



BNDES PROJECTS HUB

Rio de Janeiro, October 31, 2025.

PROJECTS WITH AVAILABLE TECHNICAL STUDY OR AUCTION NOTICE

Sale of Ventura Corporate Towers floors by UFRJ



The Federal University of Rio de Janeiro (UFRJ) has published a public notice for the sale of 11 office floors of its property in the Ventura Corporate Towers building, a Class A+ development located in downtown Rio de Janeiro, totaling approximately 16,600 square meters. The divestment project was structured by the Brazilian Development Bank (BNDES). Proposal submissions are scheduled for November 4, 2025, and the auction will take place on November 7, 2025, at B3 (the São Paulo Stock Exchange).

UFRJ, the original owner of the land where the Ventura Building was constructed, received the floors through a property exchange agreement. The building was developed by Tishman Speyer in partnership with Camargo Corrêa and inaugurated in 2010.

The sale includes the execution of approximately 84,000 m² of construction works as compensatory projects across several academic centers of the institution, including those focused on health sciences, mathematics, natural sciences, languages and the arts, in campuses in Rio de Janeiro and Macaé.

The compensations, resulting from an extensive internal discussion process, will become the property of the university. Therefore, one of the buyer's obligations will be to incorporate modern technologies and equipment that enhance building efficiency and sustainability, ensuring better maintenance conditions for UFRJ over the years. The buyer

will be free to propose any technical adjustments necessary for the full and functional execution of the projects, provided that the typologies required by the university are respected.

The schedule foresees that UFRJ will transfer possession of the units to the promissory buyer, who will immediately assume the rights and obligations related to the existing leases. The delivery of the first construction works is expected in the second year of execution, with all remaining works to be completed by the 50th month after the contract is signed. The definitive purchase and sale deeds will be executed in accordance with the construction delivery schedule.

The sale was authorized by Decree 12,463, of May 21, 2025, and was previously approved by the University Council (CONSUNI). Additionally, the appraisal report for the units was approved by the Board of Trustees, the UFRJ body responsible for deliberations on university assets.

The evaluation criterion will be the highest bid for the assets, with a minimum bid amount of BRL 251 million. The right of first refusal will be granted to the current tenants of the university's units, who, if they choose to exercise it, must acquire all 11 floors under the same payment terms as the winning bid.

The project seeks to value the university's real estate assets and enable investments in its core activities of teaching, research, and extension.

Access the full public notice in the documents tab of the link below.

[Access the project >>](#)

Sanitation concession in Pernambuco



The government of Pernambuco has issued an international public tender for the regional concession of public sanitation services in 174 municipalities across the state, as well as in the District of Fernando de Noronha, divided into two blocks. The auction is scheduled for December 18, 2025, at B3 in São Paulo. Developed with the support of BNDES, the concession includes the universalization of services, as well as the implementation of social tariffs, offering discounts of 55% for low-income households and 83% for vulnerable populations.

The model projects investments of BRL 2.9 billion in Block 1 and BRL 15.4 billion in Block 2 to achieve universal service coverage by 2033, except for the District of Fernando de Noronha, which is expected to reach universalization by 2030. Estimated operating

expenses amount to BRL 7.5 billion and BRL 52.2 billion, respectively, over the 35-year concession period.

The bidding will be evaluated based on the lowest tariff criterion, considering the highest discount offered on the reference tariff structure combined with the highest grant value, to select the most advantageous proposals for the partial concession of water, sewage and complementary services in the municipalities of each block. The maximum discount allowed on the reference tariff structure is 5%, while the minimum grant values are approximately BRL 87 million for Block 1 and BRL 2.2 billion for Block 2.

One of the premises of the modeling is the universalization of water supply and sewage services in the concession area, which includes 174 municipalities and the District of Fernando de Noronha, benefiting approximately 879,000 people in Block 1 and 7.1 million people in Block 2. Currently, in areas covered by the project, about 86% of the population has access to water supply, while only 34% have access to sewage services.

The goal for 2033 is to achieve 99% coverage for treated water supply and 90% coverage for sewage collection and treatment, in line with the sanitation legal framework, as well as to reduce water loss rates from 46% to 25%.

Access the full public notice in the documents tab of the link below.

[Access the project >>](#)

PROJECTS IN PUBLIC HEARING OR CONSULTATION

PPP for school infrastructure in the state of Minas Gerais



On September 11, the Government of the State of Minas Gerais announced the opening of the public consultation for the public-private partnership (PPP) project for school infrastructure. The project covers the renovation, conservation, maintenance and operation of non-pedagogical services in 95 state schools, distributed across 34 municipalities in the North of Minas Gerais and the Metropolitan Region of Belo Horizonte. The public consultation will remain open until November 14, 2025.

Public hearings are also planned for the presentation of the project model, the collection of contributions and the clarification of questions, according to the schedule to be released by the Government of the State of Minas Gerais.

Access the public consultation in the documents tab of the link below.

[Access the project >>](#)



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