

Recent News

In December, the Fund signed with a technology company a new lease contract for the Montreal property. The new contract is for the roof top area of the building, representing a GLA of 427m². The term of the new lease is 6 years. Therefore, the asset remains only one floor vacant, which is today the only vacant area of the portfolio in Rio de Janeiro.

Later in December, the Fund received three notices of early termination from Eldorado tenants. Currently two of them have one floor and the third currently has two floors. Both tenants must comply with all contractual provisions, i.e. if the tenant vacates the property, the Fund will be entitled to notice and the contractual early termination fee. We would also like to point out that our sales team has been actively working on the vacant areas of the asset, which are being visited by potential tenants.

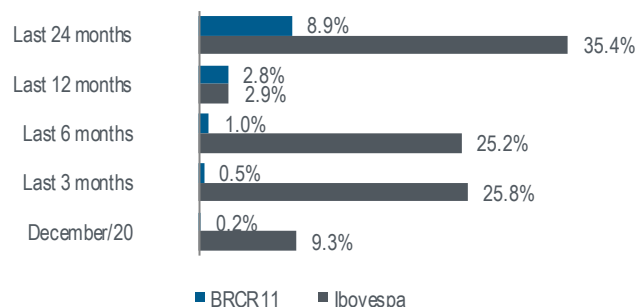
The semiannual reappraisal of the Fund's real estate portfolio was completed in November. The result of this evaluation, which impact the financial statements for November, generated an increase of R\$32.8 million in the value of assets. As a result, shareholders' equity reached R\$2.9 billion, or R\$107.6/share.

The total return for shareholders last month, considering the distributed income and the share value, was a positive 0.2%, while the Ibovespa increased by 9.3%. The average daily liquidity on the stock exchange (BRCR11) was R\$4.3 million in the period, and the share price in the secondary market closed the month at R\$88.74 per share.

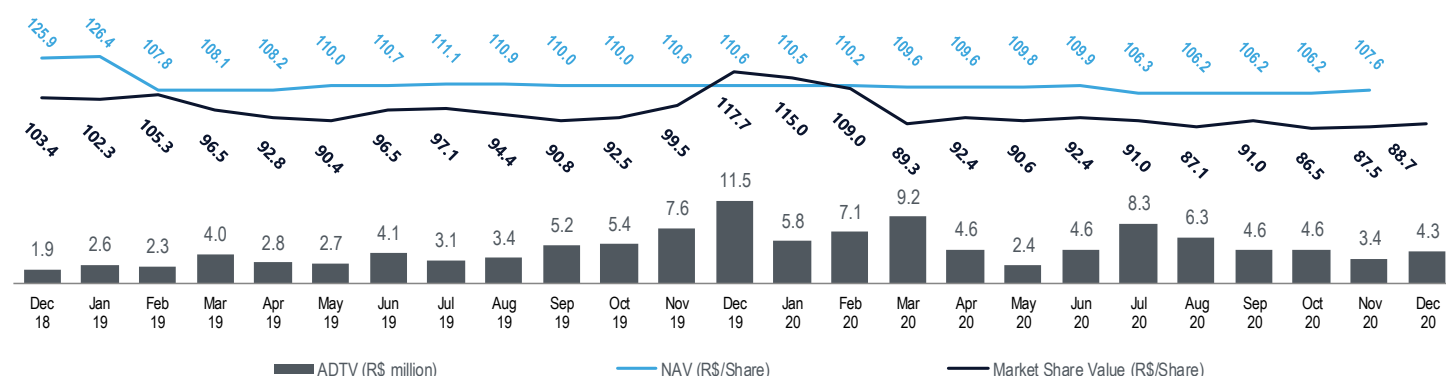
Performance in B3

		NAV	Market
Adjusted Closing Share's Market Value*	[R\$/share]	107.60	88.74
Discount to NAV	[%]	0.0%	-17.5%
Dividend per share	[R\$/share]	0.50	0.50
Monthly profitability	[%]	0.5%	0.6%
Annual profitability (compound)	[%]	5.7%	7.0%
Shares outstanding	[# mn]	26.6	26.6
Market cap	[R\$ mn]	2,866.3	2,363.9
(+) Net debt (Cash)	[R\$ mn]	315.7	315.7
(+) Minorities stake	[R\$ mn]	59.5	59.5
Implicit value of Real Estate assets	[R\$ mn]	3,241.5	2,739.1
Contracted lease revenue	[R\$ mn]	19.7	19.7
Implicit Cap rate	[%]	6.9%	8.2%
Adj. Cap rate (incl. vacant areas)	[%]	7.6%	8.9%
Portfolio GLA	[th m ²]	228.9	228.9
Average per m ²	[R\$/m ²]	14,162	11,967
Total Volume Traded in the month	[R\$ mn]		86.8
Average Daily Trading Volume in the month	[R\$ mn]		4.3
% of Fund Traded in the month	[%]	#	3.2%
% of Fund Traded in the last 12 months	[%]	#	60.8%
Variation from previous month closing	[%]	#	14%
Return for Shareholder (including distribution)	[%]	#	0.2%

Return for shareholders⁽¹⁾



Share Price and Average Daily Trading Volume



Operational and Financial Performance – Nov/2020

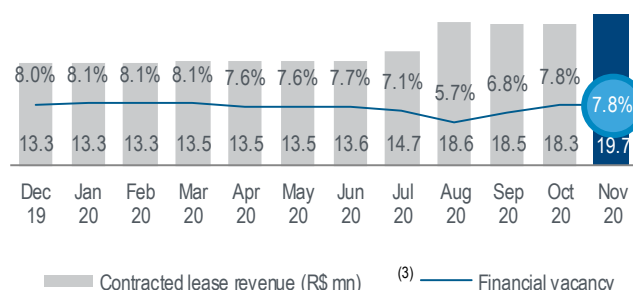
In November 2020, the financial vacancy of the portfolio accounted for 7.8% of potential lease revenue, and 18.2% of total GLA in m². The increased physical vacancy is mainly due to the scheduled partial departure of a tenant from Eldorado. We also had the departure of a tenant from Diamond, impacting only the physical vacancy of the Fund, since the asset is in the Minimum Revenue Guaranteed (MRG) period.

At the end of the November 2020, the vacancy corresponded to 28,215 m² at CENESP, 7,179 m² at Diamond Tower, 2,513 m² at Eldorado, 1,753 m² at Montreal, 828 m² at BFC, 586 m² at EZ Towers and 525 m² at Transatlântico.

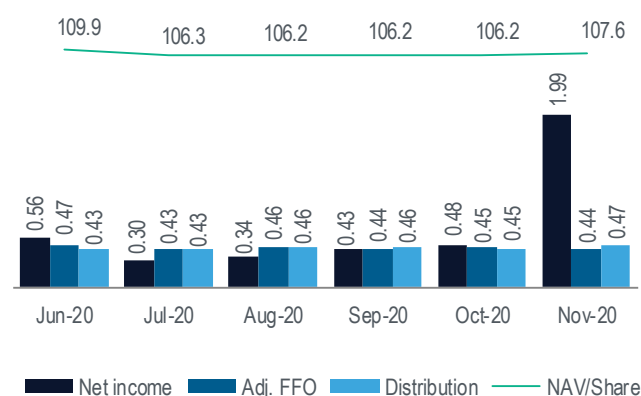
Over the next three months, 32.3% of the agreements will be adjusted for inflation, and 4.0% of the agreements will undergo renewal.

Net income per share was positive by R\$1.99 in November 2020. Adjusted FFO (4) was R\$0.44/share, and the amount distributed as return for shareholder totaled R\$0.47/share.

Financial Vacancy and Contracted Lease Revenue⁽²⁾



Result Indicators (R\$/share)⁽⁴⁾⁽⁵⁾



Consolidated Income Statement ⁽⁵⁾

(R\$ thousand)	Oct20	Nov20	Last 12 months
Lease Revenue	17,933	20,485	178,019
Provision for impairment of trade receivables	367	(158)	1,988
Other Revenues from Properties	2,255	774	1,731
Adjustment to Fair Value	-	32,784	32,915
Financial Expenses of Properties	(3,381)	(3,539)	(21,879)
Administrative Expenses of Properties	(628)	(612)	(8,271)
Results from Properties	16,546	49,734	184,503
Revenues from CRI, LCI and other FII Shares	829	1,065	9,576
Adj. to Fair Value of CRI, LCI and other FII Shares	(2,065)	2,719	(18,515)
Other Financial Assets	(64)	36	3,899
Fund's Operating Income (Expenses)	(2,282)	(2,401)	(29,908)
Minority Interest ⁽³⁾	(124)	1,738	301
Net Income	12,840	52,891	149,856
Adjusted FFO	12,035	11,832	126,715
Adjusted FFO / share ⁽⁴⁾ (R\$/Share)	0.45	0.44	5.12
Distribution to Shareholders	11,921	12,544	136,729

Balance Sheet ⁽⁵⁾

(R\$ thousand)	Nov 20	% of Assets
Assets	3,615,505	100.0%
Properties	3,036,655	84.0%
LCI	-	0.0%
CRI	130,143	3.6%
Other FII Shares	127,112	3.5%
Lease Receivable	61,825	1.7%
Fixed Income	24,857	0.7%
Other Assets	234,913	6.5%
Liabilities	689,719	19.1%
Income to be Distributed	26,939	0.7%
Liabilities from Acquisition of Properties	637,516	17.6%
Other Liabilities	25,264	0.7%
Equity	2,866,277	79.3%
Minority Interest ⁽³⁾	59,509	1.6%
Total Liabilities and Equity	3,615,505	100.0%

Notes: (1) Considers the quota appreciation in the period (Closing Value of the last day of the month M / Closing Value of the last day of the month M-1) + Income received by the quota holder in the period. (2) A non-accounting indicator corresponding to the total amount of lease agreements in force in the reference month, excluding discounts, grace periods, fines and other adjustments impacting the book value of leasing revenue. (3) It refers to the 23% interest of FII CENESP held by third parties. (4) Adjusted FFO is a non-accounting metric that corresponds to net income, excluding (adding) the effects of gain (loss) on the sale of investment property, fair value gain from investment property, non-recurring income and expenses and non-cash financial expenses. (5) Monthly adjusted management values as a result of the quarterly auditing process.

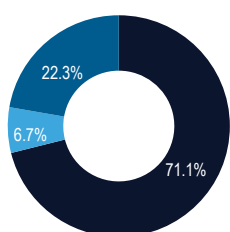
Portfolio

Base date: November/2020

Asset	Class	Location	Acquisition	Fund Ownership	GLA (m²)	Vacancy (m²)	Lease (R\$ '000)	R\$/m²	% of Potential Revenue ⁽⁶⁾	Main Tenants ⁽⁷⁾
BFC	A	São Paulo	Mar-10	23%	9,984	8.3%	1,053	115.0	6.5%	Grupo Pan, Itaú, WeWork
Burity	B	São Paulo	Apr-11	100%	10,550	0.0%	715	67.8	2.3%	Banco GMAC, Grupo Pan
CENESP	B	São Paulo	Jul-08	31%	64,480	43.8%	1,391	38.4	12.0%	Ernst & Young, Acticall, BB
CEO Office	AAA	R. de Janeiro	Feb-19	27%	4,782	0.0%	406	85.0	1.9%	Tim
Cidade Jardim	AAA	São Paulo	Feb-19	50%	7,458	0.0%	1,228	164.6	5.7%	Aqua, Banco ABC, Felsberg, Patria
Diamond Tower	AAA	São Paulo	Jul-20	100%	36,918	19.4%	4,894	132.6	24.1%	Samsung, Cargill
Eldorado	AAA	São Paulo	Apr-09	34%	22,246	11.3%	2,865	145.2	16.6%	ACE Seguradora, Anbima, LinkedIn
EZ Towers - B	AAA	São Paulo	Oct-20	16%	7,520	7.8%	954	126.9	5.0%	UnitedHealth, Marsh
Montreal	A	R. de Janeiro	Dec-07	100%	6,439	27.2%	256	54.6	1.9%	Estácio, Patrys
MV9	B	R. de Janeiro	Feb-19	100%	15,174	0.0%	710	46.8	5.3%	INPI
Senado	AAA	R. de Janeiro	Feb-19	20%	19,035	0.0%	2,735	143.7	9.9%	Petrobras
Sucupira	AAA	São Paulo	Nov-19	21%	7,534	0.0%	911	120.9	4.2%	Sanofi
Transatlântico	B	São Paulo	Mar-08	28%	4,208	12.5%	215	58.3	1.1%	Mattel, Rockwell
Volkswagen	B	São Paulo	Jan-08	100%	12,560	0.0%	1,351	107.6	3.4%	Volkswagen
Total					228,888	18.2%	19,685	100.9	100.0%	

Revenues by Asset Class

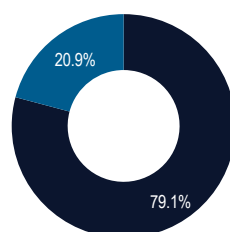
(% Total Contracted Lease Revenue)



■ AAA ■ A ■ B

Revenues by Region

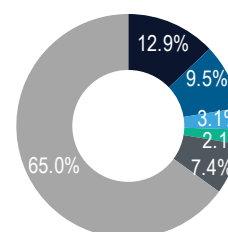
(% Total Contracted Lease Revenue)



■ São Paulo ■ R. de Janeiro

Revenues by Sector

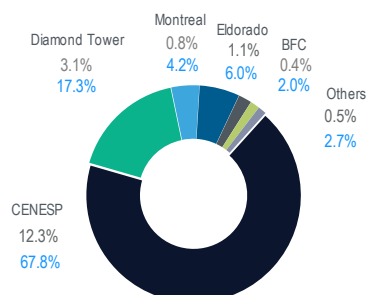
(% Total Contracted Lease Revenue)



■ Financial ■ Automotive ■ Insurance
■ Services ■ Health ■ Other

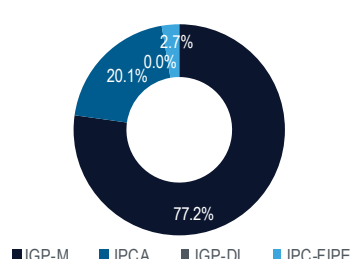
Vacancy by Asset

(% Total Gross Leasable Area)
(% Vacant Gross Leasable Area)



Adjustment Index

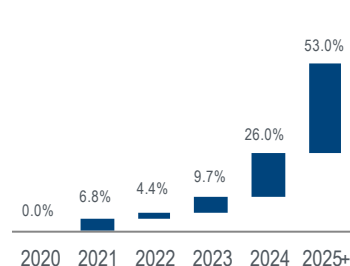
(% Total Contracted Lease Revenue)



■ IGP-M ■ IPCA ■ IGP-DI ■ IPC-FIPE

Maturity Schedule

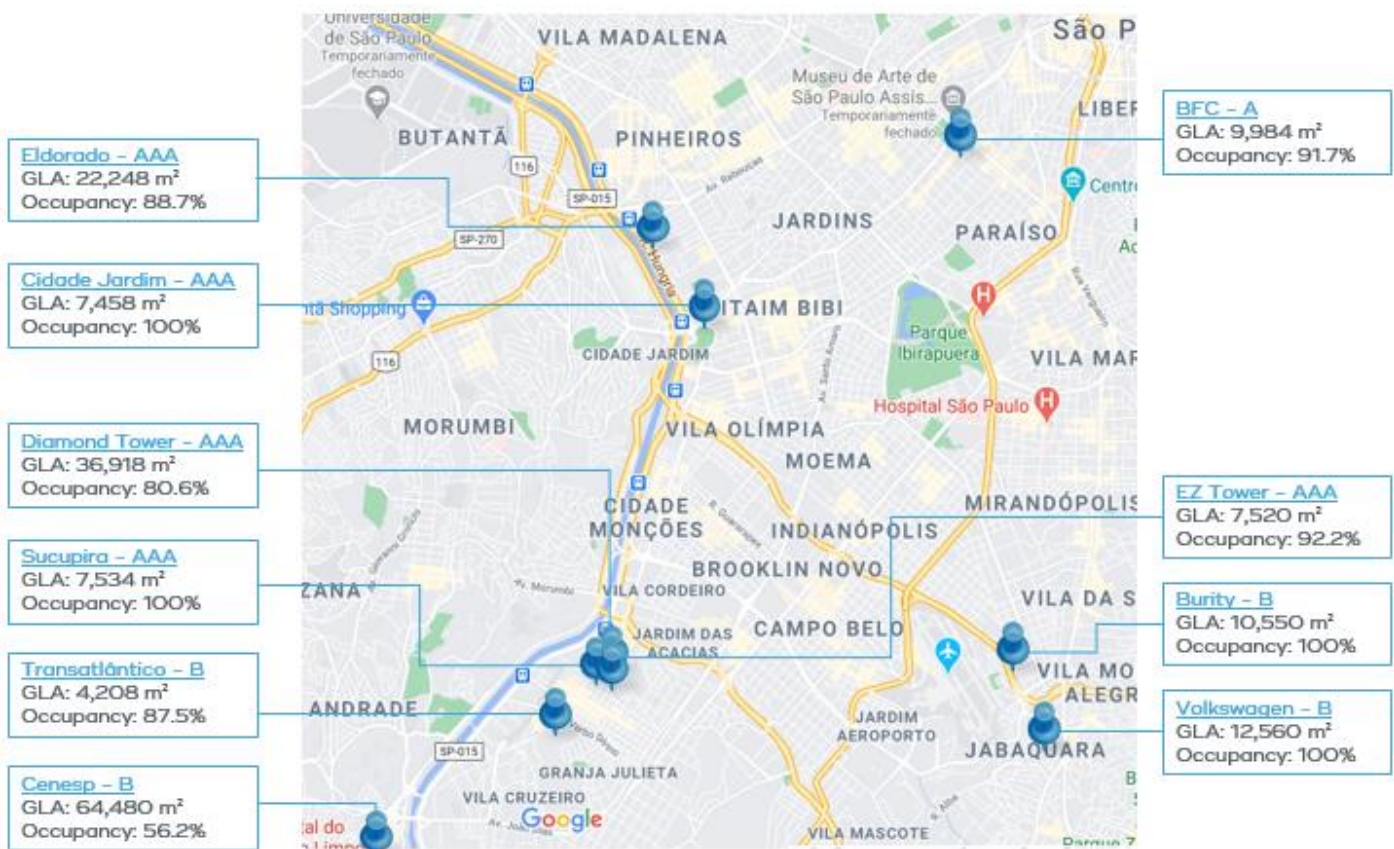
(% Total Contracted Lease Revenue)



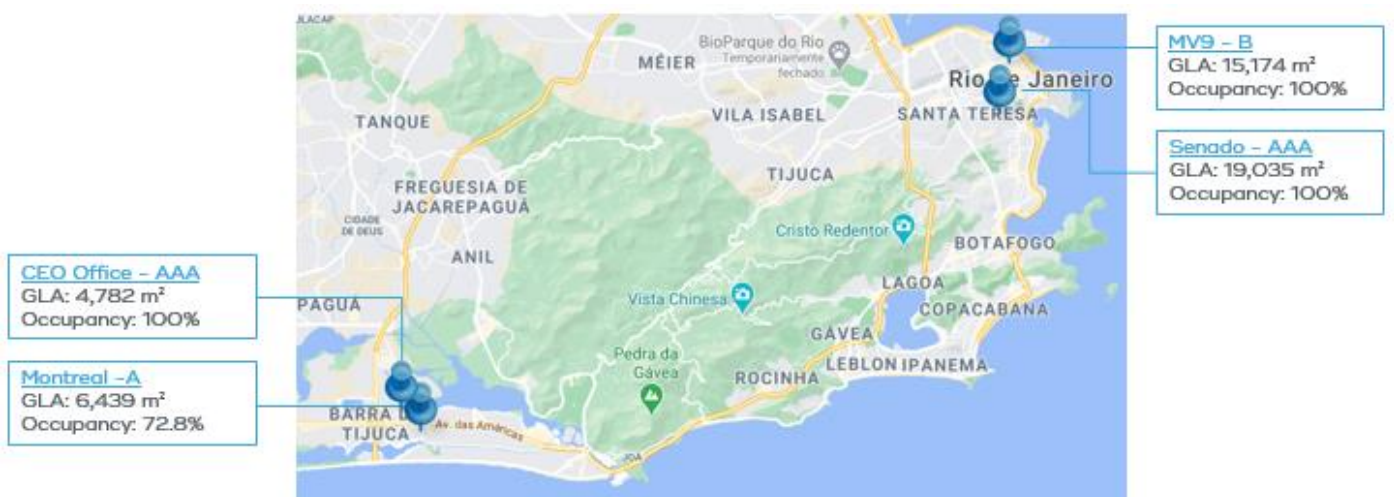
Notes: (6) Considers the monthly minimum revenue guaranteed (MRG) amounts for the Sucupira, Diamond Tower and EZ Tower assets. (7) Considering the potential market lease revenue for each asset defined by the semiannual reappraisal of the Fund's portfolio of properties carried out by Cushman & Wakefield in November 2020. (8) Considers tenants based on the contracted leasing revenue. (9) Considers the 100% interest of FII Cenesp in the composition.

Geographical Portfolio Presentation

São Paulo



Rio de Janeiro



BC Fund Overview

Administrator:
BTG Pactual Serviços
Financeiros

Administration fee:
0.25% of market value

Manager:
BTG Pactual Gestora de
Recursos

Management fee:
1.5% of market value (the fee will
be 1.1% until 9/09/22 as a
discount)

Number of properties: 14

**Number of
lease contracts:**
71

Gross Leasable Area:
228,888 m²
(base November/2020)

Trading Code:
BRCR11

**Number of shareholders –
Individuals:**
118,353

**Number of shareholders – Legal
entities:**
429
(base 12/31/2020)

BC Fund is one of the largest real estate investment funds listed in the Brazilian stock market. The Fund was created in June 2007 and, since then, has actively managed its portfolio with the purpose of investing in corporate towers strategically located in major commercial centers of the country, generating income through the acquisition of office buildings or real estate rights, either under construction or finished. BC Fund's active management policy is based on four pillars: (i) efficient negotiation of lease agreements at market value in the minimum periodicity permitted by legislation; (ii) investment in expansion and real estate improvements aiming higher rental values and lower vacancy; (iii) efficient portfolio recycling in order to increase revenue and generate capital gains and; (iv) positive leverage in the acquisition of new properties and/or shares of other real estate investment funds in order to ensure greater flexibility of cash resources availability and maximize return to the shareholder.

Current Situation

On the operational side, the main challenge has been the leasing of vacant areas of the portfolio, especially Cenesp. The São Paulo market already shows a significant improvement for well-positioned and high-quality properties such as those of the fund. At Cenesp we have concentrated efforts on the operational side of the property, seeking to reduce condominium costs and thereby turning it competitive in relation to the competition. This has resulted in savings of over R\$10.00/m² in monthly condominium costs since January 2017.

On the other hand, Rio de Janeiro is proving to be challenging for new leases, with a low number of effective leases. However, there has been an increase in visitation to vacant areas, which may result in an improved absorption of these areas in the medium term.

Regarding new investments, BC Fund made a new acquisition of an AAA asset in July 2020. In line with this, in October the Fund indirectly acquired a new AAA asset, located in São Paulo. Nevertheless, the Fund is still analyzing a unique and attractive pipeline, since interest rates follow a trend of historical downward and should remain in this level until the resumption of economic growth.

Administrator: BTG Pactual Serviços Financeiros
Ombudsman: 0800 722 0048
SAC: 0800 772 2827

If the shareholders whose shares are held by the Fund's custodian wish to change their registration data or deposit account details, they must email us at ri.fundolistados@btgpactual.com or call us (11) 3383-2469. Shareholders who acquired shares in the secondary market must contact their brokerage companies.