted using the lowest attractive rate of return.

We point out that estimating the value of a property depends on revenue and expense premises, as well as the lowest attractive rate, which in turn is defined based on the availability of investment options in the capital market and on business risks. Thus, estimates may vary as a function of market volatility in general.

Methods to Identify the Cost of an Asset

Cost Comparison Approach

This approach establishes the cost of an asset by technically handling the attributes of a comparable set of properties in a sample. (NBR-14653-1, April/2001)

This approach uses a sample of similar properties and projects to build models using the procedures of the Sale/Lease Comparison Approach.

Assessed Cost Approach

This approach identifies the cost of an asset or of its parts using summary or analytical estimates based on the quantity of services included and their respective direct and indirect costs. (NBR-14653-1, April/2001)

This approach is used to calculate the cost to rebuild the property and may use the base unit cost of construction or an estimate. The source of the data must be mentioned.

Methods to Identify Feasibility Indicators of the Economic Use of a Development

The usual valuation procedures to determine feasibility indicators for the economic use of a given development are based on its projected cash flow, from which are obtained decision-making indicators based on the net present value and internal rate of return, among others. (NBR-14653-1, April/2001).

Survey

According to applicable standards, when planning a survey, the objective is to make up a representative sample of market data on properties that are as similar as possible to the study property, using all available evidence.

In this case, comparison elements were collected in a survey of the property market using newspaper classifieds, broker contacts, local property agents, owners, and other industry players. The standards require that elements for comparison have the following points of equivalence:

Equivalent Situation: Preference will be given to properties that share the geo-socio-economic situation, are in the same neighborhood and zoned the same.

Equivalent in Time: Whenever possible, comparison elements must refer to the same period in time as the valuation.

Equivalent Characteristics: Whenever possible, the properties used for comparison purposes must be similar to the study property in terms of their situation, extent of use, physical characteristics, suitability to their environment, utilization, etc.

Any one of the following data handling procedures may be used. Selection is normally a function of the volume of data and the quality of the information available.

Factor Handling: data smoothing using study-based factors and criteria for subsequent statistical analysis of a homogeneous data set.

Scientific methodology: empirical evidence treated using scientific methods resulting in a validated model of market behavior.

Valuation Specifications

According to NBR-14653-1 of April 2001, the specification of a valuation is related to the time required to complete it, the dedication of the valuation engineer, the market and the data available.

Indications of value may be specified in terms of the substantiation, underlying factors, or accuracy.

Underlying factors are related to the depth of the valuation. Accuracy is determined whenever it is possible to determine the degree of certainty of the valuation.

The objective of having the client define an initial desired level for substantiation is to determine the effort to be used in the valuation, but this does not guarantee that significant levels can be reached. Accuracy, on the other hand, depends exclusively on the characteristics of the market and the sample, and therefore cannot be set in principle.

Application of the Methodology

The calculation and analyses of market values are based on the physical characteristics of the study property and its location within its region.

The appraisal process is completed upon submission of the appraisal result according to the approach selected. When more than one approach is used, each one is judged based on its applicability and reliability, as well as the quantity and quality of the information available. Thus, the final value of the property may be based on a single approach or on a correlation of some or all of them.

In this case, we chose the Income Capitalization Approach by Discounted Cash Flow to determine the Market Value for sale the property.

The applicable methodology is basically a function of the nature of the asset being appraised, the purpose of the valuation and the availability, quality and quantity of the information collected in the market.

Determination of the Market Value for Sale – By Discounted Cash Flow

The model used for the valuation was the Income Capitalization Approach using a Discounted Cash Flow (DCF) for the enterprise lifecycle, which may be defined as the period of time during which it will be in operation. Projections are usually split into 2 parts:

- An explicit period, meaning a future period that is closer in time and thus easier to predict, normally 10 years;
- The Residual Value, equivalent to the remaining period in the lifetime of the asset. At this point, the future long-term cash flow is replaced with a single equivalent value at the end of the projected period (residual value).

The analytical model consists of calculating enterprise earnings before taxes. To determine the market value of the property, we have projected a 10-year cash flow.

Premises Adopted - operational cycle

For the cycle of operation, we consider premises that are based on trends and information about the office market in São Paulo.

CASH FLOW ANALYSIS						
GENERAL PREMISES						Note:
Cash flow starting date	Aug-2023					
Cash flow ending date	Jul-2033					
Period of analysis:	10 Years					
Real Growth (market rent)	0.00% (1 st year)					
	1.00% (2 nd year)					
	2.00% (as from 3 rd year)					
Real Growth (contract)	0.00% (1 st year)					
	0.50% (2 nd year)					
	1.00% (as from 3 rd year)					
NEW CONTRACTS PREMISES						Note:
Type of contract:	Not considered					The property is 100% occupied
Lease-up:	Not considered					The property is 100% occupied
Free Rent:	Not considered					The property is 100% occupied
Rent Discount:	Not considered					The property is 100% occupied
Lease Discount:	Not considered					The property is 100% occupied
Discount Period:	Not considered					The property is 100% occupied
Lease Commission:	Not considered					The property is 100% occupied
Market Base Rent:	RS 235 73					New contracts
RENT ROLL						
Floor	Tenant	BOMA Area (sqm)	Start	End	Rent (R\$/sqm)	Additional Information
Room 31	Cimed Industria De Medicamentos Ltda.	391.06	Oct/20	Oct/25	205.04	
Room 32	Solstic Capital Investimentos	373.65	Nov/20	Oct/25	226.93	

Room 33	Cimed Indústria De Medicamentos Ltda.	378.67	Oct/20	Oct/25	205.04
Room 34	Cimed Indústria De Medicamentos Ltda.	391.06	Oct/20	Oct/25	205.04
Room 52	Wardon Risk Corretora Seguros Ltda	373.65	Jun/18	Jun/28	224.72
Room 53	Boa Vista Investimentos e Participações S.A.	378.67	Jun/18	Jun/28	250.00
BOMA area (sqm)		2,286.76			
Potential Base Rent – 1 st month:		R\$ 501,434.90			
Potential Base Rent – 1 st year:		R\$ 6,017,218.85			
PIS/COFINS:		3.65%			
Credit Loss		1.00%			
RENEWAL PREMISES					Note
MARKET ASSUMPTION					
Renewal Probability		We considered that the contracts have 80.0% of renewal probability.			
Market Rent:		235.73	sqm BOMA area	Market value determined by the Direct Comparison Approach	
Rent Upon Renewal		Based on the last contract rent, market rent and renewal probability			
New Lease Term:		5 years			
Months Vacant		3	Months	At the moment of contract renewal, was considered a market assumption for reabsorption, based on the renewal probability	
Free Rent:		1	Months	At the moment of contract renewal, was considered a market assumption for free rent period, based on the renewal probability	
Lease Commission:		1	Month	Based on the renewal probability	
EXPENSES					Obs.
IPTU (Property Tax)		21.73	Per/sqm BOMA	According to market	
Common Charges		39.41	Per/sqm boma	According to market	
ARF:		1.00%			
CAPEX		Not considered			
Cash Allowance		Not considered			
insurance:		Not considered			
Administration fee		Not considered			

MISCELLANEOUS REVENUE

Note:

Miscellaneous Revenue	Not considered
-----------------------	----------------

FINANCIAL ASSUMPTIONS

Note:

Discount Rate	7.25%	Per year
	0.58%	Per month
Discount method:	Monthly	
Capitalization Rate:	6.75%	Per year
	0.55%	Per month
Stabilized Vacancy:	2.50%	
Capitalization year:	11 th	Year
Sale commission in perpetuity:	1.50%	

Discount Rate

The rate used to discount the 10 years operational cash flow and to calculate the present value reflects risk profile of:

- the external environment: the current situation of the real estate market in Brazil and in the area of influence, as well as the economic fundamentals of the country;
- The internal environment: the operating conditions and performance of the hospital and the equity structure of its investors.

For this valuation it was estimated a real discount rate (net of inflation) of 7.25% per year.

Cap Rate

For the exhaustion period, the Cap Rate for calculating the residual value is 6.75% per year.



VALUATION

Discounted Cash Flow

	Ano 1 Jul-24	Ano 2 Jul-25	Ano 3 Jul-26	Ano 4 Jul-27	Ano 5 Jul-28	Ano 6 Jul-29	Ano 7 Jul-30	Ano 8 Jul-31	Ano 9 Jul-32	Ano 10 Jul-33	Ano 11 Jul-34
Rent Revenue											
Potential Base Rent	6,017,219	6,017,219	6,138,631	6,135,542	6,147,057	6,211,925	6,211,925	6,457,231	6,511,260	6,532,011	6,643,050
Absorption & Turnover Vacancy			-365,331		-89,885			-403,355		-205,750	
Free Rent			-66,532		-37,000			-71,521			-39,186
Scheduled Base Rent	6,017,219	6,017,219	5,706,768	6,135,542	6,020,173	6,211,925	6,211,925	5,982,355	6,511,260	6,326,261	6,603,854
CPI Increases		4,419	14,516	58,889	111,948	109,236	172,447	100,539	94,206	150,624	111,790
Total Rental Revenue	6,017,219	6,021,638	5,721,284	6,194,431	6,132,121	6,321,160	6,384,372	6,082,893	6,605,467	6,477,005	6,715,644
Other Tenant Revenue											
Total Expense Recoveries	1,677,750	1,677,750	1,583,934	1,677,750	1,655,564	1,677,750	1,677,750	1,583,934	1,677,750	1,631,753	1,677,750
Total Other Tenant Revenue	1,677,750	1,677,750	1,583,934	1,677,750	1,655,564	1,677,750	1,677,750	1,583,934	1,677,750	1,631,753	1,677,750
Total Tenant Revenue	7,694,969	7,699,388	7,305,219	7,872,181	7,787,685	7,998,911	8,062,122	7,666,828	8,283,217	8,108,838	8,393,394
Potential Gross Revenue	7,694,969	7,699,388	7,305,219	7,872,181	7,787,685	7,998,911	8,062,122	7,666,828	8,283,217	8,108,838	8,393,394
Vacancy & Credit Loss											
Credit Loss	-60,172	-60,216	-57,213	-61,944	-61,321	-63,212	-63,844	-60,829	-66,055	-64,771	-67,156
Total Vacancy & Credit Loss	-60,172	-60,216	-57,213	-61,944	-61,321	-63,212	-63,844	-60,829	-66,055	-64,771	-67,156
Effective Gross Revenue	7,634,797	7,639,172	7,248,006	7,810,237	7,726,364	7,935,699	7,998,278	7,605,999	8,217,162	8,044,067	8,326,238
Operating Expenses											
Common Charges	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455	1,081,455
IPDU	596,296	596,296	596,296	596,296	596,296	596,296	596,296	596,296	596,296	596,296	596,296
PISCOPINS	219,628	219,628	208,297	223,947	219,736	226,735	226,735	218,356	237,661	230,909	241,041
Total Operating Expenses	1,897,379	1,897,379	1,886,047	1,901,697	1,897,486	1,904,485	1,904,485	1,896,106	1,915,411	1,908,659	1,918,791
Net Operating Income	5,737,418	5,741,793	5,361,959	5,908,540	5,828,878	6,031,214	6,093,793	5,709,893	6,301,751	6,135,409	6,407,447
Leasing Costs											
Leasing Commissions			66,532		37,000			71,521			39,186
Total Leasing Costs			66,532		37,000			71,521			39,186
Capital Expenditures											
ARF	60,172	60,172	57,068	61,355	60,202	62,119	62,119	59,824	65,113	63,263	66,039
Total Capital Expenditures	60,172	60,172	57,068	61,355	60,202	62,119	62,119	59,824	65,113	63,263	66,039
Total Leasing & Capital Costs	60,172	60,172	57,068	61,355	60,202	62,119	62,119	59,824	65,113	63,263	66,039
Cash Flow Before Debt Service	5,677,246	5,681,621	5,238,359	5,847,184	5,731,676	6,031,874	6,031,874	5,578,548	6,236,638	6,072,146	6,302,212

Discounted Cash Flow Result

The purpose of calculating NPV is to determine the maximum amount an investor would be willing to pay for the lot, assuming the investor would expect a hypothetical rate of return determined by applying the discount rate to the cash flows. Based on the premises above, we obtained the following values:

RESULTS – PATIO VICTOR MALZONI	
BOMA Area:	2,286.76 sqm
NPV	R\$ 86,581,734.00
NPV/BOMA sqm	R\$ 37,862.19

Determination of the Market Value for Lease – Direct Comparison of Market Data

As defined in article 8.2.2 of ABNT Standards NBR 14653-2: 2002, the Sale/Lease Comparison Approach defines the market value of an asset by technically manipulating the attributes of comparable elements of a sample.

The Comparison Approach uses the supply of similar properties for lease in the surrounding neighborhood. Supply is adjusted to smooth out the differences due to location, size, age, etc. Calculations are based on a standard unit of comparison, such as the price per square meter. Adjustments are applied to the unit of comparison selected, and this adjusted unit is used to compose the final total value. The reliability of this method depends on (i) the availability of similar properties for lease or sale; (ii) verification of the information available; (iii) the extent to which the supply is comparable; (v) the absence of legal, environmental, soil, or other factors that might affect the valuation.

To smooth out the unit values of comparable elements we used the following factors:

- **Location Factor:** This factor is used to adjust for physical characteristics such as location, socioeconomic level, commercial factors, accessibility, etc.
- **Supply Factor:** The presumed discount factor after negotiation of the initial offer.
- **Standard Factor:** This factor is used to adjust the physical characteristics of the property, such as the standard of construction, building infrastructure, property classification, etc.
- **Parking Factor:** This is the ratio between parking space and office space in comparable properties.
- **Depreciation Factor:** This factor adjusts for the obsolescence of buildings comparable to the study property. In this case, we used the Ross-Heidecke depreciation factor. A detailed explanation of this method is described below.

Depreciation criteria

Depreciation is the difference between the cost of new construction and the current value of a building. Depreciation describes the loss of value in three basic categories: (1) physical deterioration, (2) functional obsolescence and (3) obsolescence of the exterior.

- **Physical deterioration** is the result of wear and tear and of the environmental factors acting on the building, which reduce its value.
- **Functional obsolescence** is the decrease in value resulting from architectural factors that affect current utilization. This may be caused by changes over time that render parts of the structure, materials used or architectural design obsolete by current standards;
- **External obsolescence** is due to effects that, while adversely affecting its value, are not strictly related to the property itself. This includes changing use and occupancy regulations and unfavorable economic scenarios.

Ross-Heidecke physical depreciation criteria

The Ross-Heidecke methodology was developed to calculate physical depreciation as a result of building age and conservation. In practice, age is estimated as a percentage obtained by dividing the apparent age of a property by the economic lifetime estimated for that type of construction.

The state of repair is taken from the following table:

ROSS-HEIDECKE CRITERIA FOR STATE OF REPAIR

a	New	e	Simple repairs
b	Between new and fair	f	Simple to major repairs
c	Fair	g	Major repairs
d	Between fair and simple repairs	h	Between major repairs and no value

The next page contains the results of the survey and list the comparison elements used and how the sample was treated to determine the sale value of offices in the region.

OVERALL CHARACTERISTIC OF THE ELEMENTS OF COMPARISON AND THE STUDY PROPERTY

#	ADDRESS	TYPE OF PROPERTY	BOMA AREA (SQM)	PARKING SPACE	TRANSACTION	ASKING PRICE (R\$)	UNIT LEASE VALUE (R\$/SQM)	DATE	REAL ESTATE AGENCY	INFORMANT	PHONE	
A	Patric Victor Mazoni - Av Brigadiero Faria Lima, 3477 3rd floor, Room 52 and 53 São Paulo / SP - Brazil	Office (Office Rooms)	2.288,76	60	Study Property	-	-	Jul-23	-	-	-	
MARKET COMPARABLES												
1	Vera Cruz II - Av Brigadiero Faria Lima 4285, Room 902 Faria Lima - São Paulo/SP	Office (Office Room)	500,26	21	Offer	198.057,20	220,00	Jun-23	Fines	Patricia	11 (51) 306-7855	
2	Faria Lima Financial Center - Av Brigadiero Faria Lima 3400, Room 41 Faria Lima - São Paulo/SP	Office (Office Room)	1.573,99	26	Offer	371.822,60	236,10	Jul-23	Brookfield	Camilo	11 2549-9112	
3	Prata Faria Lima - Av Brigadiero Faria Lima 4221 7th floor Faria Lima - São Paulo/SP	Office (Corporate Floor)	1.102,16	34	Offer	231.453,60	210,00	Jun-23	Fines	Patricia	11 (51) 306-7855	
4	Barragem J2 - Av Brigadiero Faria Lima 3732, 20th floor Faria Lima - São Paulo/SP	Office (Corporate Floor)	2.100,28	51	Offer	619.562,60	295,00	Jun-23	CBRE	Maitheus	11 5185-1688	
5	São Paulo Corporate Towers - Torre Sul - Av Pres Juscelino Kubitschek 1009 3rd floor Faria Lima - São Paulo/SP	Office (Corporate Floor)	2.513,00	61	Offer	628.250,00	250,00	Jul-23	Itarero Vermelho	Eduardo	11 (51) 377-6163	
6	The City - JK 1455 - Av Pres Juscelino Kubitschek 1455 Room 81 Itam Bib - São Paulo/SP	Office (Office Room)	820,43	29	Offer	164.088,00	200,00	Jun-23	CBRE	Maitheus	11 5105-3329	
7	Complexo JK - Torre D - Av Pres Juscelino Kubitschek 2041, 24th floor JK - São Paulo/SP	Office (Corporate Floor)	1.539,40	32	Offer	338.668,00	220,00	Jul-23	SYN Prop & Tech	Danilo	11 (51) 377-6163	

Source Compiled by Cushman & Wakefield

ADJUSTMENT OF VALUES FOR LEASE

	OFFER	STANDARD	DEPRECIATION - ROSS HEIDECKE	PARKING	LOCATION	STANDARDIZED VALUE (RS/SQM)	CORRECTED VALUE (RS/SQM)
A	1.00	1.00	1.00	1.00	1.00		
MARKET COMPARABLES							
1	0.95	1.00 Similar	1.00 Similar	1.01 Inferior	1.05 Inferior	222.10	222.10
2	0.95	1.00 Similar	1.10 Inferior	1.02 Inferior	1.00 Similar	251.76	251.76
3	0.95	1.05 Inferior	1.00 Similar	1.00 Similar	1.05 Inferior	219.22	219.22
4	0.95	1.00 Similar	0.96 Superior	1.01 Inferior	1.00 Similar	271.18	271.18
5	0.95	1.00 Similar	1.00 Similar	1.01 Inferior	1.03 Inferior	245.33	245.33
6	0.95	1.02 Inferior	1.05 Inferior	1.00 Similar	1.05 Inferior	212.60	212.60
7	0.95	1.05 Inferior	1.00 Similar	1.01 Inferior	1.03 Inferior	227.88	227.88
Average						235.73	235.73

Source: Compiled by Cushman & Wakefield

COMPARABLES ADJUSTMENT

 Average unit value from the comparables (R\$/sqm) **233.01**
STANDARDIZATION

Upper limit (30%) 306.44

Lower limit (30%) 165.01

Proposed range 30.00%

Number of elements 7.00

ADJUSTMENT

Upper limit 247.19

Lower limit 224.27

Confidence Interval 80%

Significance level for Confidence Interval 20%

Confidence interval range 10%

Standard deviation 21.06

Distri. Student "t" 1.44

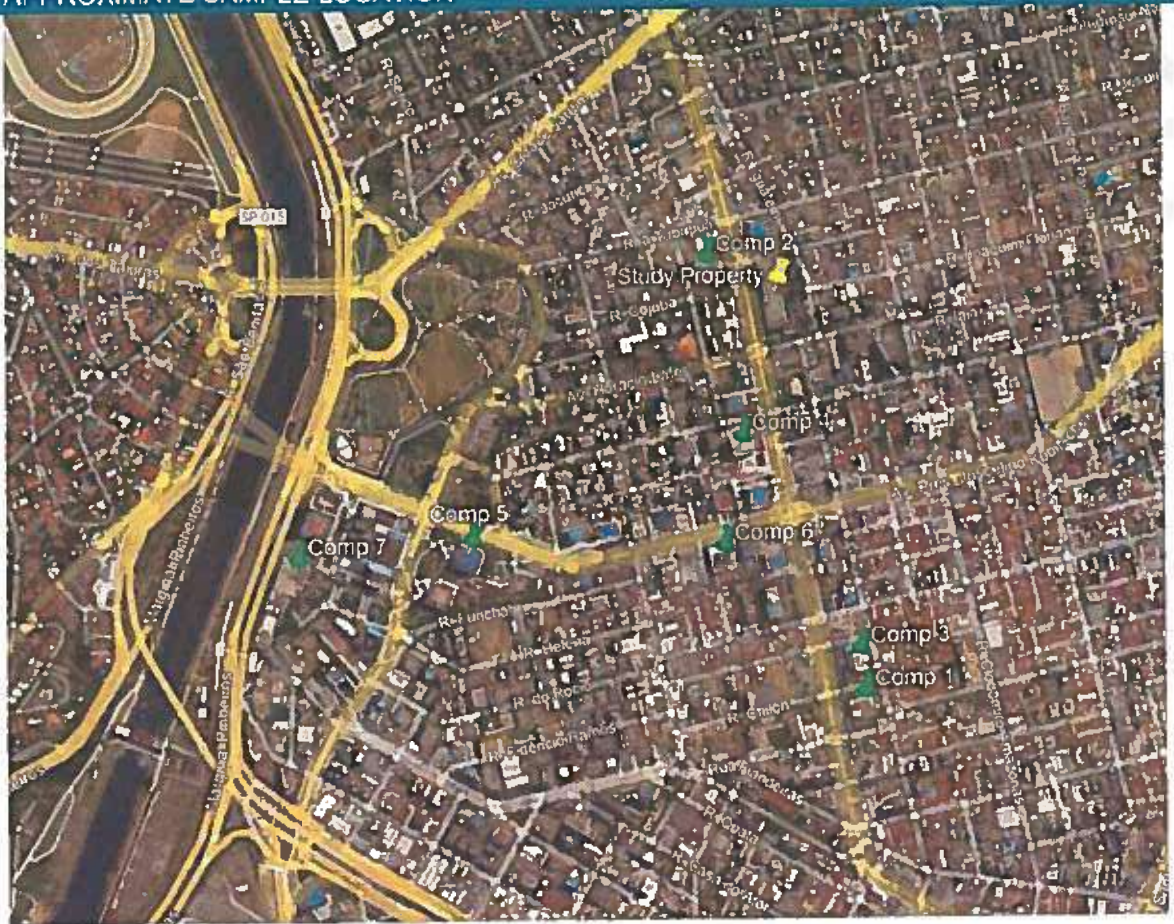
Number of elements after reorganization 7

Coefficient (Deviation / Mas): 0.09

Standardized Unit Value (R\$/sqm) 235.73
Adjusted Unit Value (R\$/sqm) 235.73
Lease Market Value (R\$) 539,047.49

Source: Compiled by Cushman & Wakefield

APPROXIMATE SAMPLE LOCATION



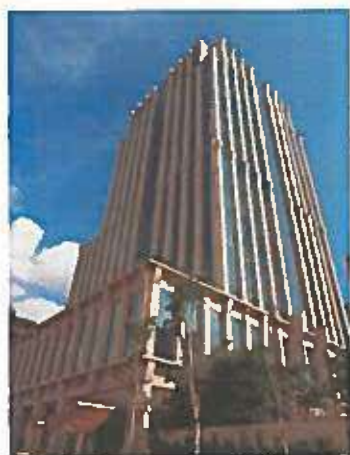
Source: Google Earth Pro, edited by Cushman & Wakefield

Comparable Analysis



Comparable 1

Vera Cruz II, located at Av. Brigadeiro Faria Lima 4285, Room 802, Faria Lima - São Paulo/SP, with 900.26 sqm of boma area and 21 parking spaces. The asking lease price for the unit is R\$ 220.00 /sqm of boma area.



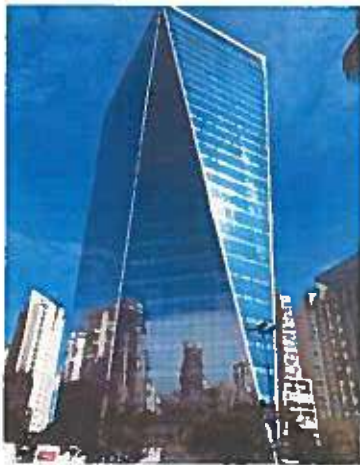
Comparable 2

Faria Lima Financial Center, located at Av. Brigadeiro Faria Lima 3400, Room 41, Faria Lima - São Paulo/SP, with 1,573.98 sqm of boma area and 26 parking spaces. The asking lease price for the unit is R\$ 236.10 /sqm of boma area.



Comparable 3

Praça Faria Lima, located at Av. Brigadeiro Faria Lima 4221, 7th floor, Faria Lima - São Paulo/SP, with 1,102.16 sqm of boma area and 34 parking spaces. The asking lease price for the unit is R\$ 210.00 /sqm of boma area.



Comparable 4

Birmann 32, located at Av. Brigadeiro Faria Lima 3732, 20th floor, Faria Lima - São Paulo/SP, with 2,100.28 sqm of boma area and 51 parking spaces. The asking lease price for the unit is R\$ 295.00 /sqm of boma area.



Comparable 5

São Paulo Corporate Towers - Torre Sul, located at Av. Pres. Juscelino Kubitschek 1909, 3rd floor, Faria Lima - São Paulo/SP, with 2,513.00 sqm of boma area and 61 parking spaces. The asking lease price for the unit is R\$ 250.00 /sqm of boma area.



Comparable 6

The City - JK 1455, located at Av. Pres. Juscelino Kubitschek 1909, 3rd floor, Itaim Bibi - São Paulo/SP, with 820.43 sqm of boma area and 25 parking spaces. The asking lease price for the unit is R\$ 200.00 /sqm of boma area.



Comparable 7

Complexo JK - Torre D, located at Av. Pres. Juscelino Kubitschek 2041, 24th floor, JK - São Paulo/SP, with 1,539.40 sqm of boma area and 32 parking spaces. The asking lease price for the unit is R\$ 220.00 /sqm of boma area.

Completion of market value for lease – Direct Comparison of Market Data

Our analysis of the comparable resulted in unit values ranging from R\$ 200.00/sqm to R\$ 295.00/sqm of boma area. The size of the comparable used in this analysis ranges from 820.43 sqm to 2,513.00 sqm of boma area. Thus, according to our calculations, our conclusion is that the market value for leasing, using the Direct Comparison Approach is:

DETERMINATION OF THE MARKET VALUE FOR LEASE – COMPARISON APPROACH

	Pátio Malzoni - Tower A
Unit Lease Value (R\$/sqm of BOMA Area)	235,73
BOMA Area (m ²)	2,286.76
Market Value for Lease (R\$)	539,000.00
Unit Value (R\$/sqm of Private area)	273.43
Private Area (sqm)	1,971.42

Source: Compiled by Cushman & Wakefield

Final Valuation Conclusion

Based on the request submitted, on the "Premises and Disclaimers" described in the Real Property Valuation Report, also according to the trends in the market where the property is located, to the technical specifications and to real estate market practices, the value of the study property on July 18, 2023, was:

PÁTIO VICTOR MALZONI

Market Value for Sale

R\$ 86,582,000.00 (Eighty-Six Million, Five Hundred Eighty-Two Thousand Reais)

BOMA Unit Value R\$/sqm 37,862.19

Private Unit Value R\$/sqm 43,918.46

Market Value for Lease

R\$ 539,000.00 (Five Hundred and Thirty-Nine Thousand Reais)

BOMA Unit Value R\$/sqm 235.73

Private Unit Value R\$/sqm 273.43

TA

JS

RS

RAC

Valuation Specification

The specifications reached in this valuation are shown below.

Valuation Specification – Office Comparison Approach for Lease

LEVEL OF SUBSTANTIATION IN CASE OF USING ADJUSTMENT BY FACTORS (TABLE 3, ABNT NBR 14653-2, MAR/2011)

ITEM	DESCRIPTION	RESULT	POINTS
1	Characterization of the study property	Complete as to the factors used in the adjustment	3
2	Minimum amount of market data used	5	2
3	Market data identification	Presentation of information related to all characteristics of the analyzed data	2
4	Acceptable range of adjustment for the factors cluster	0.80 to 1.25	3
SUM			10

* In case of using less than five market data, the acceptable range of adjustment is from 0.80 to 1.25, since it is desirable a less heterogeneous sample with a more reduced amount of market data

VALUATION FRAMEWORK ACCORDING TO ITS LEVEL OF SUBSTANTIATION IN CASE OF USING ADJUSTMENT BY FACTORS (TABLE 4, ABNT NBR 14653-2, MAR/2011)

LEVEL	III	II	I
Minimum points	10	6	4
Mandatory items	Items 2 and 4 at Level III, the remaining at least at Level II	Items 2 and 4 at Level II, the remaining at least at Level I	All items at least at Level I
AS TO THE SUBSTANTIATION, THE VALUATION WAS FRAMED AS:			LEVEL II

ACCURACY LEVEL IN CASE OF USING LINEAR REGRESSION OR ADJUSTMENT BY FACTORS (TABLE 5, ABNT NBR 14653-2, MAR/2011)

DESCRIPTION	LEVEL		
	III	II	I
Range of confidence interval of 80% around the central tendency estimate	<=30%	<=40%	<=50%
Confidence interval		9.72%	
AS TO THE SUBSTANTIATION, THE VALUATION WAS FRAMED AS			LEVEL III

Premises and Disclaimers

"Report" means the valuation or consulting report and conclusions stated therein, to which these Premises and Disclaimers refer

"Property" refers to the object of this valuation.

"C&W" is Cushman & Wakefield Negócios Imobiliários Ltda., the issuer of this full valuation report.

"Appraisers" are the C&W employees who prepared and signed this report.

"Contracting Party" is the company that requested the report and to whom it is addressed.

The work leading up to this report was based on the following assumptions and conditions:

- The information contained in the Report or upon which the Report is based has been gathered from surveys and third parties, sources the Appraiser assumes to be reliable and accurate. The Contracting Party and/or enterprise administrator may have provided some of this information. Neither the Appraiser nor C&W shall be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters. Any authorized user of the Report is obligated to bring to the attention of C&W any inaccuracies or errors that it believes are contained in the Report;
- The land and/or built areas are based on data provided by the Contracting Party and/or enterprise administration, as mentioned herein. None of this data was checked by the appraiser on-site;
- The documents provided were not analyzed from a legal viewpoint, therefore we take no responsibility for legal descriptions or legal issues that require legal expertise or specialized knowledge beyond that of a real estate appraiser;
- No structural analyses of the existing buildings and foundations were conducted;
- Likewise, we did not test or calibrate any type of equipment or facilities existing on the property and required for proper operation, but assumed all to be in perfect running order;
- The physical condition of the improvements considered by the Report is based on visual inspection by the Appraiser. C&W assumes no responsibility for the soundness of structural components or for the condition of mechanical equipment, plumbing or electrical components;
- For the purposes of calculating value, we have assumed that all property titles are in good order and free of any lien or encumbrance;
- The opinion of value is based only on the data listed herein. External and market factors, or elements related to the property itself may significantly affect the valuation conclusions;
- We stress that the values determined in our valuation are based on Valuation Engineering methodology, procedures and criteria, and are not intended as exact figures but rather as the most likely amount for which the property would be willingly and knowingly traded on a particular reference date, given the prevailing market situation;

- The Report is to be used in a whole and not in part. No part of the Report shall be used in conjunction with any other analyses. Publication of the Report or any portion thereof without the prior written consent of C&W is prohibited. Except as otherwise stated in the agreement between the Contracting Party and C&W, this report is for internal use only, and only for the purposes for which it was prepared. The Report may not be used by any persons other than the party or parties to whom it is addressed. Should disclosure be allowed, the full report must be disclosed. If any data is reproduced the source must be informed under penalty of application of the civil and criminal penalties for violation of copyright;
- Except as may be otherwise stated in the letter of engagement, the Appraiser shall not be required to give testimony in any court or administrative proceeding relating to the Property or the Valuation;
- The Report assumes (a) responsible ownership and competent management of the property, (b) no property condition/situation that is hidden or unapparent that would make the property more or less valuable (C&W assumes no responsibility for such conditions or for arranging the engineering studies that may be required to uncover them), (c) full compliance with all applicable zoning laws and all federal, state and city laws unless non-compliance has been revealed and considered in this Report, and (d) all of the required permits, occupancy certificates and other government consents have been or may be obtained and renewed for any of the uses on which the opinion of value in this Report is based;
- The forecasted potential gross profit, if any, described herein is based on lease summaries provided by the owner of the property or by third parties;
- The forecasts of income and expenses are not predictions of the future. Rather, they are the Appraiser's best opinions of current market thinking on future income and expenses. The Appraiser and C&W make no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the Appraiser's task to predict or in any way warrant the conditions of a future real estate market; the Appraiser can only reflect what the investment community, as of the date of the Report, envisages for the future in terms of rental rates, expenses and supply and demand;
- Environmental studies and reports as well as ground contamination are outside the scope of this effort;
- Unless otherwise stated in the Report, the existence of potentially hazardous or toxic materials that may have been used in the construction or maintenance of the improvements or may be located at or about the Property was not considered in arriving at the opinion of value. These materials may adversely affect the value of the Property. The Appraisers are not qualified to detect such substances. C&W recommends that an environmental expert be employed to determine the impact of these matters on the opinion of value;
- Unless stated otherwise in this Report, we received no soil analysis report. We are assuming that the soil is able to support the existing or proposed structures. We found no evidence to the contrary during our property inspection. Drainage seems to be adequate;
- Unless stated otherwise in this Report, we were not provided with a survey of any swamp or watershed. If future engineering data reveals the existence of such regulated zones, this could affect the value of the property. We recommend a survey by a qualified engineer;
- Unless stated otherwise in this Report, we have not inspected the roof, nor have we made a detailed inspection of the mechanical systems. The appraisers are not qualified to issue an opinion on the suitability or condition of these components. We recommend hiring an expert in this field if detailed data is required;
- If the Report is submitted to a lender or investor with the prior approval of C&W, such party should consider this Report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall investment decision. Such lender or investor is specifically cautioned to understand all Extraordinary Assumptions and Hypothetical Conditions and the Premises and Disclaimers incorporated in this Report;
- C&W's liability is limited to direct damages caused by the services rendered;
- By use of this Report each party that uses this Report agrees to be bound by all of the Premises and Disclaimers, Hypothetical Conditions and Extraordinary Assumptions stated herein.

Certification of Valuation

- We certify that, to the best of our knowledge and belief:
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results;
- The statements of fact contained in this report are true and correct.
- Rodrigo Silva and Rogério Cerreti, MRICS did not inspect the property that is the subject of this Report;
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of ABNT NBR 14.653:2001;
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this valuation.

Thamires Angelin

Thamires Angelin | Aug 9, 2023 10:53 ADT

Thamires Angelin
Coordinator - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

Jeniffer Silva

Jeniffer Silva | Aug 9, 2023 10:56 ADT

Jeniffer Silva
Consultant - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

Rodrigo da Silva

Rodrigo da Silva | Aug 9, 2023 10:58 ADT

Rodrigo da Silva
Manager - Office and Special Projects
Valuation & Advisory
Cushman & Wakefield, Brazil

Rogério A. Cerreti

Rogério A. Cerreti | Aug 9, 2023 10:53 ADT

Rogério Cerreti, MRICS, RICS Registered
Valuer
Director, Valuation & Advisory
CAU n° 50812-8
Cushman & Wakefield, South America

Appendix

Appendix A: Provided documentation

Appendix B: Technical definitions

Appendix A: Provided documentation

DIGITAL VERSION

matrícula

183.551

fls.

01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 31, localizado no 3º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito – Jardim Paulista, possui a área privativa total de 333,140m², a área de uso comum de 562,528m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 895,668m², correspondendo-lhe uma fração ideal do terreno de 0,0042655. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%), e BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matrícula aberta de Ofício).


Maria Rita S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

continua no verso

matricula

183.551

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. nº 176.187, feito em 02 de junho de 2008; e, R.05/Mat. nº 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. nº 178.895, e averbação feita sob o nº 07/Mat. nº 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ nº 05.723.056/0001-98, com sede na Rua da Carreira nº 138, 2º andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ nº 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, sala 8, Vila Olímpia; b) De averbação feita sob o nº 02, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução nº 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o nº 10.431, no Livro nº 3 - Registro Auxiliar, deste Registro; e, c) De averbação feita sob o nº 03, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução nº 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o nº 10.432, no Livro nº 3 - Registro Auxiliar, deste Registro.

 Maria Rosa S. C. de Saes
Oficial

continua na ficha 02

matrícula

183.551

folha

02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, CNPJ nº 15.300.854/0001-60, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala C, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.

Carla Soltano C. dos Santos
Substituta da Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.

Carla Soltano C. dos Santos
Substituta da Oficial

R.04/

Data: 18/JANEIRO/2016

PROT.513.451

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E.**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede elcita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Heaulec 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V.**, empresa privada de responsabilidade limitada, constituída conforme legislação vigente na

continua no verso

matrícula

183.551

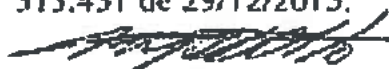
ficha

02

verso

CNS: 11.349-8

Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.344.079,89, equivalente a R\$9.231.689,84, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.451 de 29/12/2015.



Maria Rosa S. B. dos Santos
Diretora

Av.05/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, @PF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1

continua na ficha 3

matricula

183.551

ficha

03

IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substitua da Oficial

Av.06/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.05, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE

continua no verso

matricula

183.551

ficha

03

verso

CNS: 11.349-8

LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.

 **Carlos S. C. Santos**
Oficial Substituta

Av.07/

Data: 05/JANEIRO/2022

Verificou-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 500 220 de 08/04/2021. Selo Digital: 113498331000000057257822Z.


Ivan Jacopetti do Lago, registrador.

Av.08/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0182-6, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.09 Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057259022D.


Ivan Jacopetti do Lago, registrador.

continua na ficha 4

matrícula

183.551

ficha

04

Av.09/

Data: 05/ JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls 003, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226422401, já qualificada, transmitiu a título de dação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.04, pelo valor de R\$12.185.400,00, ficando em consequência consolidada a propriedade em em nome da credora **Orascom Investment Holding SAE**. (Valor de referência: R\$7.663.539,00), Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057259122B.

Ivan Jacopetti do Lago, registrador.

matrícula
183.552

ficha
01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 32, localizado no 3º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito - Jardim Paulista, possui a área privativa total de 323,680m², a área de uso comum de 558,111m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 881,791m², correspondendo-lhe uma fração ideal do terreno de 0,0042084. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matrícula aberta de Ofício).

 Marta Rosa S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

continua no verso

matrícula

183.552

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. nº 176.187, feito em 02 de junho de 2008; e, R.05/Mat. nº 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. nº 178.895, e averbação feita sob o nº 07/Mat. nº 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ nº 05.723.056/0001-98, com sede na Rua da Carreira nº 138, 2º andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ nº 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, sala 8, Vila Olímpia; b) De averbação feita sob o nº 02, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução nº 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o nº 10.431, no Livro nº 3 – Registro Auxiliar, deste Registro; e, c) De averbação feita sob o nº 03, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução nº 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o nº 10.432, no Livro nº 3 – Registro Auxiliar, deste Registro.



Maria Rosa S. C. dos Santos
Oraza

continua na ficha 02

matrícula
183.552ficha
02

R.02/

Data: 27/MARÇO/2013

PROT 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala C, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.

Carla Sottano C. dos Santos
Substituta da Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.

Carla Sottano C. dos Santos
Substituta da Oficial

R.04/

Data: 18/ JANEIRO/2016

PROT.513.450

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E., sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por BLUE STONE (NETHERLANDS) INVESTMENT CO B.V., empresa privada de responsabilidade limitada, constituída conforme legislação vigente na

continua no verso

matricula

183.552

ficha

02

verso

CNS: 11.349-8

Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.277.516,30, equivalente a R\$8.969.542,44, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.450 de 29/12/2015.


Maria Rosa S. C. dos Santos
Oicialis

Av.05/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJ ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1

continua na ficha 3

matrícula

183.552

ficha

03

IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (excutados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substituta do Oficial

Av.06/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.05, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061.501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE

continua no verso

matricula

183.552

ficha

03

verso

CNS: 11.349-8

LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017

 Carla S. C. Santos
Oficial Substituto

Av.07/

Data: 05/JANEIRO/2022

Verifica-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600.220 de 08/04/2021. Selo Digital: 113498331000000057257922X.

 Ivan Jacopetti do Lago, registrador.

Av.08/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0183-4, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.09. Protocolo nº 614.456 de 06/12/2021. Selo Digital: 1134983310000000572592229.

 Ivan Jacopetti do Lago, registrador.

continua na ficha 1

matrícula

183.552

folha

04

Av.09/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls. 003, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226422401, já qualificada, transmitiu a título de doação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.04, pelo valor de R\$11.839.400,00, ficando em consequência consolidada a propriedade em em nome da credora **Orascom Investment Holding SAE**. (Valor de referência: R\$7.523.742,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 1134983310000000572593227.

Ivan Jacopetti do Lago, registrador.

matrícula
183.553ficha
01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 33, localizado no 3º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito – Jardim Paulista, possui a área privativa total de 328,890m², a área de uso comum de 561,510m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 890,400m², correspondendo-lhe uma fração ideal do terreno de 0,0042524. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matrícula aberta de Ofício).


Maria Rosa S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

matrícula

183.553

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. nº 176.187, feito em 02 de junho de 2008; e, R.05/Mat. nº 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. nº 178.895, e averbação feita sob o nº 07/Mat. nº 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ nº 05.723.056/0001-98, com sede na Rua da Carreira nº 138, 2º andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ nº 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, sala 8, Vila Olímpia; b) De averbação feita sob o nº 02, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução nº 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o nº 10.431, no Livro nº 3 – Registro Auxiliar, deste Registro; e, c) De averbação feita sob o nº 03, em 30 de junho de 2008, na matrícula nº 176.203, mencionada na Av.02/Mat. nº 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução nº 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o nº 10.432, no Livro nº 3 – Registro Auxiliar, deste Registro.



Maria Rosa S. C. dos Santos
Oficial

continua na ficha 02

matrícula
183.553fls.
02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, CNPJ nº 15.300.854/0001-60, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala C, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.

Carla Soltano C. dos Santos
Substituta do Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.

Carla Soltano C. dos Santos
Substituta do Oficial

R.04/

Data: 18/JANEIRO/2016

PROT.513.453

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V.** empresa privada de responsabilidade limitada, constituída conforme legislação vigente na

continua no verso

matrícula

183.553

ficha

02

verso

CNS: 11.349-8

Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.314.175,53, equivalente a R\$9.113.917,49, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97, e demais cláusulas e condições constantes do título. Protocolo nº 513.453 de 29/12/2015.


Maria Rosa S. C. dos Santos
Oficial

Av.05/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1

continua na ficha 3

matricula

183.553

ficha

03

IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substituta do Oficial

Av.06/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.05, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE

continua no verso

matricula

183.553

ficha

03

CNS: 11.349-8

LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59,
ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN
EMPREENHIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao
despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.

 S. C. Santos
Ofic. Substituta

Av.07/

Data: 05/JANEIRO/2022

Verifica-se que ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE passou a denominar-se ORASCOM INVESTMENT HOLDING SAE, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600-220 de 08/04/2021. Selo Digital: 113498331000000057258022E.


Ivan Jacopetti do Lago, registrador.

Av.08/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0184-2, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.09. Protocolo nº 614.436 de 06/12/2021. Selo Digital: 1134983310000000572594225.


Ivan Jacopetti do Lago, registrador.

continua na ficha 4

matrícula

183.553

ficha

04

Av. 09/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls. 003, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226422401, já qualificada, transmitiu a título de dação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.04, pelo valor de R\$12.029.900,00, ficando em consequência consolidada a propriedade em em nome da credora Orascom Investment Holding SAE. (Valor de referência: R\$7.635.439,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 1134983310000000572595223.

Ivan Jacopetti do Lago, registrador.

matrícula
183.554

fiche
01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 34, localizado no 3º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito - Jardim Paulista, possui a área privativa total de 333,140m², a área de uso comum de 562,528m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 895,668m², correspondendo-lhe uma fração ideal do terreno de 0,0042655. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matricula aberta de Ofício).


Maria Rosa S. B. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

continua no verso

matrícula

183.554

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. n° 176.187, feito em 02 de junho de 2008; e, R.05/Mat. n° 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. n° 178.895, e averbação feita sob o n° 07/Mat. n° 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ n° 05.723.056/0001-98, com sede na Rua da Carreira n° 138, 2° andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ n° 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos n° 213, 1° andar, sala 8, Vila Olímpia; b) De averbação feita sob o n° 02, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução n° 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o n° 10.431, no Livro n° 3 – Registro Auxiliar, deste Registro; c, c) De averbação feita sob o n° 03, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução n° 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o n° 10.432, no Livro n° 3 – Registro Auxiliar, deste Registro.



Maria Rosa S. C. dos Santos
Ovidato

continua na ficha 02

matrícula

183.554

folha

02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, CNPJ nº 15.300.854/0001-60, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala C, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.

Carla Sattano C. dos Santos
Substituto de Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.

Carla Sattano C. dos Santos
Substituto de Oficial

R.04/

Data: 18/JANEIRO/2016

PROT.513.454

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E.**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V.**, empresa privada de responsabilidade limitada, constituída conforme legislação vigente na

continua no verso

matricula

183.554

ficha

02

verso

CNS: 11.349-8

Holanda, com sede na Zuidplein 116, Tower H, level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.344.079,89, equivalente a R\$9.231.689,84, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.454 de 29/12/2015


Maria Rosa S. C. das Santos
Diretora

Av.05/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1

continua na ficha 3

matricula

183.554

ficha

03

IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substitua do Oficial

Av.06/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.05, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE

continua no verso

matricula

183.554

flcha

03

verso

CNS: 11.349-8

LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59,
ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN
EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao
r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.

 S. C. Santos
Oficial Substituto

Av.07/

Data: 05/JANEIRO/2022

Verifica-se que ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING
SAE passou a denominar-se ORASCOM INVESTMENTTM HOLDING SAE, atualmente
sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet
Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo,
Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de
junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018,
apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e
errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi,
matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em
microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no
registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos
e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de
2021. Protocolo nº 600.220 de 08/04/2021. Selo Digital: 11349833100000057258122C.


Ivan Jacopetti do Lago, registrador.

Av.08/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº
299.014.0185-0, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura
do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.09,
Protocolo nº 614.455 de 06/12/2021. Selo Digital: 113498331000000572596221.


Ivan Jacopetti do Lago, registrador.

matrícula

183.554

ficha

04

Av.09/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, Livro nº 11.306, fls. 003, **VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL, LTDA.**, NIRE 35226422401, já qualificada, transmitiu a título de dação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.04, pelo valor de R\$12.185.400,00, ficando em consequência consolidada a propriedade em nome da credora **Orascom Investment Holding SAE**. (Valor de referência: R\$7.663.539,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057259722Z.

Ivan Jacopetti do Lago, registrador.

matrícula
183.560ficha
01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 52, localizado no 5º pavimento tipo da TORRE NORTE do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito - Jardim Paulista, possui a área privativa total de 323,680m², a área de uso comum de 558,111m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 881,791m², correspondendo-lhe uma fração ideal do terreno de 0,0042084. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (*especificação*), feito em 22 de janeiro de 2013, neste Registro. (*Matricula aberta de Ofício*).


Maria Rosa S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

continua no verso

matrícula

183.560

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. n° 176.187, feito em 02 de junho de 2008; e, R.05/Mat. n° 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. n° 178.895, e averbação feita sob o n° 07/Mat. n° 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ n° 05.723.056/0001-98, com sede na Rua da Carreira n° 138, 2° andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; e, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ n° 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos n° 213, 1° andar, sala 8, Vila Olímpia; b) De averbação feita sob o n° 02, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução n° 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o n° 10.431, no Livro n° 3 - Registro Auxiliar, deste Registro; e, c) De averbação feita sob o n° 03, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução n° 05/CONPRES/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o n° 10.432, no Livro n° 3 - Registro Auxiliar, deste Registro.



Maria Rosa S. C. dos Santos
Ocidenta

continua na ficha 02

matricula
183.560ficha
02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.031, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRASCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a **VICTOIRE S IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, CNPJ nº 15.536.933/0001-75, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala E, Vila Olimpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00, em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.



Carla Sottano C. dos Santos
Substituta do Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A.** e **VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02.



Carla Sottano C. dos Santos
Substituta do Oficial

R.04/

Data: 28/AGOSTO/2013

PROT. 474.707

Por escritura de 22 de agosto de 2013, de notas do 12º Tabelião desta Capital, livro nº 3.163, fls. 29, **VICTOIRE S IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, representada por Sami Arap Sobrinho, CPF/MF nº 076.204.438-19, nos termos da procuração mencionada no título, alienou fiduciariamente ao **BANCO PINE S.A.**, CNPJ nº 62.144.175/0001-20, com sede nesta Capital, na Avenida das Nações Unidas nº 8.501, 29º andar, o imóvel desta matrícula, para garantia da dívida decorrente da Cédula de Crédito Bancário Mútuo nº 0193/13, emitida em 22 de agosto de 2013, no valor de R\$17.252.741,51, pagável por meio de 01

continua no verso

matricula
183.560

ficha
02
verso

CNS: 11.349-8

única parcela, com vencimento previsto para o dia 20 de fevereiro de 2015. Prazo de Carência: 05 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Fazem parte da presente garantia outros imóveis constantes do título.

Augusto Guilherme Santos C. dos Santos
Substituto da Oficial

Av.05/

Data: 15/ABRIL/2015

PROT. 501.288

Por escritura de 12 de março de 2015, de notas do 12º Tabelião desta Capital, livro nº 3.325, fls. 253, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA**, na qualidade de devedora fiduciante, e **BANCO PINE S.A.**, na qualidade de credor fiduciário, já qualificados, de pleno e comum acordo aditam a escritura de 22 de agosto de 2013, registrada sob o nº 04 nesta matrícula, para constar que por meio do Aditamento à Cédula de Crédito Bancário – CCB – Mútuo de nº 0193/13A, emitido em 20 de fevereiro de 2015, as partes contratantes resolveram alterar alguns termos e condições originalmente pactuados na Cédula, em razão do pagamento dos encargos pela devedora, restando em 20 de fevereiro de 2015 o saldo devedor de R\$17.252.741,51, pelo qual a devedora obrigou-se e comprometeu-se a pagá-lo por meio de 1 parcela no valor de R\$17.252.741,51 + encargos, com vencimento em 21 de maio de 2015; ficam ratificados todos os demais termos, cláusulas, relações e dizeres. Protocolo nº 501.288 de 08/04/2015.

Maria Rosa S. C. dos Santos
Oficial

Av.06/

Data: 03/JUNHO/2015

PROT. 503.783

Por escritura de 28 de maio de 2015, de notas do 12º Tabelião desta Capital, livro nº 3.354, fls. 119, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, na qualidade de devedora fiduciante, e **BANCO PINE S.A.**, na qualidade de credor fiduciário, já qualificados, de pleno e comum acordo aditam as escrituras de 22 de agosto de 2013 e 12 de março de 2015, registrada sob o nº 04 e averbada sob o nº 05, respectivamente, para constar que por meio do Aditamento à Cédula de Crédito

continua na ficha nº 03

matricula
183.560ficha
03

Bancário - CCB - Mútuo de nº 0193/13B, emitido em 21 de maio de 2015, as partes resolveram alterar alguns termos e condições originalmente pactuados na Cédula, em razão do pagamento dos encargos efetuados pela devedora, restando em 21 de maio de 2015 o saldo devedor de R\$17.252.741,51, pelo qual a devedora obrigou-se e comprometeu-se a paga-lo por meio de 1 parcela no valor de R\$17.252.741,51 + encargos, com vencimento em 19 de agosto de 2015; ficam ratificados todos os demais termos, cláusulas, relações e dizeres. Protocolo nº 503.783 de 29/05/2015.



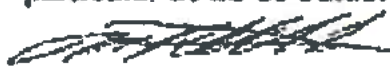
Carla S. C. Santos
Substituta do Oficial

Av.07/

Data: 18/JANEIRO/2016

PROT.513.463

Ficam cancelados o R.04 e as Avs.05 e 06, referentes a alienação fiduciária do imóvel desta matrícula, autorizado por BANCO PINE S.A., já qualificado, por instrumento particular de 22 de outubro de 2015. Protocolo nº 513.463 de 29/12/2015.



Maria Rosa S. C. das Santos
Oficial

R.08/

Data: 18/JANEIRO/2016

PROT.513.464

Por instrumento particular de 22 de outubro de 2015, com força de escritura pública, nos termos da Lei nº 9.514/97, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, alienou fiduciariamente a **ORASCOM TELECOM MEDIA & TECHNOLOGY HOLDING S.A.E.**, sociedade constituída conforme legislação vigente no Egito, CNPJ nº 23.879.696/0001-73, com sede eleita para propósitos do acordo referido no título, na 2005A Nile City Towers, South Tower, Corniche El Nile, Ramlet Beaulac 11221 Cairo, Egito, o imóvel desta matrícula, para garantia de parte das obrigações assumidas por **BLUE STONE (NETHERLANDS) INVESTMENT CO B.V.**, empresa privada de responsabilidade limitada, constituída conforme legislação vigente na Holanda, com sede na Zuidplein 116, Tower H. level 14, 1077, XV Amsterdã, Holanda, registrada na Câmara de Comércio Holandês sob o número 64186210, até o valor limite de US\$2.277.516,30, equivalente a R\$8.969.542,44, a ser pago à vista, com vencimento em 22 de outubro de 2019. Prazo de carência: 30 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97; e demais cláusulas e condições constantes do título. Protocolo nº 513.464 de 29/12/2015.



Maria Rosa S. C. das Santos
Oficial

CONTINUA NO VERSO

matricula

183.560

ficha

03

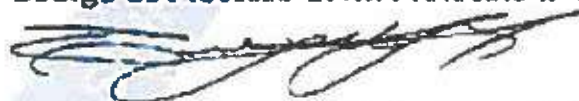
verso

CNS: 11.349-8

Av.09/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados) Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substituta Oficial

continua na ficha 04

matricula
183.560ficha
04

Av.10/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.09, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.260100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.



Carla S. C. Santos
Oficial Substituta

continua no verso

matricula

183.560

ficha

04

CNS: 11.349-8

Av.11/

Data: 05/JANEIRO/2022

Verifica-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boletim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600.220 de 08/04/2021. Selo Digital: 1134983310000000572583228.

Ivan Jacopetti do Lago, registrador.

Av.12/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0191-5, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.13, Protocolo nº 611.456 de 06/12/2021. Selo Digital: 113498331000000057259822X.

Ivan Jacopetti do Lago, registrador.

Av.13/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls. 003. **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226571741, já qualificada, transmitiu a título de doação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente

continua na ficha 5

matricula

183.560

Ficha

05

na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada. os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes do R.08, pelo valor de R\$11.809.500,00, ficando em consequência consolidada a propriedade em em nome da credora Orascom Investment Holding SAE. (Valor de referência: R\$7.523.742,00). Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057259922V.

Ivan Jacopetti do Lago, registrador.

matrícula
183.561

ficha
01

São Paulo, 22 de janeiro de 2013.

IMÓVEL: ESCRITÓRIO nº 53, localizado no 5º pavimento tipo da TORRE NORTÉ do CONDOMÍNIO PATIO VICTOR MALZONI, situado na Avenida Brigadeiro Faria Lima nº 3.477, no 28º Subdistrito - Jardim Paulista, possui a área privativa total de 328,890m², a área de uso comum de 561,510m² (incluído o direito ao uso de 11 vagas de garagem indeterminadas localizadas nos subsolos do edifício, as quais serão utilizadas com auxílio de manobrista), e a área da unidade de 890,400m², correspondendo-lhe uma fração ideal do terreno de 0,0042524. O terreno onde se assenta o referido condomínio encerra a área de 17.180,80m².

CONTRIBUINTE: 299.014.0177-1 (maior área).

PROPRIETÁRIAS: BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., CNPJ nº 58.877.812/0001-08, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (20%); MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA., CNPJ nº 09.197.736/0001-76, com sede nesta Capital, na Rua Barão de Tefé nº 247, Bloco A, sobreloja (parte), Água Branca (30%); e, BRASCAN FARIA LIMA SPE S/A., CNPJ nº 09.329.090/0001-33, com sede nesta Capital, na Avenida das Nações Unidas nº 14.171, Torre B, 14º andar (50%).

REGISTROS ANTERIORES: R.14/Mat. nº 43.487; R.14/Mat. nº 43.488; R.16/Mat. nº 47.851; R.14/Mat. nº 47.852; R.14/Mat. nº 47.907; R.14/Mat. nº 48.336; R.14/Mat. nº 48.724; R.02/Mat. nº 174.489; R.02/Mat. nº 174.491, todos feitos em 20 de maio de 2008; R.02/Mat. nº 176.187, feito em 02 de junho de 2008; R.04/Mat. nº 176.203, feito em 30 de junho de 2008; e, R.10/Mat. nº 178.895 (especificação), feito em 22 de janeiro de 2013, neste Registro. (Matricula aberta de Ofício).


Maria Rosa S. C. dos Santos
Oficial

Av.01/

Data: 22/JANEIRO/2013

PROT. 464.069

Verifica-se que: a) Pelos registros feitos sob os nºs R.15/Mat. nº 43.487; R.15/Mat. nº 43.488; R.17/Mat. nº 47.851; R.15/Mat. nº 47.852; R.15/Mat. nº 47.907; R.15/Mat. nº 48.336; R.15/Mat. nº 48.724; R.03/Mat. nº 174.489; R.03/Mat. nº 174.491, todos feitos

matrícula

183.561

ficha

01

verso

em 20 de maio de 2008; R.03/Mat. n° 176.187, feito em 02 de junho de 2008; e, R.05/Mat. n° 176.203, feito em 30 de junho de 2008, mencionados na Av.01/Mat. n° 178.895, e averbação feita sob o n° 07/Mat. n° 178.895 em 22 de janeiro de 2013, o terreno onde se assenta o "CONDOMÍNIO PATIO VICTOR MALZONI" foi dado em hipoteca na proporção de 70,926% para Blue Stone (Portugal) Investimentos S/A., CNPJ n° 05.723.056/0001-98, com sede na Rua da Carreira n° 138, 2° andar, Funchal, Madeira, e com escritório na Rua Luna Arena, Herikerbergweg 238, 1101 CM Amsterdam Zuidoost, Holanda; c, 29,074% para Victoire Leste Imobiliária e Participações Ltda, CNPJ n° 58.753.898/0001-59, com sede nesta Capital, na Rua Fidêncio Ramos n° 213, 1° andar, sala 8, Vila Olímpia; b) De averbação feita sob o n° 02, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pela Secretaria de Estado da Cultura, de acordo com a Resolução n° 46, de 13 de maio de 1982, publicada no Diário Oficial do Estado de São Paulo em 21 de maio de 1982, registrada sob o n° 10.431, no Livro n° 3 - Registro Auxiliar, deste Registro; e, c) De averbação feita sob o n° 03, em 30 de junho de 2008, na matrícula n° 176.203, mencionada na Av.02/Mat. n° 178.895, parte do terreno onde de assenta o "CONDOMÍNIO PATIO VICTOR MALZONI", com a área de 12.240,71m², foi tombado pelo Conselho Municipal de Preservação do Patrimônio Histórico, Cultural e Ambiental da cidade de São Paulo, de acordo com a Resolução n° 05/CONPRESP/1991, publicada no Diário Oficial Municipal de 10 de abril de 1991, registrada sob o n° 10.432, no Livro n° 3 - Registro Auxiliar, deste Registro.

 Maria Rosa S. C. de Santos
O/CLT/MS

continua na ficha 02

matrícula
183.561folha
02

R.02/

Data: 27/MARÇO/2013

PROT. 466.021

Por escritura de 26 de fevereiro de 2013, de notas do 16º Tabelião desta Capital, livro nº 4.033, fls. 055/077, **BROOKFIELD SÃO PAULO EMPREENDIMENTOS IMOBILIÁRIOS S/A., MARAGOGIPE INVESTIMENTOS E PARTICIPAÇÕES LTDA.**, representada por seus procuradores Paulo Agnelo Malzoni Filho, CPF/MF nº 914.572.627-20 e Marco Antonio Charro, CPF/MF nº 105.032.088-33, nos termos da procuração mencionada no título e **BRSCAN FARIA LIMA SPE S.A.**, já qualificadas, transmitiram por dação em pagamento a VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, com sede nesta Capital, na Rua Fidêncio Ramos nº 213, 1º andar, Sala E, Vila Olímpia, o imóvel desta matrícula pelo valor de R\$3.375.000,00. em decorrência da promessa de dação em pagamento e Alteração do Contrato Social da adquirente, mencionadas no título.



Carla Sottano C. dos Santos
Substituta de Oficial

Av.03/

Data: 27/MARÇO/2013

PROT. 466.021

Ficam canceladas as hipotecas mencionadas no item "a" da Av.01, autorizado por **BLUE STONE (PORTUGAL) INVESTIMENTOS S/A. e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA.**, já qualificadas, em virtude da dação em pagamento referida no R.02,



Carla Sottano C. dos Santos
Substituta de Oficial

R.04/

Data: 28/AGOSTO/2013

PROT. 474.707

Por escritura de 22 de agosto de 2013, de notas do 12º Tabelião desta Capital, livro nº 3.163, fls. 29, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, já qualificada, representada por Sami Arap Sobrinho, CPF/MF nº 076.204.438-19, nos termos da procuração mencionada no título, alienou fiduciariamente ao BANCO PINE S.A., CNPJ nº 62.144.175/0001-20, com sede nesta Capital, na Avenida das Nações Unidas nº 8.501, 29º andar, o imóvel desta matrícula, para garantia da dívida decorrente da Cédula de Crédito Bancário Mútuo nº 0193/13, emitida em 22 de agosto de 2013, no valor de R\$17.252.741,51, pagável por meio de 01

continua no verso

matrícula
183.561

ficha
02
verso

CNS: 11.349-B

única parcela, com vencimento previsto para o dia 20 de fevereiro de 2015. Prazo de Carência: 05 dias, conforme previsto no § 2º do artigo 26 da Lei nº 9.514/97, e demais cláusulas e condições constantes do título. Fazem parte da presente garantia outros imóveis constantes do título.

Augusto Guilherme Santos C. dos Santos
Substituto da Oficial

Av.05/

Data: 15/ABRIL/2015

PROT. 501.288

Por escritura de 12 de março de 2015, de notas do 12º Tabelião desta Capital, livro nº 3.325, fls. 253, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA**, na qualidade de devedora fiduciante, e **BANCO PINE S.A.**, na qualidade de credor fiduciário, já qualificados, de pleno e comum acordo aditam a escritura de 22 de agosto de 2013, registrada sob o nº 04 nesta matrícula, para constar que por meio do Aditamento à Cédula de Crédito Bancário - CCB - Mútuo de nº 0193/13A, emitido em 20 de fevereiro de 2015, as partes contratantes resolveram alterar alguns termos e condições originalmente pactuados na Cédula, em razão do pagamento dos encargos pela devedora, restando em 20 de fevereiro de 2015 o saldo devedor de R\$17.252.741,51, pelo qual a devedora obrigou-se e comprometeu-se a pagá-lo por meio de 1 parcela no valor de R\$17.252.741,51 + encargos, com vencimento em 21 de maio de 2015; ficam ratificados todos os demais termos, cláusulas, relações e dizes. Protocolo nº 501.288 de 08/04/2015.

Maria Rosa S. C. dos Santos
Oficial

Av.06/

Data: 03/JUNHO/2015

PROT. 503.783

Por escritura de 28 de maio de 2015, de notas do 12º Tabelião desta Capital, livro nº 3.354, fls. 119, **VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA**, na qualidade de devedora fiduciante, e **BANCO PINE S.A.**, na qualidade de credor fiduciário, já qualificados, de pleno e comum acordo aditam as escrituras de 22 de agosto de 2013 e 12 de março de 2015, registrada sob o nº 04 e averbada sob o nº 05, respectivamente, para constar que por meio do Aditamento à Cédula de Crédito Bancário - CCB - Mútuo de nº 0193/13B, emitido em 21 de maio de 2015, as partes resolveram alterar alguns termos e condições originalmente pactuados na Cédula, em

continua na ficha nº 03

matricula

183.561

ficha

03

verso

CNS 11.349-8

Av 09/

Data: 05/SETEMBRO/2016

Verifica-se que foi distribuída no dia 14 de julho de 1989 e admitida em juízo a Ação de Execução de Título Extrajudicial, sob o nº 0615101-11.1989.8.26.0100, junto à 3ª Vara Cível do Foro Central desta Capital, em que são partes: ARBI S/A, SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59 (executados). Valor da execução: R\$131.399.317,46, nos termos da Certidão expedida em 05 de agosto de 2016 e requerimento de 29 de agosto de 2016. A presente é feita nos termos do artigo 828 do Código de Processo Civil. Protocolo nº 522.307 de 16/08/2016.



Carla S. C. Santos
Substituta de Oficial

continua na ficha 04

matricula
183.561ficha
04

Av.10/

Data: 04/DEZEMBRO/2017

Fica cancelada a Av.09, nos termos do Mandado passado em 18 de outubro de 2017, pelo Juízo da 3ª Vara Cível do Foro Central, desta Capital, processo nº 061501-11.1989.8.26.0100, movida por ARBI S/A. SOCIEDADE CORRETORA DE CAMBIO TITULOS E VALORES MOBILIÁRIOS, CNPJ nº 30.032.635/0001-31 (exequente) e SELECTA PARTICIPAÇÕES E SERVIÇOS LTDA., CNPJ nº 52.078.615/0001-34, NAJI ROBERT NAHAS, CPF/MF nº 000.726.168-30, SUELI AUN NAHAS, CPF/MF nº 276.293.058-85, BLUE STONE, CNPJ nº 05.723.056/0001-98, VICTOIRE NORTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.622.231/0001-04, VICTOIRE SUL IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 15.489.360/0001-76, VICTOIRE TERREO IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.596/0001-74, VICTOIRE 4 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.589/0001-72, VICTOIRE 3 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.300.854/0001-60, VICTOIRE 5 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.536.933/0001-75, VICTOIRE 10 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.571/0001-70, VICTOIRE 12 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.805.444/0001-71, VICTOIRE 14 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.324/0001-40, VICTOIRE 15 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.336/0001-74, VICTOIRE 16 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 15.724.301/0001-35, VICTOIRE 1 IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA., CNPJ nº 16.587.507/0001-23, e VICTOIRE LESTE IMOBILIÁRIA E PARTICIPAÇÕES LTDA., CNPJ nº 58.753.898/0001-59, ROFER ADMINISTRAÇÃO E CONSTRUÇÃO LTDA., e RNN EMPREENDIMENTOS E PARTICIPAÇÕES LTDA. (executados), em cumprimento ao r. despacho de fls. 4.977 dos autos. Protocolo nº 541.534 de 16/11/2017.



Carlos S. C. Santos
Oficial Substituta

continua no verso

matrícula

183.561

ficha

04

verso

CNS: 11.349-8

Av.11/

Data: 05/JANEIRO/2022

Verifica-se que **ORASCOM TELECOM, MEDIA AND TECHNOLOGY HOLDING SAE** passou a denominar-se **ORASCOM INVESTMENT HOLDING SAE**, atualmente sediada no 29º andar - 2005A - Nile City - Towers - Torre Sul - Corniche do Nile - Ramlet Boulak - 11221 - Cairo, Egito, tendo o número do registro comercial 394061 - Cairo, Egito, conforme Ata da Assembleia Geral Extraordinária da Sociedade realizada em 05 de junho de 2018, mencionada no Boleim de Registro de Empresas nº 66 de Julho de 2018, apresentado por tradução nº 30.253, livro 90, fls. 388/389, de 20 de setembro de 2019, e errata de 27 de dezembro de 2019, pelo tradutor juramentado Norberto Naboulsi, matriculado na Junta Comercial do Estado de São Paulo sob nº 447, registrados em microfilme sob o nº 3.703.929, em 02 de outubro de 2019, e nº 3.709.595, e averbado no registro nº 3.703.929, em 06 de janeiro de 2020, todos no 2º Oficial de Registro de Títulos e Documentos e Civil de Pessoa Jurídica desta Capital, por requerimento de 06 de abril de 2021. Protocolo nº 600.220 de 08/04/2021. Selo Digital: 1134983310000000572584226.


Ivan Jacopetti do Lago, registrador.

Av.12/

Data: 05/JANEIRO/2022

Verifica-se que o imóvel desta matrícula está cadastrado sob o contribuinte nº 299.014.0192-3, conforme prova a Certidão de Dados Cadastrais expedida pela Prefeitura do Município de São Paulo, por escritura de 01 de dezembro de 2021, referida na Av.13. Protocolo nº 614.456 de 06/12/2021. Selo Digital: 113498331000000057260022K.


Ivan Jacopetti do Lago, registrador.

Av.13/

Data: 05/JANEIRO/2022

Por escritura de 01 de dezembro de 2021, de notas do 9º Tabelião desta Capital, livro nº 11.306, fls. 003, **VICTOIRE S IMOBILIÁRIA E PARTICIPAÇÕES DO BRASIL LTDA.**, NIRE 35226571741, já qualificada, transmitiu a título de doação em pagamento a **ORASCOM INVESTMENT HOLDING SAE**, constituída conforme legislação vigente

continua na ficha 5

matricula

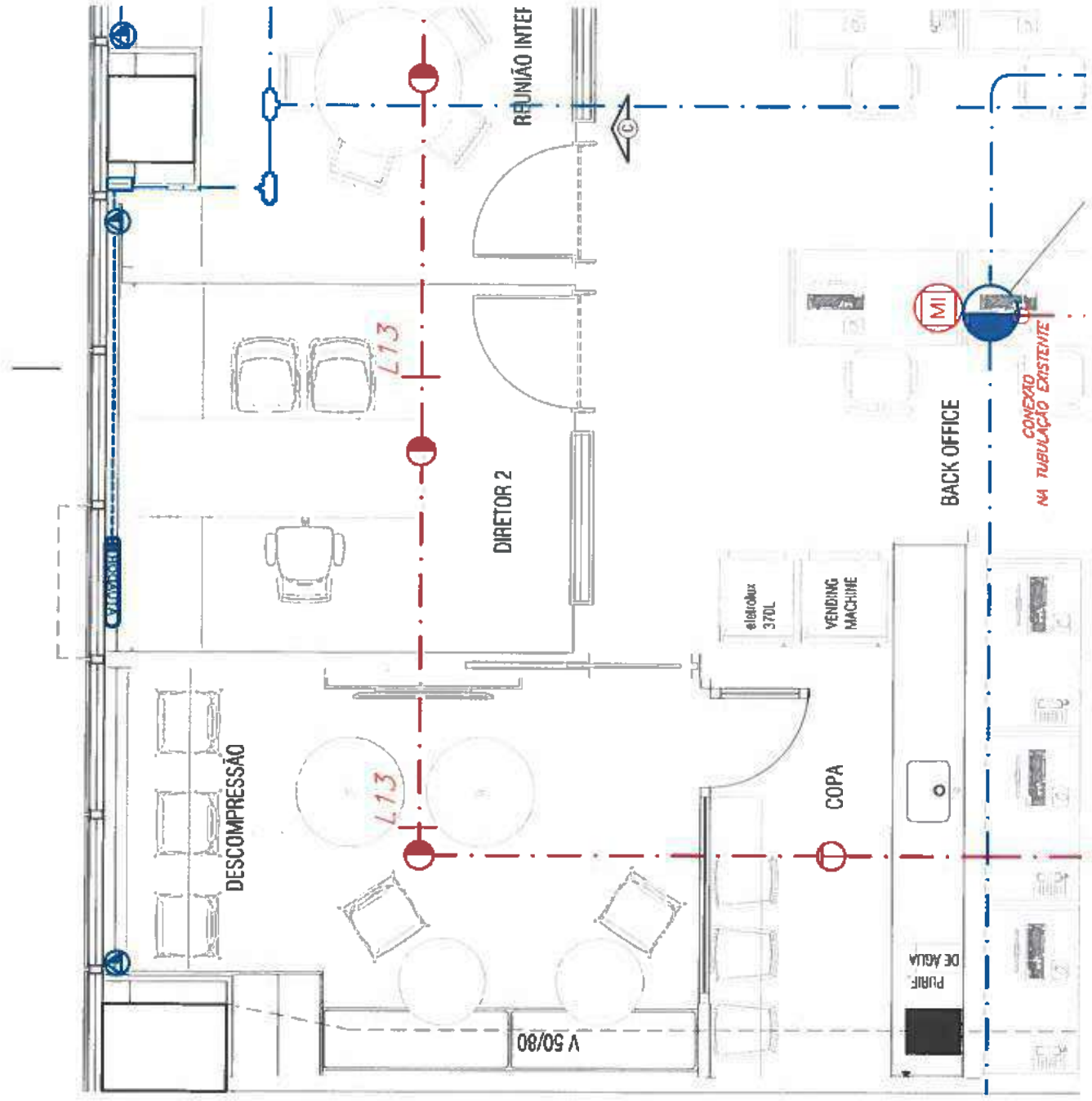
183.561

ficha

05

na República Árabe do Egito, registrada sob o nº 1.596.061 no 5º Oficial de Registro de Títulos e Documentos desta Capital, já qualificada, os direitos e obrigações de fiduciante sobre o imóvel desta matrícula decorrentes de R.08, pelo valor de R\$11.990.600,00, ficando em consequência consolidada a propriedade em em nome da credora Oruscom Investment Holding SAE. (Valor de referência: R\$7.635.439,00) Protocolo nº 614.456 de 06/12/2021. Selo Digital: 1134983310000000572601221.

Ivan Jacopetti do Lago, registrador.



DESCOMPRESSÃO

DIRETOR 2

REUNIÃO INTER

BACK OFFICE

COPA

PURIF. DE AGUA

VENDING MACHINE

eletrolux 370L

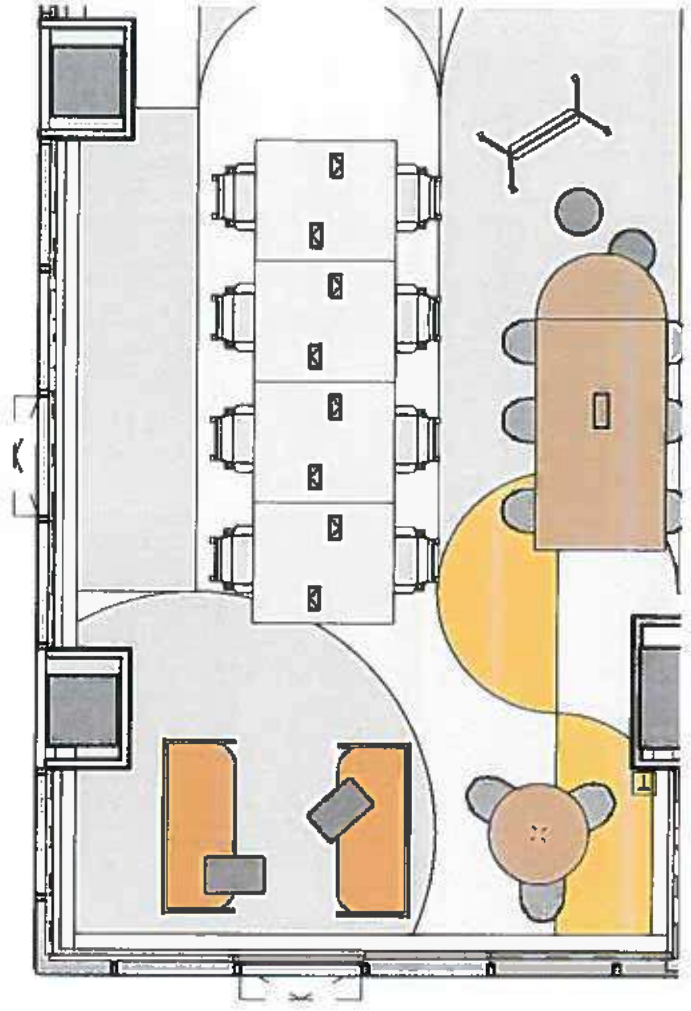
V 50/80

L13

L13

CONEXÃO NA TUBULAÇÃO EXISTENTE

M1



Appendix B: Technical Definitions

- Below we transcribe a number of definitions:
- **Asset valuation:** "A technical analysis performed by a valuation engineer to identify the value of an asset, its costs, fruits and rights, as well as the indicators of feasibility of economic use for a specific purpose, given a specific situation and on a specific date." (NBR 14653-1:2001);
- **SELLING FACTOR:** "The difference between the market value of an assets and the cost to rebuild or replace it, which may be greater than or less than one." (NBR 14653-1:2001);
- **Market Value:** "Free Market Value", or fair value, is understood to be the most likely value for which an asset would be willingly and knowingly negotiated on a reference date, under the prevailing market conditions. (NBR 14653-1:2001);
- **Urban Property:** "A property located within the urban perimeter of a city, as defined by law". (NBR 14653:2001);
- **Enterprise:** "A set of assets capable of producing revenue through commercial exploration or its sale or lease. An enterprise may be real estate (for example a land subdivision, commercial or residential building), real estate-based (for example a hotel, shopping center or theme park), an industrial facility or a rural property." (NBR 14653-1:2001);
- **A real-estate based enterprise:** "Enterprise in a property designed for the exploration of trade or services." (NBR 14653-4:2002);
- **Data standardization:** "Processing the prices found by applying mathematical functions to express, in relative terms, the differences between the attributes of the market data and those of the property being appraised." (NBR 14653:2001);
- **Market Value "as-is":** The proposed market value for a property in its current state of repair and under the use and zoning restrictions that apply on the date of the valuation. (Proposed Interagency Valuation and Evaluation Guidelines, OCC-4820-33-P);
- **Exposure time:** a) the time a property remains in the market prior to being sold or leased. b. The estimated time that the study property would remain on the market before being sold or leased for the market value on the date of the valuation;
- **FORCED SETTLEMENT VALUE:** The value for the quick or forced sale in a period of time smaller than the average time for absorption by the market;
- **Purpose of the valuation:** The purpose of the valuation, the reasons listed by the contracting party (lease, purchase, sale, conveyance in lieu of payment, swap, guarantee, accounting, insurance or other purpose) to the appraiser or manager, and that led to a need to secure a valuation report;
- **Technical-economic feasibility study:** "Valuation to diagnose the technical-economic feasibility of an enterprise using feasibility indicators." (NBR 14653-4:2002);
- **Sensitivity analysis:** "The analysis of the effects of variations in the parameters of the model used on the outcome of the valuation". (NBR 14653-4:2002);
- **Maximum value for insurance purposes:** a value used for the purposes of property insurance;
- **Report recipient:** the client or another party as identified by name or type as being the recipient of the valuation report in the agreement signed with the contracting party;
- **Paradigm property:** a hypothetical property whose characteristics are used as a standard representative of the neighborhood or as the valuation reference. (NBR 14653-4:2002);
- **Basic infrastructure:** urban equipment for rainwater drainage, public lighting, sewage systems, potable water supply, electricity and roads. (NBR 14653-2:2011).

صفحة فارغة متعمدة

Zilla Financial
Advisors