TRX REAL ESTATE REIT

TRXF11

INVESTOR REPORT | JUNE 2026

TRX Real Estate REIT
TRXF11 – 06/2026

TRX Investimentos

Founded in 2007, TRX has established itself as an independent Real Estate Investment Manager in Brazil, with a history of developing built-to-suit properties for some of the listed companies and in the acquisition of ready-to-use properties that generate income in the sale and leaseback transactions. TRX's portfolio and track record are spread across the main markets in Brazil.

TRX Real Estate REIT – TRXF11

The REIT aims to generate income and capital appreciation through the acquisition, development, disposal and active management of real estate. It invests in properties located in strategic regions across various segments with high technical standards, leased to companies with strong credit risk profiles, preferably under long-term lease agreements.

Main Informations

Ticker: TRXF11
CNPJ: 28.548.288/0001-52
Anbima Classification: FII Renda Gestão Ativa
Management: TRX Gestora de Recursos
Administrator: BRL Trust Investimentos
Real Estate Consultant: TRX Desenvolvimento Imobiliário
REIT Inception: October 15, 2019
Management Fee: 1.00% per year on market value
Performance Fee: 20.00% of the surplus to the Benchmark
Benchmark: IPCA + 6.00% per year
Dividend Disclosure: Last business day of the month
Dividend Payment: 10th business day of the month
Market Maker: XP Investimentos

Investors Relations
E-mail: ri@trx.com.br

Decathlon
Joinville/SC

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Number of Emissions
12

Number of Shareholders
331,689

Market Price
BRL 91.80

Equity Value per Share
BRL 95.01

Distribution
BRL 1.50

Number of Properties
116

Geographic Presence
Presence in 17 Brazilian states and 59 cities

Gross Leasable Area (GLA)
1,221,980.16 m^2

Adjustment Index
IPCA 80.42%, IGP-M 5.44% and IGP-DI 2.78%

Average Rental Value per m^2
Retail: BRL 33.18, Healthcare: BRL 140.20, Logistics: BRL 29.90, Educational: BRL 41.76, Hospital: BRL 104.28 and Shopping Mall: BRL 22.74

Base date: 06/30/2026

Issued Shares
62,430,702

Average Daily Liquidity
BRL 22.27 million

Market Value
BRL 5,731,138,443.60

Equity Value
BRL 5,932,143,569.27

Monthly and Annualized Dividend Yield
1.63% / 19.60%

Number of Tenants
383

Land Area
2,616,282.98 m^2

Revenue by Contract Type
Atypical 73.10% and Typical 26.90%

Wale
13.17 years

Asset Value per m^2
Retail: BRL 5,127.36, Healthcare: BRL 23,029.66, Logistics: BRL 3,989.05, Educational: BRL 5,769.01, Hospital: BRL 23,562.93 and Shopping Mall: BRL 6,086.60

Vacancy
Physical 0.67% and Financial 0.42%

Assaí
Paulo Afonso/BA

TRXF11 Signs Purchase and Sale Agreements for the Acquisition of Premium Assets Leased to Ibmec and Emiliano Rio Hotel

On June 15, 2026, TRXF11 announced the signing of a binding purchase and sale agreementfor the acquisition of the Dynamic Faria Lima building, located in the Pinheiros district of São Paulo, Brazil.

The acquisition price totaled BRL 130 million. The asset is currently leased to Ibmec, one of Brazil's leading private higher education institutions, under a lease agreement valid through December 2033.

On June 24, 2026, the REIT also entered into a share purchase agreement for the acquisition of the property leased to Emiliano Rio Hotel, located on Copacabana Beach in Rio de Janeiro, Brazil.

The transaction, valued at BRL 260 million, was completed on July 1, 2026. The lease has a 20-year term, with the first 10 years structured as atypical lease arrangement, and is expected to generate a stabilized yield of 10%.

TRXF11 Executed a Purchase Agreement for the Acquisition of Land, Together with a Build-to-Suit Lease Agreement for the Development of a Logistics Facility in Osório

On June 18, 2026, TRXF11 executed a build-to-suit lease agreement for the acquisition and development of a logistics facility in Osório, Rio Grande do Sul, with Shopee as tenant.

On the same date, the REIT announced that the project is the first in a portfolio of four logistics developments to be carried out across the states of Rio Grande do Sul, Minas Gerais, and Santa Catarina, with total expected investment of approximately BRL 82.5 million.

The lease agreements will have 10-year terms commencing upon delivery of the properties.

Assaí
Paulo Afonso/BA

Highlights of the Month
TRXF11 – 06/2026

TRXF11 Enters Into Purchase Agreement for the Indirect Acquisition of Multi-tenant Logistics Assets Operated as Self-Storage Facilities

On June 2, 2026, TRXF11 announced the signing of a purchase agreement for the acquisition of shares of FII Brio Renda Imobiliária.

The vehicle owns eight logistics properties dedicated to self-storage operations and managed by Guarde Aqui/Urban Properties.

All assets have a last-mile profile and are located in Ribeirão Preto, Belo Horizonte, Rio de Janeiro and Brasília.

The total expected investment for the transaction is up to BRL 135 million.

TRXF11 Enters Into Binding Agreement for the Sale of 15 Properties

On June 10, 2026, the REIT entered into a binding agreement for the disposal of 15 properties, primarily comprising assets leased to Caixa Econômica Federal, as well as properties occupied by tenants including Dasa, Americanas, Extra, and others.

The transaction reflects an average cap rate of 8.13%.

The total sale value amounts to BRL 207.25 million.

Monthly Distribution

TRXF11 announced to the market an extraordinary distribution of BRL 1.50 per share, equivalent to a monthly yield of 1.63% (19.60% annualized), based on the closing price of BRL 91.80.

Payment will take place on July 14, 2026, to shareholders of record as of June 30, 2026.

The distribution guidance remains between BRL 0.90 and BRL 0.93 per share through December 2026.

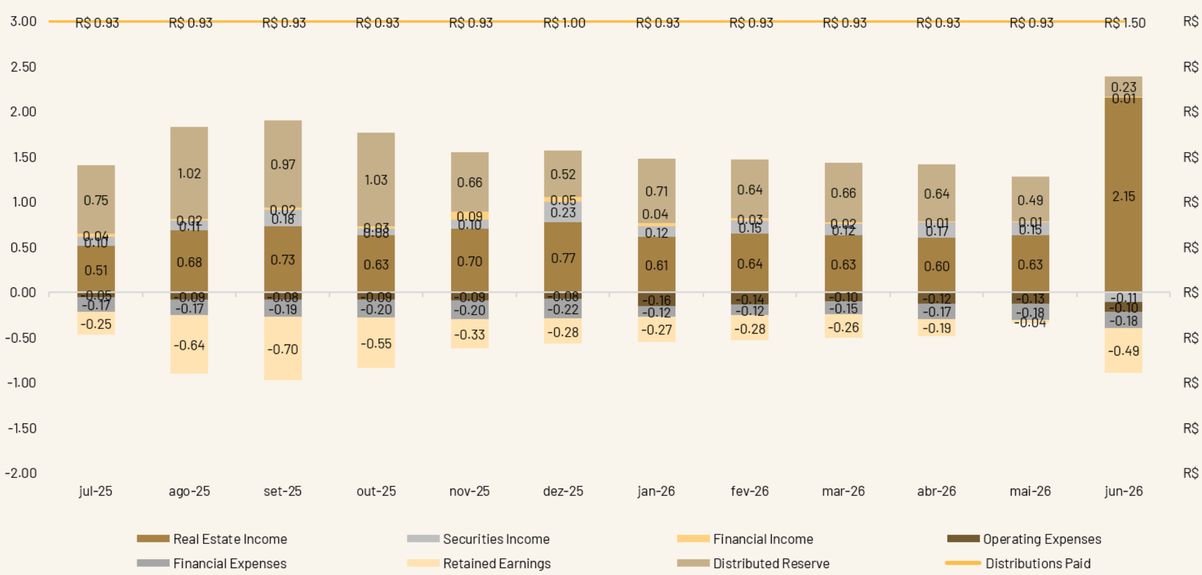
STATEMENT OF OPERATIONS (BRL)

Accounting Entry	January/26	February/26	March/26	April/26	May/26	June/26	Six-Month Cumulative	Trailing 12 Months
Rental Income	38,131,170.93	40,206,224.63	39,586,996.69	37,574,318.45	39,122,537.60	134,335,656.09	328,956,904.39	459,678,076.58
Indirect Property Income	35,088,616.58	22,966,209.63	23,833,237.82	23,596,482.90	18,688,204.33	11,898,686.51	136,071,437.77	221,374,641.66
Total Property Income	**73,219,787.51**	**63,172,434.26**	**63,420,234.51**	**61,170,801.35**	**57,810,741.93**	**146,234,342.60**	**465,028,342.16**	**681,052,718.25**
Securities Income	7,412,926.65	9,083,620.91	7,716,203.04	10,776,473.41	9,260,666.94	-6,895,912.70	37,353,978.24	63,262,622.44
Interest Income	2,486,523.68	2,075,919.88	1,064,943.60	454,066.94	603,058.61	456,821.01	7,141,333.72	15,372,334.97
Total Revenues	**83,119,237.84**	**74,331,975.05**	**72,201,381.14**	**72,401,341.69**	**67,674,467.48**	**139,795,250.91**	**509,523,654.12**	**759,687,675.65**
Operating Expenses (-)	9,799,228.18	8,579,058.58	6,102,774.50	7,724,839.95	7,823,194.52	6,544,415.79	46,573,511.52	62,019,416.44
Interest Expenses (-)*	7,202,393.85	7,450,487.67	9,266,910.83	10,762,207.56	11,245,991.12	11,358,860.99	57,286,852.01	94,458,579.65
Total Expenses	**17,001,622.03**	**16,029,546.25**	**15,369,685.33**	**18,487,047.51**	**19,069,185.64**	**17,903,276.78**	**103,860,363.53**	**156,477,996.09**
Operating Income (EBITDA Proxy)	66,117,615.81	58,302,428.80	56,831,695.81	53,914,294.18	48,605,281.84	121,891,974.13	405,663,290.59	604,078,082.31
Operating Profit per Share	**1.06**	**0.93**	**0.91**	**0.86**	**0.78**	**1.95**	**6.50**	**9.68**
Distribution	58,060,552.86	58,060,552.86	58,060,552.86	58,060,552.86	58,060,552.86	93,646,053.00	383,948,817.30	567,535,871.90
Distribution per Share	**0.93**	**0.93**	**0.93**	**0.93**	**0.93**	**1.50**	**6.15**	**11.80**
Dividend Yield	**0.97%**	**1.00%**	**1.01%**	**1.02%**	**1.01%**	**1.63%**	**6.70%**	**12.71%**
Total Accumulated Return	20,192,522.95	20,434,398.89	19,205,541.84	15,059,283.16	9,455,271.02	33,833,426.02	33,833,426.02	33,833,426.02
Accumulated Return per Share	**0.32**	**0.33**	**0.31**	**0.24**	**0.15**	**0.54**	**0.54**	**0.54**

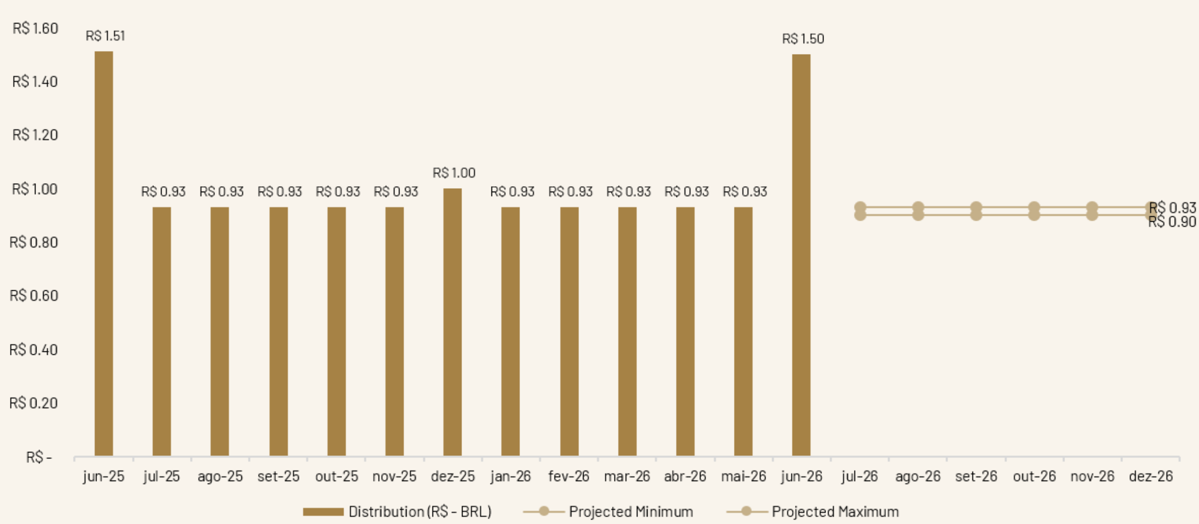
89.65% Total Property Income vs Total Revenues

100.00% Operating Income (EBITDA proxy) from Real Estate

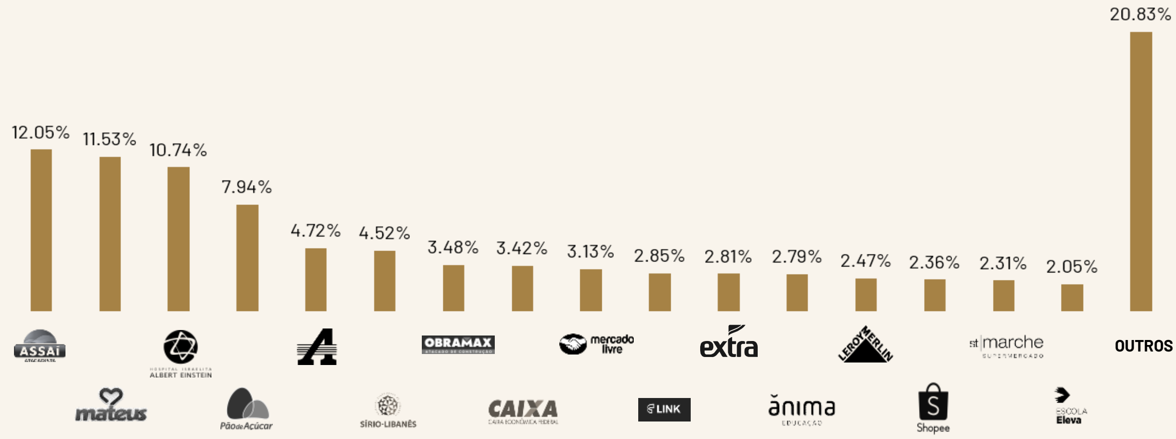
RESULTS (BRL/SHARE) – LAST 12 MONTHS



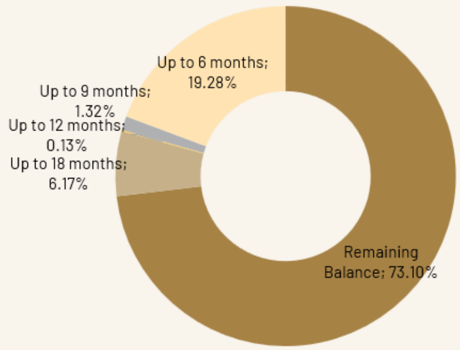
SHARE DISTRIBUTION HISTORY IN THE LAST 12 MONTHS AND GUIDANCE



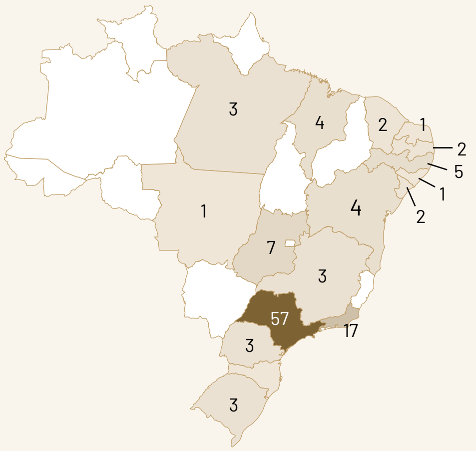
MONTHY RENTAL INCOME PER TENANT



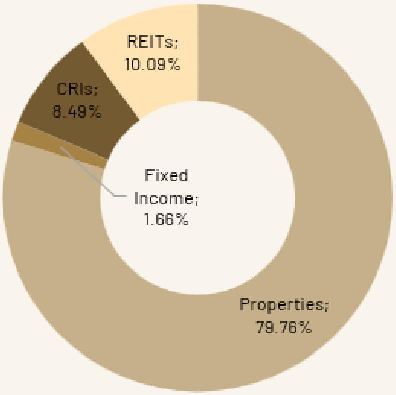
PENALTY + NOTICE PERIOD (% OF REVENUE)



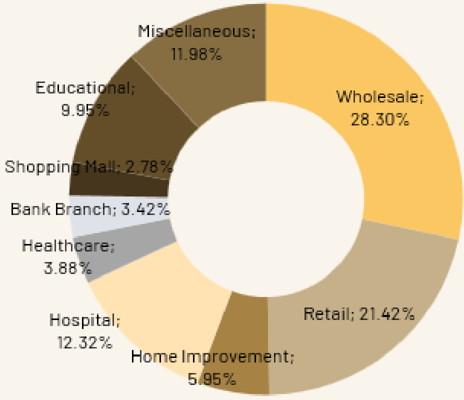
GEOGRAPHIC DISTRIBUTION - NUMBER OF PROPERTIES BY STATE



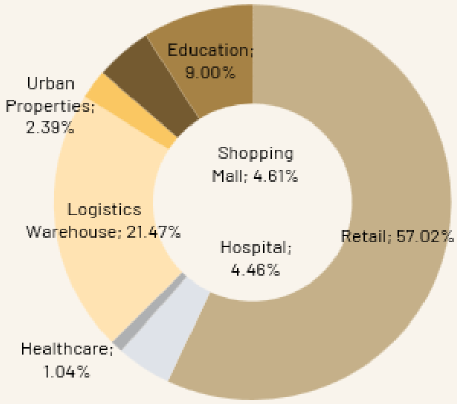
ALLOCATION OF RESOURCES (% OF NET ASSET VALUE)



BUSINESS SEGMENT (% INCOME)



PROPERTY PROFILE (% GLA)



Israelita Albert Einstein Hospital – São Paulo/SP

Assaí Supermarket – Caldas Novas/GO

Atacadão Supermarket – Camaragibe/PE

Obramax Store – São Gonçalo/RJ

Link School of Business University – São Paulo/SP

Leroy Merlin Store – Salvador/BA

Grupo Mateus Supermarket– Aracaju/SE

Ânima University – Canoas/RS

São Luís Shopping Mall – São Luís/MA

Logistics Warehouse – Cabreúva/SP

St. Marche Supermarket – São Paulo/SP

Eleva School – Rio de Janeiro/RJ

Extra Supermarket– Praia Grande/SP

Decathlon Store – Joinville/SC

Sírio-Libanês Hospital – São Paulo/SP

Einstein Hospital Israelita – São Paulo/SP*

*Property under construction.

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