

BC Fund (BRCR11) announces acquisition of four floors of the Eldorado Business Tower for R\$ 151.0 million, consolidating its position in the building

BTG PACTUAL SERVIÇOS FINANCEIROS S.A. DTVM, with headquarters in the city of Rio de Janeiro, state of Rio de Janeiro, at Praia de Botafogo, 501 – 5th floor, enrolled in the federal taxpayer registry under No. CNPJ/MF 59.281.253/0001-23 (“Administrator”), and pursuant to its function as administrator of FUNDO DE INVESTIMENTO IMOBILIÁRIO – FII BTG PACTUAL CORPORATE OFFICE FUND (“BC Fund”), enrolled in the federal taxpayer registry under no. CNPJ/MF No. 08.924.783/0001-01, code CVM no. 114-7, is informing its shareholders and the market in general that, as part of the strategy of BC Fund to constantly seek expansion of its corporate real estate portfolio in large commercial centers, on June 7, 2013 BC Fund acquired, for the total amount of R\$151.0 million, the 22nd, 23rd, 27th and 28th floors of the Eldorado Business Tower.

Acquisition Rationale

- Consolidation of holdings in an asset we are already familiar with and whose potential we understand – which should strengthen our negotiating position with current and future tenants of the building.

Transaction Highlights

- Acquisition of the 22nd, 23rd, 27th and 28th floors, totaling 8,276 m² of GLA.
- Through this acquisition, BC Fund now owns 45,400 m² of GLA at the Eldorado Tower, or 69% of the total.
- In addition, the acquisition represents consolidation of the property of all of the building's high floors, which are usually more valuable. BC Fund now owns the 1st to the 8th floors (except the 6th) and the 18th to the 33rd (penthouse) floors, totaling 23 floors.
- The new floors are leased and generate monthly income of R\$ 1.05 million.

Payment Conditions / Leverage

- The total amount represents a cap rate of 8.4% over current income and the payment was structured in installments at a cost of TR+7.4% ⁽¹⁾.
- The payment will be made in monthly installments, with a 7-month amortization grace period and a final installment in May/2019 of 63% of the principal amount.
- This transaction has a positive impact on operating cash flow of approximately R\$1.3 million in the first year.

Note: ⁽¹⁾ The rate of TR+7.4% is based in the current SELIC rate of 8.0%, and could go up and down with a cap of TR+8.4%.



Asset Highlights

- Inaugurated in 2008, the Eldorado Business Tower was the first real estate development in Latin America to receive LEED Platinum certification.
- Due to its high technology and efficiency, it currently has one of the lowest condominium costs in São Paulo, representing less than half of the value per m² of other AAA buildings.
- Located on Marginal Pinheiros, near the Eusébio Matoso bridge, it benefits from the region's public transportation and road system

About the BC Fund

The BC Fund is the largest publicly listed real estate investment fund in Brazil, with net equity of R\$3.2 billion. Its shares have been trading on the BM&FBOVESPA since its IPO, held in December 2010. The BC Fund was set up in June 2007 and, since then, has adopted active management of its portfolio with the primary objective being to invest in commercial corporate office rental space in Brazil, strategically located in large commercial centers, through the acquisition of commercial real estate or real estate rights, already built or in a final stage of construction. The BC Fund portfolio consists of 15 office buildings located in São Paulo, Rio de Janeiro, Brasília and Campinas, centered on high quality corporate commercial buildings (Class AAA and A). The properties are leased to a variety of Brazilian and multinational companies.

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