

Recent News

Early this month, the Fund received a notice from a tenant of the Sucupira building, requesting the partial early termination of its lease agreement. The tenant currently occupies an area equivalent to five floors, and only one of which will be returned. The tenant will comply with the notice provided for in the lease agreement and, at the time of his/her departure, the Fund will be entitled to a contractual fine. It is worth noting that the asset is under the guaranteed minimum income (RMG) period until November 2022. As a result, the Fund will not have financial impacts arising from the delivery of the floor.

Our sales team resumed lease renegotiations this month. As the Fund's portfolio is very differentiated, we noted a cost pass-through opportunity for our tenants. Additionally, we saw an increase in the number of visits to our assets once again. Some major industry players with good credit risk are taking advantage of this unstable period to relocate their operations. Thus, our prospecting pipeline remains strong.

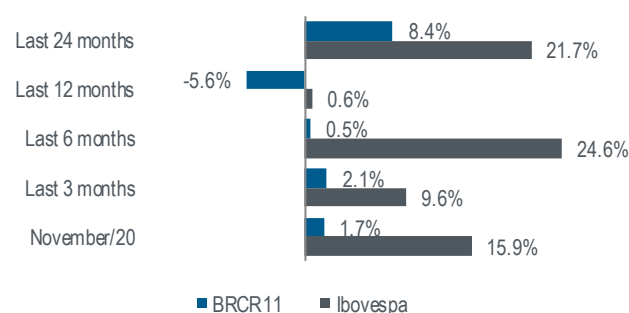
Also in November, the Fund disclosed to the market its 3Q20 earnings release and held its earnings conference call on November 18. The presentation and the webcast are available on our site.

The total return for shareholders last month, considering distributed income and the share value was positive by 1.7%, whilst the Ibovespa rose 15.9%. The average daily liquidity on the stock exchange (BRCR11) was R\$3.4 million in the period, and the share price in the secondary market closed the month at R\$87.53 per share.

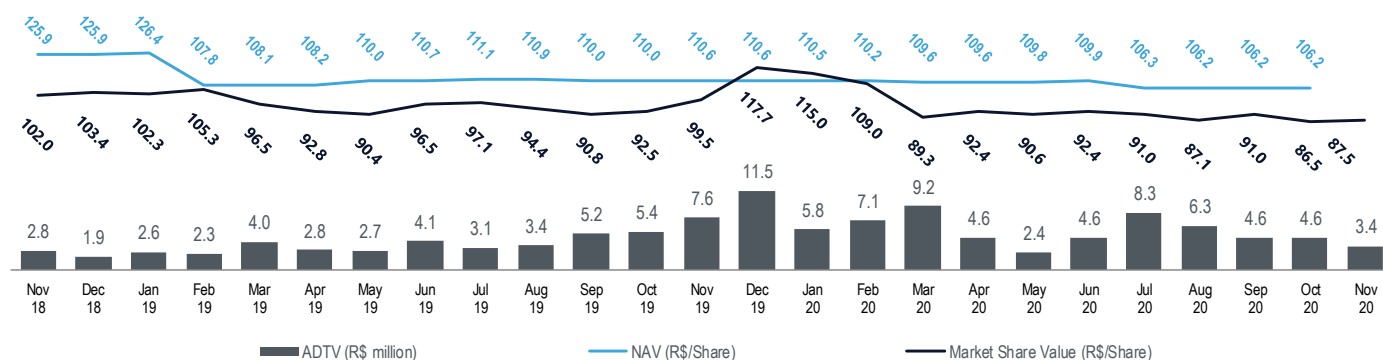
Performance on B3

		NAV	Market
Adjusted Closing Share's Market Value*	[R\$/share]	106.19	87.53
Discount to NAV	[%]	0.0%	-17.6%
Dividend per share	[R\$/share]	0.47	0.47
Monthly profitability	[%]	0.4%	0.5%
Annual profitability (compound)	[%]	5.5%	6.7%
Shares outstanding	[# mn]	26.6	26.6
Market cap	[R\$ mn]	2,828.8	2,331.6
(+) Net debt (Cash)	[R\$ mn]	314.6	314.6
(+) Minorities stake	[R\$ mn]	614	614
Implicit value of Real Estate assets	[R\$ mn]	3,204.8	2,707.6
Contracted lease revenue	[R\$ mn]	18.3	18.3
Implicit Cap rate	[%]	6.8%	8.1%
Adj. Cap rate (incl. vacant areas)	[%]	7.4%	8.8%
Portfolio GLA	[th m ²]	228.9	228.9
Average per m ²	[R\$/m ²]	14,002	11,830
Total Volume Traded in the month	[R\$ mn]		68.3
Average Daily Trading Volume in the month	[R\$ mn]		3.4
% of Fund Traded in the month	[%]	#	2.5%
% of Fund Traded in the last 12 months	[%]	#	67.0%
Variation from previous month closing	[%]	#	12%
Return for Shareholder (including distribution)	[%]	#	17%

Return for Shareholders ⁽¹⁾



Share Price and Average Daily Trading Volume



Financial and Operating Performance – October/2020

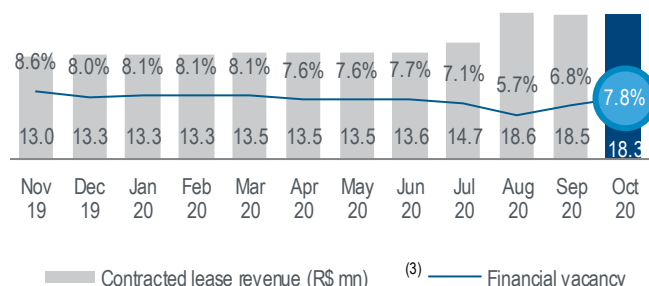
In October 2020, the financial vacancy of our portfolio was 7.8% in terms of potential lease revenue, equivalent to 16.8% of total GLA in m2. The increased vacancy was due to scheduled tenant exits from Cenesp and Eldorado. A tenant also left Diamond, impacting only the Fund's physical vacancy. It is worth noting that the acquisition of EZ Towers' Tower B was only made in late October, and the Fund was only entitled to revenue corresponding to 3 of the 31 days of the month.

At the end of October 2020, vacancy accounted for 28,215 m² in CENESP, 5,128 m² in Diamond Tower, 1,753 m² in Montreal, 1,483 m² in Eldorado, 828 m² in BFC, 586 m² in EZ Towers and 525 m² in Transatlântico.

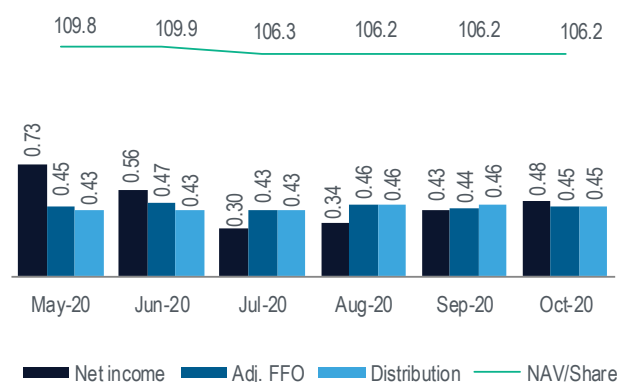
Over the next three months, 52.3% of the agreements will be adjusted for inflation, and 4.1% of the agreements will undergo renewal.

Net income per share was positive by R\$0.48 in October 2020. Adjusted FFO (4) was R\$0.45/share, and the amount distributed as return for shareholder totaled R\$0.45/share.

Financial Vacancy and Contracted Lease Revenue⁽²⁾



Results Indicators (R\$/share)⁽⁴⁾⁽⁵⁾



Consolidated Income Statement ⁽⁵⁾

(R\$ thousand)	Sep20	Oct20	Last 12 months
Lease Revenue	14,318	17,933	169,148
Provision for impairment of trade receivables	3,335	367	2,146
Other Revenues from Properties	172	2,255	808
Adjustment to Fair Value	-	-	86,612
Financial Expenses of Properties	(3,280)	(3,381)	(19,098)
Administrative Expenses of Properties	(632)	(628)	(8,495)
Results from Properties	13,913	16,546	231,121
Revenues from CRI, LCI and other FII Shares	581	829	9,460
Adj. to Fair Value of CRI, LCI and other FII Sha	(798)	(2,065)	(18,993)
Other Financial Assets	(184)	(64)	4,193
Fund's Operating Income (Expenses)	(1,929)	(2,282)	(29,816)
Minority Interest ⁽³⁾	(158)	(124)	(3,241)
Net Income	11,425	12,840	192,724
Adjusted FFO	11,716	12,035	123,976
Adjusted FFO / share ⁽⁴⁾ (R\$/Share)	0.44	0.45	5.12
Distribution to Shareholders	10,784	11,921	134,759

Balance Sheet ⁽⁵⁾

(R\$ thousand)	Oct20	% of Assets
Assets	3,577,620	100.0%
Properties	3,003,468	84.0%
LCI	-	0.0%
CRI	130,161	3.6%
Other FII Shares	124,398	3.5%
Lease Receivable	55,940	1.6%
Fixed Income	29,347	0.8%
Other Assets	234,306	6.5%
Liabilities	687,394	19.2%
Income to be Distributed	24,439	0.7%
Liabilities from Acquisition of Properties	637,433	17.8%
Other Liabilities	25,522	0.7%
Equity	2,828,789	79.1%
Minority Interest⁽³⁾	61,437	1.7%
Total Liabilities and Equity	3,577,620	100.0%

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 CIESP 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. (6) The total shareholders' equity is already deducted from the equity gain of the cash installment of the transaction for the purchase and sale of assets with Brookfield.

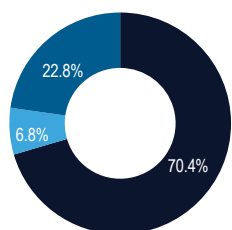
Portfolio

Base Date: October/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	6.6%	Grupo Pan, Itaú, WeWork
Burity	B	São Paulo	Apr-11	100%	10,550	0.0%	679	64.4	2.5%	Banco GMAC, Grupo Pan
CENESP	B	São Paulo	Jul-08	31%	64,480	43.8%	1,455	40.1	12.6%	Ernst & Young, Acticall, BB
CEO Office	AAA	R. de Janeiro	Feb-19	27%	4,782	0.0%	406	85.0	2.0%	Tim
Cidade Jardim	AAA	São Paulo	Feb-19	50%	7,458	0.0%	1,228	164.6	5.9%	Aqua, Banco ABC, Felsberg, Patria
Diamond Tower	AAA	São Paulo	Jul-20	100%	36,918	13.9%	4,894	132.6	25.2%	Samsung, Cargill
Eldorado	AAA	São Paulo	Apr-09	34%	22,246	6.7%	2,917	140.5	17.4%	ACE Seguradora, Anbima, LinkedIn
EZ Towers - B	AAA	São Paulo	Oct-20	16%	7,520	7.8%	92	126.9	0.5%	UnitedHealth, Marsh
Montreal	A	R. de Janeiro	Dec-07	100%	6,439	27.2%	242	51.6	2.0%	Estácio, Patry s
MV9	B	R. de Janeiro	Feb-19	100%	15,174	0.0%	710	46.8	5.6%	INPI
Senado	AAA	R. de Janeiro	Feb-19	20%	19,035	0.0%	2,631	138.2	10.4%	Petrobras
Sucupira	AAA	São Paulo	Nov-19	21%	7,534	0.0%	753	100.0	4.5%	Sanofi
Transatlântico	B	São Paulo	Mar-08	28%	4,208	12.5%	211	57.4	1.3%	Mattel, Rockwell
Volkswagen	B	São Paulo	Jan-08	100%	12,560	0.0%	1,117	89.0	3.4%	Volkswagen
Total					228,888	16.8%	18,342	93.5	100.0%	

Revenue by Asset Class

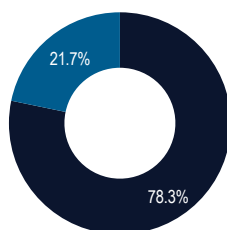
(% Total Contracted Lease Revenue)



■ AAA ■ A ■ B

Revenue by Region

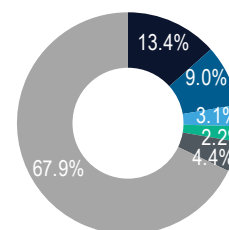
(% Total Contracted Lease Revenue)



■ São Paulo ■ R. de Janeiro

Revenue by Sector

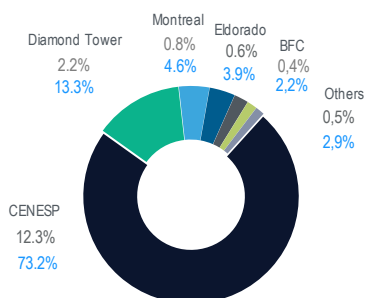
(% Total Contracted Lease Revenue)



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

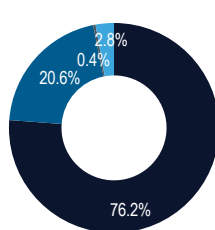
Vacancy by Asset

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



Adjustment Index

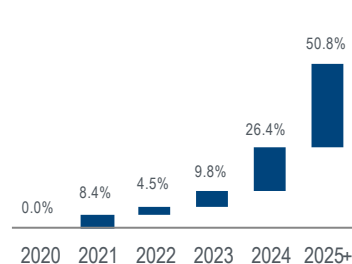
(% Total Contracted Lease Revenue)



■ IGP-M ■ IPCA ■ IGP-DI ■ IPC-FIPE

Maturity Schedule

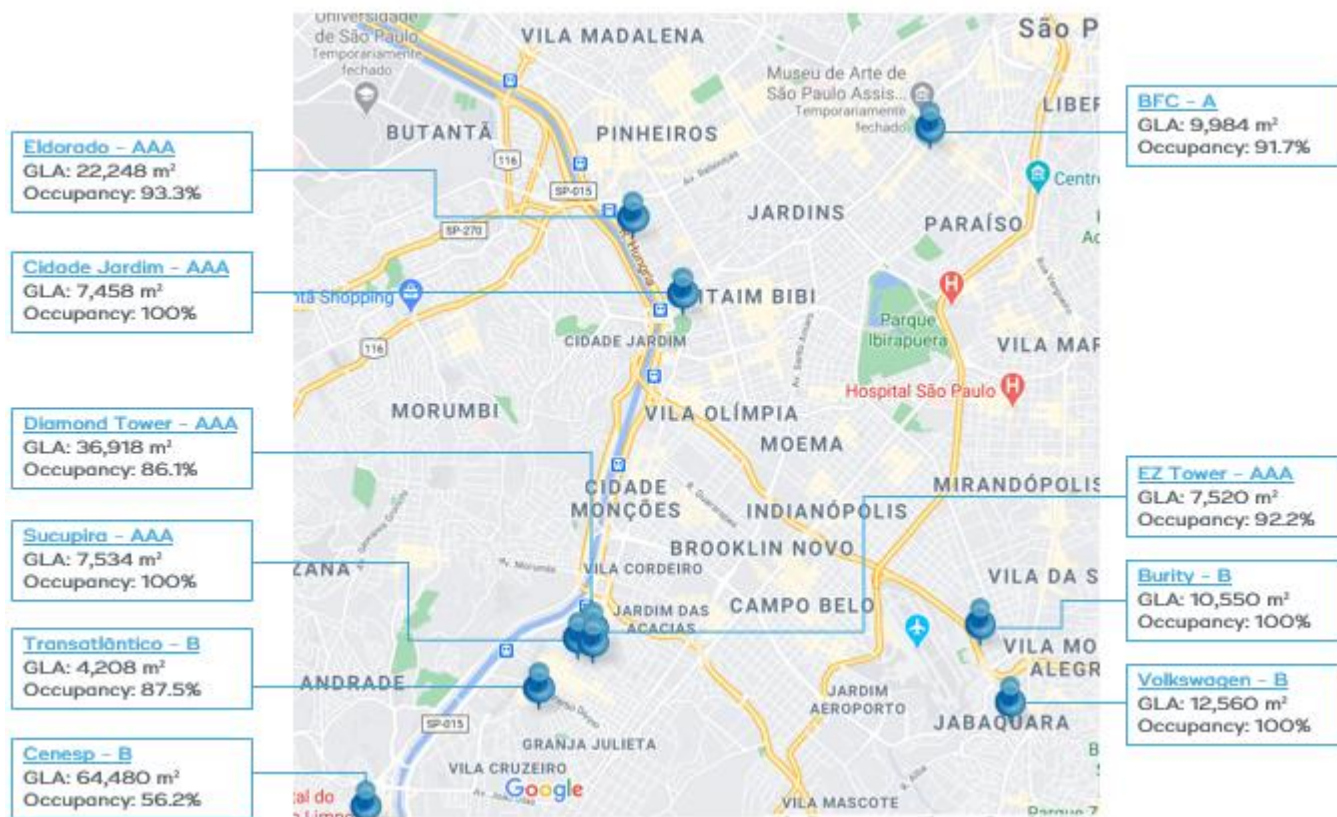
(% Total Contracted Lease Revenue)



Notes: (6) Considers the monthly guaranteed minimum income (RMG) 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 May 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 09/09/22, as a discount)

Number of properties: 14
Number of lease contracts: 73
Gross leasable area: 228,888 m²
(base October/2020)

Trading code: BRCR11
Number of shareholders – individuals: 115,799
Number of shareholders – legal entities: 428
(base 11/30/2020)

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

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 sh-contato-fundoimobiliario@btgpactual.com, or call us at (11) 3383-2469. Shareholders who acquired shares in the secondary market must contact their brokerage companies.