

JHSF

DIVULGAÇÃO DE RESULTADOS
2T26



2T26 marcado pelo melhor 2º trimestre e semestre da história da Companhia



São Paulo Surf Club

Resultado histórico: **o melhor 2º trimestre e 1º semestre da história da JHSF**, com destaque para a qualidade e a consistência do desempenho

Crescimento em todas as verticais, avanço nos negócios de renda recorrente, geração de resultados equilibrada e **estrutura de capital mais robusta da história da Companhia**

Agenda de crescimento contratada, com novos ativos e operações a serem entregues no Brasil e no exterior, **como reflexo da estratégia construída ao longo de anos**

2T26 marcado pelo melhor 2º trimestre e semestre da história da Companhia

CONSOLIDADO

Receita Bruta

R\$ 985,2 mm

+81% vs 2T25

R\$ 1,6 bi

+60% vs 6M25

Resultado Bruto

R\$ 588,0 mm

+90% vs 2T25

R\$ 915,3 mm

+64% vs 6M25

Ebitda Ajustado

R\$ 502,6 mm

+103% vs 2T25

R\$ 753,4 mm

+69% vs 6M25

Lucro Líquido

R\$ 444,4 mm

+81% vs 2T25

R\$ 816,1 mm

+39% vs 6M25

Caixa Líquido

R\$ 1,2 bi

RENDA RECORRENTE

Receita Bruta

R\$ 439,6 mm

+30% vs 2T25

R\$ 829,4 mm

+24% vs 6M25

Ebitda Ajustado

R\$ 197,3 mm

+31% vs 2T25

R\$ 373,8 mm

+25% vs 6M25

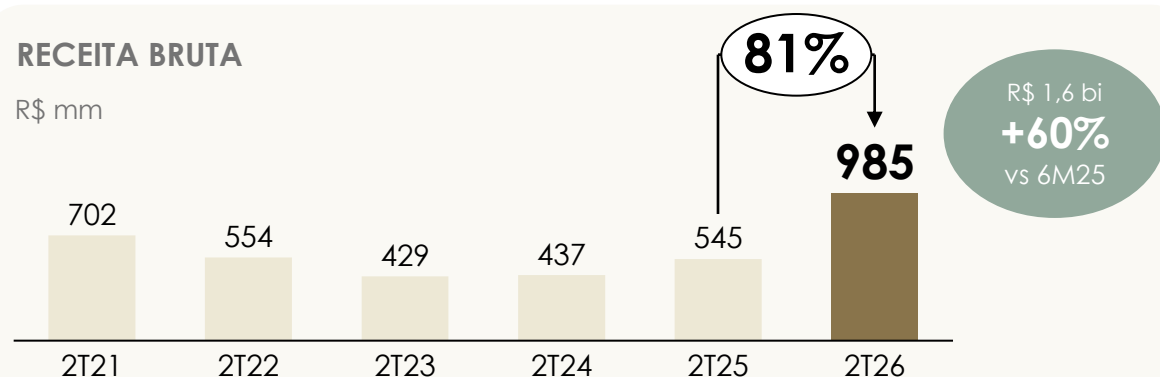
Sólidos indicadores
operacionais e financeiros

Equilíbrio estratégico da
geração de resultados entre os negócios

RESULTADO CONSOLIDADO RECORDE: MELHOR 2T E MELHOR 1S DA HISTÓRIA DA COMPANHIA

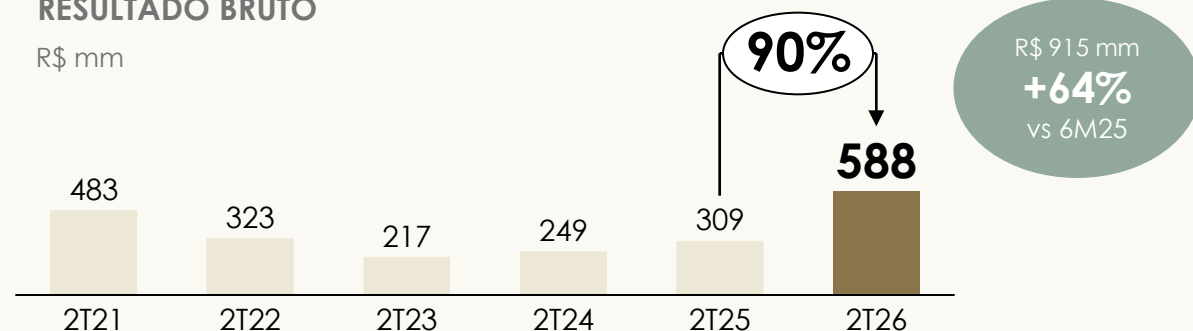
RECEITA BRUTA

R\$ mm



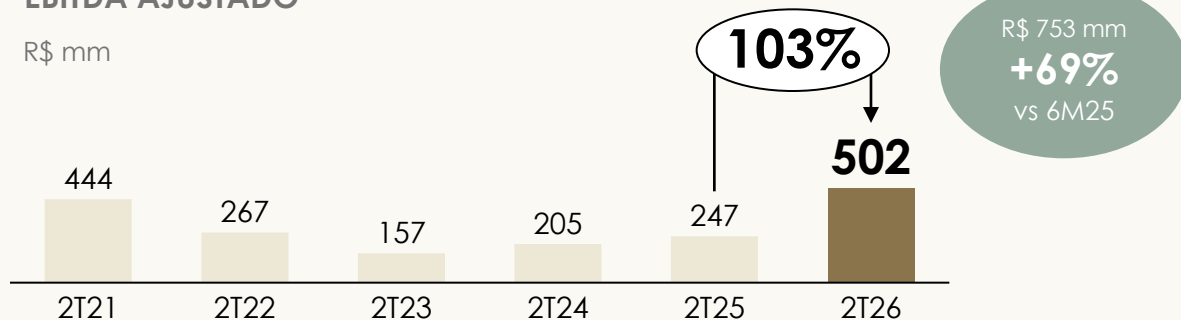
RESULTADO BRUTO

R\$ mm



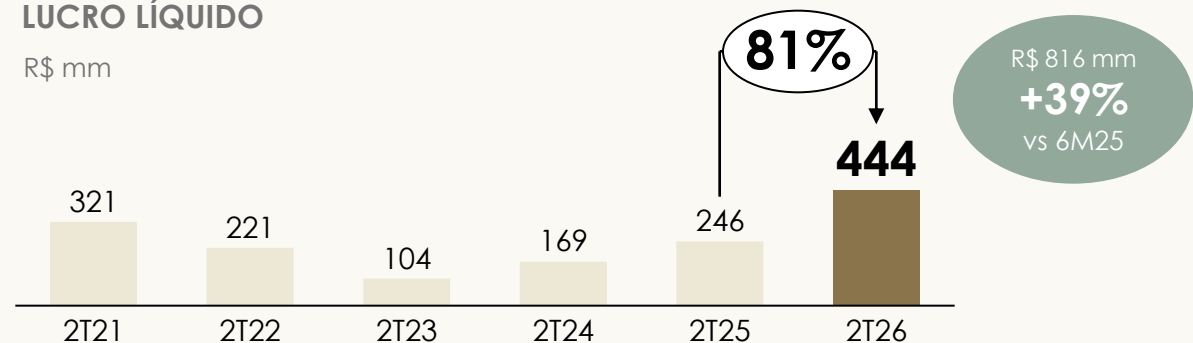
EBITDA AJUSTADO

R\$ mm



LUCRO LÍQUIDO

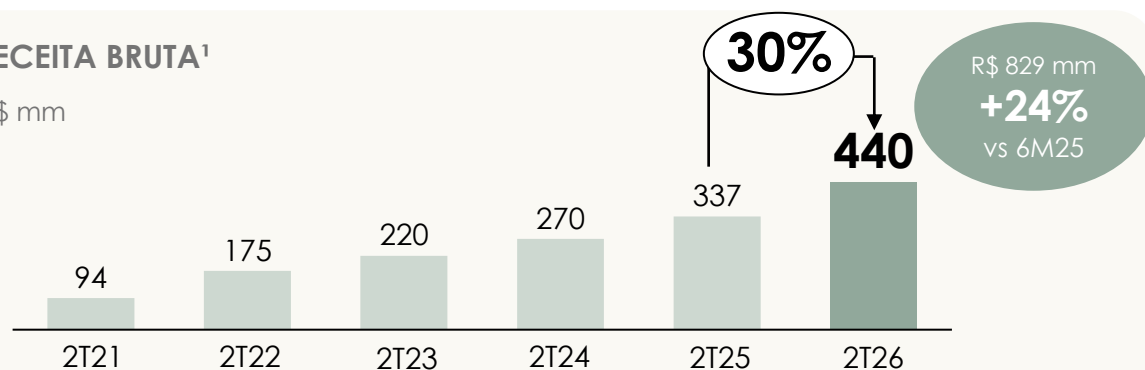
R\$ mm



RESULTADO RENDA RECORRENTE: CRESCIMENTO CONSISTENTE, MELHOR 2T E MELHOR 1S DA HISTÓRIA DA COMPANHIA

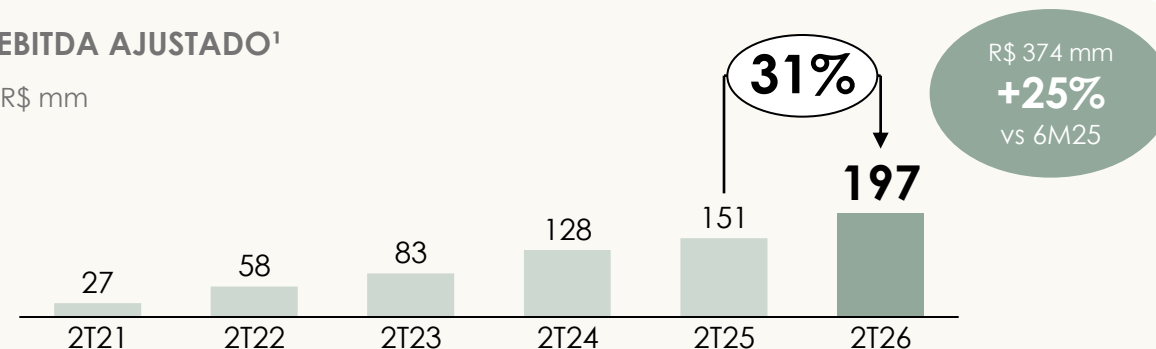
RECEITA BRUTA¹

R\$ mm



EBITDA AJUSTADO¹

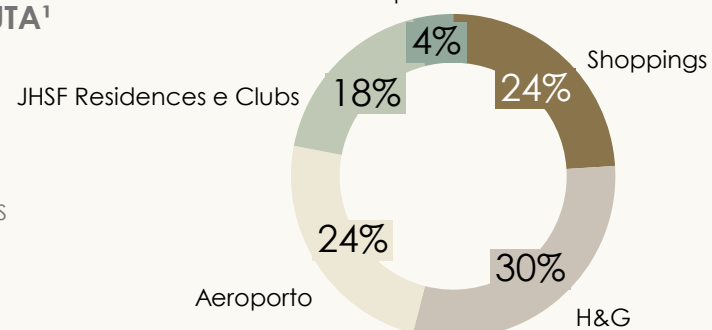
R\$ mm



RECEITA BRUTA¹

JHSF Capital

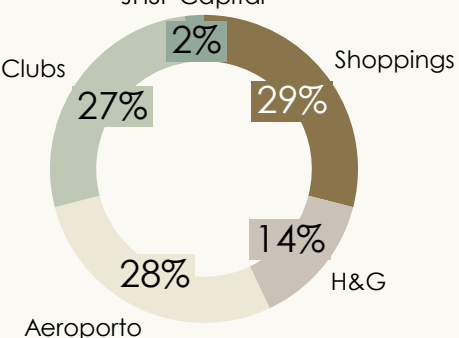
COMPOSIÇÃO
ENTRE NEGÓCIOS



EBITDA AJUSTADO¹

JHSF Capital

COMPOSIÇÃO
ENTRE NEGÓCIOS



A complementaridade do ecossistema JHSF equilibra a geração de resultados, reduz a dependência de uma única vertical e amplia a resiliência da Companhia

¹Considera todos os negócios com exceção do Varejo, Incorporação e a Holding.

Investimentos em curso em novos projetos, contribuindo para o **fortalecimento do maior ecossistema de alta renda da América Latina**

Entregas em 2026



Embassair – FBO Miami

Aquisição em abril



CJ Boa Vista Village

Entregue em maio



Fasano Yachts

Início da operação em junho

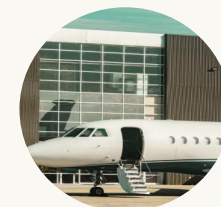


Expansão SCJ

Loja Dior entregue em julho



Nova fase Usina SP



4 novos hangares + pátios



Novas JHSF Residences

Novas unidades no Boa Vista Village



Fasano Península

(Asset Light)

Investimentos em curso em novos projetos, contribuindo para o **fortalecimento do maior ecossistema de alta renda da América Latina**

Entregas em 2027+



CJ Shops Faria Lima



Hotéis Fasano
7 internacionais e 2 nacionais
(Asset Light)

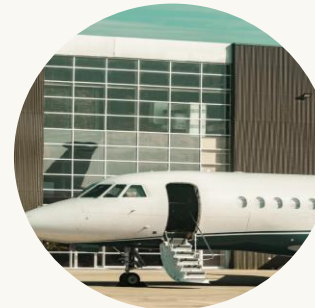


Grand Lodge Hotel
Complexo Boa Vista Village



Novas JHSF Residences

Unidades no Reserva Cidade Jardim e no Boa Vista Estates



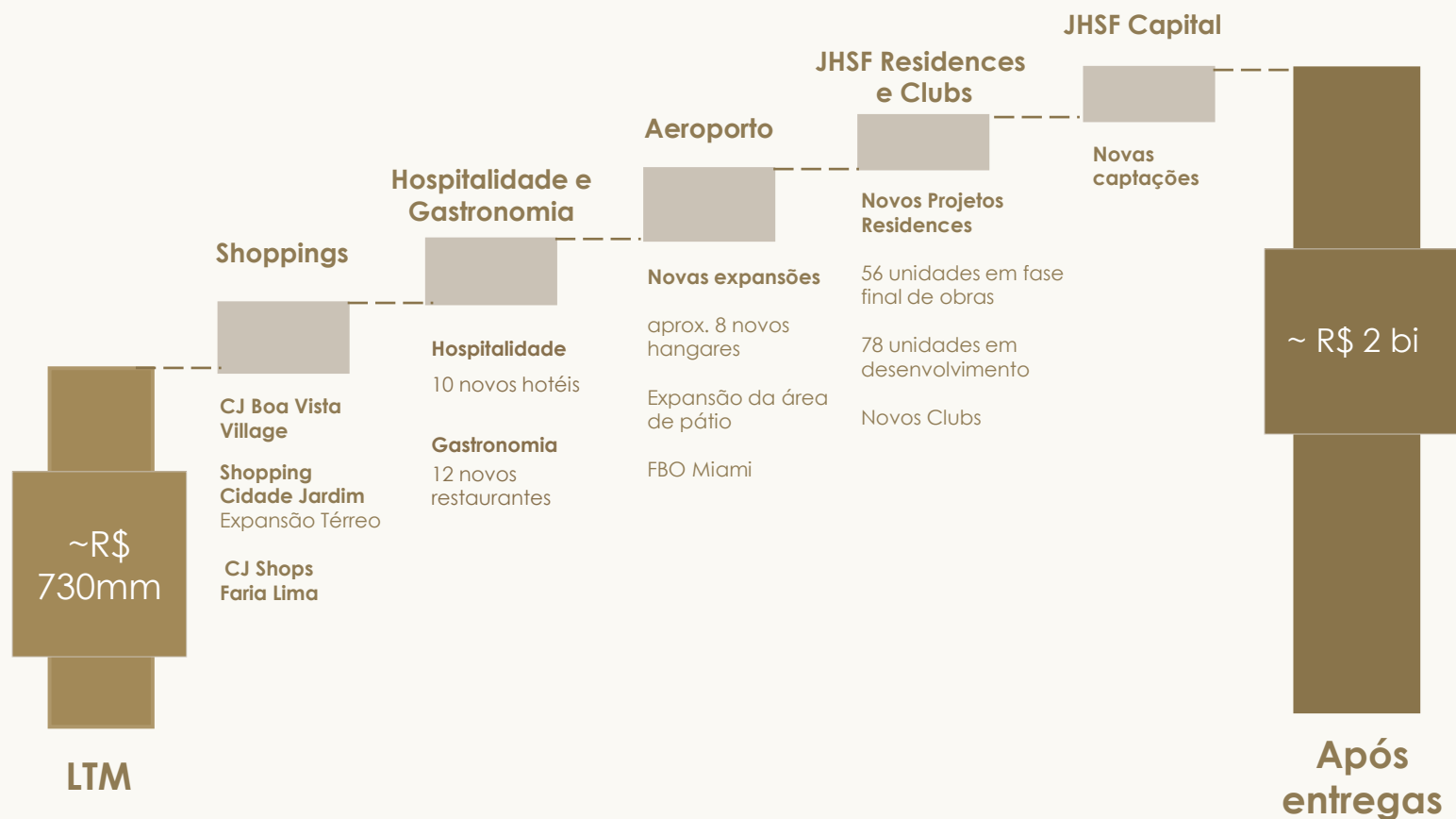
Novos hangares + pátios



Novos clubs

Crescimento impulsionado por projetos já contratados,
gerando visão mais precisa do **valor intrínseco e do potencial de geração de resultados da JHSF**

Evolução do Ebitda Ajustado¹ de Renda Recorrente



Horizonte de médio prazo

Ebitda Ajustado de Renda Recorrente ~ R\$ 2 bi



Landbank potencial pago a desenvolver em balanço aprox. R\$ 28 bi



Caixa líquido positivo R\$ 1,2 bi



Potencial de valorização:
Média múltiplos de geração de caixa de empresas de Properties

Brasil
~15x

Internacionais de alta renda
~20x

MKT CAP POTENCIAL
R\$ 30 ~ R\$ 40 bi

¹Desconsidera a apreciação das propriedades para investimentos, sem efeito caixa.



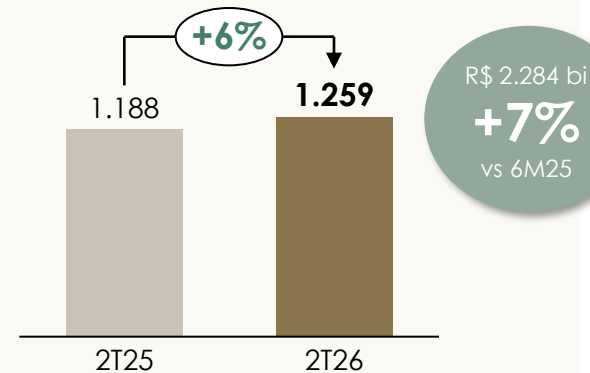
Shoppings

Líder em ocupação e indicadores do trimestrais **acima da média do mercado**, mostrando resiliência e alta performance dos ativos

OPERACIONAIS

R\$ mm

VENDAS CONSOLIDADAS LOJISTAS



MELHORES INDICADORES DO SETOR

SSR +11% vs 2T25
Crescimento real **+6%**

SSR
+11%
vs 6M25

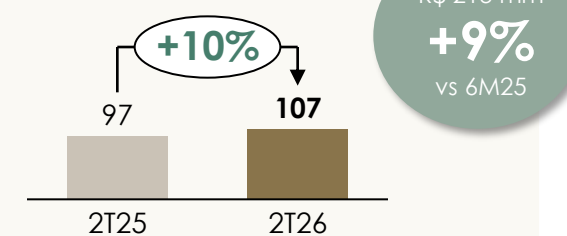
SSS +6% vs 2T25
Vendas mesma lojas

Taxa de ocupação
Destaque para SCJ com 100%

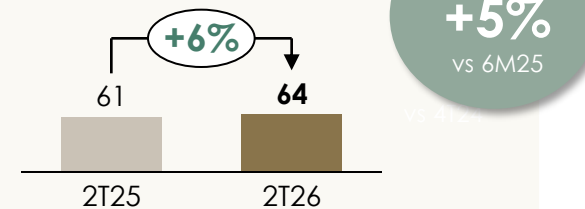
RESULTADO

R\$ mm

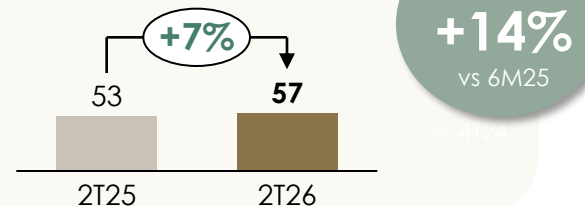
RECEITA BRUTA



RESULTADO BRUTO



EBITDA AJUSTADO





ABERTURA DE SHOPPING A CÉU ABERTO E NOVA LOJA DA DIOR NO SHOPPING CIDADE JARDIM

INAUGURAÇÃO CJ BOA VISTA VILLAGE

Localizado no **Boa Vista Village**, o **CJ Boa Vista Village**, inaugurou em maio. Com aproximadamente **15 mil m² de ABL** reúne marcas inéditas, gastronomia, lazer e serviços, incluindo renomadas marcas nacionais e internacionais.



INAUGURAÇÃO LOJA DIOR

Em julho, inauguração da **maior loja da Dior na América Latina** no Shopping Cidade Jardim, reunindo as linhas feminina e masculina, decoração, alta joalheria e alta perfumaria.



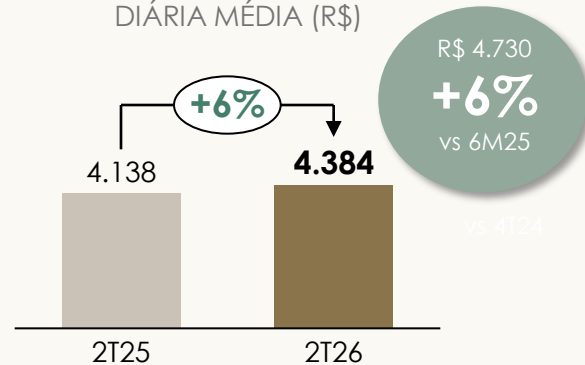


Hospitalidade e Gastronomia

Novo hotel internacional anunciado no trimestre, com localização estratégica em Punta del Este

OPERACIONAIS

DIÁRIA MÉDIA (R\$)



Taxa de ocupação
49%
+0,6 p.p. vs 2T25

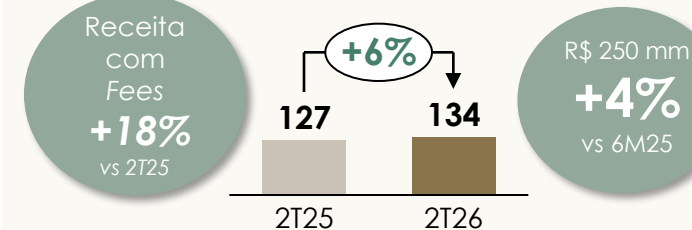
RevPar (R\$)
2.133
+7% vs 2T25

Couvert Médio (R\$)
352,4
+ 8% vs 1T25
+1% vs 2T25

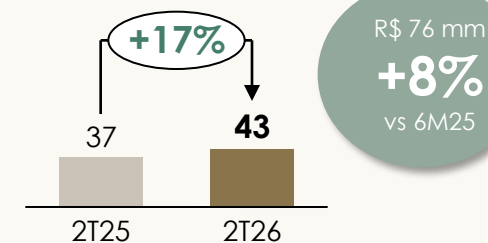
R\$ mm

RESULTADO

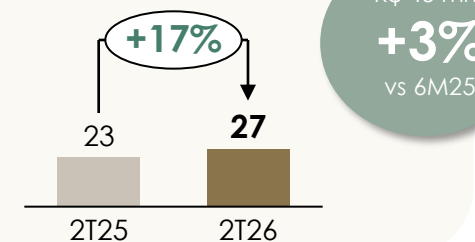
RECEITA BRUTA



RESULTADO BRUTO



EBITDA AJUSTADO



Premiações: La Liste – Top 1000 Hotels 2026, Travel + Leisure World's Best Awards 2026 e CNT Triple Crown, Condé Nast Traveler.

JHSF 11



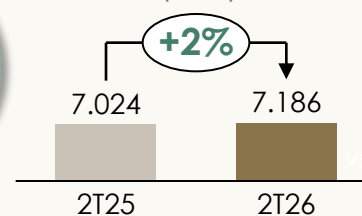
Aeroporto

Aquisição do FBO Embassair, ativo já operacional localizado no **Opa-Locka Executive Airport** em Miami, principal aeroporto executivo da Flórida

OPERACIONAIS

Movimentos
avulsos
+32%
vs 1T26

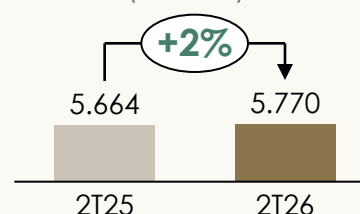
MOVIMENTOS
(QTD)



13.273
+9%
vs 6M25

Litros
internacionais
+6%
vs 1T26

LITROS ABASTECIDOS
(mil/litro)



10.968
+10%
vs 6M25

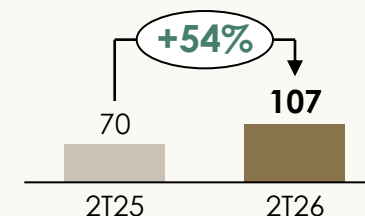
Média de **80 voos diários**

Capacidade atual **100%**
ocupada

RESULTADO

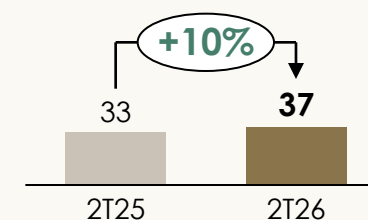
R\$ mm

RECEITA BRUTA



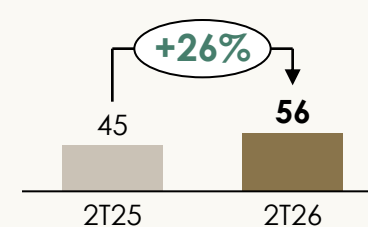
R\$ 185 mm
+42%
vs 6M25

RESULTADO BRUTO



R\$ 65 mm
+10%
vs 6M25

EBITDA AJUSTADO



R\$ 94 mm
+21%
vs 6M25

5ª Edição do Catarina Aviation Show, com mais de **6 mil convidados** e **94 marcas** expositoras reunindo aeronaves, helicópteros, embarcações e automóveis. **JHSF 12**



JHSF Residences e Clubs

Unidades de locação **com alta ocupação** e **crescimento das vendas de memberships**

OPERACIONAIS

JHSF Residences

Taxa de ocupação próxima a **100%**

Em operação

72
unidades

Em desenvolvimento

54 unidades em obra final
com entrega em 2026

2 unidades (Colégio e Clínica)

78 unidades futuras

Clubs

3 em operação

+ Novos Clubs em desenvolvimento¹

Portfólio Residences + Clubs

Em operação + unidades
em fase final + colégio e
clínica

140 mil m²
área total

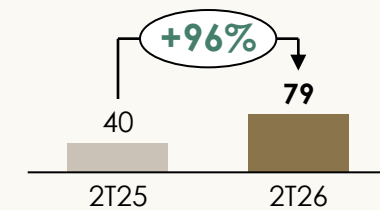
Após entrega de
unidades futuras

506 mil m²
área total

R\$ mm

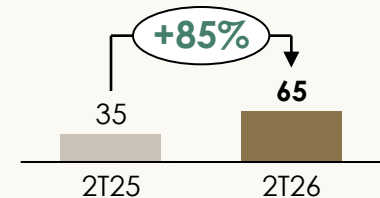
RESULTADO

RECEITA BRUTA



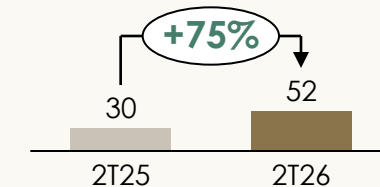
R\$ 158 mm
+65%
vs 6M25

RESULTADO BRUTO



R\$ 135 mm
+62%
vs 6M25

EBITDA AJUSTADO



R\$ 111 mm
+46%
vs 6M25

¹Na presente data, os projetos dos novos clubs estão em elaboração sem informações públicas disponíveis.



JHSF Capital

Execução assertiva da estratégia de captações, apoiando a expansão internacional da JHSF.

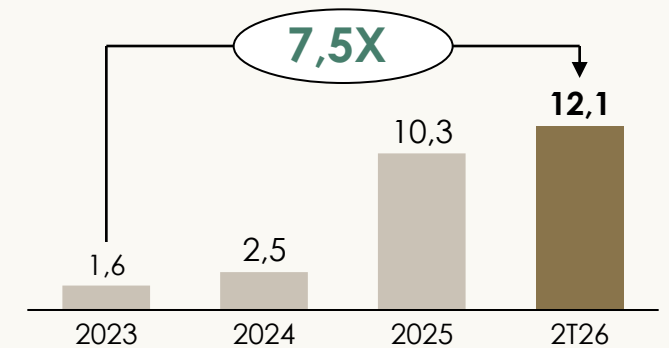
R\$ 12,1 bilhões
em AuM

21 fundos sob gestão
+9 fundos vs 2T25

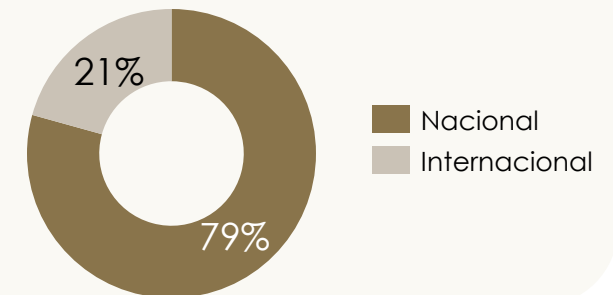
11 M&A advisory

Captação de **R\$ 400 mm** por oferta pública de cotas do **(JCSC11)**, fundo dedicado à aquisição de participação minoritária no Shopping Cidade Jardim (julho/26).

R\$ bi **CRESCIMENTO AuM**



COMPOSIÇÃO DOS FUNDOS

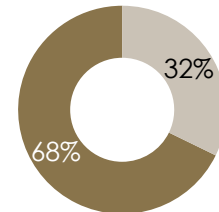




Incorporação

Trimestre positivamente impactado pelo reconhecimento de parte da 1ª tranche (Boa Vista Estates)

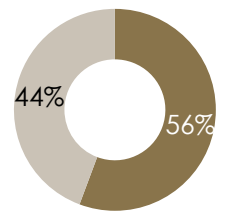
TRANCHE 1



R\$ 1,1 bi

R\$ 2,4 bi

TRANCHE 2



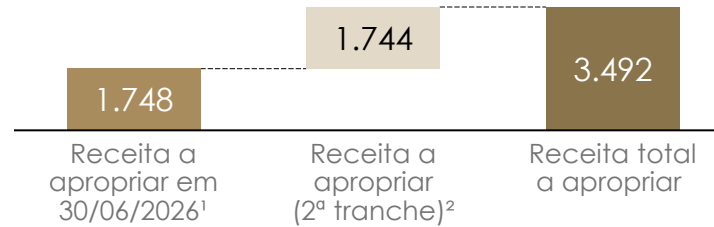
R\$ 774 mm

R\$ 970 mm

■ Produto Imobiliário ■ Lotes

RECEITA A APROPRIAR

R\$ mm



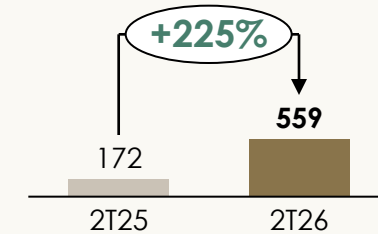
¹Conforme NE 28;

²Conforme NE 1.1.2;

R\$ mm

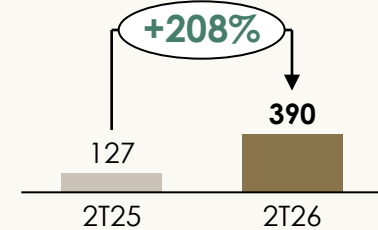
RESULTADO

RECEITA BRUTA



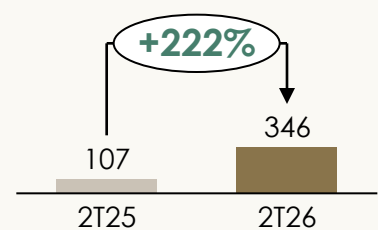
R\$ 793 mm
+194%
vs 6M25

RESULTADO BRUTO



R\$ 555 mm
+169%
vs 6M25

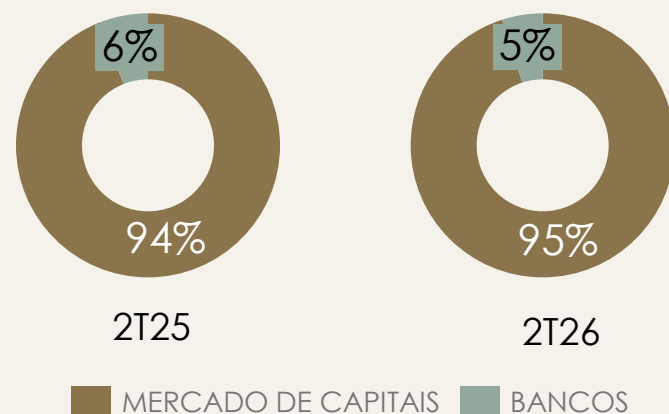
EBITDA AJUSTADO



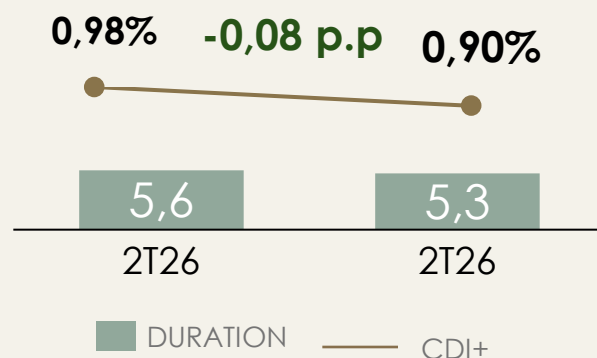
R\$ 481 mm
+173%
vs 6M25

Estrutura de capital mais robusta e eficiente, mantendo o menor *spreed médio* da dívida da história da Companhia

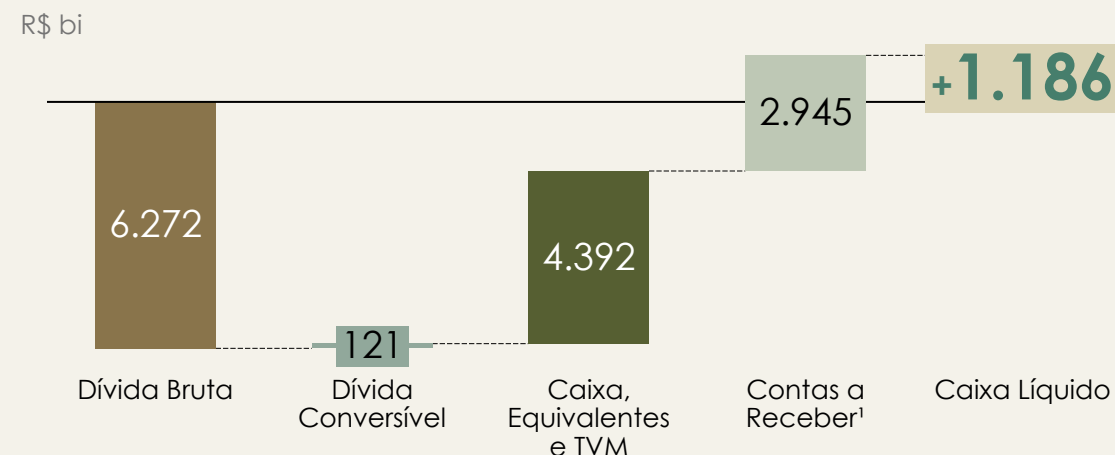
COMPOSIÇÃO DÍVIDA BRUTA



DURATION E CUSTO MÉDIO



COMPOSIÇÃO CAIXA LÍQUIDO



ALAVANCAGEM

Caixa Líquido/Ebitda Ajustado LTM: -0,55x

BALANÇO PATRIMONIAL

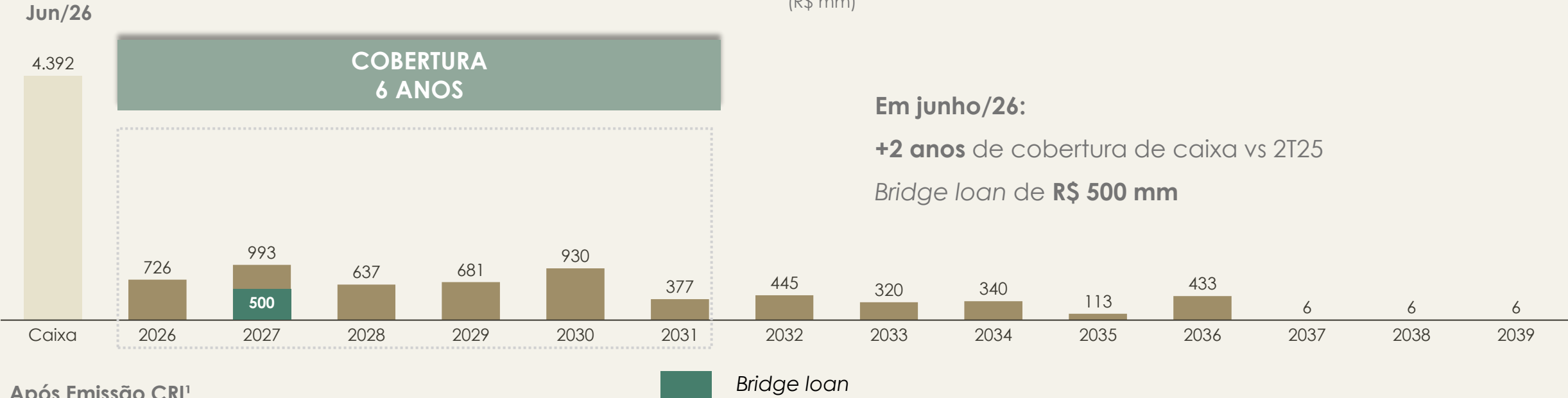
Ativo Total: R\$ 19,1 bi
Patrimônio Líquido: R\$ 7,9 bi

¹Considera a segunda franche da venda dos estoques da Incorporação (conforme NE 1.1.2 do ITR do 2T26) e contas a receber relacionado o fundo de reserva do FII JHSF Capital Desenvolvimento Imobiliário.

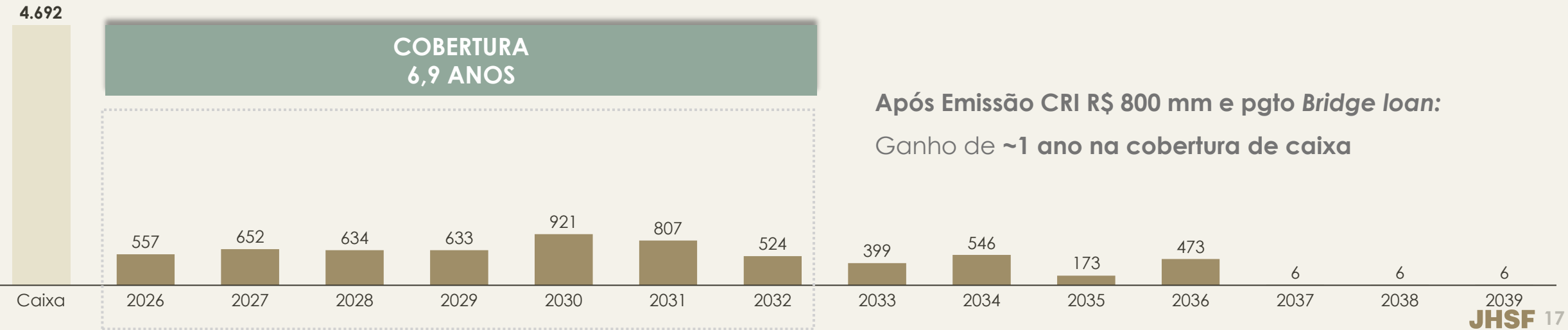
Estrutura de capital mais **robusta e eficiente**, por meio de *liability management*

CRONOGRAMA DE VENCIMENTOS DA DÍVIDA

(R\$ mm)



Após Emissão CRI¹



¹Considera a simulação da seguinte distribuição: 55% na 1ª série, 35% na 2ª série e 10% na 3ª série.

2T26 marcado pelo melhor 2º trimestre e semestre da história da Companhia

CONSOLIDADO

Receita Bruta

R\$ 985,2 mm

crescimento de **+81%** vs 2T25

R\$ 1,6 bi

crescimento de **+60%** vs 6M25

Resultado Bruto

R\$ 588,0 mm

crescimento de **+90%** vs 2T25

R\$ 915,3 mm

crescimento de **+64%** vs 6M25

Ebitda Ajustado

R\$ 502,6 mm

crescimento de **+103%** vs 2T25

R\$ 753,4 mm

crescimento de **+69%** vs 6M25

Lucro Líquido

R\$ 444,2 mm

crescimento de **+81%** vs 2T25

R\$ 816,1 mm

crescimento de **+39%** vs 6M25

RENDIA RECORRENTE

Receita Bruta

R\$ 439,6 mm

crescimento de **+30%** vs 2T25

R\$ 829,4 mm

crescimento de **+24%** vs 6M25

Ebitda Ajustado

R\$ 197,3 mm

crescimento de **+31%** vs 2T25

R\$ 373,8 mm

crescimento de **+25%** vs 6M25

Sólidos indicadores

**operacionais e financeiros, demonstrando
a resiliência do segmento de alta**

JHSF

Q&A
2T26

AUGUSTO MARTINS
CEO

BRENO PEREZ VICENTE
CFO

MARA BOAVENTURA DIAS
RI

RELAÇÃO COM INVESTIDORES

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JHSF

EARNINGS RELEASE
2Q26



2Q26 marked by the best 2nd quarter and semester in the Company's history



São Paulo Surf Club

Historic result: **the best second quarter and first half in JHSF's history**, highlighting the quality and consistency of our performance

Growth across all verticals, progress in our recurring income businesses, balanced generation of results, and **the most robust capital structure in the Company's history**

Contracted growth agenda, with new assets and operations to be delivered in Brazil and abroad, **reflecting the strategy built over the years**

2Q26 marked by the best 2nd quarter and semester in the Company's history

CONSOLIDATED

Gross Revenue

R\$ 985.2 m

+81% vs 2Q25

R\$ 1.6 bn

+60% vs 6M25

Gross Profit

R\$ 588.0 m

+90% vs 2Q25

R\$ 915.3 m

+64% vs 6M25

Adjusted Ebitda

R\$ 502.6 m

+103% vs 2Q25

R\$ 753.4 m

+69% vs 6M25

Net Profit

R\$ 444.4 m

+81% vs 2Q25

R\$ 816.1 m

+39% vs 6M25

Net Cash

R\$ 1.2 bn

RECURRING INCOME

Gross Revenue

R\$ 439.6 m

+30% vs 2Q25

R\$ 829.4 m

+24% vs 6M25

Adjusted Ebitda

R\$ 197.3 m

+31% vs 2Q25

R\$ 373.8 m

+25% vs 6M25

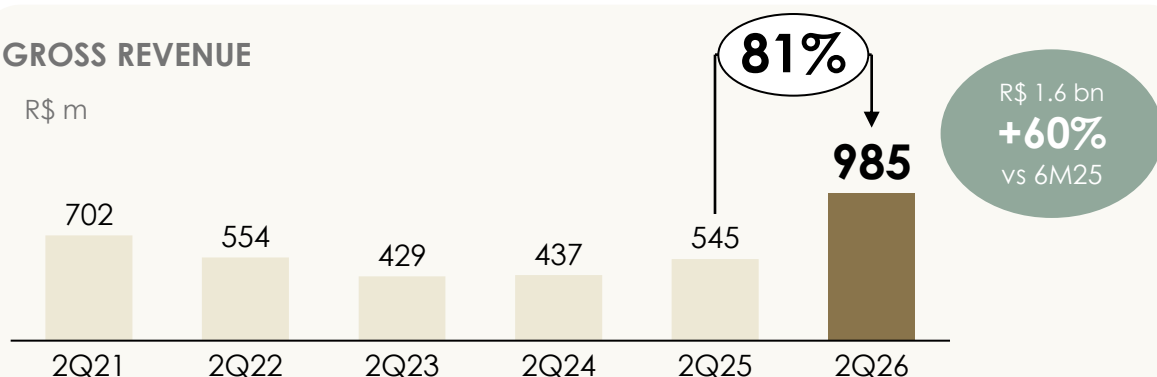
**Solid operational and financial
indicators**

**Strategic balance in earnings generation
across businesses**

RECORD CONSOLIDATED RESULT: BEST 2Q AND BEST 1H IN THE COMPANY'S HISTORY

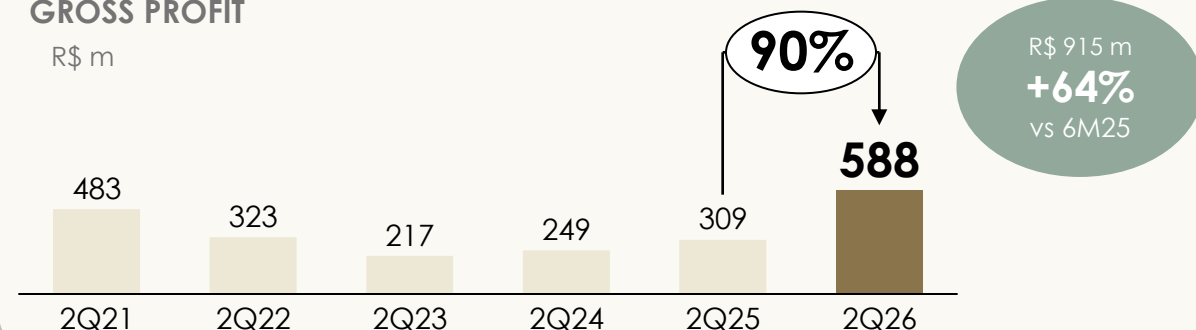
GROSS REVENUE

R\$ m



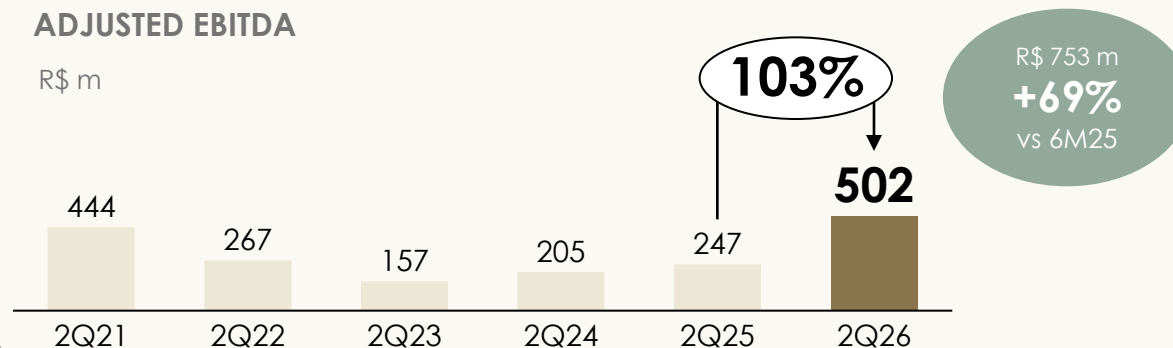
GROSS PROFIT

R\$ m



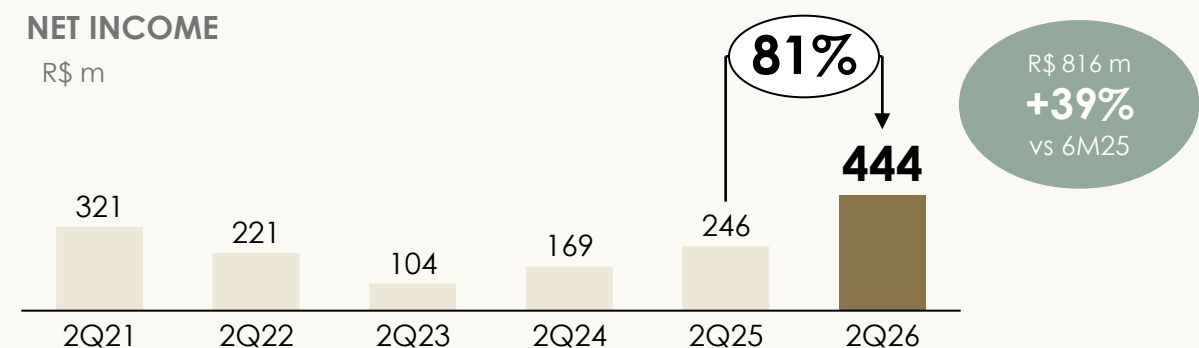
ADJUSTED EBITDA

R\$ m



NET INCOME

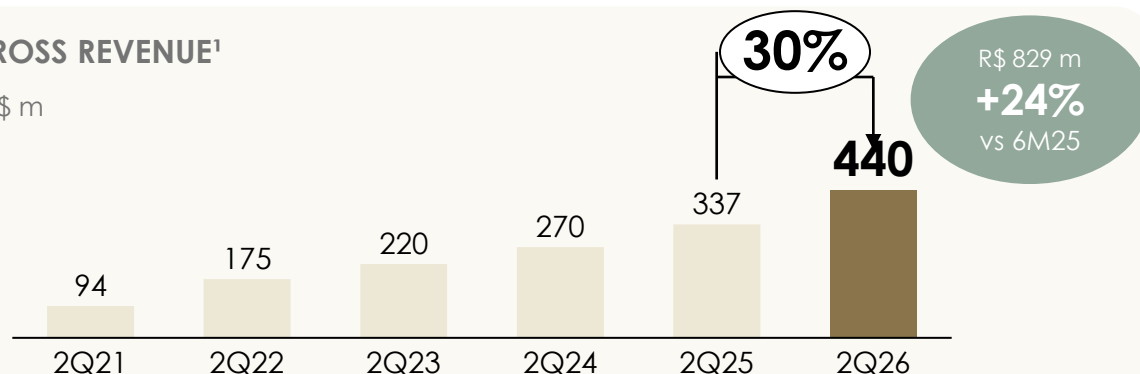
R\$ m



RECORD INCOME RESULT: BEST 2Q AND BEST 1H IN THE COMPANY'S HISTORY

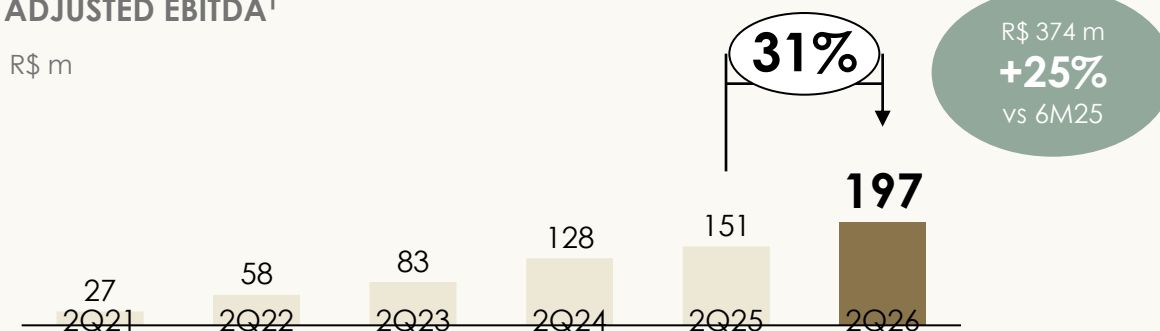
GROSS REVENUE¹

R\$ m



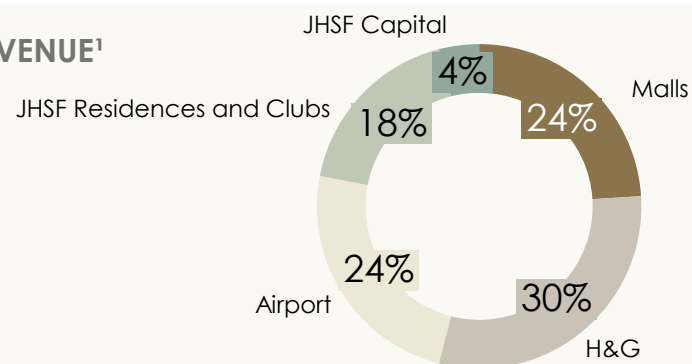
ADJUSTED EBITDA¹

R\$ m



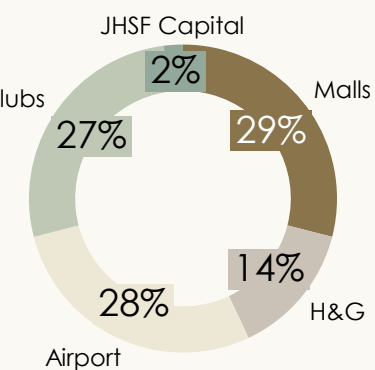
GROSS REVENUE¹

BUSINESS MIX



ADJUSTED EBITDA¹

BUSINESS MIX



The complementarity of the JHSF ecosystem balances the generation of results, reduces dependence on any single vertical, and enhances the Company's resilience

¹Includes all businesses, excluding Retail, Real Estate Development and the Holding.

Ongoing investments in new projects, **strengthening the largest high-end ecosystem in Latin America**

Deliveries in 2026



Embassair – FBO Miami

Acquisition in april



CJ Boa Vista Village

Opened in may



Fasano Yachts

Operations started in june

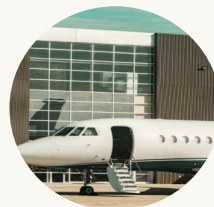


SCJ Expansion

Dior store delivered in july



New phase Usina SP

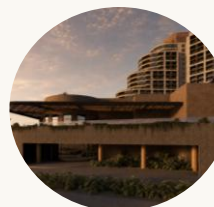


4 new hangars + Apron



New JHSF Residences

New units at Boa Vista Village



Fasano Península

(Asset Light)

Ongoing investments in new projects, **strengthening the largest high-end ecosystem in Latin America**

Deliveries in 2027+



CJ Shops Faria Lima



Fasano Hotels
7 internationals e 2 nationals
(Asset Light)

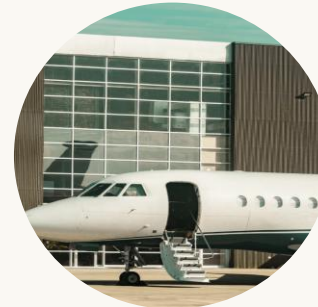


Grand Lodge Hotel
Boa Vista Village Complex



New JHSF Residences

Units at Reserva Cidade Jardim and
Boa Vista Estates



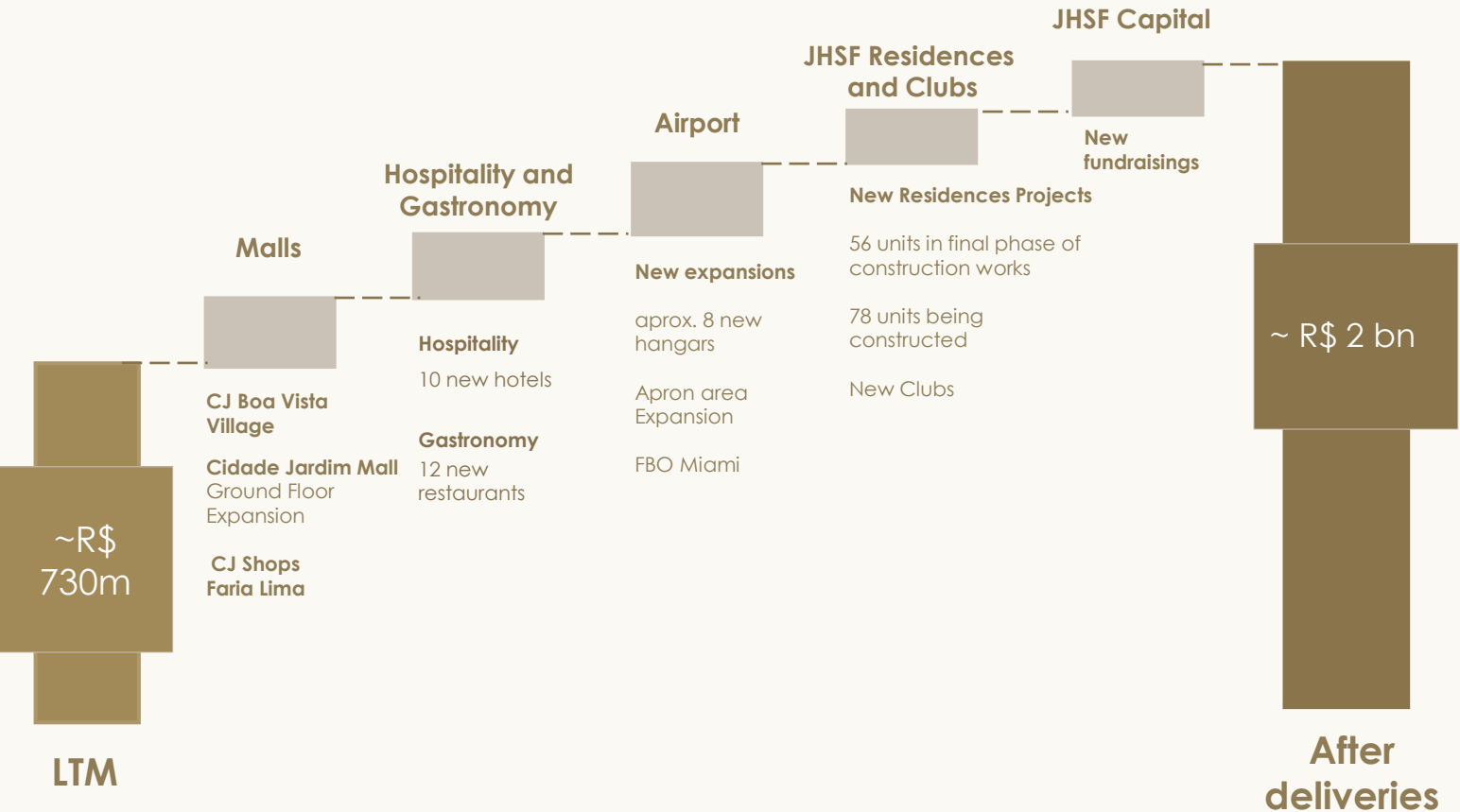
New hangars + Apron



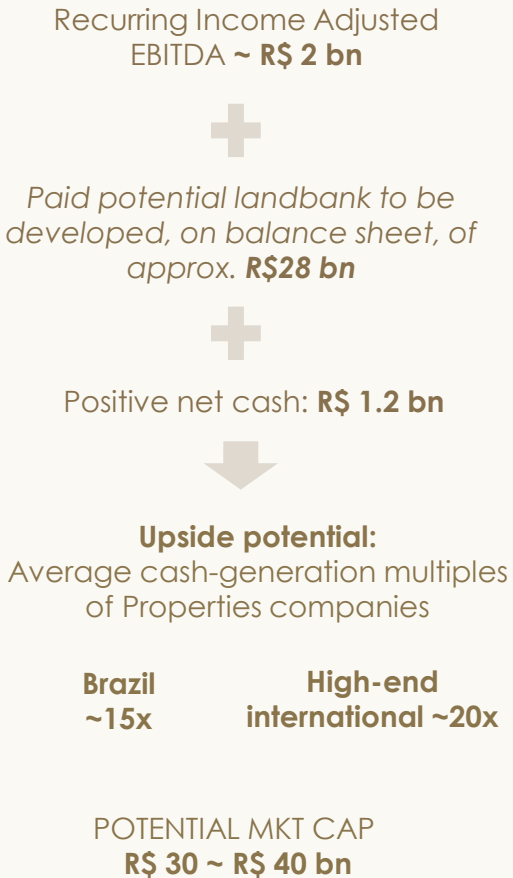
New clubs

Growth driven by already contracted projects, providing a more accurate **view of JHSF's intrinsic value and earnings generation potential**

Evolution of Recurring Income Adjusted EBITDA¹



Medium-term horizon



¹Excludes the appreciation of investment properties (PPIs), which has no cash effect



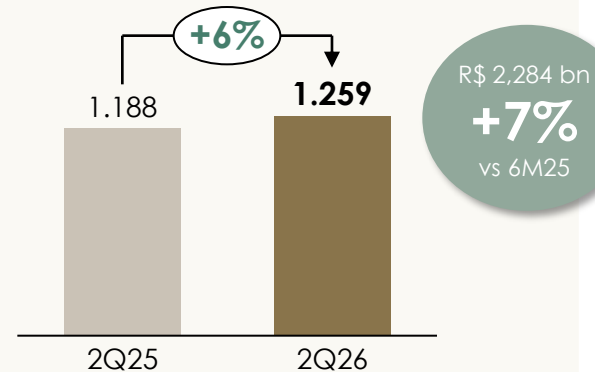
Malls

Leader in occupancy and quarterly indicators **above market average**, demonstrating the resilience and high performance of our assets

OPERATIONAL

R\$ mm

TENANT SALES (CONSOLIDATED)



BEST INDICATORS IN THE SECTOR

SSR +11% vs 2Q25
Real growth **+6%**

SSR
+11%
vs 6M25

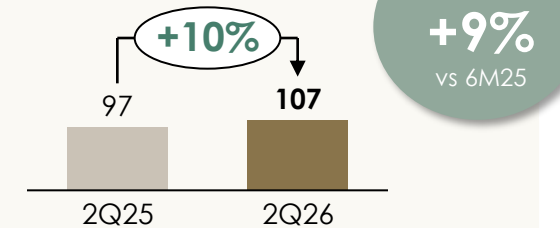
SSS +6% vs 2Q25
Same Store Sales

OCCUPANCY RATE
Highlight for SCJ at 100%

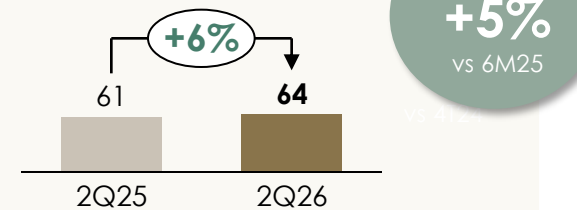
RESULTS

R\$ mm

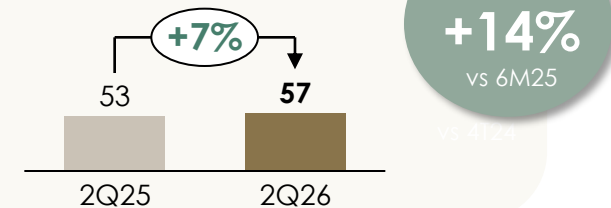
GROSS REVENUE



GROSS PROFIT



ADJUSTED EBITDA





OPENING OF THE OPEN-AIR MALL AND THE NEW DIOR STORE AT CIDADE JARDIM MALL

OPENING OF CJ BOA VISTA VILLAGE

Located in **Boa Vista Village**, **CJ Boa Vista Village** opened in May. With approximately **15,000 sqm of GLA**, it brings together new-to-market brands, gastronomy, leisure and services, including renowned national and international brands.



OPENING OF THE DIOR STORE

In July, the opening of **the largest Dior store in Latin America** at Cidade Jardim Mall, bringing together women's and men's lines, home décor, fine jewelry and fine perfumery.



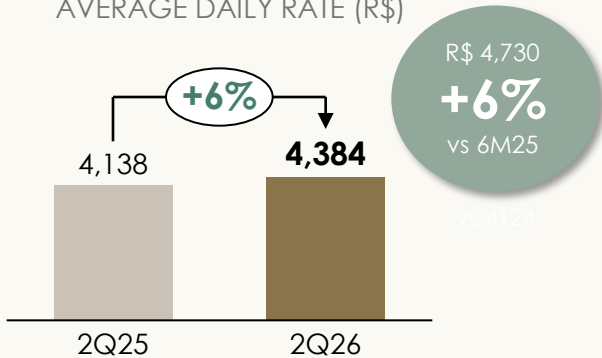


Hospitality & Gastronomy

New international hotel announced in the quarter, strategically located in **Punta del Este**

OPERATIONAL

AVERAGE DAILY RATE (R\$)



OCCUPANCY RATE

49%

+0,6 p.p. vs 2Q25

RevPar (R\$)

2,133

+7% vs 2Q25

Average Couvert (R\$)

352.4

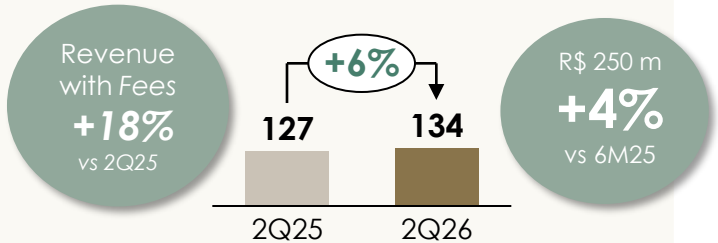
+ 8% vs 1Q25
+1% vs 2Q25

vs 4124

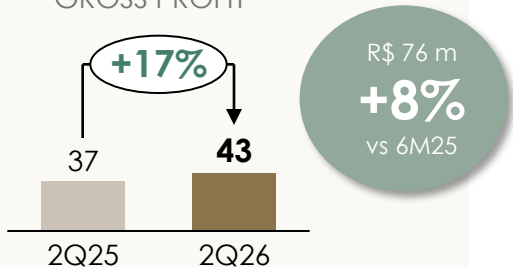
R\$ mm

RESULTS

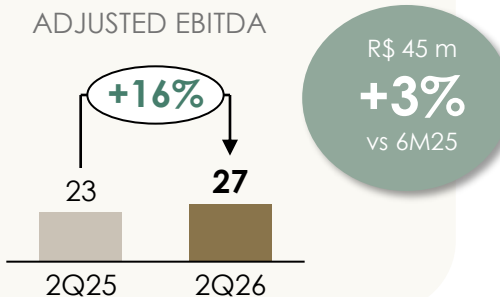
GROSS REVENUE



GROSS PROFIT



ADJUSTED EBITDA



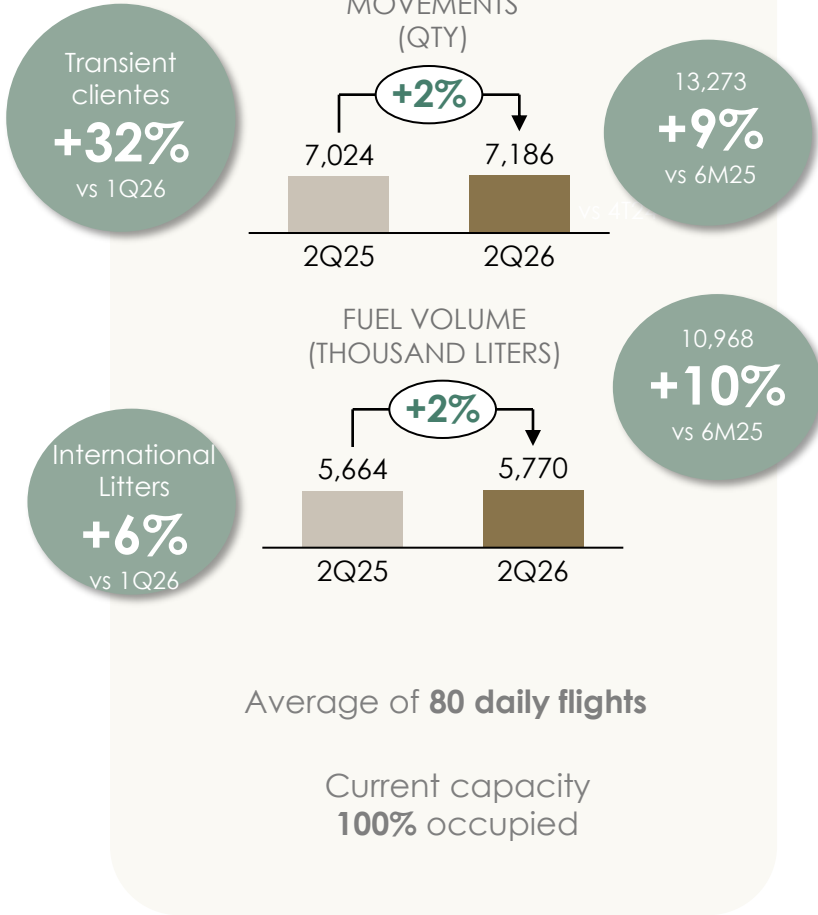
Awards: La Liste – Top 1000 Hotels 2026, Travel + Leisure World's Best Awards 2026, and CNT Triple Crown, Condé Nast Traveler.



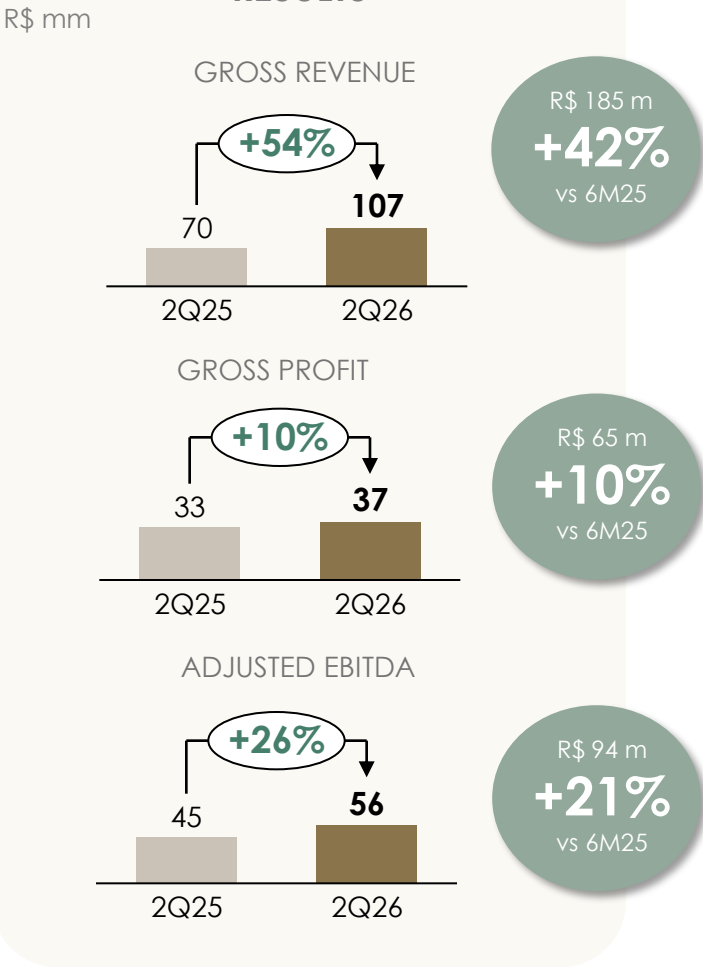
Business Airport

Acquisition of the **Embassair FBO**, an already operational asset located at **Opa-Locka Executive Airport** in Miami, Florida's leading executive airport

OPERATIONAL



RESULTS



5th edition of the **Catarina Aviation Show**, with more than **6,000 guests** and **94 exhibiting** brands showcasing aircraft, helicopters, boats and automobiles.



JHSF Residences and Clubs

Rental units with **high occupancy** and **growth in membership sales**

OPERATIONAL

JHSF Residences

Occupancy rate close to **100%**

In operation

72
units

Under development

54 units in final construction
phase, to be delivered in 2026

2 units (School and Clinic)

78 future units

Clubs

3 in operation

+ New Clubs under development¹

Residences Portfolio + Clubs

In operation + units in final
phase + school and clinic

140,000 sqm
total area

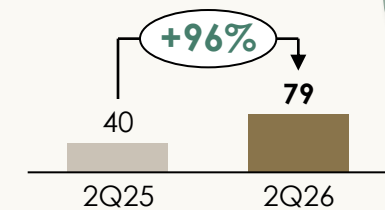
After delivery of future
units

506,000 sqm
total area

R\$ mm

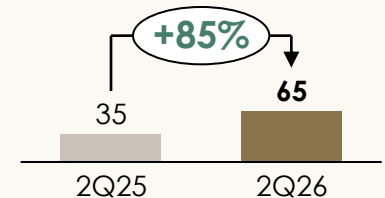
RESULTS

GROSS REVENUE



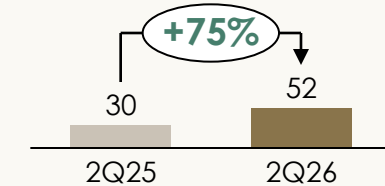
R\$ 158 m
+65%
vs 6M25

GROSS PROFIT



R\$ 135 m
+62%
vs 6M25

ADJUSTED EBITDA



R\$ 111 m
+46%
vs 6M25

¹As of the present date, the new club projects are under development, with no public information available.



JHSF Capital

Strong execution of the fundraising strategy, supporting JHSF's international expansion

R\$ 12.1 billion
AuM

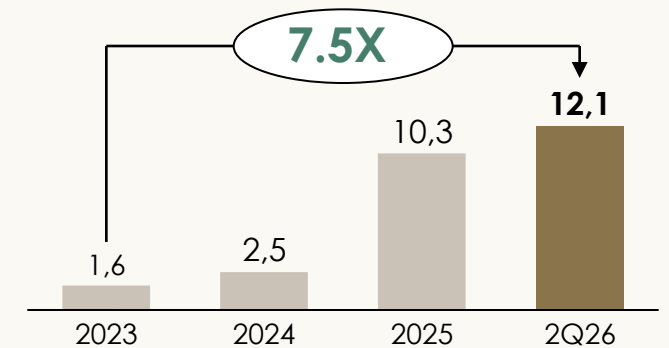
21 funds under management
+9 funds vs 2Q25

11 M&A advisory

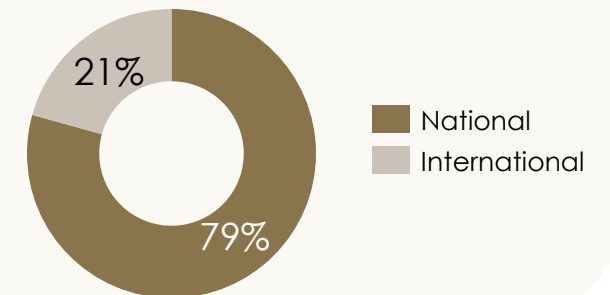
R\$400 million raised through the public offering of quotas of **(JCSC11)**, a fund dedicated to the acquisition of an equity interest in Cidade Jardim Mall (July/26).

R\$ bn

AuM GROWTH



FUNDS COMPOSITION

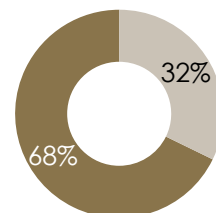




Real Estate Development

Quarter positively impacted by the recognition of part of the 1st tranche (Boa Vista Estates)

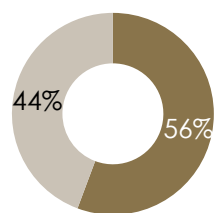
TRANCHE 1



R\$ 1.1 bn

R\$ 2.4 bn

TRANCHE 2



R\$ 774 m

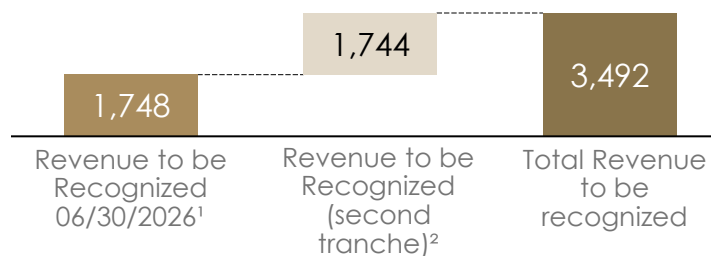
R\$ 970 m

RE Product

Land Plots

REVENUE TO BE RECOGNIZED

R\$ mm



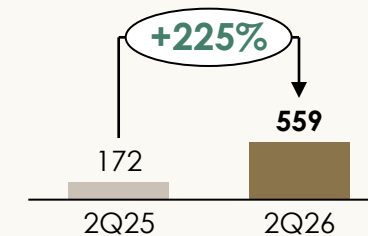
¹According to NE 28;

²According to NE 1.1.2;

R\$ mm

RESULTS

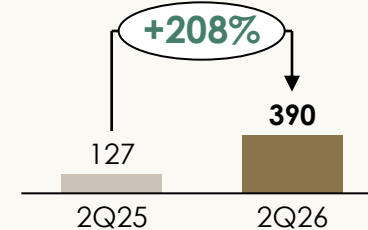
GROSS REVENUE



+225%

R\$ 793 m
+194%
vs 6M25

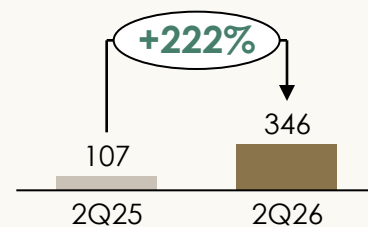
GROSS PROFIT



+208%

R\$ 555 m
+169%
vs 6M25

ADJUSTED EBITDA

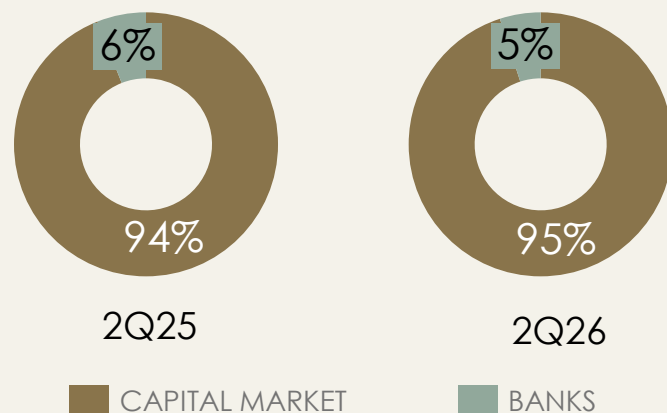


+222%

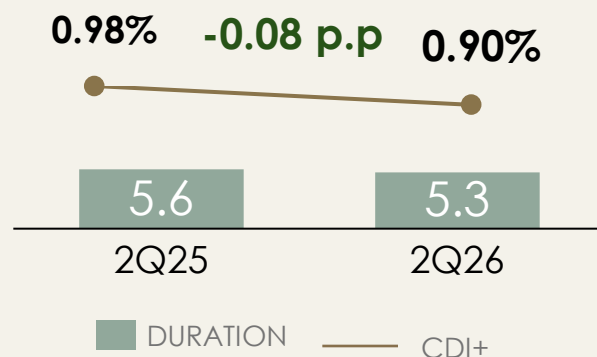
R\$ 481 m
+173%
vs 6M25

Stronger and more efficient capital structure, maintaining the lowest average debt spread in the Company's history

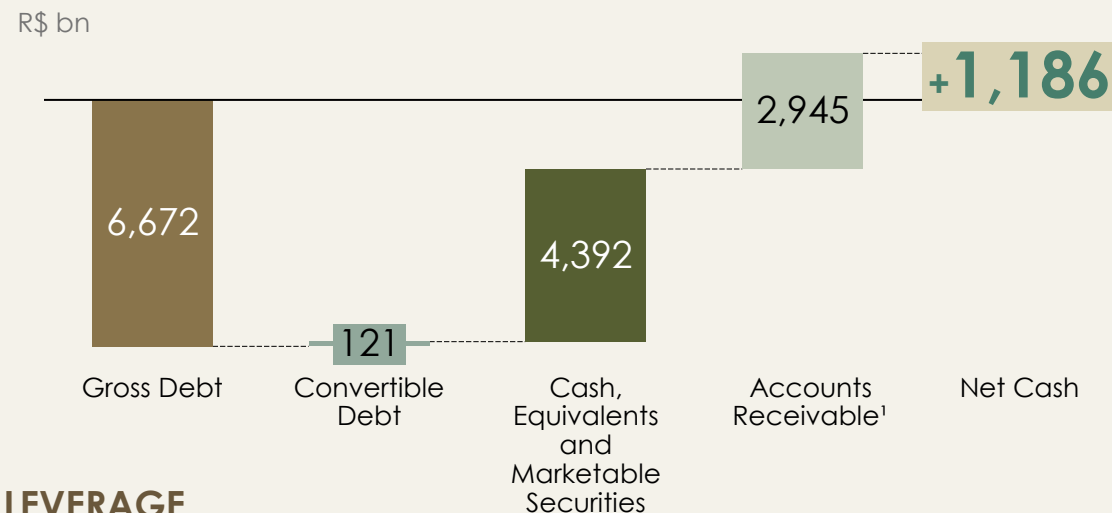
GROSS DEBT COMPOSITION



DURATION AND AVERAGE COST



NET DEBT COMPOSITION



LEVERAGE

Net Cash/Adjusted Ebitda LTM: **-0.55x**

BALANCE SHEET

Total Assets: **R\$ 19.1 bn**
Equity: **R\$ 7.9 bn**

¹Considers the second tranche of the Real Estate Development inventory sale (as per Note 1.1.2 of the 2Q26 ITR) and receivables related to the reserve fund of the JHSF Capital Desenvolvimento Imobiliário FII.

Stronger and more efficient capital structure through *liability management*

DEBT MATURITY SCHEDULE

(R\$ m)

Jun/26

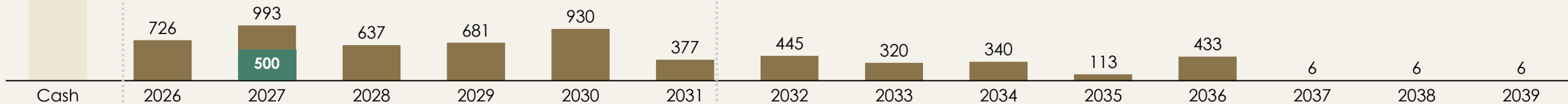
4,392

COVERAGE
6 YEARS

As of June/26:

+2 years of cash coverage vs 2Q25

R\$500 million bridge loan



After CRI Issuance¹

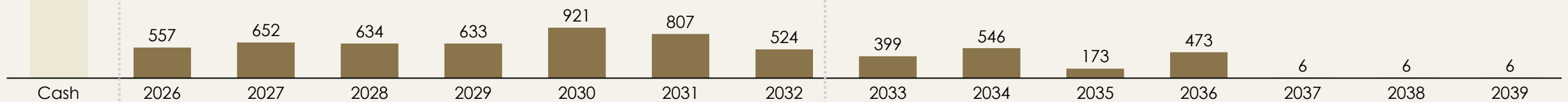
Bridge loan

4,692

COVERAGE
6.9 YEARS

After the R\$800 million CRI issuance and bridge loan repayment:

Gain of ~1 year in cash coverage



¹ Considers the simulation of the following distribution: 55% in the 1st series, 35% in the 2nd series, and 10% in the 3rd series.

2Q26 marked by the best 2nd quarter and semester in the Company's history

CONSOLIDATED

Gross Revenue

R\$ 985.2 m

growth of **+81%** vs 2Q25

R\$ 1.6 bn

growth of **+60%** vs 6M25

Gross Profit

R\$ 588.0 m

growth of **+90%** vs 2Q25

R\$ 915.3 m

growth of **+64%** vs 6M25

Adjusted Ebitda

R\$ 502.6 m

growth of **+103%** vs 2Q25

R\$ 753.2 m

growth of **+69%** vs 6M25

Net Profit

R\$ 444.4 m

growth of **+81%** vs 2Q25

R\$ 816.1 m

growth of **+39%** vs 6M25

RECURRING INCOME

Gross Revenue

R\$ 439.6 m

growth of **+30%** vs 2Q25

R\$ 829.4 m

growth of **+24%** vs 6M25

Adjusted Ebitda

R\$ 197.3 m

growth of **+31%** vs 2T25

R\$ 373.8 m

growth of **+25%** vs 6M25

**Solid operational and financial indicators,
demonstrating the resilience of the
high-end segment**

JHSF

Q&A
2Q26

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