

Recent News

On July 20, we closed the public distribution with restricted placement efforts of the Fund's seventh-issue shares. The Fund distributed 3,720,000 new shares, totaling around R\$314.6 million net of the cost of distribution. It is worth noting that all new shares subscribed were exercised within the scope of Preemptive Rights, Subscription Rights of Unsubscribed Shares and Additional Amount, and that there are no new shares to be subscribed and paid by Professional Investors during the Restricted Offer.

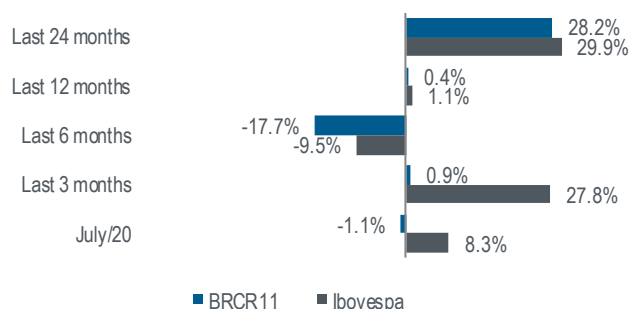
Also this month, the Fund finalized the acquisition of all the autonomous units that make up the Morumbi Corporate Building – Diamond Tower, with a total leasable area of approximately 36,918.18 square meters, located in the Berrini region, in the city of São Paulo. The total amount of the acquisition was equivalent to R\$810 million. We also highlight that the Seller will guarantee the Fund the complement of the monthly rent ("Minimum Guaranteed Income") for 24 months (until August 2022), which is currently paid by the Lessors up to the amount equivalent to an annual cap rate of 7.25%. For more information on the operation and the acquisition structure, please read our Material Fact of July 24, which is available on our website.

The total return for shareholders last month, considering distributed income and the share value was a negative 1.1%, while the Ibovespa increased by 8.3%. The average daily liquidity on the stock exchange (BRCR11) was R\$8.3 million in the period, and the share price in the secondary market closed the month at R\$91.00 per share.

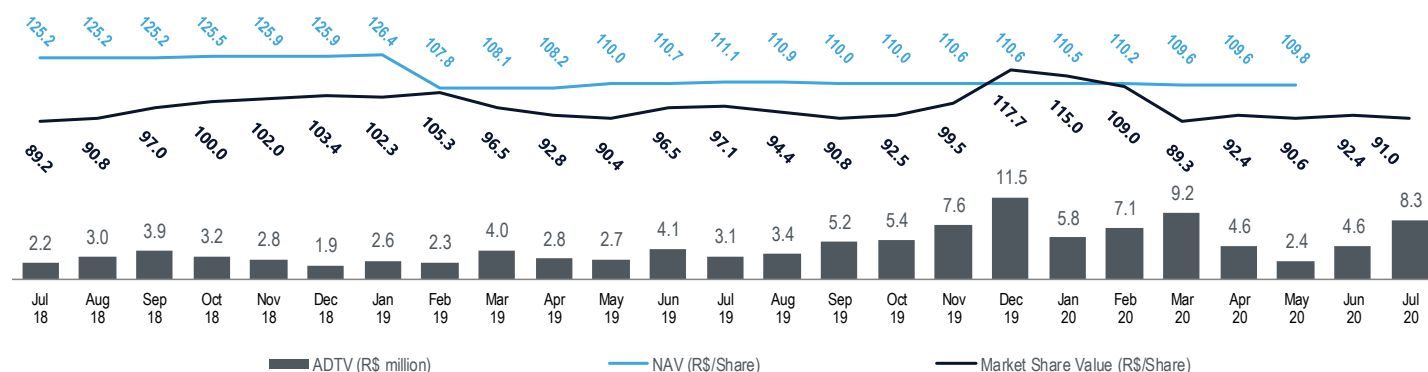
Performance on B3

		NAV	Market
Adjusted Closing Share's Market Value*	[R\$/share]	109.80	9100
Discount to NAV	[%]	0.0%	-17.1%
Dividend per share	[R\$/share]	0.43	0.43
Monthly profitability	[%]	0.4%	0.5%
Annual profitability (compound)	[%]	4.8%	5.8%
Shares outstanding	[# mn]	22.9	22.9
Market cap	[R\$ mn]	2,516.5	2,085.6
(+) Net debt (Cash)	[R\$ mn]	(214.6)	(214.6)
(+) Minorities stake	[R\$ mn]	615	615
Implicit value of Real Estate assets	[R\$ mn]	2,363.4	1,932.5
Contracted lease revenue	[R\$ mn]	13.6	13.6
Implicit Cap rate	[%]	6.9%	8.5%
A dj. Cap rate (incl. vacant areas)	[%]	7.5%	9.2%
Portfolio GLA	[th m ²]	184.4	184.4
Average per m ²	[R\$/m ²]	12,813	10,477
Total Volume Traded in the month	[R\$ mn]		1913
Average Daily Trading Volume in the month	[R\$ mn]		8.3
% of Fund Traded in the month	[%]		8.4%
% of Fund Traded in the last 12 months	[%]		78.3%
Variation from previous month closing	[%]		-15%
Return for Shareholder (including distribution)	[%]		-1.1%

Return for Shareholders ⁽¹⁾



Share Price and Average Daily Trading Volume



Financial and Operating Performance – June/2020

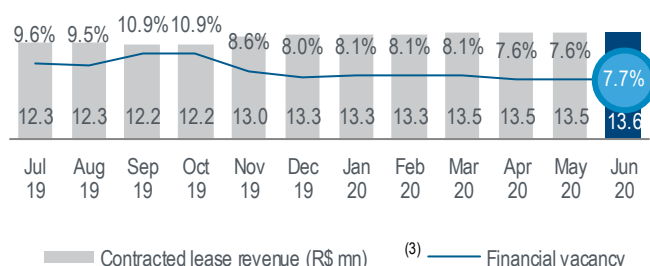
In June 2020, the portfolio's financial vacancy was 7.7% of potential lease revenue and 14.4% of total GLA in m² in line with the previous month's results.

Vacancy at the end of June 2020 totaled 23,409 m² at the CENESP complex, 828 m² at BFC building, 1,753 m² at the Montreal Building and 525 m² at Transatlântico building.

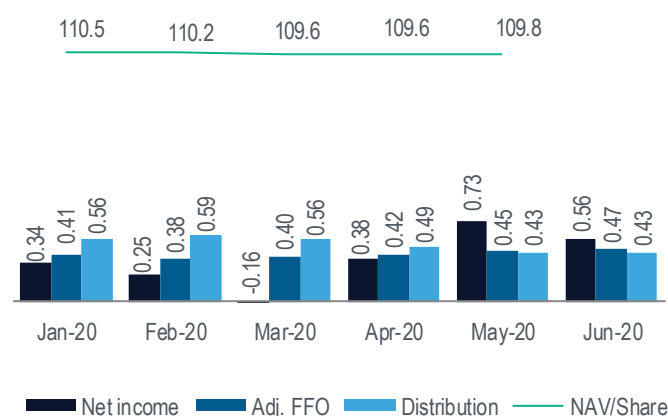
In the next three months, 13.5% of the agreement portfolio will be adjusted for inflation, and 0.9% of the agreements will be in renewal process in the same period.

Net income per share in June/20 was positive by R\$0.56. Adjusted FFO (4) was R\$0.47/share, and the amount paid as income to the shareholders was R\$0.43/share.

Financial Vacancy and Contracted Lease Revenue⁽²⁾



Results Indicators (R\$/share)⁽⁴⁾⁽⁵⁾



Note on financial information of June/2020

Due to audit of the Fund's yearly financial statements, this report does not include financial information of the immediately prior month (June/2020). The audited financial information will be disclosed in the report for the second quarter of 2020, on a date to be fixed and announced to the market.

Notes: (1) Includes the share's appreciation in the period (the Closing Price on the last day of the month M/Closing Price of the last day of the month M-1) + Income received by the shareholder in the period. (2) The non-accounting measure that corresponds to the total amount of the lease agreements in force for the base month, disregarding discounts, grace periods, fines and other adjustments that have an impact on the accounting revenue from leases. (3) Refers to the 23% interest of FII CIIESP held by third parties. (4) Adjusted FFO is a non-accounting measure that corresponds to the net income, excluding (adding) the effects of the gain (loss) from the sale of investment property, the gain from the fair value of the investment property, non-recurring revenues and expenses and non-cash financial expenses. (5) Monthly management figures adjusted in accordance to the quarterly audit process.

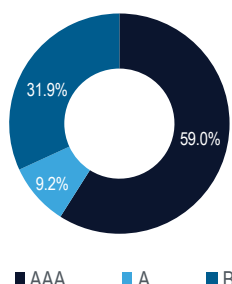
Portfolio

Base Date: June/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%	1,006	109.8	8.9%	Grupo Pan, Itaú, WeWork
Burity	B	São Paulo	Apr-11	100%	10,550	0.0%	679	64.4	3.3%	Banco GMAC, Grupo Pan
CENESP	B	São Paulo	Jul-08	31%	64,480	36.3%	1,622	39.5	17.0%	Ernst & Young, Acticall, Wpro
CEO Office	AAA	R. de Janeiro	Feb-19	27%	4,782	0.0%	458	95.7	2.7%	Tim
Cidade Jardim	AAA	São Paulo	Feb-19	50%	7,458	0.0%	1,204	161.4	7.9%	Aqua, Banco ABC, Felsberg, Patria
Eldorado	AAA	São Paulo	Apr-09	34%	22,246	0.0%	2,989	134.4	23.5%	ACE Seguradora, Anbima, LinkedIn
Montreal	A	R. de Janeiro	Dec-07	100%	6,439	27.2%	242	51.6	2.7%	Estácio, Patry s
MV9	B	R. de Janeiro	Feb-19	100%	15,174	0.0%	710	46.8	7.5%	INPI
Senado	AAA	R. de Janeiro	Feb-19	20%	19,035	0.0%	2,630	138.2	14.1%	Petrobras
Sucupira	AAA	São Paulo	Feb-19	21%	7,534	0.0%	753	100.0	6.1%	Sanofi
Transatlântico	B	São Paulo	Feb-19	28%	4,208	12.5%	211	57.3	1.8%	Mattiel, Rockwell
Volkswagen	B	São Paulo	Feb-19	100%	12,560	0.0%	1,117	89.0	4.5%	Volkswagen
Total					184,450	14.4%	13,622	86.2	100.0%	

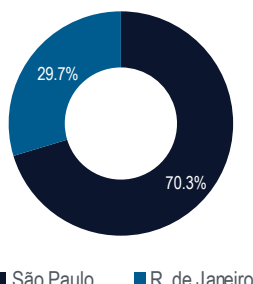
Revenue by Asset Class

(% Total Contracted Lease Revenue)



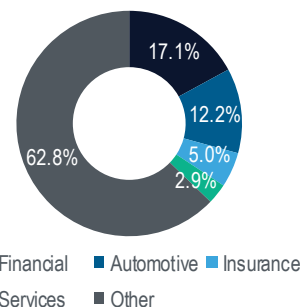
Revenue by Region

(% Total Contracted Lease Revenue)



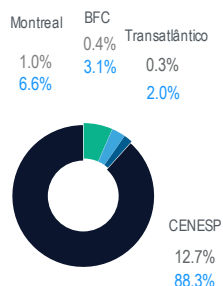
Revenue by Sector

(% Total Contracted Lease Revenue)



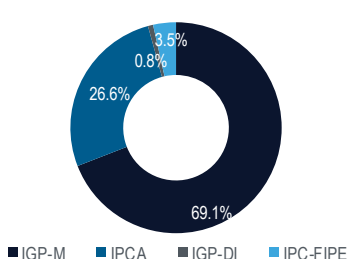
Vacancy by Asset

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



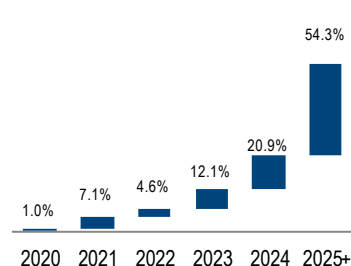
Adjustment Index

(% Total Contracted Lease Revenue)



Maturity Schedule

(% Total Contracted Lease Revenue)



Notes: (6) Considering potential revenue at market value for each asset determined by the semiannual appraisal of the Fund's portfolio conducted by Cushman & Wakefield, in May/2020. (7) Considers tenants that represent 10% or more of the asset's total contracted revenue..

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 09/09/22, as a discount)

Number of properties: 12
Number of lease contracts: 63
Gross leasable area: 184,450 m² (base June/2020)

Trading code: BRCR11
Number of shareholders – individuals: 123,580
Number of shareholders – legal entities: 687 (base 7/31/2020)

BC Office Fund is one of the largest real estate investment funds listed in the Brazilian stock market. The Fund was created in June 2007 and has ever since actively managed its portfolio with the main objective of investing in corporate towers generating income in Brazil, which are strategically located in major commercial centers, 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 intervals permitted by law; (ii) investment in expansion and real estate improvements aiming higher rental values and lower vacancy; (iii) efficient recycling of the portfolio 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 in regard to managing cash reserves and maximizing shareholder returns.

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 part of the property, seeking to reduce condominium costs in order to make it more competitive. 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 has a robust cash position to be invested in acquisition opportunities, in addition to leverage potential.

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

Shareholders who wish to change their registration or deposit data should contact the bookkeeping cliente service of Itaú-Unibanco S.A. Shareholders who purchased their shares on the secondary market should seek the support of their broker. Bookkeeping agent: Itaú-Unibanco S.A. (11) 5029-7780