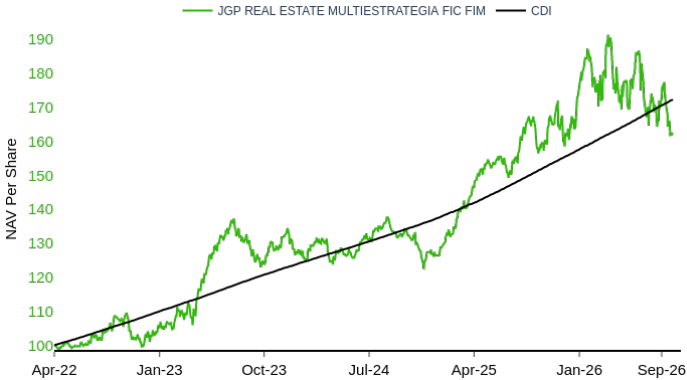


JGP Real Estate Multiestratégia

JGP Real Estate Multiestratégia FIC FIM
Inception Date - 04.29.2022

About

The JGP Real Estate Multiestratégia FIC FIM is a CVM 175 fund classified as a specific strategy multimarket, focused on absolute returns and aimed at qualified investors. The Fund's objective is to earn income and capital gains through the allocation in financial assets of a real estate nature, seeking tactical opportunities and market asymmetries through a diversified portfolio and active management. Being a multimarket, the fund may adapt its portfolio to different economic cycles, enhance opportunities for yield compression, and take advantage of distortions in the secondary market to acquire assets below their net asset value. The Fund's portfolio will ideally be composed of FII shares (paper, brick, development), shares of shopping malls, properties and developers in Brazil and LatAm, Real Estate Credit Titles (LCI, CRI, FIDC and debentures) and investment abroad in US REITs.



2026 Returns*	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Acum
Fund	8.32%	3.76%	-3.18%	-0.48%	0.54%	4.12%	-8.94%	2.14%	-5.97%	-	-	-	-0.85%
CDI	1.16%	1.00%	1.21%	1.09%	1.07%	1.12%	1.22%	1.09%	1.08%	-	-	-	10.51%
% CDI	714.6%	377.5%	-	-	50.5%	367.6%	-	195.7%	-	-	-	-	-

*Monthly profitability calculated based on the last business day of the month's quota, net of management and performance fees and gross of taxes.

Previous years net returns*	Fund	CDI	% CDI	Accumulated Returns*	Fund	CDI	% CDI
2022**	3.81%	8.81%	43.3%	Last 12 months	-2.91%	14.47%	-
2023	29.50%	13.04%	226.2%	Last 24 months	21.45%	29.72%	72.2%
2024	-5.23%	10.88%	-	Last 36 months	26.45%	44.05%	60.1%
2025	28.27%	14.32%	197.4%	Accumulated Return	62.04%	72.30%	85.8%

**Returns calculated since fund's inception.

*Net of fees and expenses.

Additional Informations	
Annualized Volatility*	21.21%
Sharpe Index*	-
Fund NAV	R\$ 2,516,643
Last 12 months average NAV	R\$ 3,256,432

*Last 12 months.

Statistics	Fund
Positive Months	35
Negative Months	18
Monthly Average Return	0.91%
Monthly Maximum Return	9.68%
Monthly Minimum Return	-8.94%

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Characteristics

ISIN BR0BUACTF001	Subscriptions D+1
Investment Manager JGP Real Estate Ltda	Redemptions D+90
Minimum Initial Investment R\$ 20.000,00	Advisory Fee 1.00 %
Minimum Subsequent Transaction R\$ 1.000,00	Performance Fee 20% of what exceeds 100% of CDI, <i>high water mark</i>
Minimum remaining balance R\$ 5.000,00	Early Redemption Fee -

