



Earnings Release 4Q19 & 2019

Conference Call (English)

February 06th, 2020
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INDEX

Letter from Management and 4Q19 & 2019 Highlights.....	3
Table of Highlights	6
Financial Indicators	8
Gross Revenues	8
Net Revenues	8
SG&A	9
Adjusted EBITDA.....	10
Financial Income / (Expenses).....	11
Net Income (Loss).....	12
Adjusted Net Income (FFO).....	12
Indebtedness and Cash Position.....	13
Table of Loans.....	17
Operating Indicators	18
Property Management	18
Property Leasing	19
Portfolio Vacancy	21
Portfolio Delinquency.....	22
Portfolio Recycling	23
Portfolio.....	24
Projects under Construction / to be Developed	25
Capital Markets.....	26
Income Statement.....	27
Balance Sheet	28
Cash Flow Statement	29

4Q19 & 2019 HIGHLIGHTS

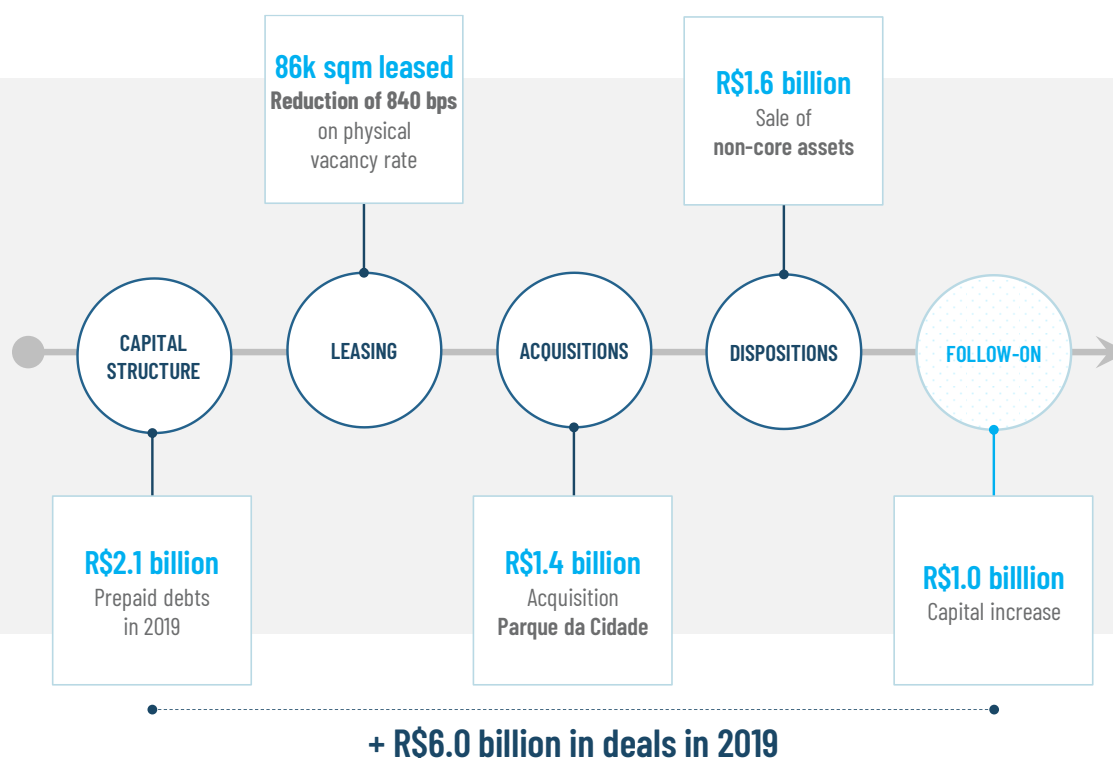
BR Properties closes 2019 accomplishing the recent years' strategy:
Acquisitions, Sale of Assets, Capital Structure Optimization and Leasing Activity.

São Paulo, February 5th, 2020 – BR Properties S.A. (Bovespa: BRPR3), one of the largest commercial properties company in Brazil, announces today its 4Q19 and 2019 Earnings Release. Currently, BR Properties holds 31 commercial properties, totaling 682 thousand sqm of Gross Leasable Area (GLA), of which 6 are sites for future development represented by 224 thousand sqm of potential GLA. This area does not include the development of 102 thousand sqm at Condomínio Parque da Cidade. The Company also manages properties of its portfolio through BRPR A (subsidiary).

The following financial and operational information will be presented in R\$, unless indicated otherwise, and follow the Corporations Law (Lei das S/A) and the standards put forth by Comissão de Valores Mobiliários (CVM).

Letter from Management

BR Properties closes the year extremely satisfied with all the results obtained throughout 2019. From the strategies designed in the last three years, the Company outperformed in all of its operational fields, making of 2019 a breakthrough year for BR Properties. In leasing activities, it had an excellent accomplishment, registering 86 thousand sqm of new leases throughout the year, 43 thousand sqm of which were signed in the last quarter of the year. As a result, the Company's physical vacancy rate dropped to 17.3% by the end of 2019, a sharp reduction of 840 bps year-over-year. On the M&A side, BR Properties has been showing consistency on its properties' acquisitions and dispositions, reaching the end of the year with AAA concentrated portfolio. Furthermore, on its capital structure optimization process, through the sale of assets, the capital increase that took place in November 2019 and the various debt renegotiations, the Company reached an excellent leverage profile.



4Q19 & 2019 Highlights

Leasing

- During 4Q19, the Company signed 42,797 sqm of GLA in new lease agreements, totaling 85,617 sqm in the year. Of the total area leased in 2019, 40,622 sqm were signed in commercial properties located in Rio de Janeiro, 24,895 sqm signed in properties located in São Paulo and 19,026 sqm signed in logistic and industrial warehouses, thus showing an excellent equilibrium in the leasing activity during the year as well as the portfolio's liquidity.
- BR Properties' portfolio ended the quarter with consolidated financial and physical vacancy rates of 13.8% and 17.3%, respectively, presenting a sharp reduction of 550 bps and 840 bps year-over-year, a higher than market average performance. This achievement reveals the great outcome of the recycling strategy designed by the Company, aiming the portfolio concentration in AAA assets.

M&A

- In 2019, the Company acquired the totality of the commercial properties "Torre Aroeira" and "Torre Paineira" and, approximately, 30% of "Torre Jatobá", which represent 101,864 sqm of GLA under development, located in a multipurpose real estate development known as "Condomínio Parque da Cidade", in the city of São Paulo. The total amount of the acquisition is R\$1,362.1 million, representing R\$13,360 in acquisition price per sqm.
- BR Properties concluded the acquisition of Cajamar's landbank in 2019 and, at the end of the year, the site's earthmoving and the warehouse's construction has begun. The total CAPEX required for the delivery of, approximately, 150 thousand m² of logistics area is R\$275 million. Cajamar is Brazil's most highly sought-after logistics submarket.
- Over 2019, the Company concluded the sale of 15 non-core commercial properties, which totaled 188,203 sqm of GLA. The total value of the sale was R\$1,586.7 million.
- Through the completion of the transactions described above, BR Properties has concentrated its portfolio in AAA properties, which now represents, in market value 83% of the Company's portfolio. Including Parque da Cidade and Galpão Cajamar, at acquisition prices, from 2021 on, the AAA ratio will reach 87%.

Capital Structure

- As part of the continuous improvement in the Company's liability management, BR Properties extraordinarily prepaid R\$2,105.4 million during the year. These debts had an average weighted cost of 11.2% (CDI +6.5%) over the last 12 months. By the end of 2019, the average effective cost of debt was 6.1%, representing a reduction of 360 bps year-over-year and of 260 bps quarter-over-quarter.
- BR Properties closed the quarter with a net debt of R\$354.0 million and a cash position of R\$1,392.5 million.

- On November 21, the Company concluded its public offering of primary public distribution with restricted placement efforts, pursuant the CVM Rule No. 400. By issuing newly 84,375,00 common shares with a price per share set at R\$12.50, the Company raised the total amount of R\$1.054,7 million. Regarding the use of proceeds raised at the end of November, BR Properties has already partially used it to prepay debts, to initiate the development of Galpão Cajamar and it is still actively looking for M&A opportunities.
- The Offer has strongly contributed to increase the liquidity of the Company's shares, resulting in a free-float enhancement from 29% to 41%, meanwhile the ADTV increased from R\$6.9 million in 9M19 to R\$43.3 million in December.
- Based on all efforts carried out through 2019 in its capital structure, the Company reached the end of the year with extremely comfortable leverage indicators. While its Net Loan-to-Value (NLTV) reached 5% (from 32% at the end of 2018), the net debt-to-EBITDA ratio went from 8.1x at the end of 2018 to 1.3x at the end of 2019.

Financial Results

- BR Properties registered net revenues of R\$379.3 million in 2019, representing a decrease of 10% over 2018. It is important to highlight that these reductions are explained by the sale of assets that occurred throughout 2019.
- In 2019, adjusted EBITDA reached R\$270.2 million, with a margin of 71%.
- The adjusted net financial expenses recorded R\$208.2 million in 2019, representing a 22% reduction when compared to 2018. This result is the outcome of a strong reduction in the Company's average debt cost throughout 2019. It is worth mentioning that the financial economy has reflected only partially in this years' result, since approximately half of the prepayments made occurred in December.
- In December 2019, the Company's portfolio underwent a full appraisal by CB Richard Ellis (CBRE). Considering the same properties base as of 2018, our consolidated portfolio appreciated approximately 10% year-over-year.
- BR Properties registered a net income of R\$ 311.4 million in 2019, representing a nominal increase of R\$297.6 million when compared to the previous year.
- Adjusted Net Income (FFO) for the year, excluding non-cash and non-recurring effects, was R\$56.8 million, with a margin of 15%, representing an increase of 39% over 2018. In the last quarter of the year, FFO margin was 27%, reflecting part of the Company's effort previously mentioned.
- As a result of BR Properties' operational and financial performance throughout 2019, its shares appreciated 77% in the period, surpassing the Ibovespa appreciation of 32%.

Benchmarks

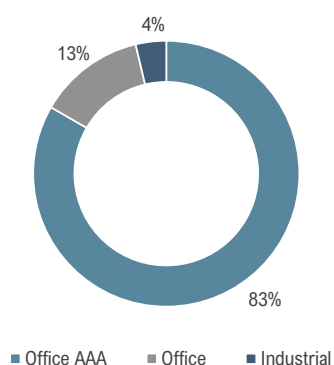
	4Q18		4Q19
NET DEBT	R\$ 2.6 billion	>	R\$ 0.4 billion ✓ - 86%
NET LTV	32%	>	5% ✓ -27 p.p.
NET DEBT / EBITDA	8.1 x	>	1.3 x ✓ - 84%
PHYSICAL VACANCY	25.7%	>	17.3% ✓ -8,4 p.p.
DEBT COST	9.7%a.a.	>	6.1%a.a. ✓ -3,6 p.p.
FREE FLOAT	29%	>	41% ↑ 12 p.p.
PRICE / SHARE	R\$ 8.20	>	R\$ 14.48 ↑ 77%
ADTV	R\$ 10.5 million	>	R\$ 31.1 milhões ↑ 20mn/day

TABLE OF HIGHLIGHTS

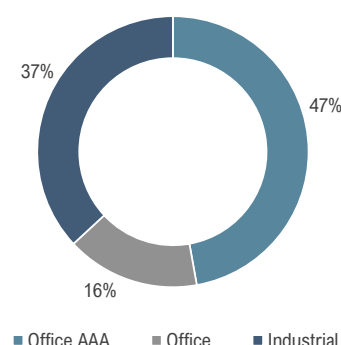
Financial Highlights	4Q19	4Q18	var %	2019	2019	var %
Net Revenues	87.497	95.818	-9%	379.252	421.317	-10%
General and Administrative Expenses	32.481	12.456	161%	127.742	92.410	38%
General and Administrative Expenses (Adjusted)*	19.645	19.037	3%	60.653	59.388	2%
Adjusted EBITDA	56.605	65.985	-14%	270.221	316.629	-15%
Adjusted EBITDA Margin	65%	69%	-4 p.p.	71%	75%	-4 p.p.
Net Income (Loss)	396.566	124.133	219%	311.352	13.705	2172%
Adjusted Net Income (FFO)	23.566	2.263	941%	56.790	40.740	39%
Adjusted Net Income Margin (FFO Margin)	27%	2%	25 p.p.	15%	10%	5 p.p.
Operating Highlights	4Q19	4Q18	var %	2019	2019	var %
GLA Current Portfolio (sqm)	458.082	636.414	-28%	458.082	636.414	-28%
- Office (sqm)	388.967	567.321	-31%	388.967	567.321	-31%
- Industrial (sqm)	69.115	69.093	0%	69.115	69.093	0%
GLA Properties Under Development and Landbanks	223.819	207.794	8%	223.819	207.794	8%
- Office (sqm)	41.307	41.307	0%	41.307	41.307	0%
- Industrial (sqm)	182.512	166.487	10%	182.512	166.487	10%
Financial Vacancy	13,8%	19,3%	-5 p.p.	13,8%	19,3%	-5 p.p.
Physical Vacancy	17,3%	25,7%	-8 p.p.	17,3%	25,7%	-8 p.p.

* Excluding Vacancy Expenses, SOP - LTIP and Taxes

Portfolio - Market Value



Portfolio - GLA



PARQUE DA CIDADE

Throughout 2019, BR Properties acquired the totality of the commercial properties Aroeira and Paineira and approximately 30% of the commercial property Jatobá, all located in the real estate development known as “Condomínio Parque da Cidade”, at Chucuri Zaidan region, in the city of São Paulo. The total price of the acquisition is R\$1,362.1 million, and the completion of the properties developments is expected to happen by the first semester of 2021.

This transaction is part of the Company’s strategy to reinforce its “Triple A” portfolio in the main regions of São Paulo, identifying opportunities where, through its pro-active leasing and property management, the Company can seize the whole potential of its assets, generating value to its shareholder.

The “Condomínio Parque da Cidade” will be the main multipurpose venture in São Paulo, comprised of one office suites tower, five corporate office towers, two residential towers, one shopping mall and one luxury hotel, all connected to a linear park. With these acquisitions, BR Properties will own 101,864 sqm of GLA in the above-mentioned complex.

Considering a monthly average rent price per sqm of R\$100, for the total GLA, the annual gross revenues of this project can amount to approximately R\$120.0 million. When compared to the acquisition price of R\$13,360/sqm, this revenue will represent an initial cap rate of 9%.



Type	Office AAA
Location	Marginal - São Paulo
Delivery Date	2021
Acquisition Value	R\$1,362.1 million
Down payment	R\$ 68.2 million
Balance ¹	R\$ 1,293.9 million
Total GLA (sqm)	101,864
Acquisition Price per sqm	R\$ 13,360

¹ To be paid at the completion of the properties, adjusted by INCC

Cap Rate Sensitivity						
Average Rent Price (R\$/sqm/month)	R\$ 100	R\$ 105	R\$ 110	R\$ 115	R\$ 120	R\$ 125
Cap Rate (%)	9,0%	9,4%	9,9%	10,3%	10,8%	11,2%

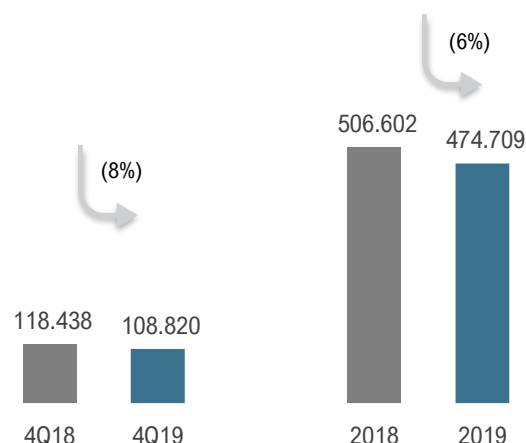
FINANCIAL INDICATORS

Gross Revenues

Gross revenues reached R\$108.8 million in 4Q19, representing a reduction of 8% when compared to the same period of the previous year. Year-to-date gross revenues totaled R\$ 474.7 million, a decrease of 6% over 2018. These reductions are explained by asset sales throughout the year.

- 93.8%, or R\$445.4 million, resulted from office lease revenues;
- 2.2%, or R\$10.5 million, resulted from lease revenues from warehouses;
- 4.0%, or R\$18.8 million, resulted from property management fees;

Gross Revenues (R\$ k)

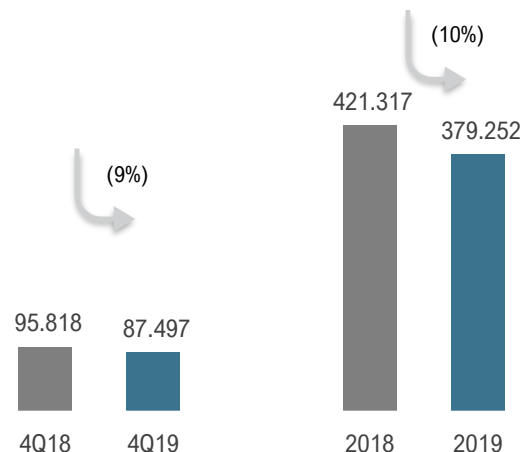


Net Revenues

2019 net revenues reached R\$379.3 million, a decrease of 10% in comparison to 2018. The reduction is explained by asset sales that took place throughout the year (15 properties).

It is also worth mentioning that revenues from the lease agreement totaling 16 thousand sqm at Ed. Centenário (WeWork) and from 36 thousand sqm of GLA signed at the end of the year has not been registered yet in 4Q19 results.

Net Revenues (R\$ k)



FINANCIAL INDICATORS

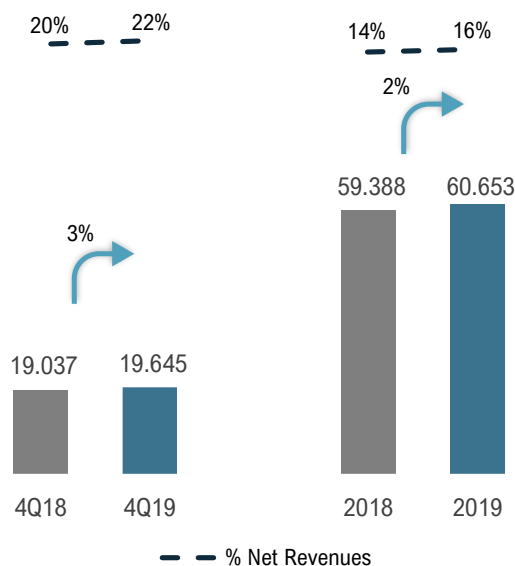
General Administrative Expenses

General and administrative expenses, excluding vacancy expenses, stock options – LTIP and taxes, totaled, in the quarter, R\$19.6 million, representing an increase of 3% in comparison to 4Q18, below inflation in the period. In 2019, these expenses amounted to R\$60.7 million, remaining nearly stable when compared to the same period of the previous year.

Account	General and Administrative Expenses	4Q19	4Q18	var %	2019	2018	var %
(12)	SG&A	(32.481)	(12.456)	161%	(127.742)	(92.410)	38%
(13)	Operating Expenses	(7.463)	13.294	-156%	(22.686)	(3.596)	531%
(14)	Taxes	1.891	(5.615)	-134%	(3.248)	2.121	-253%
(15)	Personnel Expenses ¹	(7.879)	(3.898)	102%	(26.866)	(23.890)	12%
(16)	Management Fees ¹	(4.303)	(1.181)	264%	(11.101)	(4.651)	139%
(17)	Stock Options / LTIP	(1.440)	(1.552)	-7%	(5.824)	(6.313)	-8%
(18)	Vacancy Expenses	(13.286)	(13.504)	-2%	(58.017)	(56.081)	3%
	Adjusted SG&A	(19.645)	(19.037)	3%	(60.653)	(59.388)	2%
(18)	(+) Vacancy Expenses	13.286	13.504	-2%	58.017	56.081	3%
(17)	(+) Stock Options / LTIP	1.440	1.552	-7%	5.824	6.313	-8%
(14)	(+) Taxes	(1.891)	5.615	-134%	(3.248)	(2.121)	-253%
(13)	(-) Reversal of Provision (One Properties Contingency)	-	(27.252)	n/a	-	(27.252)	n/a
	Percentage: G&A / Net Revenues	22%	20%	3 p.p.	16%	14%	2 p.p.

¹ The increase in "Management Fees" and "Personnel Expenses", when compared to the previous year, is mainly explained by a R\$3.8 million reversal of bonus provision in 2018, which reduced these expenses this year, thus distorting this comparison.

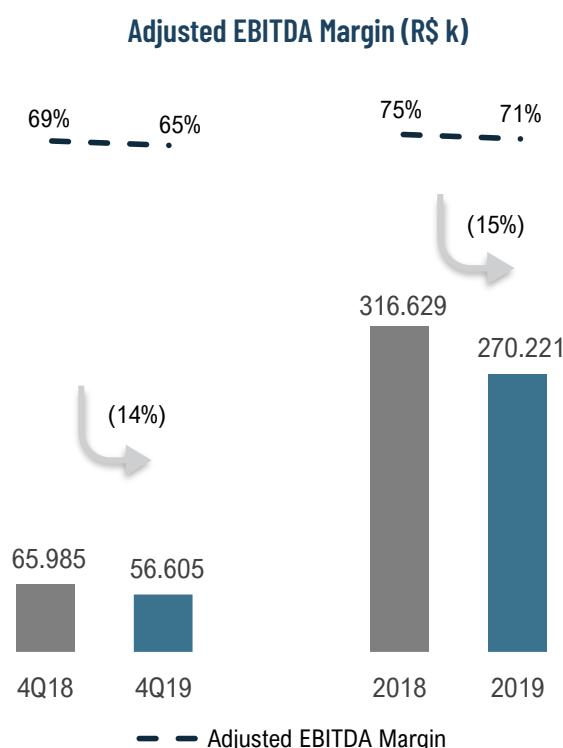
G&A (R\$ k)



FINANCIAL INDICATORS

Adjusted EBITDA

Adjusted EBITDA, excluding the non-cash effects of the stock option plan and non-recurring expenses, reached R\$270.2 million in 2019, representing a decrease of 15% in relation to 2018. As in both gross and net revenues, it is important to highlight that this reduction is mainly explained by asset sales that took place throughout the year (15 properties).



Adjusted EBITDA Composition

Account	Adjusted EBITDA Composition	4Q19	4Q18	var %	2019	2018	var %
(28)	Net Income (loss)	396.566	124.133	219%	311.352	13.705	2172%
(27)	(+) Deferred Taxes	72.399	109.156	-34%	147.582	149.235	-1%
(26)	(+) Income and Social Contribution Taxes	36.799	2.074	1674%	41.103	8.366	391%
(24)	(-) Gain (Loss) on Appraisal of Investment Properties	(570.996)	(198.507)	188%	(570.996)	(198.507)	188%
(23)	(-) Gain (Loss) on Sale of Investment Properties	-	-	n/a	(25.898)	(1.554)	1567%
(22)	(+) Other Operating Income/Expense	48.856	8.928	447%	73.370	8.913	723%
(19)	(+) Financial Result	71.392	37.580	90%	274.996	348.750	-21%
(17)	(+) Stock Options / LTIP	1.440	1.552	-7%	5.824	6.313	-8%
(14)	(+) Taxes on Corporate Restructuring / ITBI - (Non-Recurring)	-	8.188	n/a	12.346	8.188	51%
(13)	(+) Depreciation	149	134	11%	542	472	15%
(13)	(-) Reversal of Provision (One Properties Contingency)	-	(27.252)	n/a	-	(27.252)	n/a
(31)	Adjusted EBITDA	56.605	65.985	-14%	270.221	316.629	-15%
(32)	Adjusted EBITDA Margin	65%	69%	-4 p.p.	71%	75%	-4 p.p.

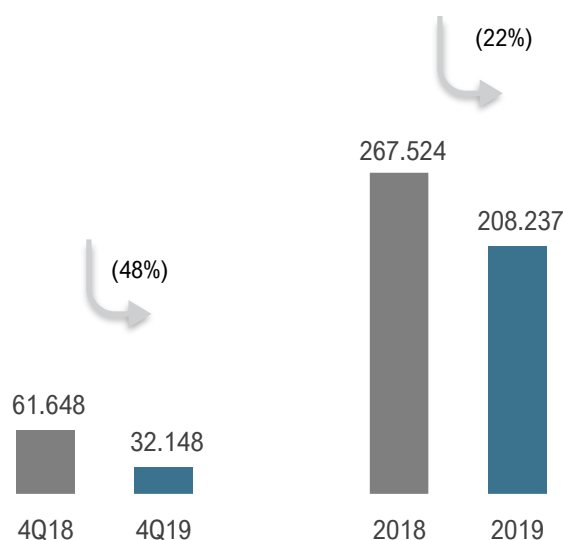
FINANCIAL INDICATORS

Adjusted Net Financial Expenses

Excluding non-recurring effects, adjusted net financial expenses totaled R\$32.1 million in 4Q19, down 48% from 4Q18. In relation to the full year, adjusted financial results decreased by 22% when compared to the previous year. This result is the outcome of a strong reduction in the Company's average debt cost throughout 2019. It is worth mentioning that the financial economy has reflected only partially in this years' result, since approximately half of the prepayments occurred in December.

This result reflects the Company's success in its liability management through renegotiations and reprofiling of its debt, prepayments of its most expensive debts and new funding at significant lower average cost in order to benefit from the current level of interest rates, the lowest level since the beginning of the historical data in 1986.

Adjusted Financial Results (R\$ k)



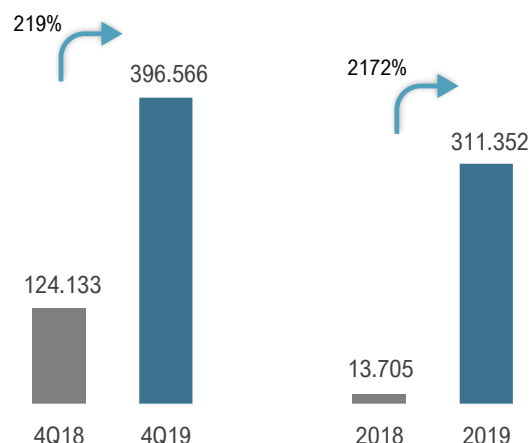
Financial Results	4Q19	4Q18	var %	2019	2018	var %
Financial Income	20.398	28.997	-30%	88.696	102.072	-13%
Return on Cash Reserves	14.445	10.164	42%	47.223	71.239	-34%
Non-cash Variations (MTM - Perpetual Bond Swap and Interest)	-	9.623	n/a	-	9.738	n/a
Exchange Rate Variation	-	-	n/a	20.112	-	n/a
Other	386	539	-28%	2.168	1.156	88%
Monetary Adjustment of Tax Credits	5.567	8.672	-36%	19.192	19.938	-4%
Financial Expenses	(91.790)	(66.577)	38%	(363.692)	(450.821)	-19%
Interest Expense on Company Debt	(75.975)	(91.867)	-17%	(329.109)	(367.277)	-10%
Gain on Debt Renegotiation (Fair Value)	(15.459)	(1.970)	685%	(27.171)	27.627	-198%
Non-cash Variations (MTM - Perpetual Bond Swap and Interest)	-	4.449	n/a	(5.044)	(24)	20550%
Exchange Rate Variation	-	23.807	n/a	-	(106.725)	n/a
Other	(356)	(997)	-64%	(2.367)	(4.421)	-46%
Net Financial Expenses	(71.392)	(37.580)	90%	(274.996)	(348.750)	-21%
(-) Non-cash Gains on Exchange Rate Variation	-	-	n/a	(20.112)	-	n/a
(+) Non-cash Losses on Exchange Rate Variation	-	(23.807)	n/a	-	106.725	n/a
(-) Non-cash Gains (MTM - Perpetual Bond Swap and Interest)	-	(9.623)	n/a	-	(9.738)	n/a
(+) Non-cash Losses (MTM - Perpetual Bond Swap and Interest)	-	(4.449)	n/a	5.044	24	20550%
(-) Gain on Debt Renegotiation (Fair Value)	15.459	1.970	685%	27.171	(27.627)	-198%
(+) Debt Prepayment Fee	13.771	2.462	459%	24.529	2.462	896%
(+) Write-off of Deferred Financing Costs (Debt Prepayment)	10.015	-	n/a	10.015	-	n/a
(+) Hedge Expense (NDF - Perpetual Bond Repurchase)	-	9.380	n/a	20.112	9.380	n/a
Adjusted Net Financial Expenses	(32.148)	(61.648)	-48%	(208.237)	(267.524)	-22%

FINANCIAL INDICATORS

Net Income

The Company registered a net income of R\$396.6 million in 4Q19. In the year, BR Properties posted a net income of R\$311.4 million, representing a nominal increase of R\$297.6 million over 2018. This result was positively impacted by the appraisal of investment properties in 2019.

Net Income (R\$ k)

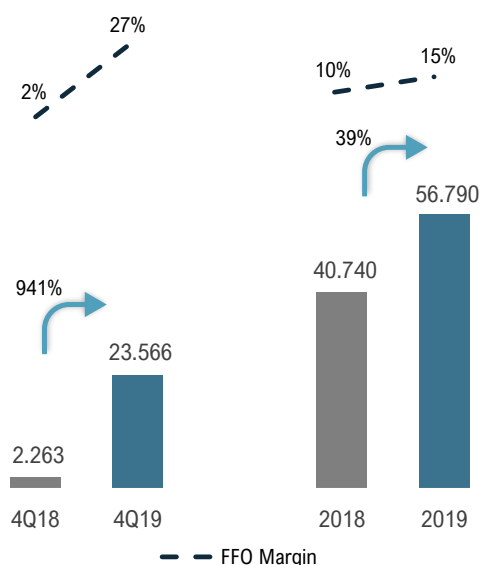


Adjusted Net Income (FFO)

Adjusted Net Income (FFO) totaled R\$23.6 million in the quarter, representing a nominal increase of R\$21.3 million relative to 4Q18, with FFO margin of 27%. In the full year, FFO amounted to R\$56.8 million, an increase of 39% over 2018, with margin FFO of 15%.

The significant growth in FFO and its margin reflects all the Company's work in liability management, as well as in recycling its portfolio, leading to greater efficiency in its results.

Adjusted Net Income - FFO (R\$ k)



Account	Adjusted Net Income Composition (FFO)	4Q19	4Q18	var %	2019	2018	var %
(30)	Net Income (loss)	396.566	124.133	219%	311.352	13.705	2172%
(27)	(+) Deferred Taxes	72.399	109.156	-34%	147.582	149.235	-1%
(26)	(+) Income Taxes on Property Sales	35.909	-	n/a	35.909	-	n/a
(24)	(-) Gain (Loss) on Appraisal of Investment Properties	(570.996)	(198.507)	188%	(570.996)	(198.507)	188%
(23)	(-) Gain (Loss) on Sale of Investment Properties	-	-	n/a	(25.898)	(1.554)	1567%
(22)	(+) Other Operating Income/Expense	48.856	8.928	447%	73.370	8.913	723%
(19)	(+) Non-cash Gains/Losses on Exchange Rate Variation	-	(23.807)	n/a	(20.112)	106.725	-119%
(19)	(+) Non-cash Variations (MTM - Perpetual Bond Swap and Interest)	-	(14.072)	n/a	5.044	(9.714)	-152%
(19)	(-) Ganho AVJ com Repactuação da Dívida	15.459	1.970	685%	27.171	(27.627)	-198%
(19)	(+) Debt Prepayment Fee	13.771	2.462	459%	24.529	2.462	896%
(19)	(+) Write-off of Deferred Financing Costs (Debt Prepayment)	10.015	-	-	10.015	-	n/a
(19)	(+) Hedge Expense (NDF - Perpetual Bond Repurchase)	-	9.380	n/a	20.112	9.380	114%
(17)	(+) Stock Options / LTIP	1.440	1.552	-7%	5.824	6.313	-8%
(14)	(+) Taxes on Corporate Restructuring ITBI - (Non-Recurring)	-	8.188	n/a	12.346	8.188	51%
(13)	(+) Depreciation	149	134	11%	542	472	15%
(13)	(-) Reversal of Provision (One Properties Contingency)	-	(27.252)	n/a	-	(27.252)	n/a
(33)	Adjusted Net Income (FFO)	23.566	2.263	941%	56.790	40.740	39%
(34)	Adjusted Net Income Margin (FFO Margin)	27%	2%	25 p.p.	15%	10%	5 p.p.

FINANCIAL INDICATORS

Indebtedness and Cash

Indebtedness	4Q19	3Q19	var %
Short Term Loans and Financing	217.631	262.040	-17%
Loans and Financing	249.623	244.417	2%
Creditory Rights (Barra da Tijuca Sale)	(31.992)	(22.284)	44%
Payables for acquisition of Real Estate	-	39.908	n/a
Long Term Loans and Financing	1.528.870	2.445.268	-37%
Loans and Financing	1.551.175	2.004.900	-23%
Creditory Rights (Barra da Tijuca Sale)	(36.190)	(23.183)	n/a
Payables for acquisition of Real Estate	13.886	463.552	-97%
Gross Debt	1.746.502	2.707.308	-35%
Cash and Cash Equivalents	1.265.430	504.465	151%
Escrow Account	127.049	93.431	36%
Net Debt	354.023	2.109.412	-83%
Portfolio Value	7.133.661	7.536.480	-5%
Gross Loan to Value	24%	36%	-12 p.p.
Net Loan to Value	5%	28%	-23 p.p.
Net Debt/EBITDA	1,3x	7,5x	-83%
Adjusted EBITDA / Adjusted Financial Results ¹	1,3x	1,2x	10%
Average Term (years)	5,4	6,2	-12%
Unsecured Debt / Total Debt	48%	31%	17 p.p.

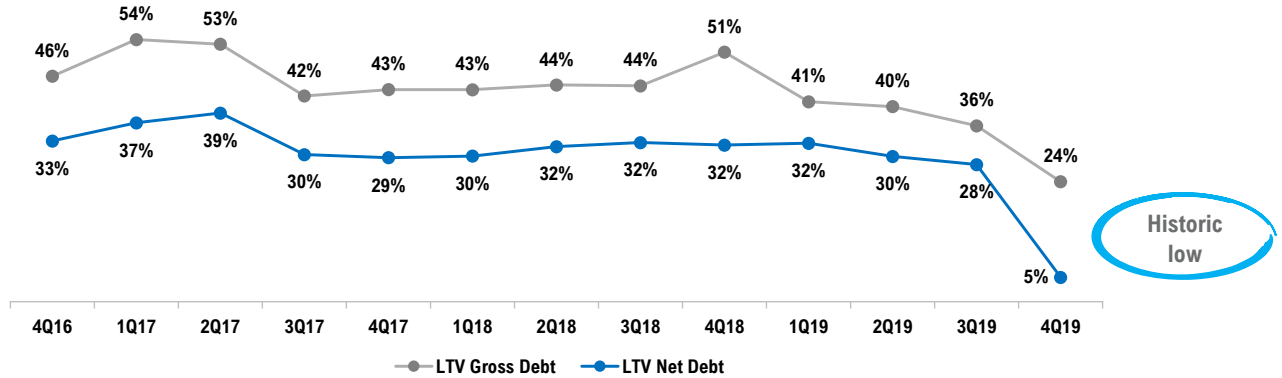
¹ Considering Adjusted Financial Results and Adjusted EBITDA (Last 12 months)

As previously mentioned, the Company concluded in 2019, the sale of the 15 commercial properties for a total price of R\$1.586,7 million. These divestments are part of the Company's strategy of recycling part of its portfolio, which has been taking place since 2017. Besides concentrating its portfolio in AAA properties and in selected markets, recycling positively affected BR Properties' financial leverage.

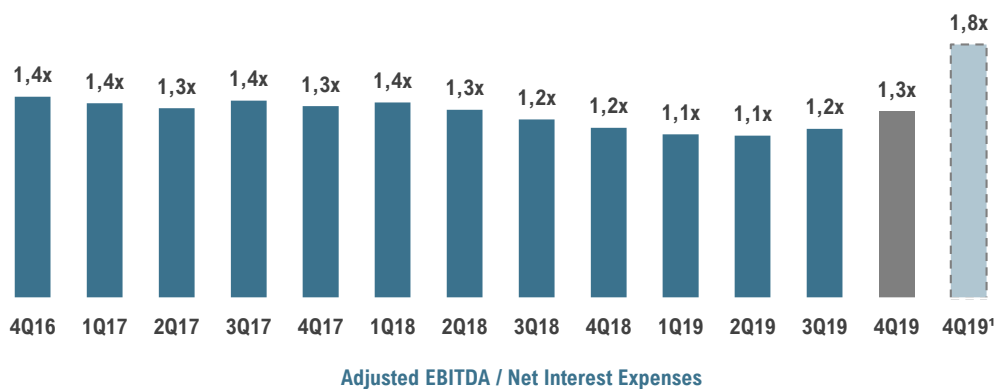
At the end of the year, after the prepayments that took place in 2019, the Company's unencumbered assets represented R\$4.1 billion in market value. The properties pledged as collateral for certain debts represented a market value of R\$3.0 billion.

FINANCIAL INDICATORS

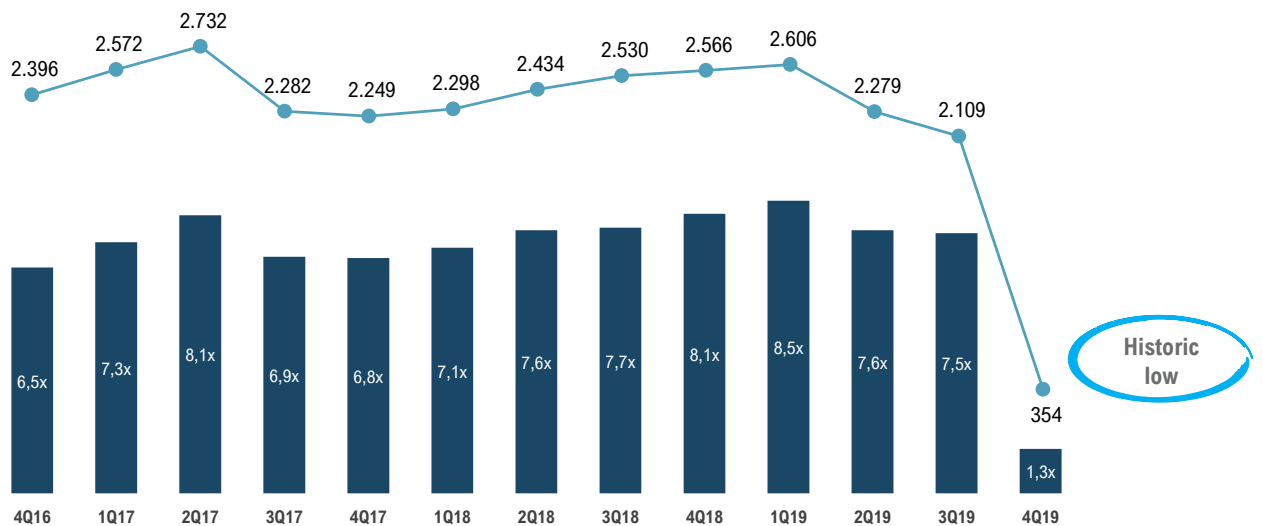
Gross LTV (Gross Debt/Portfolio Value) & Net LTV (Net Debt/Portfolio Value)



Interest Coverage

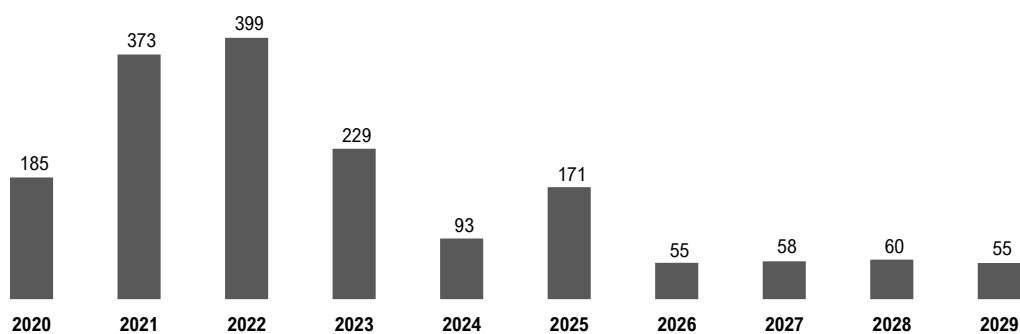
¹4Q19 annualized

Net Debt / Adjusted EBITDA vs. Net Debt

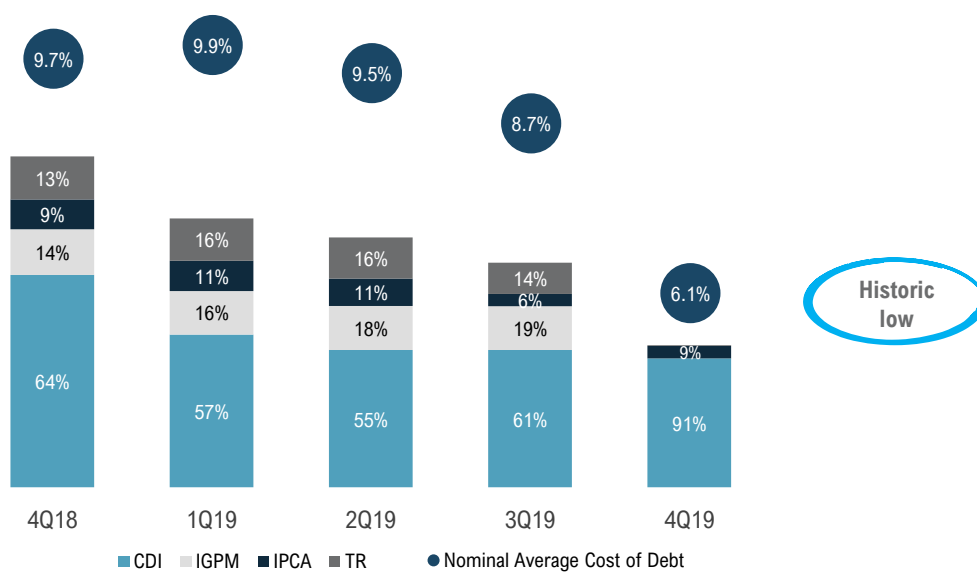


FINANCIAL INDICATORS

Debt Amortization Schedule (R\$ MI)



Debt Profile

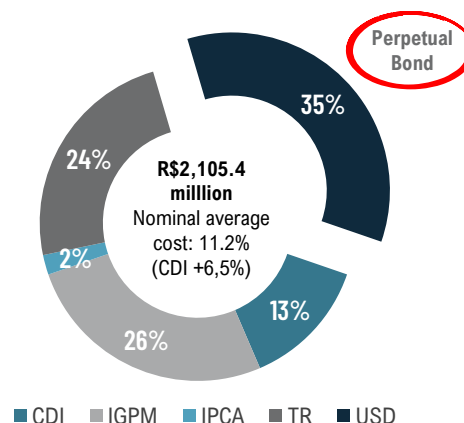


FINANCIAL INDICATORS

Liability Management

As part of the continuous improvement in the Company's liability management, BR Properties extraordinarily prepaid R\$2,105.4 million during the year. These debts had an average weighted cost of 11.2% (CDI +6.5%) over the last 12 months. Considering the Company's capital structure improvement initiatives, year-over-year, BR Properties' gross debt and net debt nominally reduced by R\$2,343.0 million and R\$2,211,7 million, respectively, decreasing 57% and 86% over 2018, respectively.

Breakdown prepaid debts



Amortized Debts

Date	2019 Prepaid Debts	Index	Coupon	Balance (R\$ k)
1Q19	Perpetual Bond	USD	10,29%	733.388
2Q19	CRI Vale	IPCA	10,82%	42.766
2Q19	Debêntures - 12ª Emissão	CDI	1,70%	182.989
3Q19	Ouvidor 107	TR	9,60%	2.738
3Q19	Ed. Paulista	TR	9,50%	84.581
3Q19	CD Anhanguera	TR	9,50%	30.370
3Q19/4Q19	CRI Vivo	IGPM	9,50%	63.883
4Q19	Chucri Zaidan	CDI	1,65%	96.370
4Q19	Alexandre Dumas	TR	9,60%	1.133
4Q19	Vargas II	TR	11,25%	19.629
4Q19	TR Itau	TR	9,83%	285.332
4Q19	Manchete	TR	9,50%	75.217
4Q19	Passeio Corporate	IGPM	7,00%	486.999
			8,25%	2.105.394

FINANCIAL INDICATORS

Table of Loans

Loans	Type	Institution	Index	Coupon	Term	Maturity	4Q19 Balance	3Q19 Balance
BP Itapevi	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	22.882
Piraporinha	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	8.801
Jundiaí	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	34.940
Alphaville	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	15.402
Henrique Schaumann	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	30.481
Bolsa RJ	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	8.028
Galpão Ind. Araucária	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	7.207
Joaquim Floriano	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	9.747
Paulista Park	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	2.288
Paulista Plaza	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	8.823
Isabela	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	2.523
Olympic	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	4.648
Midas	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	3.179
Network	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	748
Number One	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	2.072
Celebration	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	18.764
Athenas	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	14.425
Ed. Vargas	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	8.715
São Pedro	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	10.741
Cond. Ind. São José dos Campos	CCB	Itaú BBA/ Unibanco	TR	9,90%	120 meses	16/06/24	-	20.417
Cond. Ind. Itapevi	CDC	Itaú BBA/ Unibanco	TR	9,40%	120 meses	08/06/24	8.844	9.058
Galpão Ind. Sorocaba	CCI	CIBRASEC	TR	10,15%	156 meses	04/09/21	-	2.568
TNU	CCI	Brazilian Securities	TR	9,40%	144 meses	07/07/22	-	35.290
Alexandre Dumas	CCI	CIBRASEC	TR	9,60%	120 meses	05/03/20	-	1.343
Manchete	CCI	RB Capital	TR	9,50%	120 meses	16/12/21	-	80.318
BRPR 56	CRI	Capital Markets	IGPM	9,50%	183 meses	07/03/21	-	50.673
Vargas II	CCB	Itaú BBA	TR	11,25%	144 meses	13/05/27	-	21.670
JK Complex - Tower B ¹	CCI	RB Capital	CDI	1,45%	144 meses	31/08/28	138.187	138.224
JK Complex - Tower B ²	CCI	RB Capital	CDI	1,45%	144 meses	31/08/28	138.187	138.224
Chucrí Zaidan	CCI	RB Capital	CDI	1,65%	144 meses	23/12/28	-	96.290
BR Properties (holding)	Debentures - 7th Issuance	Capital Markets	CDI	1,55%	144 meses	14/07/29	111.362	113.029
BR Properties (holding)	Debentures - 7th Issuance	Capital Markets	IPCA	7,23%	180 meses	14/07/32	128.020	128.092
BR Properties (holding)	Debentures - 7th Issuance	Capital Markets	IPCA	7,23%	180 meses	14/07/32	25.604	25.618
BR Properties (holding)	Debentures - 8th Issuance	Capital Markets	CDI	121,50%	48 meses	20/12/21	250.312	255.081
BR Properties (holding)	Debentures - 9th Issuance	Capital Markets	CDI	0,70%	60 months	28/02/23	50.228	50.288
BR Properties (holding)	Debentures - 10th Issuance	Capital Markets	CDI	121,50%	48 meses	30/08/22	357.305	351.981
BR Properties (holding)	Debentures - 11th Issuance	Capital Markets	CDI	101,00%	60 meses	16/11/23	241.292	245.640
BR Properties (holding)	Debentures - 12th Issuance	Capital Markets	CDI	1,70%	24 months	13/12/20	37.598	37.617
BR Properties (holding)	Debentures - 12th Issuance	Capital Markets	CDI	1,70%	36 months	13/12/21	37.598	37.617
BR Properties (holding)	Debentures - 12th Issuance	Capital Markets	CDI	1,70%	48 months	13/12/22	37.598	37.617
BR Properties (holding)	Debentures - 12th Issuance	Capital Markets	CDI	1,70%	84 months	13/12/25	70.101	70.135
BR Properties (holding)	Debentures - 12th Issuance	Capital Markets	CDI	1,70%	83 months	13/11/25	135.519	135.586
Passeio Corporate	Payables for acquisition of Real Estate	Opportunity Fil	IGPM	7,00%	144 meses	15/11/28	-	489.900
Total							1.767.755	2.786.690

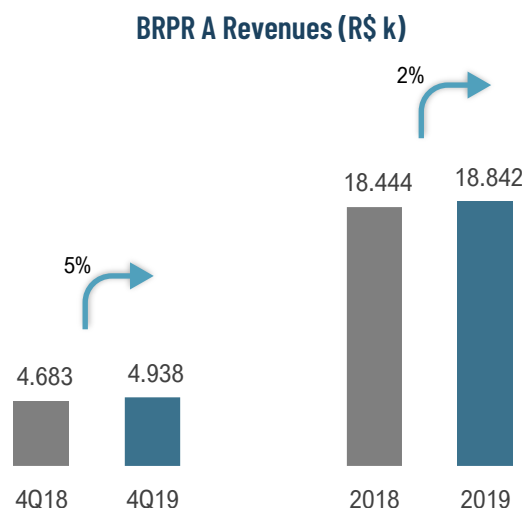
OPERATIONAL INDICATORS

Property Management

Pro-active stance taken on managing the properties in the portfolio is a vital part of BR Properties' operation. Through the wholly owned management subsidiary BRPR A, BR Properties focuses on close tenant relationship, property value appreciation, reduction of common area costs, along with the alternative sources of revenues.

BRPR A Revenues

In 4Q19, BRPR A's revenues totaled R\$4.9 million, representing an increase of 5% over the same period of previous year. In 2019, BRPR A's revenues reached R\$18.8 million or 4% of the consolidated gross revenues obtained by BR Properties.



Properties under Management

BRPR A currently manages 11 properties, all of them office buildings.

Managed Properties	Nº	GLA	City
Ed. Manchete	1	23.381	Rio de Janeiro
Glória	1	7.654	Rio de Janeiro
Panamérica Park	4	18.640	São Paulo
TNU	1	26.291	São Paulo
Ed. Ventura - West Tower	1	44.637	Rio de Janeiro
Ed. Ventura - East Tower	1	46.887	Rio de Janeiro
JK Complex - Tower B	1	30.568	São Paulo
Ed. Brasília	1	15.597	Brasília
Passeio Corporate	4	82.859	Rio de Janeiro
Centenário Plaza Complex	2	61.393	São Paulo
Alphaville	1	9.855	Barueri
TOTAL	18	367.763	

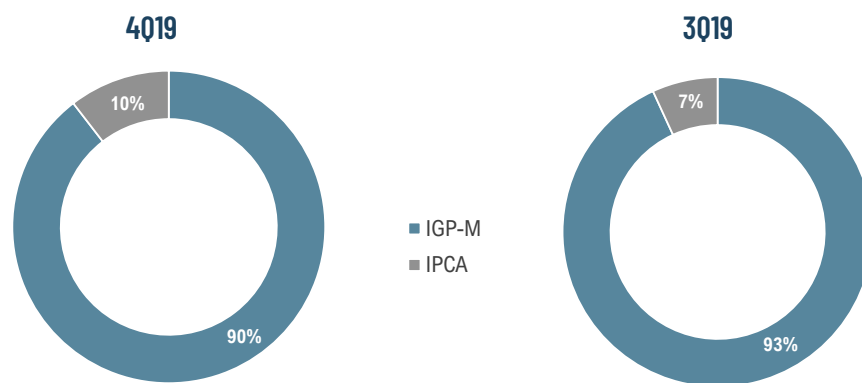
* BRPR A will manage, over the first semester of 2020, the assets sold in 2019

OPERATIONAL INDICATORS

Property Leasing

BR Properties has an in-house team dedicated to the management of new leases and the renegotiation of existing ones. The property leasing department plays a critical role in anticipating any potential movement of vacancy and promoting preventive action. In addition, all the processes of negotiation of the lease agreements are executed directly by the team.

Lease Contract Inflation Adjustment Indexes



Rent / Sqm / Month – Same Properties

Disregarding the effect of Petrobras departure of Ventura Towers, the rent price/sqm/month of the same properties had a 4.1% nominal increase in 4Q19, relative to 4Q18. If compared to the previous quarter, the average rent of the same properties increased by 1.0%.

Rent / Sqm / Month Same Properties *	1Q16	2Q16	3Q16	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18	3Q18	4Q18	1Q19	2Q19	3Q19 ²	4Q19 ²	4Q19 x 3Q19 ²
Office	1,8%	3,6%	-0,3%	-4,4%	-5,5%	-5,1%	-2,8%	-1,8%	-1,5%	-0,3%	-2,0%	0,4%	1,5%	3,7%	1,2%	4,1%	1,0%
Industrial	0,2%	10,8%	10,6%	10,6%	n/a	n/a	n/a	n/a	n/a	n/a	0,3%	2,6%	4,5%	4,1%	4,6%	4,1%	0,4%
Total	1,7%	3,9%	0,0%	-4,0%	-5,5%	-5,1%	-2,8%	-1,8%	-1,5%	-0,3%	-2,0%	0,4%	1,6%	3,7%	1,3%	4,1%	1,0%
IPCA (Inflation Indicator)	9,4%	8,8%	8,5%	6,3%	4,6%	3,0%	2,5%	2,9%	2,7%	4,4%	4,5%	3,7%	4,6%	3,4%	2,9%	4,3%	1,8%
IGP-M (Inflation Indicator)	11,6%	12,2%	10,7%	7,2%	4,9%	-0,8%	-1,4%	-0,5%	0,2%	6,9%	10,0%	7,5%	8,3%	6,5%	3,4%	7,3%	3,1%
Weighted Average:																	
IPCA¹ x IGP-M (~ 7% x 93%)	11,4%	11,9%	10,6%	7,1%	4,8%	-0,6%	-1,3%	-0,4%	0,4%	6,7%	9,7%	7,3%	8,0%	6,3%	3,3%	7,1%	3,0%

* Comparison between: the average same property rent in the current period vs the average same property rent in equal period of last year

* Considering only rent prices of leased areas

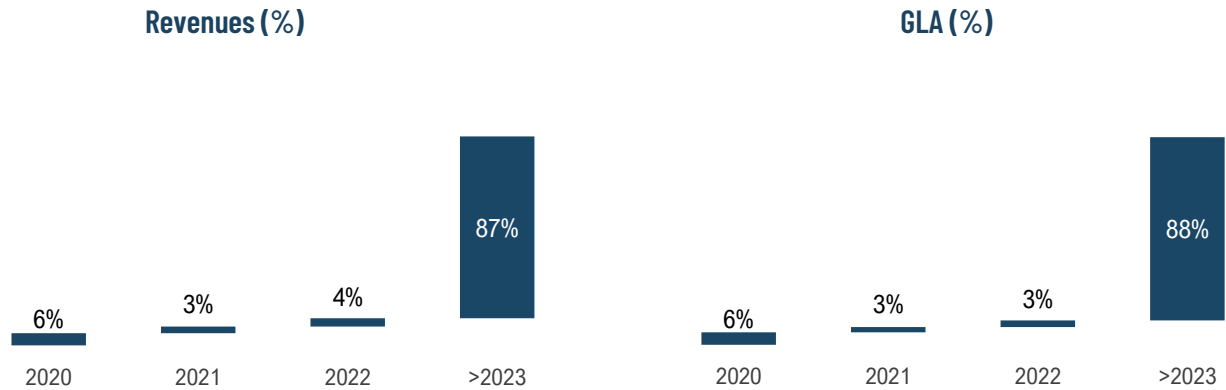
* In nominal terms

¹ IPCA and Other

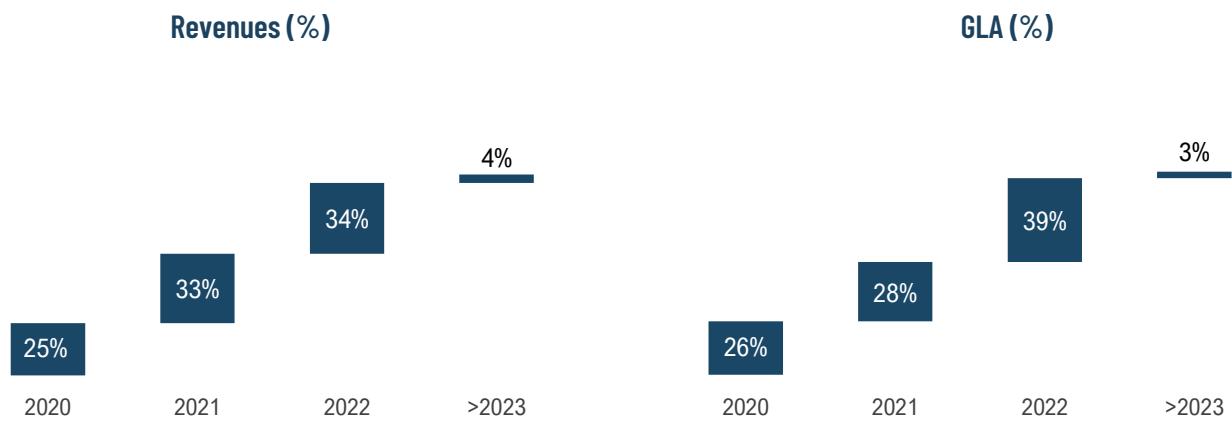
² Disregarding the effect of Petrobras departure of Ventura Towers

OPERATIONAL INDICATORS

Lease Contract Expiration Schedule



Lease Contract 3rd Year Market Alignment Schedule



Lease Contracts Average Duration

Existing Lease Contracts	Current Average Duration
All Contracts	8.0 Years
Built-to-Suit Contracts	3.4 Years

OPERATIONAL INDICATORS

Portfolio Vacancy

Physical vacancy is estimated by dividing the total vacant area by the total GLA of the portfolio while financial vacancy reflects the potential rent for which the vacant areas could be leased. The additional revenue generated by reducing the portfolio's vacancy can be evaluated by multiplying the average rent per sqm which could be charged in the buildings and their respective vacant areas and dividing it by the potential gross revenues of the portfolio.

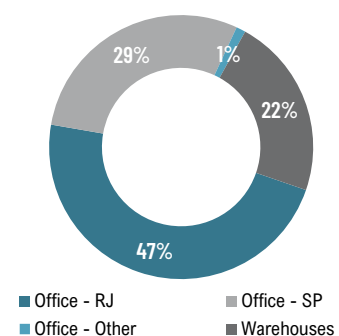
Following what was observed throughout 2019, the Brazilian real estate sector recovered strongly during the year. Both São Paulo and Rio de Janeiro commercial properties' markets recorded positive net absorptions, resulting lower vacancy rates in the main regions of these cities, where our properties are concentrated. In São Paulo capital, vacancy rate at the end of the quarter registered its lowest level since 2014. In addition, it is worth noting that the Marginal Pinheiros region, where our São Paulo's properties are located, was responsible for net absorption majority. This scenario combined with a low volume of new supply expected for the city in the coming years, creates a propitious environment for increasing rent prices.

Rio de Janeiro is also recovering consistently, reaching, at the end of 2019, the lowest vacancy rate since 2016. On its downtown area there was a significant volume of new lease agreements in the period, recording the highest volume of net absorption of 2019, as a result of the intensification of the flight-to-quality movement in the city.

During 4Q19, the Company signed 42,797 sqm of GLA in new lease agreements, totaling 85,617 sqm in the year. Of the total area leased in 2019, 40,622 sqm were in commercial properties located in Rio de Janeiro, 24,895 sqm in properties located in São Paulo and 19,026 sqm in logistic and industrial warehouses, thus showing an excellent equilibrium in the leasing activity during the year.

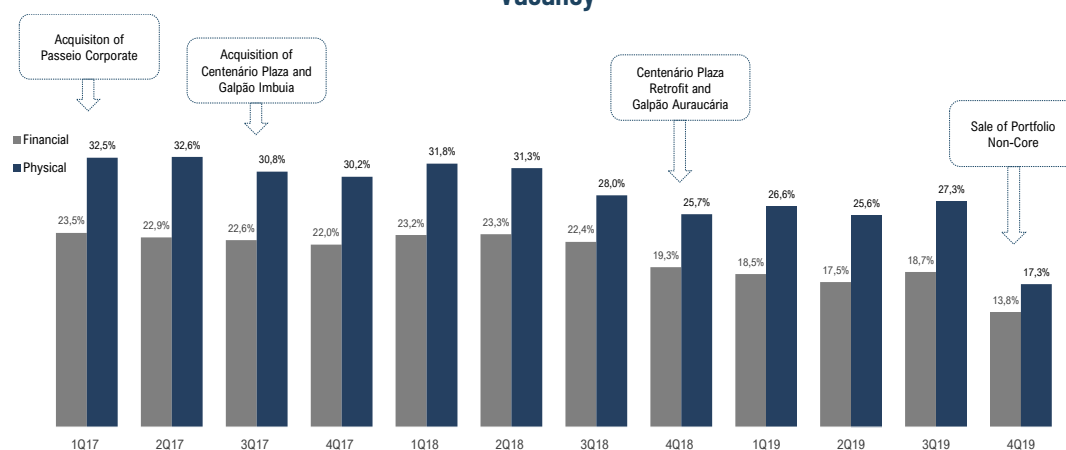
It is worth mentioning that the main highlights in terms of new leases in the year were: (i) 19,622 sqm were signed in Edifício Passeio (Rio de Janeiro), (ii) 14,076 sqm signed in Torres Ventura (Rio de Janeiro) and (iii) 11,144 sqm signed in Complex Centenário Plaza (São Paulo).

Breakdown 2019 new leases



BR Properties' portfolio ended the quarter with consolidated financial and physical vacancy rates of 13.8% and 17.3%, respectively, presenting a sharp reduction of 550 bps and 840 bps year-over-year.

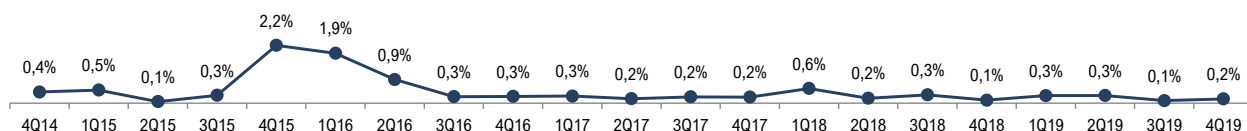
Vacancy



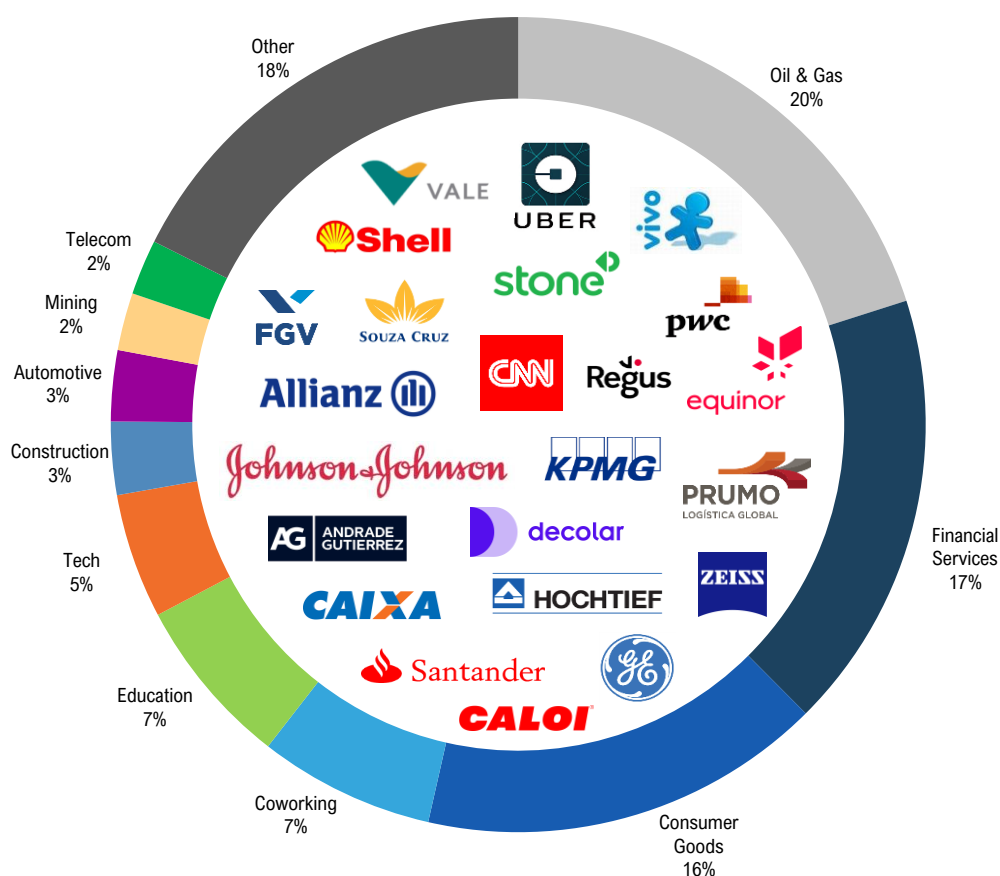
OPERATIONAL INDICATORS

Portfolio Delinquency

Since its establishment in 2006, BR Properties has registered very low delinquency levels in its portfolio, given the excellent credit quality of the tenant base. In 4Q19 the delinquency rate was 0.2%.



Largest Tenants



PORTFOLIO RECYCLING

BR Properties is one of the most active companies buying and selling assets in the Brazilian real estate sector. Over the years, we have had, among acquisitions and disposals, 257 traded properties. BR Properties' strategy consists of investing in the highest quality buildings strategically located in the main regions of São Paulo and Rio de Janeiro, where it can maximize its value creation. By adopting a complete and integrated business model, which focuses on a differentiated capability for leasing and for property management, the Company is committed to mid and long-term high yield returns.

In this context, it is part of the Company's strategy to recycle part of its portfolio being astute in market timing for investment decisions by acquiring properties in times of opportunity, retrofitting properties and selling assets at attractive prices, resulting in continuous portfolio refreshment. In 2019, BR Properties concluded the sale of 15 commercial properties, which totaled 188,203 sqm of GLA. The total value of the sale was R\$1,586.7 million.

Also, in 2019, BR Properties acquired 102 thousand sqm of corporate towers at "Condomínio Parque da Cidade" for the total amount of R\$1,362.1 million. The acquisition of these properties is in line with the Company's strategy of consolidating its portfolio of "Triple A" assets, located in the central regions of São Paulo.

Therefore, the Company maintains an active sales pipeline, targeting the best opportunities to recycle its portfolio, as well as optimizing its capital structure.

2019 Portfolio Recycling

Date	Property	Type	Location	GLA (sqm)	Value (R\$)
2Q19	Ed. Paulista	Office	São Paulo	22.855	405.000.000
3Q19	Ed. Barra da Tijuca (70%)	Office	Rio de Janeiro	16.247	184.800.000
4Q19	Ed. Chucris Zaidan	AAA Office	São Paulo	21.906	306.807.831
4Q19	Bolsa RJ	AAA Office	Rio de Janeiro	3.224	610.215.000
	Icomap	Office	Rio de Janeiro	9.164	
	São Pedro	Office	São Paulo	3.575	
	Vargas	Office	Rio de Janeiro	14.809	
	Ed. Comercial Indaiatuba	Office	Indaiatuba	11.335	
	Santo Antônio	Office	São Paulo	5.017	
	São José	Office	São Paulo	5.080	
	Alexandre Dumas	Office	São Paulo	6.889	
	Ouvidor 107	Office	Rio de Janeiro	6.284	
	CBOP - Ed. Jacarandá	Office	Barueri	31.954	
	RB 115	Office	Rio de Janeiro	11.516	
	Barra Funda	Office	São Paulo	11.384	
4Q19	Ed. Barra da Tijuca (30%)	Office	Rio de Janeiro	6.963	79.885.540
				188.203	1.586.708.371

PORTFÓLIO

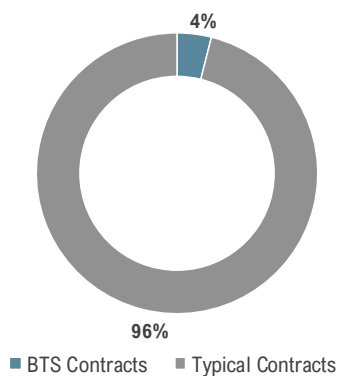
Property	Type	City	State	Acquisition Date	Nº of Properties	Owned GLA (sqm)
Panamérica Park	Office	São Paulo	SP	29/05/07	4	18.640
Glória	Office	Rio de Janeiro	RJ	17/07/07	1	7.654
Alphaville	Office	Barueri	SP	31/07/07	1	9.855
Souza Aranha	Office	São Paulo	SP	31/01/08	1	1.116
TNU	Office	São Paulo	SP	16/03/10	1	26.291
Ed. Manchete	Office AAA	Rio de Janeiro	RJ	30/06/10	1	23.381
Ed. Ventura - West Tower	Office AAA	Rio de Janeiro	RJ	12/08/10	1	44.637
Águas Claras	Office	Nova Lima	MG	29/03/12	1	8.932
Brasília	Office	Brasília	DF	29/03/12	1	15.597
Porto Alegre	Office	Porto Alegre	RS	29/03/12	1	4.421
Ed. Ventura - East Tower	Office AAA	Rio de Janeiro	RJ	30/04/12	1	46.887
Panamérica Green Park I	Office	São Paulo	SP	29/05/07	1	4.696
JK Complex - Tower B	Office AAA	São Paulo	SP	29/03/12	1	30.568
Souza Aranha II	Office	São Paulo	SP	31/01/08	1	2.039
Passeio Corporate	Office AAA	Rio de Janeiro	RJ	15/12/16	3	82.859
Centenário Plaza Complex	Office AAA	São Paulo	SP	14/07/17	2	61.393
Sub-total Office					22	388.967
Galpão Imbuia	Industrial	Jarinu	SP	17/07/17	1	22.993
Galpão Tucano	Industrial	Jarinu	SP	12/03/18	1	31.718
Galpão Araucária	Industrial	Jarinu	SP	15/09/17	1	14.404
Sub-total Industrial					3	69.115
Parque da Cidade Complex ¹	Office AAA	São Paulo	SP	1Q21	3	101.864
Galpão Cajamar	Industrial	São Paulo	SP	22/10/18	1	149.525
Panamérica Green Park II	Office	São Paulo	SP	29/05/07	1	4.659
Panamérica Green Park III	Office	São Paulo	SP	29/05/07	1	4.659
Ed. CES II	Office AAA	Rio de Janeiro	RJ	29/03/12	1	10.000
Ed. Bayview	Office AAA	Rio de Janeiro	RJ	29/03/12	1	21.989
Galpão Pirituba	Industrial	São Paulo	SP	03/06/16	1	32.987
Sub-total Landbanks					9	325.683
Total					34	783.765
Total (Ex-Parque da Cidade)					31	681.901

¹ Properties under development to be acquired at the completion of the construction

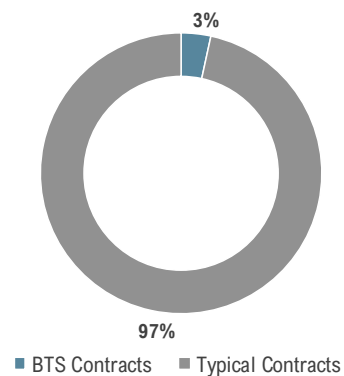
BUILT-TO-SUIT (BTS) PORTFOLIO

Property	City	Region (CBRE)	Owned GLA (sqm)
Águas Claras	Nova Lima	n/a	8.932
Porto Alegre	Porto Alegre	n/a	4.421
Total			13.353

Lease Contracts Breakdown
(% Revenues)



Lease Contracts Breakdown
(% GLA)

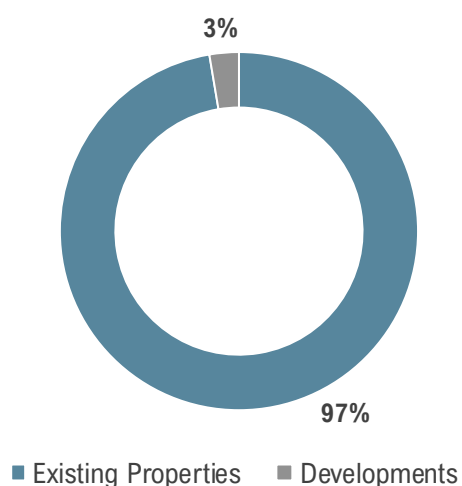


PROJECTS UNDER CONSTRUCTION / TO BE DEVELOP

Projects	Segment	Type	City / State	Owned GLA (sqm)	Total Estimated Capex (R\$ mm)	Investment Completion (%)	Estimated Delivery
Galpão Cajamar	Industrial	Landbank	São Paulo / SP	149.525	275	0%	2Q21
Ed. CES II	AAA Office	Landbank	Rio de Janeiro / RJ	10.000	n/a	0%	n/a
Ed. Bayview	AAA Office	Landbank	Rio de Janeiro / RJ	21.989	n/a	0%	n/a
Panamérica Green Park II	Office	Landbank	São Paulo / SP	4.659	n/a	0%	n/a
Panamérica Green Park III	Office	Landbank	São Paulo / SP	4.659	n/a	0%	n/a
Galpão Pirituba	Industrial	Landbank	São Paulo / SP	32.987	n/a	0%	n/a

Capex Schedule	1Q20 E	2Q20 E	3Q20 E	4Q20 E	1Q21 E	2Q21 E	3Q21 E	4Q21 E
Galpão Cajamar	24.109	17.887	65.201	59.225	55.872	53.086	-	-
Ed. CES II	-	-	-	-	-	-	-	-
Ed. Bayview	-	-	-	-	-	-	-	-
Panamérica Green Park II e III	-	-	-	-	-	-	-	-
Galpão Pirituba	-	-	-	-	-	-	-	-
Total	24.109	17.887	65.201	59.225	55.872	53.086		

Existing Properties / Developments and Landbank Ratio (% Market Value)

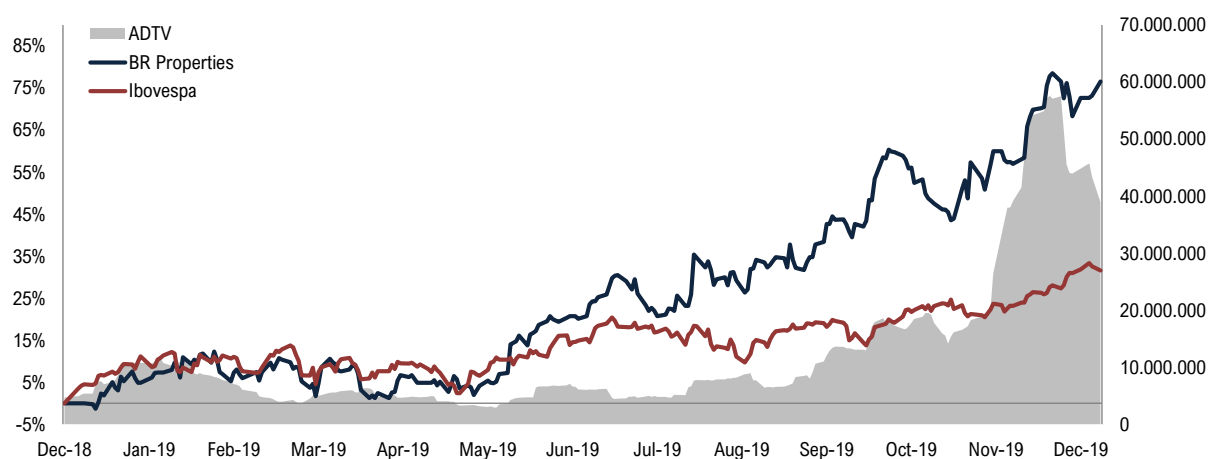


CAPITAL MARKETS

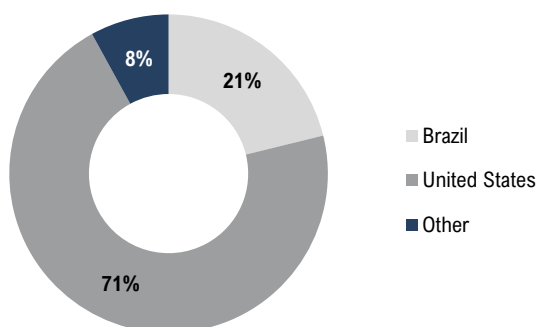
BR Properties' common stock is traded on the Novo Mercado listing segment of the São Paulo Stock Exchange (BM&FBOVESPA) under the ticker BRPR3.

Stock Performance (BRPR3)	4Q19	4Q18	var %	2019	2019	var %
Total Number of Shares	491.510.283	407.135.283	21%	491.510.283	407.135.283	21%
Free Float (%)	41%	29%	12 p.p.	41%	29%	12 p.p.
Stock Price (average for the period)	12,94	7,74	67%	10,33	8,69	19%
Stock Price (end of period)	14,48	8,20	77%	14,48	8,20	77%
Market Cap end of period (R\$ million)	7.117	3.339	113%	7.117	3.339	113%
Average Daily Trading Volume (R\$ million)	31,11	10,53	196%	12,88	6,91	86%
Average Daily Traded Shares	2.380.610	1.470.844	62%	1.135.878	843.656	35%
Average Daily negotiations	6.078	2.081	192%	3.121	1.868	67%

Performance BRPR3 - 2019



Shareholder Base Distribution



Index

Index	Weight BRPR
IBrA	0,1%
SMLL	1,0%
IMOB	4,1%
IGCX	0,2%
IGCT	0,1%
IGC-NM	0,2%
ITAG	0,1%

INCOME STATEMENT

Account	Income Statement	4Q19	4Q18	var %	2019	2018	var %
(1)	Gross Revenues	108.820	118.438	-8%	474.709	506.602	-6%
(2)	Leasing	103.882	113.755	-9%	455.867	488.158	-7%
(3)	Office	101.288	111.456	-9%	445.408	480.406	-7%
(4)	Industrial	2.594	2.299	13%	10.459	7.752	35%
(5)	Services Rendered	4.938	4.683	5%	18.842	18.444	2%
(6)	Deductions from Gross Revenues	(21.322)	(22.620)	-6%	(95.457)	(85.284)	12%
(7)	Taxes (PIS/Cofins and ISS)	(7.515)	(8.920)	-16%	(34.750)	(39.280)	-12%
(8)	Deductions	(13.807)	(13.700)	1%	(60.707)	(46.004)	32%
(9)	Net Revenues	87.497	95.818	-9%	379.252	421.317	-10%
(10)	Cost of Leased Properties	-	-	n/a	-	-	n/a
(11)	Gross Profit	87.497	95.818	-9%	379.252	421.317	-10%
(12)	General and Administrative Expenses	(32.481)	(12.456)	161%	(127.742)	(92.410)	38%
(13)	Operating Expenses	(7.463)	13.294	-156%	(22.686)	(3.596)	531%
(14)	Taxes	1.891	(5.615)	-134%	(3.248)	2.121	-253%
(15)	Personnel Expenses	(7.879)	(3.898)	102%	(26.866)	(23.890)	12%
(16)	Management Fees	(4.303)	(1.181)	264%	(11.101)	(4.651)	139%
(17)	Stock Options / LTIP	(1.440)	(1.552)	-7%	(5.824)	(6.313)	-8%
(18)	Vacancy Expenses	(13.286)	(13.504)	-2%	(58.017)	(56.081)	3%
(19)	Financial Result	(71.392)	(37.580)	90%	(274.996)	(348.750)	-21%
(20)	Financial Income	20.398	28.997	-30%	88.696	102.072	-13%
(21)	Financial Expenses	(91.790)	(66.577)	38%	(363.692)	(450.821)	-19%
(22)	Other Operating Income/Expense	(48.856)	(8.928)	447%	(73.370)	(8.913)	723%
(23)	Gain (Loss) on Sale of Investment Properties	-	-	n/a	25.898	1.554	1567%
(24)	Gain (Loss) on Appraisal of Investment Properties	570.996	198.507	n/a	570.996	198.507	n/a
(25)	Income (loss) before taxes	505.764	235.362	115%	500.037	171.306	192%
(26)	Income and Social Contribution taxes	(36.799)	(2.074)	1674%	(41.103)	(8.366)	391%
(27)	Deferred taxes	(72.399)	(109.156)	-34%	(147.582)	(149.235)	-1%
(28)	Income (loss) before Minority Interest	396.566	124.133	219%	311.352	13.705	2172%
(29)	Minority Interest	-	-	n/a	-	-	n/a
(30)	Net Income (loss)	396.566	124.133	219%	311.352	13.705	2172%

Account	Adjusted EBITDA Composition	4Q19	4Q18	var %	2019	2018	var %
(28)	Net Income (loss)	396.566	124.133	219%	311.352	13.705	2172%
(27)	(+) Deferred Taxes	72.399	109.156	-34%	147.582	149.235	-1%
(26)	(+) Income and Social Contribution Taxes	36.799	2.074	1674%	41.103	8.366	391%
(24)	(-) Gain (Loss) on Appraisal of Investment Properties	(570.996)	(198.507)	n/a	(570.996)	(198.507)	n/a
(23)	(-) Gain (Loss) on Sale of Investment Properties	-	-	n/a	(25.898)	(1.554)	1567%
(22)	(+) Other Operating Income/Expense	48.856	8.928	447%	73.370	8.913	723%
(19)	(+) Financial Result	71.392	37.580	90%	274.996	348.750	-21%
(17)	(+) Stock Options / LTIP	1.440	1.552	-7%	5.824	6.313	-8%
(14)	(+) Taxes on Corporate Restructuring ITBI - (Non-Recurring)	-	8.188	n/a	12.346	8.188	n/a
(13)	(+) Depreciation	149	134	11%	542	472	15%
(13)	(-) Reversal of Provision (One Properties Contingency)	-	(27.252)	n/a	-	(27.252)	n/a
(31)	Adjusted EBITDA	56.605	65.985	-14%	270.221	316.629	-15%
(32)	Adjusted EBITDA Margin	65%	69%	-4 p.p.	71%	75%	-4 p.p.

Account	Adjusted Net Income Composition (FFO)	4Q19	4Q18	var %	2019	2018	var %
(30)	Net Income (loss)	396.566	124.133	219%	311.352	13.705	2172%
(27)	(+) Deferred Taxes	72.399	109.156	-34%	147.582	149.235	-1%
(26)	(+) Income Taxes on Property Sales	35.909	-	n/a	35.909	-	n/a
(24)	(-) Gain (Loss) on Appraisal of Investment Properties	(570.996)	(198.507)	188%	(570.996)	(198.507)	188%
(23)	(-) Gain (Loss) on Sale of Investment Properties	-	-	n/a	(25.898)	(1.554)	1567%
(22)	(+) Other Operating Income/Expense	48.856	8.928	447%	73.370	8.913	723%
(19)	(+) Non-cash Gains/Losses on Exchange Rate Variation	-	(23.807)	n/a	(20.112)	106.725	-119%
(19)	(+) Non-cash Variations (MTM - Perpetual Bond Swap and Interest)	-	(14.072)	n/a	5.044	(9.714)	-152%
(19)	(-) Ganho AVJ com Repactuação da Dívida	15.459	1.970	685%	27.171	(27.627)	-198%
(19)	(+) Debt Prepayment Fee	13.771	2.462	459%	24.529	2.462	896%
(19)	(+) Write-off of Deferred Financing Costs (Debt Prepayment)	10.015	-	n/a	10.015	-	n/a
(19)	(+) Hedge Expense (NDF - Perpetual Bond Repurchase)	-	9.380	n/a	20.112	9.380	114%
(17)	(+) Stock Options / LTIP	1.440	1.552	-7%	5.824	6.313	-8%
(14)	(+) Taxes on Corporate Restructuring ITBI - (Non-Recurring)	-	8.188	n/a	12.346	8.188	51%
(13)	(+) Depreciation	149	134	11%	542	472	15%
(13)	(-) Reversal of Provision (One Properties Contingency)	-	(27.252)	n/a	-	(27.252)	n/a
(33)	Adjusted Net Income (FFO)	23.566	2.263	941%	56.790	40.740	39%
(34)	Adjusted Net Income Margin (FFO Margin)	27%	2%	25 p.p.	15%	10%	5 p.p.

BALANCE SHEET

ASSETS	12/31/2019	09/30/2019	var %
Current Assets	1.502.457	664.157	126%
Cash and Cash Equivalents	1.265.430	504.465	151%
Accounts Receivable	33.353	53.067	-37%
MTM on Derivatives	-	-	n/a
Properties Available for Sale	-	-	n/a
Pre-paid Expenses	4.513	5.451	-17%
Anticipated Taxes / Recoverable Taxes	22.532	62.881	-64%
Advances for Acquisition of Real Estate	-	-	n/a
Other Accounts Receivable	176.629	38.293	361%
Non-Current Assets	8.443.828	8.620.212	-2%
Judicial Deposits	-	-	n/a
Deferred Income and Social Contribution taxes	2.265	2.269	0%
Recoverable Taxes	244.586	224.088	9%
Other non-current Assets	492.122	287.397	71%
Equipment	16.353	15.136	8%
Investment Properties	7.133.661	7.536.480	-5%
Intangible Assets	554.842	554.842	0%
Total Assets	9.946.286	9.284.369	7%
LIABILITIES	12/31/2019	09/30/2019	var %
Current Liabilities	309.084	313.753	-1%
Loans and Financing	249.623	244.417	2%
Derivative Instruments	-	-	n/a
Suppliers	20.691	13.825	50%
Tax Liabilities	2.686	1.981	36%
Taxes Payable	17.031	2.426	602%
Provision for Salaries and Employee Contributions	11.200	5.573	101%
Labor Obligations	2.643	3.349	-21%
Dividends Payable	0	0	n/a
Payables for acquisition of Real Estate	0	39.908	n/a
Other Accounts Payable	5.209	2.275	129%
Non-Current Liabilities	2.433.127	3.179.590	-23%
Deferred Income and Social Contribution taxes	782.669	710.274	10%
Loans and Financing	1.551.175	2.004.900	-23%
Provision for Contingencies	72.769	864	8320%
Payables for acquisition of Real Estate	13.886	463.552	-97%
Other Non-Current Liabilities	12.628	-	n/a
Shareholders Equity	7.204.075	5.791.027	24%
Shareholder Capital	4.369.144	3.314.457	32%
Shareholder Capital to be paid in	-	-	n/a
(-) Issuance Expenses	(101.402)	(61.756)	64%
Capital Reserve	2.312.799	2.311.359	0%
Net income (Loss) for the period	(0)	(85.214)	n/a
Additional Proposed Dividend Payment	-	-	n/a
Profit Reserves	623.534	312.182	100%
Minority Interest	-	-	n/a
Total Liabilities	9.946.286	9.284.369	7%

CASH FLOW STATEMENT

Consolidated Cash Flows	2019	2018
Cash Flow from Operating Activities	254.670	324.191
Cash Flow from Operations	216.847	315.726
Income (loss) before taxes	500.037	171.307
Depreciation and Amortization	19.409	11.455
Property Fair Market Value	(596.893)	(200.061)
Straight Line Rent	(25.828)	(10.735)
Interest and Monetary Variation on Loans and Financing	263.656	352.135
Interest on Perpetual Bond MTM	654	24
MTM on Swap	4.391	(9.738)
Minority Interest	-	-
Net Exchange Rate Variations	(20.112)	106.725
Losses (Gains) on Derivative Instruments	19.808	(11.106)
Investment Earnings	(8.588)	(46.010)
Financial Result on Debt Renegotiation	27.171	(27.627)
Stock Option Plan	5.824	6.313
Results on Sale of Investments	42.757	-
Other	(15.439)	(26.956)
Variations in Assets and Liabilities	37.823	8.465
Accounts Receivable	35.109	4.116
Recoverable Taxes	26.420	10.363
Advances for Acquisition of Real Estate	-	-
Properties Available for Sale	-	-
Other Assets	6.560	7.523
Payables	314	(2.550)
Provision for Salaries and Employee Contributions	(25.329)	(8.158)
Provision for Employee and Management Bonuses	(7.740)	(5.318)
Other Liabilities	2.489	2.489
Cash Flow from Investment Activities	768.983	314.504
Net Proceeds from Sale of Assets	1.128.450	57.000
Fixed Asset Purchases	(4.122)	(2.670)
Reductions in Fixed Assets	-	-
Acquisition of Investment Properties	(179.555)	(182.429)
Net cash from Incorporation	412.543	470.499
Changes in Ownership Interests in Subsidiaries	-	-
Payables for Acquisition of Real Estate	(588.333)	(27.896)
Cash Flow from Financing Activities	(875.142)	253.116
Capital Increase	1.054.688	-
Gain and Loss from Sale of Shares	-	-
Costs from Equity Raising	(39.646)	-
Dividends Paid	-	(65.792)
New loans and financing	-	1.140.740
Payment of Loans and Financing	(1.873.462)	(789.934)
Receivables on Gains with Financial Instruments	17.780	19.700
Payables on Losses with Financial Instruments	(29.082)	-
Stock Buyback	1.489	(25.742)
Transaction costs	(6.909)	(25.856)
Increase (Decrease) in Cash and Cash Equivalents	148.511	891.811
Cash Balance		
At the beginning of the period	1.016.826	125.015
At the end of the period	1.165.337	1.016.826