Authorization for Credit Card Transactions

Department of Homeland Security

Form G-1450

How To Fill Out Form G-1450

1. Type or print legibly in black ink.
2. Complete the "**Applicant's/Petitioner's/Requester's Information**," "**Credit Card Billing Information**," and "**Credit Card Information**" sections and sign the authorization. **NOTE:** The credit card must be issued by a U.S. bank.
3. Place your Form G-1450 ON TOP of your application, petition, or request package.

NOTE: Failure to provide the requested information may result in DHS and your financial institution not accepting the payment. DHS cannot process credit card payments without an authorized signature.

NOTE: Please see the USCIS Form G-1450 website for additional information.

We recommend that you print or save a copy of your completed Form G-1450 to review in the future and for your records.

By completing this transaction, you agree that you have paid for a government service and that the filing fee, biometric services fee and all related financial transactions are final and not refundable, regardless of any action DHS takes on an application, petition, or request. You must submit all fees in the exact amounts. DHS will charge your credit card up to the amount you authorize below.

Please refer to the form(s) you are filing for additional information, or you may call the USCIS Customer Contact number at **1-800-375-5283**. For TTY (deaf or hard of hearing) call: **1-800-767-1833**.

Applicant's/Petitioner's/Requester's Information (Full Legal Name)		
Given Name (First Name) Luis Fernando	Middle Name (if any) N/A	Family Name (Last Name) MURADAS STUMPF
Credit Card Billing Information (Credit Card Holder's Name as it Appears on the Card)		
Given Name (First Name) Otavio	Middle Name (if any) H	Family Name (Last Name) SILVA
Credit Card Holder's Billing Address:		
Street Number and Name 5051 La Jolla Blvd	Apt. Ste. Flr. ☒ ☐ ☐	Number 202
City or Town San Diego	State CA	ZIP Code 92109
Credit Card Holder's Signature and Contact Information:		
Credit Card Holder's Signature		
Credit Card Holder's Daytime Telephone Number 5102419336	Credit Card Holder's Email Address otavio@yousalaw.com	
Credit Card Information		
Credit Card Number	**Credit Card Type:** ☐ Visa ☐ MasterCard ☐ American Express ☐ Discover	Authorized Payment Amount $ 715.00
Credit Card Expiration Date (mm/yyyy) CVV Code		

Authorization for Credit Card Transactions

Department of Homeland Security

Form G-1450

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Applicant's/Petitioner's/Requester's Information (Full Legal Name)		
Given Name (First Name) Luis Fernando	Middle Name (if any) N/A	Family Name (Last Name) MURADAS STUMPF
Credit Card Billing Information (Credit Card Holder's Name as it Appears on the Card)		
Given Name (First Name) Otavio	Middle Name (if any) H	Family Name (Last Name) SILVA
Credit Card Holder's Billing Address:		
Street Number and Name 5051 La Jolla Blvd	Apt. Ste. Flr. ☒ ☐ ☐	Number 202
City or Town San Diego	State CA	ZIP Code 92109
Credit Card Holder's Signature and Contact Information:		
Credit Card Holder's Signature		
Credit Card Holder's Daytime Telephone Number 5102419336	Credit Card Holder's Email Address otavio@yousalaw.com	
Credit Card Information		
Credit Card Number	**Credit Card Type:** ☐ Visa ☐ MasterCard ☐ American Express ☐ Discover	Authorized Payment Amount $ 300.00
Credit Card Expiration Date (mm/yyyy) CVV Code		

YOUSA
LAW FIRM

EB-2 IMMIGRANT PETITION
WITH REQUEST FOR A NATIONAL INTEREST WAIVER

Petitioner: STUMPF, Luis Fernando Muradas

San Diego, CA - PO Box 90487

TABLE OF CONTENTS

Petitioner: **STUMPF, Luis Fernando Muradas**
Type of Petition: **I-140, EB-2 National Interest Waiver**
Classification Sought: **Immigration and Nationality Act 203(b)(2)(B)**

Forms	• Form G-1450 in the amount of $715 towards I-140 form filling Fee • Form G-1450 in the amount of $300 towards Asylum Program Fee • Form G-1145 • Form G-28 • Form I-140 • ETA-9089
Petition Cover Letter	• Summary of Cover Letter • Petition Cover Letter • Exhibit List
Exhibit A	Resume
Exhibit B **ELIGIBILITY CRITERIA**	**Advanced Degree:** • Diploma of Mechanical Engineer from Federal University of Rio Grande do Sul in Brazil, and transcripts and corresponding translation • Certificate of specialization - Specialist in occupational Safety Engineering from State University of Ponta Grossa in Brazil, and transcripts and corresponding translation • Graduate Program in Banking, Investment, and the capital market from Pontifical Catholic University of Parana/PUCPR in Brazil, and transcripts and corresponding translation • Bachelor's degree in accounting of University center of Parana, in Brazil, and transcripts and corresponding translation • Technologist in real estate management of Lutheran University of Brazil, and corresponding translation • Graduate Program in business administration – ESPM, in Brazil, and transcripts and corresponding translation • Academic Evaluation • Work Records: - Company records - Brazilian Corporate Taxpayer Registration Certificate - Accountant letter

<u>Exhibit C</u> **NATIONAL INTEREST WAIVER**	**C.I – First Prong – Substantial Merit and National Importance:** ● Business Plan ● Research and Government Initiatives Supporting the Business **C.II – Second Prong – Well-Positioned to Advance the Proposed Endeavor:** ● All the documents of Exhibit B ● All the courses and certificates ● Certification - TUV NORD ● License – Real Estate Broker - Creci/RS ● Salary comparison - indeed ● Certificate of Honor and Merit - Creci-RS ● Letters of Support: - Mr. Rafael Fontes - Mr. Luiz Roberto Voelcker - Mr. Rogerio Ceni Coelho - Mr. Peter M Engstrom
<u>Exhibit D</u> **PERSONAL DOCUMENTS**	● Birth Certificate and Corresponding Translation ● Marriage Certificate and Corresponding Translation ● Divorce certificate ● Passport's Biometrics Page ● US Visa ● Derivative's Birth Certificate and Corresponding Translation ● Derivative's Passport Biometrics ● Derivative's US Visa

e-Notification of Application/Petition Acceptance

Department of Homeland Security
U.S. Citizenship and Immigration Services

USCIS
Form G-1145

What Is the Purpose of This Form?

Use this form to request an electronic notification (e-Notification) when U.S. Citizenship and Immigration Services accepts your immigration application. This service is available for applications filed at a USCIS Lockbox facility.

General Information

Complete the information below and clip this form to the first page of your application package. You will receive one e-mail and/or text message for each form you are filing.

We will send the e-Notification within 24 hours after we accept your application. Domestic customers will receive an e-mail and/or text message; overseas customers will only receive an e-mail. Undeliverable e-Notifications cannot be resent.

The e-mail or text message will display your receipt number and tell you how to get updated case status information. It will not include any personal information. The e-Notification does not grant any type of status or benefit; rather it is provided as a convenience to customers.

USCIS will also mail you a receipt notice (I-797C), which you will receive within 10 days after your application has been accepted; use this notice as proof of your pending application or petition.

USCIS Privacy Act Statement

AUTHORITIES: The information requested on this form is collected pursuant to section 103(a) of the Immigration and Nationality Act, as amended INA section 101, et seq.

PURPOSE: The primary purpose for providing the information on this form is to request an electronic notification when USCIS accepts immigration form. The information you provide will be used to send you a text and/or email message.

DISCLOSURE: The information you provide is voluntary. However, failure to provide the requested information may prevent USCIS from providing you a text and/or email message receipting your immigration form.

ROUTINE USES: The information provided on this form will be used by and disclosed to DHS personnel and contractors in accordance with approved routine uses, as described in the associated published system of records notices [**DHS/USCIS-007 - Benefits Information System and DHS/USCIS-001 - Alien File (A-File) and Central Index System (CIS)**, which can be found at **www.dhs.gov/privacy**]. The information may also be made available, as appropriate for law enforcement purposes or in the interest of national security.

Complete this form and clip it on top of the first page of your immigration form(s).

Applicant/Petitioner Full Last Name	Applicant/Petitioner Full First Name	Applicant/Petitioner Full Middle Name
MURADAS STUMPF	**Luis Fernando**	**N/A**

Email Address	Mobile Phone Number (Text Message)
lfms@outlook.com.br	

Notice of Entry of Appearance as Attorney or Accredited Representative

Department of Homeland Security

DHS Form G-28
OMB No. 1615-0105
Expires 05/31/2021

Part 1. Information About Attorney or Accredited Representative

1. USCIS Online Account Number (if any)
▶ 0 0 7 4 9 2 6 2 5 4 3 8

Name of Attorney or Accredited Representative

2.a. Family Name (Last Name): HAVERROTH SILVA

2.b. Given Name (First Name): Otavio

2.c. Middle Name: N/A

Address of Attorney or Accredited Representative

3.a. Street Number and Name: Po Box 90487

3.b. ☐ Apt. ☐ Ste. ☐ Flr. N/A

3.c. City or Town: San Diego

3.d. State: CA 3.e. ZIP Code: 92169

3.f. Province: N/A

3.g. Postal Code: N/A

3.h. Country: USA

Contact Information of Attorney or Accredited Representative

4. Daytime Telephone Number: 5102419336

5. Mobile Telephone Number (if any): 5102419336

6. Email Address (if any): otavio@legalhs.com

7. Fax Number (if any): N/A

Part 2. Eligibility Information for Attorney or Accredited Representative

Select **all applicable** items.

1.a. ☒ I am an attorney eligible to practice law in, and a member in good standing of, the bar of the highest courts of the following states, possessions, territories, commonwealths, or the District of Columbia. If you need extra space to complete this section, use the space provided in **Part 6. Additional Information**.

Licensing Authority: California

1.b. Bar Number (if applicable): 343486

1.c. I (select **only one** box) ☒ am not ☐ am subject to any order suspending, enjoining, restraining, disbarring, or otherwise restricting me in the practice of law. If you are subject to any orders, use the space provided in **Part 6. Additional Information** to provide an explanation.

1.d. Name of Law Firm or Organization (if applicable): HS Law Corp

2.a. ☐ I am an accredited representative of the following qualified nonprofit religious, charitable, social service, or similar organization established in the United States and recognized by the Department of Justice in accordance with 8 CFR part 1292.

2.b. Name of Recognized Organization: N/A

2.c. Date of Accreditation (mm/dd/yyyy): N/A

3. ☐ I am associated with N/A, the attorney or accredited representative of record who previously filed Form G-28 in this case, and my appearance as an attorney or accredited representative for a limited purpose is at his or her request.

4.a. ☐ I am a law student or law graduate working under the direct supervision of the attorney or accredited representative of record on this form in accordance with the requirements in 8 CFR 292.1(a)(2).

4.b. Name of Law Student or Law Graduate: N/A

Part 3. Notice of Appearance as Attorney or Accredited Representative

If you need extra space to complete this section, use the space provided in **Part 6. Additional Information.**

This appearance relates to immigration matters before (select **only one** box):

1.a. ☒ U.S. Citizenship and Immigration Services (USCIS)

1.b. List the form numbers or specific matter in which appearance is entered.

I-140 - ETA-9089

2.a. ☐ U.S. Immigration and Customs Enforcement (ICE)

2.b. List the specific matter in which appearance is entered.

N/A

3.a. ☐ U.S. Customs and Border Protection (CBP)

3.b. List the specific matter in which appearance is entered.

N/A

4. Receipt Number (if any)

▶ N/A

5. I enter my appearance as an attorney or accredited representative at the request of the (select **only one** box):

☐ Applicant ☒ Petitioner ☐ Requestor

☐ Beneficiary/Derivative ☐ Respondent (ICE, CBP)

Information About Client (Applicant, Petitioner, Requestor, Beneficiary or Derivative, Respondent, or Authorized Signatory for an Entity)

6.a. Family Name (Last Name): MURADAS STUMPF

6.b. Given Name (First Name): Luis Fernando

6.c. Middle Name: N/A

7.a. Name of Entity (if applicable)

N/A

7.b. Title of Authorized Signatory for Entity (if applicable)

N/A

8. Client's USCIS Online Account Number (if any)

▶ N/A

9. Client's Alien Registration Number (A-Number) (if any)

▶ A- N/A

Client's Contact Information

10. Daytime Telephone Number

+55 (41) 99972-9572

11. Mobile Telephone Number (if any)

+55 (41) 99972-9572

12. Email Address (if any)

lfms@outlook.com.br

Mailing Address of Client

NOTE: Provide the client's mailing address. **Do not** provide the business mailing address of the attorney or accredited representative **unless** it serves as the safe mailing address on the application or petition being filed with this Form G-28.

13.a. Street Number and Name: Po Box 90487

13.b. ☐ Apt. ☐ Ste. ☐ Flr. N/A

13.c. City or Town: San Diego

13.d. State: CA **13.e.** ZIP Code: 92169

13.f. Province: N/A

13.g. Postal Code: N/A

13.h. Country

USA

Part 4. Client's Consent to Representation and Signature

Consent to Representation and Release of Information

I have requested the representation of and consented to being represented by the attorney or accredited representative named in **Part 1.** of this form. According to the Privacy Act of 1974 and U.S. Department of Homeland Security (DHS) policy, I also consent to the disclosure to the named attorney or accredited representative of any records pertaining to me that appear in any system of records of USCIS, ICE, or CBP.

Part 4. Client's Consent to Representation and Signature (continued)

Options Regarding Receipt of USCIS Notices and Documents

USCIS will send notices to both a represented party (the client) and his, her, or its attorney or accredited representative either through mail or electronic delivery. USCIS will send all secure identity documents and Travel Documents to the client's U.S. mailing address.

If you want to have notices and/or secure identity documents sent to your attorney or accredited representative of record rather than to you, please select **all applicable** items below. You may change these elections through written notice to USCIS.

1.a. ☒ I request that USCIS send original notices on an application or petition to the business address of my attorney or accredited representative as listed in this form.

1.b. ☒ I request that USCIS send any secure identity document (Permanent Resident Card, Employment Authorization Document, or Travel Document) that I receive to the U.S. business address of my attorney or accredited representative (or to a designated military or diplomatic address in a foreign country (if permitted)).

NOTE: If your notice contains Form I-94, Arrival-Departure Record, USCIS will send the notice to the U.S. business address of your attorney or accredited representative. If you would rather have your Form I-94 sent directly to you, select **Item Number 1.c.**

1.c. ☐ I request that USCIS send my notice containing Form I-94 to me at my U.S. mailing address.

Signature of Client or Authorized Signatory for an Entity

2.a. Signature of Client or Authorized Signatory for an Entity

➡ [signature]

2.b. Date of Signature (mm/dd/yyyy) 09/08/2026

Part 5. Signature of Attorney or Accredited Representative

I have read and understand the regulations and conditions contained in 8 CFR 103.2 and 292 governing appearances and representation before DHS. I declare under penalty of perjury under the laws of the United States that the information I have provided on this form is true and correct.

1. a. Signature of Attorney or Accredited Representative

1.b. Date of Signature (mm/dd/yyyy) 09/08/2026

2.a. Signature of Law Student or Law Graduate

N/A

2.b. Date of Signature (mm/dd/yyyy) N/A

Part 6. Additional Information

If you need extra space to provide any additional information within this form, use the space below. If you need more space than what is provided, you may make copies of this page to complete and file with this form or attach a separate sheet of paper. Type or print your name at the top of each sheet; indicate the **Page Number**, **Part Number**, and **Item Number** to which your answer refers; and sign and date each sheet.

1.a Family Name (Last Name): MURADAS STUMPF

1.b. Given Name (First Name): Luis Fernando

1.c. Middle Name: N/A

2.a. Page Number: N/A **2.b.** Part Number: N/A **2.c.** Item Number: N/A

2.d. N/A

3.a. Page Number: N/A **3.b.** Part Number: N/A **3.c.** Item Number: N/A

3.d. N/A

4.a. Page Number: N/A **4.b.** Part Number: N/A **4.c.** Item Number: N/A

4.d. N/A

5.a. Page Number: N/A **5.b.** Part Number: N/A **5.c.** Item Number: N/A

5.d. N/A

6.a. Page Number: N/A **6.b.** Part Number: N/A **6.c.** Item Number: N/A

6.d. N/A

Immigrant Petition for Alien Workers

Department of Homeland Security
U.S. Citizenship and Immigration Services

USCIS
Form I-140
OMB No. 1615-0015
Expires 02/28/2027

For USCIS Use Only	Fee Stamp	Priority Date	Consulate	Action Block

Classification

- ☐ 203(b)(1)(A) Alien of Extraordinary Ability
- ☐ 203(b)(1)(B) Outstanding Professor or Researcher
- ☐ 203(b)(1)(C) Multinational Executive or Manager
- ☐ 203(b)(2) Member of Professions with Advanced Degree/Exceptional Ability
- ☐ 203(b)(3)(A)(i) Skilled Worker
- ☐ 203(b)(3)(A)(ii) Professional
- ☐ 203(b)(3)(A)(iii) Other Worker

Certification

- ☐ National Interest Waiver (NIW)
- ☐ Schedule A, Group I
- ☐ Schedule A, Group II

Remarks

To be completed by an Attorney or Accredited Representative (if any).	☒ Select this box if Form G-28 or Form G-28I is attached.	Attorney State Bar Number (if applicable)	Attorney or Accredited Representative USCIS Online Account Number (if any)
		343486	007492625438

► **START HERE - Type or print in black ink.**

Part 1. Information About the Person or Organization Filing This Petition

If an individual is filing this petition, answer **Item Numbers 1.a. - 1.c.** If a company or organization is filing this petition, answer **Item Number 2.**

1.a. Family Name (Last Name): MURADAS STUMPF

1.b. Given Name (First Name): Luis Fernando

1.c. Middle Name: N/A

2. Company or Organization Name: N/A

Mailing Address

3.a. In Care Of Name: Otavio Haverroth Silva

3.b. Street Number and Name: Po Box 90487

3.c. ☐ Apt. ☐ Ste. ☐ Flr. N/A

3.d. City or Town: San Diego

3.e. State: CA **3.f.** ZIP Code: 92169

3.g. Province: N/A

3.h. Postal Code: N/A

3.i. Country: USA

Other Information

4. IRS Employer Identification Number (EIN) ► N/A

5. Are you a nonprofit organized as tax exempt or a governmental research organization? ☐ Yes ☒ No

6. Do you currently employ a total of 25 or fewer full-time equivalent employees in the United States, including all affiliates or subsidiaries of this company/organization? ☒ Yes ☐ No

7. U.S. Social Security Number (SSN) (if any) ► 069900730

8. USCIS Online Account Number (if any) ► N/A

Part 2. Petition Type

This petition is being filed for (select **only one** box):

1.a. ☐ An alien of extraordinary ability.

1.b. ☐ An outstanding professor or researcher.

1.c. ☐ A multinational executive or manager.

1.d. ☐ A member of the professions holding an advanced degree or an alien of exceptional ability (who is **NOT** seeking a National Interest Waiver (NIW)).

1.e. ☐ A professional (at a minimum, possessing a bachelor's degree or a foreign degree equivalent to a U.S. bachelor's degree).

Part 2. Petition Type (continued)

1.f. ☐ A skilled worker (requiring at least two years of specialized training or experience).

1.g. ☐ Any other worker (requiring less than two years of training or experience).

1.h. ☒ An alien applying for an NIW (who **IS** a member of the professions holding an advanced degree or an alien of exceptional ability).

This petition is being filed (select **only one** box):

2.a. ☐ To amend a previously filed petition.

Previous Petition Receipt Number
▶ N/A

2.b. ☐ For the Schedule A, Group I or II designation.

Part 3. Information About the Person for Whom You Are Filing

1.a. Family Name (Last Name): MURADAS STUMPF

1.b. Given Name (First Name): Luis Fernando

1.c. Middle Name: N/A

Mailing Address

2.a. In Care Of Name: Otavio Haverroth Silva

2.b. Street Number and Name: Po Box 90487

2.c. ☐ Apt. ☐ Ste. ☐ Flr. N/A

2.d. City or Town: San Diego

2.e. State: CA 2.f. ZIP Code: 92169

2.g. Province: N/A

2.h. Postal Code: N/A

2.i. Country: USA

Other Information

3. Date of Birth (mm/dd/yyyy): 05/23/1967

4. City/Town/Village of Birth: Porto Alegre

5. State or Province of Birth: Rio Grande do Sul

6. Country of Birth: Brazil

7. Country of Citizenship or Nationality: Brazil

8. Alien Registration Number (A-Number) (if any)
▶ A- N/A

9. U.S. SSN (if any) ▶ 0 6 9 9 0 0 7 3 0

Information About His or Her Last Arrival in the United States

If the person for whom you are filing is in the United States, provide the following information.

10. Date of Last Arrival (mm/dd/yyyy): N/A

11.a. Form I-94 Arrival-Departure Record Number
▶ N/A

11.b. Expiration Date of Authorized Stay Shown on Form I-94 (mm/dd/yyyy): N/A

11.c. Status on Form I-94 (for example, class of admission, or paroled, if paroled): N/A

12. Passport Number: N/A

13. Travel Document Number: N/A

14. Country of Issuance for Passport or Travel Document: N/A

15. Expiration Date for Passport or Travel Document (mm/dd/yyyy): N/A

Part 4. Processing Information

Provide the following information for the person named in **Part 3.** (select **only one** box):

1.a. ☒ Alien will apply for a visa abroad at a U.S. Embassy or U.S. Consulate at:

1.b. City or Town: Rio de Janeiro

1.c. Country: Brazil

2.a. ☐ Alien is in the United States and will apply for adjustment of status to that of lawful permanent resident.

Part 4. Processing Information (continued)

2.b. Alien's current country of residence or, if now in the United States, last country of permanent residence abroad.

Brazil

If you provided a United States address in **Part 3.**, provide the person's foreign address in **Item Numbers 3.a. - 3.f.**:

3.a. Street Number and Name: 200 David Abbud St

3.b. ☐ Apt. ☒ Ste. ☐ Flr. 6

3.c. City or Town: Curitiba

3.d. Province: Parana

3.e. Postal Code: 82410410

3.f. Country

Brazil

If the person's native alphabet is other than Roman letters, type or print the person's foreign name and address in the native alphabet in **Item Numbers 4.a. - 5.g.**:

4.a. Family Name (Last Name): N/A

4.b. Given Name (First Name): N/A

4.c. Middle Name: N/A

Mailing Address

5.a. In Care Of Name

N/A

5.b. Street Number and Name: N/A

5.c. ☐ Apt. ☐ Ste. ☐ Flr. N/A

5.d. City or Town: N/A

5.e. Province: N/A

5.f. Postal Code: N/A

5.g. Country

N/A

If you answer "Yes" to **Item Numbers 6.a. - 10.**, provide the case number, office location, date of decision, and disposition of the decision in the space provided in **Part 11. Additional Information**.

6.a. Are you filing any other petitions or applications with this Form I-140? ☐ Yes ☒ No

6.b. If you answered "Yes" **to Item Number 6.a.**, select all applicable boxes:

- ☐ Form I-485
- ☐ Form I-131
- ☐ Form I-765
- ☐ Other (Provide an explanation in **Part 11. Additional Information.**)

7. Is the person for whom you are filing in removal proceedings? ☐ Yes ☒ No

8. Has any immigrant visa petition ever been filed by or on behalf of this person? ☐ Yes ☒ No

9. Are you filing this petition without an original labor certification because the original labor certification was previously submitted in support of another Form I-140? ☐ Yes ☒ No

10. If you are filing this petition without an original labor certification, are you requesting that U.S. Citizenship and Immigration Services (USCIS) request a duplicate labor certification from the Department of Labor (DOL)? ☐ Yes ☒ No

Part 5. Additional Information About the Petitioner

Type of petitioner (select **only one** box):

1.a. ☐ Employer

1.b. ☒ Self

1.c. ☐ Other (For example, Lawful Permanent Resident, U.S. citizen or any other person filing on behalf of the alien)

N/A

If a company or an organization is filing this petition, provide the following information:

2. Type of Business

N/A

3. Date Established (mm/dd/yyyy) N/A

4. Current Number of U.S. Employees N/A

5. Gross Annual Income $ N/A

6. Net Annual Income $ N/A

7. NAICS Code ▶ N/A

8. Labor Certification DOL Case Number

N/A

Part 5. Additional Information About the Petitioner (continued)

9. Labor Certification DOL Filing Date (mm/dd/yyyy)
N/A

10. Labor Certification Expiration Date (mm/dd/yyyy)
N/A

If an individual is filing this petition, provide the following information.

11. Occupation
Business and real estate professional

12. Annual Income $ N/A

Part 6. Basic Information About the Proposed Employment

1. Job Title
General and Operations Managers

2. SOC Code ▶ 11 - 1021

3. Nontechnical Job Description
See page 8.

4. Is this a full-time position? ☒ Yes ☐ No

5. If the answer to **Item Number 4.** is "No," how many hours per week for the position?

6. Is this a permanent position? ☒ Yes ☐ No

7. Is this a new position? ☒ Yes ☐ No

8. Wages (Specify hour, week, month, or year):
$ 82,500.00 per year

Worksite Location

For **Item Numbers 9.a. - 9.e.**, provide the address where the person will work if different from the address provided in **Part 1.**

9.a. Street Number and Name: To be determined

9.b. ☐ Apt. ☐ Ste. ☐ Flr. TBD

9.c. City or Town: Fort Worth

9.d. State: TX 9.e. ZIP Code: TBD

Part 7. Information About the Spouse and All Children of the Person for Whom You Are Filing

For **Part 7.**, provide information on the spouse and all children related to the individual for whom you are filing this petition. Also, note if the individual will apply for a visa abroad or adjustment of status as the dependent of the individual for whom the petition is filed. If you need extra space to provide information about additional family members, use the space provided in **Part 11. Additional Information**.

Person 1

1.a. Family Name (Last Name): MITTELMANN STUMPF

1.b. Given Name (First Name): Claudia

1.c. Middle Name: N/A

2. Date of Birth (mm/dd/yyyy): 09/27/1965

3. Country of Birth
Brazil

4. Relationship: Spouse

5. Is he or she applying for adjustment of status? ☐ Yes ☒ No

6. Is he or she applying for a visa abroad? ☒ Yes ☐ No

Person 2

7.a. Family Name (Last Name): MITTELMANN STUMPF

7.b. Given Name (First Name): Giovana

7.c. Middle Name: N/A

8. Date of Birth (mm/dd/yyyy): 05/31/2015

9. Country of Birth
Brazil

10. Relationship: Daughter

11. Is he or she applying for adjustment of status? ☐ Yes ☒ No

12. Is he or she applying for a visa abroad? ☒ Yes ☐ No

Part 7. Information About Spouse and All Children of the Person for Whom You Are Filing (continued)

Person 3

13.a. Family Name (Last Name) N/A

13.b. Given Name (First Name) N/A

13.c. Middle Name N/A

14. Date of Birth (mm/dd/yyyy) N/A

15. Country of Birth
N/A

16. Relationship N/A

17. Is he or she applying for adjustment of status? ☐ Yes ☐ No

18. Is he or she applying for a visa abroad? ☐ Yes ☐ No

Person 4

19.a. Family Name (Last Name) N/A

19.b. Given Name (First Name) N/A

19.c. Middle Name N/A

20. Date of Birth (mm/dd/yyyy) N/A

21. Country of Birth
N/A

22. Relationship N/A

23. Is he or she applying for adjustment of status? ☐ Yes ☐ No

24. Is he or she applying for a visa abroad? ☐ Yes ☐ No

Person 5

25.a. Family Name (Last Name) N/A

25.b. Given Name (First Name) N/A

25.c. Middle Name N/A

26. Date of Birth (mm/dd/yyyy) N/A

27. Country of Birth
N/A

28. Relationship N/A

29. Is he or she applying for adjustment of status? ☐ Yes ☐ No

30. Is he or she applying for a visa abroad? ☐ Yes ☐ No

Person 6

31.a. Family Name (Last Name) N/A

31.b. Given Name (First Name) N/A

31.c. Middle Name N/A

32. Date of Birth (mm/dd/yyyy) N/A

33. Country of Birth
N/A

34. Relationship N/A

35. Is he or she applying for adjustment of status? ☐ Yes ☐ No

36. Is he or she applying for a visa abroad? ☐ Yes ☐ No

Part 8. Contact Information, Certification, and Signature of the Petitioner or Authorized Signatory

Petitioner or Authorized Signatory's Contact Information

1.a. Petitioner's or Authorized Signatory's Family Name (Last Name)

MURADAS STUMPF

1.b. Petitioner's or Authorized Signatory's Given Name (First Name)

Luis Fernando

2. Petitioner's or Authorized Signatory's Title

N/A

3. Petitioner's or Authorized Signatory's Daytime Telephone Number

+55 (41) 99972-9572

4. Petitioner's or Authorized Signatory's Mobile Telephone Number (if any)

+55 (41) 99972-9572

5. Petitioner's or Authorized Signatory's Email Address (if any)

lfms@outlook.com.br

Petitioner's or Authorized Signatory's Certification and Signature

If filing this petition on behalf of an organization, I certify that I am authorized to do so by the organization:

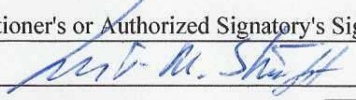
a. I reviewed and provided or authorized all of the responses and information in my petition;

b. I understood all of the responses and information contained in, and submitted with, my petition; and

c. All of the responses and information were complete, true, and correct at the time of filing

Furthermore, I authorize the release of any information from any and all of my records as authorized signatory and the petitioner's records that USCIS may need to determine the petitioner's eligibility for an immigration request and to other entities and persons where necessary for the administration and enforcement of U.S. immigration law.

6.a. Petitioner's or Authorized Signatory's Signature



6.b. Date of Signature (mm/dd/yyyy) 09/02/2026

Part 9. Interpreter's Contact Information, Certification, and Signature

Interpreter's Full Name

1.a. Interpreter's Family Name (Last Name)

N/A

1.b. Interpreter's Given Name (First Name)

N/A

2. Interpreter's Business or Organization Name

N/A

Interpreter's Contact Information

3. Interpreter's Daytime Telephone Number

N/A

4. Interpreter's Mobile Telephone Number (if any)

N/A

5. Interpreter's Email Address (if any)

V

Interpreter's Certification and Signature

I certify, under penalty of perjury, that I am fluent in English and N/A, and I have interpreted every question on the petition and Instructions and interpreted the petitioner's or authorized signatory's answers to the questions in that language, and the petitioner or authorized signatory informed me that they understood every instruction, question, and answer on the petition.

6.a. Interpreter's Signature

N/A

6.b. Date of Signature (mm/dd/yyyy) N/A

Part 10. Contact Information, Certification, and Signature of the Person Preparing this Petition, if Other Than the Petitioner or Authorized Signatory

Preparer's Full Name

1. Preparer's Family Name (Last Name)

HAVERROTH SILVA

Preparer's Given Name (First Name)

Otavio

2. Preparer's Business or Organization Name

HS Law Corp

Preparer's Contact Information

3. Preparer's Daytime Telephone Number

5102419336

4. Preparer's Mobile Telephone Number (if any)

5102419336

5. Preparer's Email Address (if any)

otavio@legalhs.com

Preparer's Certification and Signature

I certify, under penalty of perjury, that I prepared this petition for the petitioner or authorized signatory at their request and with express consent and that all of the responses and information contained in and submitted with the petition are complete, true, and correct and reflects only information provided by the petitioner or authorized signatory. The petitioner or authorized signatory reviewed the responses and information and informed me that they understand the responses and information in or submitted with the petition.

6. Preparer's Signature

Date of Signature (mm/dd/yyyy) 09/02/2026

Part 11. Additional Information

If you need extra space to provide any additional information within this petition, use the space below. If you need more space than what is provided, you may make copies of this page to complete and file with this petition or attach a separate sheet of paper. Type or print your name and A-Number (if any) at the top of each sheet; indicate the **Page Number**, **Part Number**, and **Item Number** to which your answer refers; and sign and date each sheet.

1. Family Name (Last Name): MURADAS STUMPF
   Given Name (First Name): Luis Fernando
   Middle Name: N/A

2. IRS EIN ▶ N/A

3. Page Number: 4 | Part Number: 6 | Item Number: 3

This executive role drives real estate strategy, portfolio growth, and financial performance by managing high-level investments, key personnel, regulatory compliance, and stakeholder relationships.

4. Page Number: N/A | Part Number: N/A | Item Number: N/A

N/A

5. Page Number: N/A | Part Number: N/A | Item Number: N/A

N/A

6. Page Number: N/A | Part Number: N/A | Item Number: N/A

7. Page Number: N/A | Part Number: N/A | Item Number: N/A

N/A

Employment OMB Approval: 1205-0451
Expiration Date: 02/28/2029

Application for Permanent Employment Certification
Form ETA-9089 – Final Determination: Permanent Employment Certification Approval
U.S. Department of Labor

PERMANENT EMPLOYMENT CERTIFICATION APPROVAL

A. U.S. Government Agency Use Only

Pursuant to the provisions of Sections 212(a)(5)(A) of the Immigration and Nationality Act, as amended, the Department hereby certifies that there are not sufficient workers who are able, willing, and qualified, and who will be available at the time of application for a visa and admission into the United States and place needed to fill the job opportunities for which certification is sought, and the permanent employment of the foreign worker will not adversely affect the wages and working conditions of workers in the United States similarly employed.

Therefore, by virtue of the signature below, the Department hereby acknowledges granting certification for the following *Application for Permanent Employment Certification* (Form ETA-9089):

1. DOL Case Number		2. Case Status
3. Employer Legal Business Name		4. Employer FEIN
5. Foreign Worker's Last (family) Name		
6. Foreign Worker's First (given) Name		
7. Foreign Worker's Middle Name(s)		
8. Job Title		
9. SOC Code	10. SOC Occupational Title	
Labor Certification Validity Information		
11. Filing Date	12. Determination Date	13. Expiration Date
14. Department of Labor Office of Foreign Labor Certification *(electronic signature)*		

Pursuant to 20 CFR 656, the aforementioned permanent labor certification is valid only for the job opportunity, the foreign worker, and the area of intended employment specified on the approved Form ETA-9089, including all appendices and any modifications approved by the Department. The aforementioned filing date on this approved *Application for Permanent Employment Certification*, established under 20 CFR 656.17(c), may be used as a priority date by the Department of Homeland Security and the Department of State, as appropriate. This approved *Application for Permanent Employment Certification* will expire if not filed in support of *Immigrant Petition for Alien Workers* (Form I-140) with the Department of Homeland Security by the aforementioned expiration date.

The foreign worker covered by this approved *Application for Permanent Employment Certification* has declared under Section B below, under penalty of perjury, that the foreign worker has read and reviewed every page of Appendix A for this approved Form ETA-9089, takes full responsibility for the accuracy of all information contained therein, and intends to accept permanent employment in the job opportunity specified on the approved Form ETA-9089, including all appendices, offered by the employer if granted a visa or an adjustment of status based on this permanent labor certification.

The employer covered by this approved *Application for Permanent Employment Certification* has declared under Section D below under penalty of perjury that it has read and reviewed every page of this approved Form ETA-9089, including all appendices, and takes full responsibility for the accuracy of all information contained therein and all documentation supporting this approved *Application for Permanent Employment Certification*, including any representations made by the employer's authorized preparer, agent or attorney, as applicable.

OMB Approval: 1205-0451
Expiration Date:02/28/2029

Application for Permanent Employment Certification
Form ETA-9089 – Final Determination: Permanent Labor Certification Approval
U.S. Department of Labor

B. Foreign Worker Declaration

I declare under penalty of perjury that I have read and reviewed all information contained in Appendix A of this approved Form ETA-9089, and that to the best of my knowledge the information contained therein is true and accurate. *I understand that to knowingly and/or willfully furnish materially false information in the preparation of this form and any supplement thereto or to aid, abet, or counsel another to do so is a federal offense punishable by fines, imprisonment, or both (18 U.S.C. 2, 1001, 1546, 1621).*

I **further declare** that I am the person identified under Section A, Fields 5, 6, and 7 above. I did not participate in any activities involving the interviewing or consideration of U.S. workers and intend to accept permanent employment in the job opportunity specified on this approved Form ETA-9089, including all appendices, offered by the employer if granted a visa or an adjustment of status based on this permanent labor certification.

1. Signature *	2. Date Signed *
Otavio F. M. Silva	09/08/2026

C. Attorney or Agent Declaration

I declare under penalty of perjury that I am an attorney for the employer, or that I am an employee of, or hired by, the employer listed in Section C of the Form ETA-9089, and that I have been designated by that employer in accordance with 20 CFR 656.10(b) to act on its behalf in connection with this application.

I hereby certify that I have provided to the employer the entire Form ETA-9089, appendices, and all supporting documentation for review and to the best of my knowledge the information contained herein is true and accurate, including the employer's declaration regarding activities that I have undertaken on the employer's behalf in connection with this application. *I understand that to knowingly and/or willfully furnish materially false information in the preparation of this form and any supplement hereto or to aid, abet, or counsel another to do so is a federal offense punishable by fines, imprisonment, or both (18 U.S.C. 2, 1001, 1546, 1621).*

1. Attorney or Agent's Last (family) Name *	2. First (given) Name *	3. Middle Initial §
HAVERROTH SILVA	Otavio	N/A
4. Firm/Business Name §		
HS Law Corp		
5. Signature *		6. Date Signed *
		09/08/2026

D. Employer Declaration

I hereby designate the agent or attorney identified in Section C (if any) of the Form ETA-9089 to represent me for the purpose of labor certification and, by virtue of my signature in Field 5 below, **I take full responsibility** for the accuracy of any representations made by my agent or attorney, and my designated preparer identified in Section C above, on every page of the Form ETA-9089, including all appendices, and documentation supporting this application.

I declare under penalty of perjury that I have read and reviewed this application, including every page of the Form ETA-9089, appendices, and supporting documentation, and that to the best of my knowledge the information contained therein is true and accurate. *I understand that to knowingly and/or willfully furnish materially false information in the preparation of this form and any supplement thereto or to aid, abet, or counsel another to do so is a federal offense punishable by fines, imprisonment, or both (18 U.S.C. 2, 1001, 1546, 1621).*

1. Last (family) Name *	2. First (given) Name *	3. Middle Initial §
4. Title *		
5. Signature *		6. Date Signed *

For Public Burden Statement, see the Instructions for Form ETA-9089.

PERM Case Number: _____ Case Status: _____ Determination Date: _____ Expiration Date: _____

OMB Approval: 1205-0451
Expiration Date:02/28/2029

Application for Permanent Employment Certification
Form ETA-9089 – Appendix A: Foreign Worker Information
U.S. Department of Labor

FOREIGN WORKER INFORMATION

A. Foreign Worker Contact Information

1. Foreign Worker's Last (family) Name * MURADAS STUMPF		
2. Foreign Worker's First (given) Name * Luis Fernando		
3. Foreign Worker's Middle Name(s) * N/A		
4. Address 1 *(current)* * 200 David Abbud St		
5. Address 2 *(apartment/suite/floor and number)* ***§*** N/A		
6. City * Curitiba	7. State * N/A	8. Postal Code * 82410410
9. Country * Brazil	10. Province ***§*** N/A	
11. Date of Birth *(mm/dd/yyyy)* * 05/23/1967	12. Class of Admission * N/A	13. Alien Registration Number (A#) (if applicable) * N/A
14. Country of Birth * Brazil		
15. Country of Citizenship or Nationality * Brazil		

B. Foreign Worker Education §

a. Educational Attainment Information 1

1. Education: U.S. Diploma/Degree attained relevant to the job opportunity ☐ None ☐ High School/GED ☐ Associate ☐ Bachelor's ☐ Master's ☐ Doctorate (PhD) ■ Other Degree (JD, MD, etc.)	
1a. If "Other Degree" in question 1, specify the diploma/degree attained Postgraduate	
1b. Specify major(s) and/or field(s) of study (may list more than one related major and more than one field) BANKING, INVESTMENT, AND THE CAPITAL MARKET	
1c. Name of Institution that issued the degree/diploma Pontifical Catholic University Of Paraná	
1d. Name of Country of institution identified in question 1c Brazil	1e. Month/year attained (*mm/yyyy*) 03/2025

b. Educational Attainment Information 2

1. Education: U.S. Diploma/Degree attained relevant to the job opportunity ☐ None ☐ High School/GED ☐ Associate ☐ Bachelor's ☐ Master's ☐ Doctorate (PhD) ■ Other Degree (JD, MD, etc.)	
1a. If "Other Degree" in question 1, specify the diploma/degree attained Postgraduate	
1b. Specify major(s) and/or field(s) of study (may list more than one related major and more than one field) Occupational Safety Engineering	
1c. Name of Institution that issued the degree/diploma State University Of Ponta Grossa	
1d. Name of Country of Institution identified in question 1c Brazil	1e. Month/year attained (*mm/yyyy*) 12/2005

PERM Case Number: _____ Case Status: _____ Determination Date: _____ Expiration Date: _____

***B. Foreign Worker Education** (continued)*

c. Educational Attainment Information 3

1. Education: U.S. Diploma/Degree attained relevant to the job opportunity ☐ None ☐ High School/GED ☐ Associate ☐ Bachelor's ☐ Master's ☐ Doctorate (PhD) ■ Other Degree (JD, MD, etc.)
1a. If "Other Degree" in question 1, specify the diploma/degree attained Postgraduate
1b. Specify major(s) and/or field(s) of study (may list more than one related major and more than one field) BUSINESS ADMINISTRATION
1c. Name of Institution that issued the degree/diploma Superior School Of Advertising and Marketing of São Paulo

1d. Name of Country of Institution identified in question 1c	1e. Month/year attained (*mm/yyyy*)
Brazil	12/1998

d. Educational Attainment Information 4

1. Education: U.S. Diploma/Degree attained relevant to the job opportunity ☐ None ☐ High School/GED ☐ Associate's ■ Bachelor's ☐ Master's ☐ Doctorate (PhD) ☐ Other Degree (JD, MD, etc.)
1a. If "Other Degree" in question 1, specify the diploma/degree attained N/A
1b. Specify major(s) and/or field(s) of study (may list more than one related major and more than one field) Accounting Sciences
1c. Name of Institution that issued the degree/diploma University Center of Maringá

1d. Name of Country of Institution identified in question 1c	1e. Month/year attained (*mm/yyyy*)
Brazil	02/2018

e. Educational Attainment Information 5

1. Education: U.S. Diploma/Degree attained relevant to the job opportunity ☐ None ☐ High School/GED ☐ Associate's ■ Bachelor's ☐ Master's ☐ Doctorate (PhD) ☐ Other Degree (JD, MD, etc.)
1a. If "Other Degree" in question 1, specify the diploma/degree attained N/A
1b. Specify major(s) and/or field(s) of study (may list more than one related major and more than one field) Mechanical Engineer
1c. Name of Institution that issued the degree/diploma Federal University Of Rio Grande do Sul

1d. Name of Country of Institution identified in question 1c	1e. Month/year attained (*mm/yyyy*)
Brazil	07/1994

C. Foreign Worker Training Qualifications §

a. Training, Certification(s), and/or License(s) Information 1

1. Name of Institution/School/Training provider Regional Council Of Real Estate Brokers - State Of Rio Grande do Sul
1a. Name of training, coursework, experience received Professional License

1b. Training/Certifications/licenses attained (if applicable)		
License number: RS 45907-F		
1c. Start date of training (*mm/yyyy*)	1d. End date of training (*mm/yyyy*)	1e. Month/year awarded (*mm/yyyy*)
N/A	N/A	06/2013

b. Training, Certification(s), and/or License(s) Information 2

1. Name of Institution/School/Training provider		
Schmersal Industrieschaltgerate		
1a. Name of training, coursework, experience received		
Sales Conference		
1b. Training/Certifications/Licenses attained (if applicable)		
N/A		
1c. Start date of training (*mm/yyyy*)	1d. End date of training (*mm/yyyy*)	1e. Month/year awarded (*mm/yyyy*)
03/1999	03/1999	03/1999

c. Training, Certification(s), and/or License(s) Information 3

1. Name of Institution/School/Training provider		
Schmersal EOT		
1a. Name of training, coursework, experience received		
Optoelectronics Training		
1b. Training/certifications/licenses attained (if applicable)		
N/A		
1c. Start date of training (*mm/yyyy*)	1d. End date of training (*mm/yyyy*)	1e. Month/year awarded (*mm/yyyy*)
04/1998	04/1998	04/1998

D. Foreign Worker Training Qualifications §

a. Skills, Abilities, and Proficiencies 1

1. Name of Employer/Institution/School/Training Provider	
Goeth-Institute Murnau	
1a. Country	1b. State, Territory, or Province
Germany	Baviera
1c. Description of specific skills, abilities, and/or proficiencies the foreign worker possesses or attained, which help establish whether the foreign worker meets the requirements identified for the job opportunity *(up to 1,500 characters)*	
Certificate in German as a Foreign Language.	

b. Skills, Abilities, and Proficiencies 2

1. Name of Employer/Institution/School/Training Provider	
N/A	
1a. Country	1b. State, Territory, or Province
N/A	N/A
1c. Description of specific skills, abilities, and/or proficiencies the foreign worker possesses or attained, which help establish whether the foreign worker meets the requirements identified for the job opportunity *(up to 1,500 characters)*	
N/A	

E. Foreign Worker Work Experience §

a. Work Experience 1

1. Employer Name			
EDAM Blue Corporation			
1a. Address 1			
Quijano Chambers			
1b. Address 2			
PO Box 3157			
1c. City or Town			1d. Postal Code
Road Town			VG1110
1e. Country		1f. State, Territory, or Province	
British Virgin Islands		Tortola	
1g. Job Title			
Director			
1h. Start Date *(mm/yyyy)*	1i. End Date *(mm/yyyy)*	1j. Present	1k. Hours Worked Per Week
06/2025		■ Yes ☐ No	40

1l. Job Duties: Specify details of the job (work tasks performed, use of tools/equipment, supervision, etc.) (*up to 3,500 characters*)

Responsible for the legal management of the company's business, operations, and investmente direction. Participated in the company's founding in 2024, structuring its accounting and financial managemente.

Responsible for the administration of assets, financial investments, and investment portfolios in the United States and Europe, focusing on balancing operating costs, inflation protection, and asset growth. In 2026, the company began managing approximately USD 275,000 in financial assets distributed across different investment portfolios.

This work is carried out remotely.

For Public Burden Statement, see the Instructions for Form ETA-9089.

SUPPLEMENTAL INFORMATION

A. Supplemental Information 1 §

1. Section and Item Number	B	1a. Section Name or Category of Supplemental Information	**Foreign Worker Education**

1b. Supplemental Information. *(up to 1,500 characters)*

Educational Attainment Information 6

Educations: Associate's

Specify major(s) and/or field(s) of sttudy:Technology Degree in Real Estate Management.

Name of Institution that issued the degree/diploma:Lutheran University of Brazil, Canoas/Rio Grande do Sul.

Name of Country of Institution identified in question c:Brazil.

Month/year attained: 10/2009.

B. Supplemental Information 2 §

1. Section and Item Number	C	1a. Section Name or Category of Supplemental Information	**Foreign Worker Training Qualifications**

1b. Supplemental Information. *(up to 1,500 characters)*

Training, Certification(s), and/or License(s) Information 4

Name of Institution/School/Training provide:FIERGS, SESI, SENAI.

Training/certifications/licenses attained (if applicable):Speaker- Safety Systems.

Start date of training - End date of training:10/1998.

For Public Burden Statement, see the Instructions for Form ETA-9089.

OMB Approval: 1205-0451
Expiration Date: 02/28/2029

SUPPLEMENTAL INFORMATION

A. Supplemental Information 1 §

1. Section and Item Number	C	1a. Section Name or Category of Supplemental Information	Foreign Worker Training Qualifications

1b. Supplemental Information. *(up to 1,500 characters)*

Training, Certification(s), and/or License(s) Information 5

Name of Institution/School/Training provide:TUV NORD.

Training/certifications/licenses attained (if applicable):CMSE - CERTIFIED MACHINERY SAFETY EXPERT.

Start date of training - End date of training:09/2014.

B. Supplemental Information 2 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	Foreign Worker Work Experience

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 2

Employer Name:Penta Administração S.A
Address:999 Américo Vespúcio Street, Higienópolis, Porto Alegre, RS, 90550-031, Brazil.

Job title: Director.

Start date: 12/2024.

Present:Yes.
Hours Worked per week: 40.

Job duties:Responsible for business and operations management, with a focus on investment allocation, financial control, and strategic real estate acquisition and disposal decisions. Led initiatives that reduced the company's liabilities from approximately R$ 400,000 to R$ 70,000 over two years by selling underperforming assets and allocating proceeds toward debt repayment. Also led the organization of properties for development and incorporation processes and the identification of partner companies for construction and real estate development projects.

For Public Burden Statement, see the Instructions for Form ETA-9089.

SUPPLEMENTAL INFORMATION

A. Supplemental Information 1 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 3

Employer Name:Quota gestão imobiliária

Address:Brasília, Federal District, Brazil.

Job title: Director.

Start date: 12/2024.
Present:Yes.

Job duties:Company focused on the rental of owned properties in the Brasília/Federal District region, with strategic management of operations and the outsourcing of local real estate agencies for tenant acquisition and relationship management. Responsible for defining standards for furniture, household items, and property presentation, aiming to increase property attractiveness, reduce vacancy periods, and maintain active rental agreements. This strategy contributed to high occupancy rates and low vacancy periods, supporting the return on real estate investments.

B. Supplemental Information 2 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 4

Employer Name:Alugue Direto (Regional Councils of Real Estate Brokers - Creci RS 24 502J.

Address:Porto Alegre, Rio Grande do Sul, Brasil.

Job title: Technical Manager - CRECI/RS No. 45907-F.

Start date: 12/2012.

Present:Yes.

Job duties:Responsible for new business development, contract negotiation, and direct relationships with property owners and tenants.Responsible for implementing, in 2012, the tenant credit analysis process using databases such as SPC, Experian, and Boa Vista, as well as implementing a property inspection methodology for move-in and move-out, including maintenance control, alterations, and the general condition of the properties.

For Public Burden Statement, see the Instructions for Form ETA-9089.

OMB Approval: 1205-0451
Expiration Date: 02/28/2029

Application for Permanent Employment Certification
Form ETA-9089 – Appendix C: Supplemental Information
U.S. Department of Labor

SUPPLEMENTAL INFORMATION

A. Supplemental Information 1 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 5

Employer Name:SEG Máquinas comércio de materiais elétricos LTDA.

Address:200 David Abbud Street, House 06, Santa Felicidade, Curitiba, PR, 82410-410, Brazil.
Job title: Director.

Start date: 12/2022.

Present:Yes.

Job duties:Responsible for structuring the Information Technology area across Penta, Alugue Direto, and Quota, including servers, software, corporate communications, data backups, email, bank collections, and management and accounting control systems. Also acting in the sourcing of suppliers of electrical, plumbing, and other materials for the properties managed by the affiliated companies.

B. Supplemental Information 2 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 6

Employer Name:SEG Máquinas Engenharia LTDA.

Address:200 David Abbud Street, House 06, Santa Felicidade, Curitiba, PR, 82410-410, Brazil.

Job title: Director.

Start date - end date: 12/2012 - 12/2022.

Job duties:Acting as the Technical Manager before the Regional Council of Engineering, with responsibility for engineering services related to the safety of machinery, equipment, and industrial facilities.Provision of technical services to companies in the mechanical, food, agro-industrial, plastics, packaging, personal care, construction, and machinery manufacturing sectors in the states of Paraná, Santa Catarina, Rio Grande do Sul, and São Paulo.Preparation of safety training programs, risk analysis reports, safety procedures for machinery and equipment, risk classification studies, and other technical documents related to industrial safety.

For Public Burden Statement, see the Instructions for Form ETA-9089.

OMB Approval: 1205-0451
Expiration Date: 02/28/2029

Application for Permanent Employment Certification
Form ETA-9089 – Appendix C: Supplemental Information
U.S. Department of Labor

SUPPLEMENTAL INFORMATION

A. Supplemental Information 1 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 7

Employer Name:Schmersal do Brasil

Address:815 Brazil Avenue, Jardim Esplanada, Boituva, SP, 18557-646, Brazil.

Job title: Quality Manager.

Start date - end date: 04/2011 - 05/2012.

Job duties:Responsible for the reorganization and restructuring of internal processes within the Quality area, focusing on improving support to production and reducing customer complaints. Management of a team of 8 employees. Implementation of a nationwide technical assistance service. Participation in the certification processes for domestically manufactured products with UL – United States, CSA – Canada, CCC – China, and BG – Germany.

B. Supplemental Information 2 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 8

Employer Name:Schmersal do Brasil.
Address:815 Brazil Avenue, Jardim Esplanada, Boituva, SP, 18557-646, Brazil.

Job title: Engineering Manager.
Start date - end date: 12/2008 - 04/2011.
Job duties:Management of a team of 20 employees in the Engineering area. Restructuring of the department, with activities divided among multidisciplinary teams in the mechanical, electrical, electronic, and plastic injection areas, focused on meeting new product development demands. Reorganization of the purchasing process for electronic components sourced from Asia. Implementation of a project control system covering costs, deadlines, and activities throughout the entire plant. Participation in the selection of new employees for electronic engineering positions. Implementation of electronic design software and a Research and Development – R&D investment control system aimed at utilizing the benefits of the Innovation Law with the Ministry of Science and Technology. Acting as the legal representative responsible for product certification, including products referenced in the AZM 161 and ZQ 700 technical manuals.

For Public Burden Statement, see the Instructions for Form ETA-9089.

SUPPLEMENTAL INFORMATION

A. Supplemental Information 1 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 9

Employer Name:Schmersal do Brasil.

Address:815 Brazil Avenue, Jardim Esplanada, Boituva, SP, 18557-646, Brazil.

Job title: Regional Sales Manager, Curitiba, Paraná.

Start date - end date: 01/2004 - 11/2008.

Job duties:Management of a team of 5 employees, responsible for customer service, new business development, and sales in the states of Paraná and Santa Catarina. Creation and implementation of technical service sales through consulting contracts. Provision of technical consulting services for two years to a large company with approximately 8.000 employees. Acting to increase market share and expand sales of automation products.

B. Supplemental Information 2 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 10

Employer Name:Panatlantica S.A.

Address:100 Gino Benuzzi Street, Cidade Industrial (CIC), Curitiba, PR, 81350-070, Brazil

Job title: Sales Engineer.

Start date - end date: 03/2003 - 12/2003.

Job duties:Responsible for mapping the flat steel market in the Curitiba metropolitan area. Identification of companies that consumed flat steel with re-rolled/reinforced structures for light applications in mechanical components. Development of a database containing information on potential companies, projected consumption, prevailing price ranges, and products consumed. Identification of competitors from the state of São Paulo operating in the regional market.

For Public Burden Statement, see the Instructions for Form ETA-9089.

SUPPLEMENTAL INFORMATION

A. Supplemental Information 1 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 11

Employer Name:Steute Meditec/ EE Controls.

Address:100 Grasslands Road, Suite 110, Elmsford, NY 10523, United States.

Job title: Development Engineer.

Start date - end date: 12/2000 - 04/2002.

Job duties:Business development for products supplied to medical equipment manufacturers. Technical interface with customers and engineering teams for the specification of customized products. Preparation of quotations for supply contracts. Support for new customers and participation in medical and dental industry trade shows.

B. Supplemental Information 2 §

1. Section and Item Number	E	1a. Section Name or Category of Supplemental Information	**Foreign Worker Work Experience**

1b. Supplemental Information. *(up to 1,500 characters)*

Work Experience 12

Employer Name:Schmersal/ EE Controls.

Address:Schmersal Inc.115 E Stevens Avenue, Suite 208Valhalla, NY 10595, United States.

Job title: Regional Sales Manager.

Start date - end date: 08/2000 - 04/2002.

Job duties:Responsible for sales, technical support, and training of representatives and distributors in nine southeastern U.S. states. Management of relationships with distributors and sales representatives, including approximately 15 distributors and 3 representative offices. Participation in trade shows in the United States and Portugal. Acting in technical marketing, participating in the creation of product catalogs for the U.S. market and development of digital content for the company's website.

For Public Burden Statement, see the Instructions for Form ETA-9089.

SUMMARY OF COVER LETTER

Petitioner/Beneficiary: **STUMPF, Luis Fernando Muradas**
Type of Petition: **I-140, EB-2 National Interest Waiver**
Classification Sought: **Immigration and Nationality Act 203(b)(2)(B)**

This petition is submitted on behalf of **Mr. Luis Fernando Muradas Stumpf**, who qualifies for EB-2 classification as a **member of the professions holding an advanced degree**. Mr. Stumpf holds a foreign bachelor's degree that has been evaluated as equivalent to a **U.S. bachelor's degree**, together with **more than five years of progressive post-baccalaureate professional experience** in his field, thereby satisfying the advanced-degree equivalency requirement for EB-2 classification. His proposed endeavor is to **advance an integrated real estate asset management and investment model in the United States focused on improving the utilization, operational efficiency, financial performance, and long-term value of residential and commercial real estate assets**. To implement and advance this endeavor, Mr. Stumpf will establish and lead **ReProperty Group**, which will serve as the organizational mechanism through which he will provide portfolio-based property management, investment and transaction coordination, and property repositioning and development planning services in the United States.

Mr. Stumpf seeks a waiver of the job offer and labor certification requirements pursuant to *Matter of Dhanasar*, 26 I&N Dec. 884 (AAO 2016), as the evidence demonstrates that his proposed endeavor satisfies each element of the three-prong framework governing National Interest Waiver petitions.

1. Substantial Merit and National Importance: Mr. Stumpf's proposed endeavor seeks to improve **real estate asset utilization, operational efficiency, investment decision-making, and portfolio performance** through structured property management and disciplined financial oversight. The endeavor will further generate economic activity, engage U.S. contractors and service providers, and create employment opportunities, with **16 direct jobs projected by Year 5**.

2. Well-Positioned to Advance the Proposed Endeavor: Mr. Stumpf possesses more than two decades of experience and a demonstrated record of success in real estate and business operations. His achievements include reducing substantial financial liabilities through strategic asset disposition and resource allocation, improving property occupancy and reducing vacancy periods, and implementing tenant-screening procedures that contributed to reducing default rates to near zero. His professional experience, demonstrated results, entrepreneurial background, documented financial capacity, and comprehensive Business Plan collectively establish that he is well-positioned to advance the proposed endeavor.

3. Balancing of Benefits to the United States: Mr. Stumpf's proposed endeavor extends beyond the interests of any single employer. Through **ReProperty Group**, he will establish and lead an enterprise designed to improve the performance and productive utilization of real estate assets while generating employment and broader economic activity. Because the endeavor is entrepreneurial in nature and is intended to create rather than occupy employment opportunities, the traditional labor certification process is impractical. Waiving this requirement will facilitate the implementation and expansion of the proposed endeavor and its anticipated economic benefits.

Considering these factors, **Mr. Luis Fernando Muradas Stumpf** satisfies the requirements for a National Interest Waiver. We respectfully request a thorough review of the accompanying Cover Letter and supporting documentation, which collectively establish his qualifications, demonstrated

record of success, and the substantial merit and national importance of his proposed endeavor. A favorable adjudication of this Form I-140 petition is warranted in recognition of his anticipated contributions to **real estate efficiency, productive asset utilization, employment creation, and economic activity in the United States**.

Thank you for your attention to this matter.

Sincerely,



Otavio Haverroth Silva
California Bar # 343486

August 24, 2026.

VIA USPS

USCIS
Attn: I-140
P.O. Box 660128
Dallas, TX 75266-0128

Ref: I-140 Immigrant Visa Self-Petition of Mr. Luis Fernando Muradas Stumpf - Request for National Interest Waiver under the EB-2 Classification

Our firm represents **Mr. Luis Fernando Muradas Stumpf** (hereinafter "Mr. Stumpf") in his I-140 immigrant visa self-petition under the EB-2 category. We respectfully request his classification as a member of the professions holding an advanced degree, and he seeks a waiver of the job offer and labor certification requirements pursuant to a National Interest Waiver (NIW), as provided under section **203(b)(2)(B)(i)** of the Immigration and Nationality Act and interpreted by USCIS in *Matter of Dhanasar*, 26 I&N Dec. 884 (AAO 2016).

Mr. Stumpf is an experienced professional with a multidisciplinary background in **mechanical engineering, accounting, business administration, real estate management, and financial management**. His academic credentials have been evaluated as the U.S. equivalent of a **Bachelor of Science in Mechanical Engineering and Bachelor of Science in Accounting**. Throughout his career, he has held management and director-level positions involving real estate operations, leasing, financial restructuring, asset management, business operations, cost control, and operational optimization. His experience includes more than a decade of direct involvement in real estate management and leasing operations, complemented by an extensive earlier career in engineering and business management.

Through his endeavor, Mr. Stumpf will advance a **portfolio-based real estate asset optimization model designed to improve the utilization, operational efficiency, financial performance, and long-term value of residential and commercial real estate assets in the United States**. His model will integrate financial analysis, performance monitoring, leasing strategies, operational coordination, cost control, and strategic asset planning to reduce vacancy and operational inefficiencies and improve property utilization and portfolio performance. The mechanism for this endeavor will be **ReProperty Group**, a company to be established in **Texas**, with an initial operational focus in the **Fort Worth metropolitan area** and potential expansion into other U.S. markets. Mr. Stumpf will serve as **General Manager & Director of Real Estate Investments**, directing the implementation and expansion of the proposed model. All regulated real estate activities will be conducted by or under the supervision of appropriately licensed U.S. real estate professionals.

Once Mr. Stumpf's classification is established, according to the framework set forth in *Matter of Dhanasar*, we will demonstrate that:

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- His proposed endeavor has **substantial merit and national importance**, particularly in improving the utilization and operational efficiency of residential and commercial real estate assets, reducing vacancy and inefficiencies, strengthening portfolio performance, and supporting more productive use of existing properties and economic activity in the United States – **Section 3.1;**
- He is **well-positioned to advance this endeavor** based on his multidisciplinary education and extensive professional experience in real estate operations, leasing, asset management, financial restructuring, business leadership, cost control, and implementation of operational improvements – **Section 3.2;**
- On balance, it is **beneficial to the United States to waive the job offer and labor certification requirements**, as this will enable Mr. Stumpf to advance an independent and scalable real estate asset optimization model designed to improve property utilization and performance, support investment and economic activity, and create employment in the United States – **Section 3.3.**

The evidence presented with this petition will demonstrate, by a preponderance of the evidence, that the endeavor proposed by **Mr. Stumpf** serves the national interest of the United States and satisfies all the requirements of the EB-2 National Interest Waiver standard.

1. THE EB-2 CLASSIFICATION

1.1 ADVANCED DEGREE

To qualify as a member of the professions holding an advanced degree under the EB-2 classification, a petitioner may demonstrate possession of a United States baccalaureate degree or foreign equivalent degree followed by at least five years of progressive post-baccalaureate experience in the specialty. Pursuant to **8 C.F.R. § 204.5(k)(2)**, such a combination is considered equivalent to an advanced degree.

Mr. Stumpf satisfies this requirement through his qualifying baccalaureate education and more than five years of progressive post-baccalaureate professional experience in business management, real estate operations, asset management, financial management, and operational optimization.

Mr. Stumpf's academic credentials were evaluated by Carnegie Evaluations LLC. The evaluation reviewed his degrees and postgraduate studies, including his bachelor's degree in accounting from Centro Universitário de Maringá, awarded in February 2018, and concluded that it is equivalent to a **Bachelor of Science in Accounting from an accredited institution of higher education in the United States**. The evaluation further recognized his Bachelor of Science in Mechanical Engineering, Associate of Arts in Real Estate, and graduate-level studies in Business Administration, Occupational Health and Safety, and Banking (Exhibit B).

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Academic Equivalency in the United States

BACHELOR OF SCIENCE IN MECHANICAL ENGINEERING

ONE YEAR OF GRADUATE STUDY IN BUSINESS ADMINISTRATION

ONE YEAR OF GRADUATE STUDY IN OCCUPATIONAL HEALTH AND SAFETY

ASSOCIATE OF ARTS IN REAL ESTATE

BACHELOR OF SCIENCE IN ACCOUNTING

ONE YEAR OF GRADUATE STUDY IN BANKING

Following completion of his bachelor's degree in accounting, Mr. Stumpf accumulated well over five years of progressive professional experience directly relevant to the financial, operational, and real estate management components of his proposed endeavor. His continued and progressively responsible activities include:

- **June 2025 – Present – Director, Edam Blue Corporation:** responsible for business and operational management, investment strategy, financial management of assets, and investment activities, including portfolios in the United States and Europe.
- **December 2024 – Present – Director, Penta Administração S.A.:** responsible for business operations, financial control, investment decisions, and the acquisition and disposition of real estate assets, including restructuring liabilities and organizing properties for future development.
- **December 2024 – Present – Director, Quota Gestão Imobiliária Ltda.:** responsible for property-leasing strategies and operational practices designed to maintain high occupancy, reduce vacancy periods, and improve investment returns.
- **December 2022 – Present – Director, SEG Máquinas Comércio de Materiais Elétricos Ltda.:** responsible for technology infrastructure, financial and accounting management systems, data management, and operational support for affiliated companies.
- **December 2012 – Present – Director, Alugue Direto:** responsible for real estate operations, business development, contract negotiations, relationships with property owners and tenants, credit-analysis procedures, and property inspection and maintenance processes.
- **December 2012 – December 2022 – Director, SEG Máquinas Engenharia Ltda.:** responsible for engineering and industrial-safety services, including risk analyses, safety procedures, technical reports, training, and compliance involving machinery and industrial installations across multiple industries.
- **April 2011 – May 2012 – Quality Manager, Schmersal do Brasil:** managed a team of eight employees, restructured internal quality processes, implemented national technical-assistance services, and supported international product certifications.
- **December 2008 – April 2011 – Engineering Manager, Schmersal do Brasil:** managed a multidisciplinary team of approximately 20 employees, restructured engineering operations, implemented project-control systems, and supported product development and certification activities.

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- **January 2004 – November 2008 – Regional Sales Manager, Schmersal do Brasil:** managed regional sales operations and a five-person team, developed new business opportunities, and implemented consulting-service offerings.
- **March 2003 – December 2003 – Sales Engineer, Panatlântica S.A.:** conducted market analysis and business-development activities involving the flat-steel market in the Curitiba metropolitan region.
- **December 2000 – April 2002 – Development Engineer, Steute Meditech / EE Controls, United States:** supported the development of customized products for medical-equipment manufacturers and worked directly with customers and engineering teams in the U.S. market.
- **August 2000 – April 2002 – Regional Sales Manager, Schmersal / EE Controls, United States and Canada:** managed sales activities, trained representatives and distributors across nine U.S. states, managed distributor and representative relationships, and participated in marketing and trade-show activities.

These positions demonstrate the progressive development of Mr. Stumpf's responsibilities in **financial management, real estate operations, asset management, investment decision-making, and operational optimization**, areas directly related to the proposed endeavor.

Under **8 C.F.R. § 204.5(k)(3)(i)**, the advanced-degree requirement may be demonstrated through:

- an official academic record showing possession of a United States advanced degree or a foreign equivalent degree; or
- an official academic record showing possession of a United States baccalaureate degree or a foreign equivalent degree, followed by at least five years of progressive post-baccalaureate experience in the specialty.

Accordingly, **Mr. Stumpf qualifies as a member of the professions holding an advanced degree** based on his U.S.-equivalent Bachelor of Science degree and more than five years of progressive post-baccalaureate professional experience. Therefore, he satisfies the threshold requirements for EB-2 classification under section **203(b)(2)** of the Immigration and Nationality Act and **8 C.F.R. § 204.5(k)**

2. THE PROPOSED ENDEAVOR

Mr. Stumpf proposes to advance a **portfolio-based real estate asset optimization model designed to improve the utilization, operational efficiency, financial performance, and long-term value of residential and commercial real estate assets in the United States**. His approach will integrate financial analysis, performance monitoring, leasing strategies, operational coordination, cost control, and strategic asset planning to reduce vacancy and operational inefficiencies, improve asset utilization, and strengthen portfolio performance. To operationalize this initiative, he intends to establish and lead **ReProperty Group**, which will serve as the platform through which the proposed endeavor will be implemented, initially in the **Fort Worth metropolitan area, Texas**, with potential expansion into other U.S. markets.

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The company's mission is to modernize real estate portfolio operations by implementing standardized management frameworks that reduce vacancy, improve tenant retention, optimize operating expenses, and enhance the overall performance of income-generating properties. Through a combination of operational coordination, financial analysis, and strategic planning, ReProperty Group will assist property owners and investors in transforming underperforming or underutilized assets into more productive and sustainable investments.

The proposed endeavor will be implemented through **ReProperty Group**, which will serve as the organizational mechanism for Mr. Stumpf's portfolio-based real estate asset optimization model**,** focused on improving property utilization, occupancy, operational efficiency, financial performance, and long-term asset value.

The endeavor directly builds upon Mr. Stumpf's extensive experience in real estate operations, leasing, asset management, financial oversight, and investment decisions. In the United States, he will serve as **General Manager and Director of Real Estate Investments**, directing the company's strategy, investment decisions, portfolio performance, and property optimization initiatives.

The proposed endeavor seeks to address challenges such as vacancy, inefficient property utilization, rising operating costs, and underperforming assets through four core service lines:

1. Real Estate Leasing and Contract Management – structured leasing and occupancy management designed to reduce vacancies and improve rental performance.

2. Property Acquisition and Disposition Coordination – financial and market analysis supporting acquisition, disposition, and asset-allocation decisions.

3. Portfolio-Based Property Management and Operational Control – standardized portfolio monitoring, maintenance planning, cost management, and performance oversight.

4. Property Repositioning and Development Planning – evaluation and planning for the improvement, renovation, repositioning, or development of underutilized and underperforming properties.

All regulated real estate activities will be performed by appropriately licensed professionals in accordance with applicable state requirements.

Together, these activities will implement Mr. Stumpf's broader real estate asset optimization model and support more efficient property utilization, stronger portfolio performance, and increased economic activity. Further details are provided in the **Business Plan (Exhibit C.I.)**.

The Connection Between Mr. Stumpf's Advanced Degree Qualifications and His Proposed Endeavor

As described in the USCIS Policy Alert of January 15, 2025, a National Interest Waiver requires a direct relationship between the petitioner's qualifications and the proposed endeavor. Mr. Stumpf's

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academic and professional background is closely aligned with the objectives and activities of his proposed endeavor.

Mr. Stumpf holds the U.S. equivalent of a **Bachelor of Science in Accounting**, together with academic training in Real Estate, Business Administration, Banking, and Mechanical Engineering. His education provides a foundation in financial analysis, investment evaluation, business management, property operations, and structured decision-making directly relevant to the proposed real estate asset optimization model.

His professional experience further demonstrates this connection. Since 2012, Mr. Stumpf has held leadership roles involving **leasing operations, contract negotiation, tenant screening, property inspections, asset management, financial restructuring, occupancy improvement, and operational control**. At Alugue Direto, he implemented structured credit-analysis and property-inspection procedures; at Quota Gestão Imobiliária, he established practices aimed at maintaining high occupancy and reducing vacancy; and at Penta Administração S.A., he has been responsible for financial oversight and real estate investment decisions, including the disposition of underperforming assets and allocation of resources.

This combination of financial, operational, and real estate experience directly supports Mr. Stumpf's proposed endeavor, which will integrate **portfolio-level financial analysis, performance monitoring, leasing strategies, cost control, operational coordination, and strategic asset planning** to improve the utilization and long-term performance of residential and commercial real estate assets.

Through **ReProperty Group**, the mechanism for implementing the endeavor, Mr. Stumpf will serve as **General Manager and Director of Real Estate Investments**, applying his experience to strategic planning, investment oversight, portfolio performance, financial objectives, asset allocation, property repositioning, and expansion. Regulated real estate activities will be performed by appropriately licensed professionals.

Accordingly, the record establishes a direct relationship between **Mr. Stumpf's academic qualifications, progressive experience in real estate and financial management, and the activities contemplated by his proposed endeavor**. His background provides the financial, operational, and managerial foundation necessary to implement and expand the proposed portfolio-based real estate asset optimization model in the United States.

3. THE NATIONAL INTEREST WAIVER
Framework Under *Matter of Dhanasar*

Those who apply for a National Interest Waiver request that the Labor Certification requirement be waived because it would be in the best interest of the United States to allow the beneficiary to pursue their proposed endeavor without the restrictions of a permanent job offer. While the law does not strictly define the types of occupations that qualify for a National Interest Waiver, such waivers are generally granted to individuals who possess an advanced degree or exceptional ability in their field and whose work in the United States would provide tangible national benefits.

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According to section 203(b)(2)(B) of the Immigration and Nationality Act, the Secretary of Homeland Security may waive the job offer requirement, and consequently the labor certification requirement, when it is determined to be in the national interest of the United States. See 8 C.F.R. § 204.5(k)(4)(i).

In Matter of *Dhanasar*, 26 I&N Dec. 884 (AAO 2016), the USCIS Administrative Appeals Office (AAO) established a revised analytical framework for determining eligibility for a discretionary waiver of the job offer and labor certification requirements for individuals seeking classification in the EB-2 category:

> **(i) The first prong** assesses whether the proposed endeavor has substantial merit and national importance.
>
> **(ii) The second prong** assesses whether the individual is well-positioned to advance the proposed endeavor.
>
> **(iii) The third prong** considers whether, on balance, it would be beneficial to the United States to waive the job offer and labor certification requirements.

Mr. Stumpf's proposed endeavor is directly aligned with his extensive background in **real estate operations, asset management, financial management, and operational optimization**. He proposes to advance a portfolio-based real estate asset optimization model designed to improve the utilization, operational efficiency, financial performance, and long-term value of residential and commercial real estate assets in the United States. **ReProperty Group will serve as the mechanism through which Mr. Stumpf will operationalize and advance this endeavor.**

The following sections demonstrate how Mr. Stumpf's proposed endeavor satisfies each of the three prongs established under the *Dhanasar* framework and therefore supports his eligibility for a National Interest Waiver.

3.1 First PRONG:

The Proposed Endeavor has Substantial Merit and National Importance

Matter of Dhanasar moved away from the purely geographical consideration of "national in scope", to a broader evaluation of the endeavor's "national importance" no longer considering whether the endeavor would benefit the entire geographic region of the country (national scope), but instead determines whether the endeavor seeks to solve a problem that affects the entire country, even if the immediate impact is focused on one local geographic area ("national importance"), as follows:

> *"Certain locally or regionally focused endeavors, however, may be of national importance despite being difficult to quantify with respect to geographic scope."*

Therefore, the first prong, substantial merit and national importance, focuses on the specific endeavor that the foreign national proposes to undertake. The endeavor's merit may be demonstrated in a range of areas such as business, entrepreneurialism, science, technology, culture, health, or education. To establish that an endeavor has substantial merit, the petitioner should provide a detailed description

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of the endeavor and why it is meritorious. In determining whether the proposed endeavor has national importance, USCIS considers its potential impact.

Likewise, the *Dhanasar* decision allowed for the consideration of a much broader and more diverse pool of petitioners in a wide range of areas such as business, entrepreneurship, science, technology, culture, health, or education.

3.1.1 BUSINESS PLAN

A detailed description of the proposed endeavor and why it is of substantial merit:

Mr. Stumpf proposes to advance a **portfolio-based real estate asset optimization model designed to improve the utilization, operational efficiency, financial performance, and long-term value of residential and commercial real estate assets in the United States**. **ReProperty Group**, to be established and led by Mr. Stumpf in the Fort Worth metropolitan area, Texas, will serve as the mechanism through which this proposed endeavor will be operationalized and advanced.

As detailed in the Business Plan, the proposed endeavor will integrate **financial analysis, performance monitoring, leasing coordination, operational control, cost management, and strategic asset planning** across multiple properties. This model is designed to address fragmented property oversight, elevated vacancy, inconsistent leasing performance, rising operating expenses, and inefficient allocation of capital while improving asset utilization and portfolio performance.

The proposed endeavor addresses significant needs within the U.S. real estate sector. Many property owners, particularly those managing multiple residential and commercial assets, face operational limitations and lack standardized portfolio-wide systems for monitoring occupancy, expenses, financial performance, and investment decisions. Mr. Stumpf's proposed model seeks to address these challenges through coordinated and performance-driven management practices.

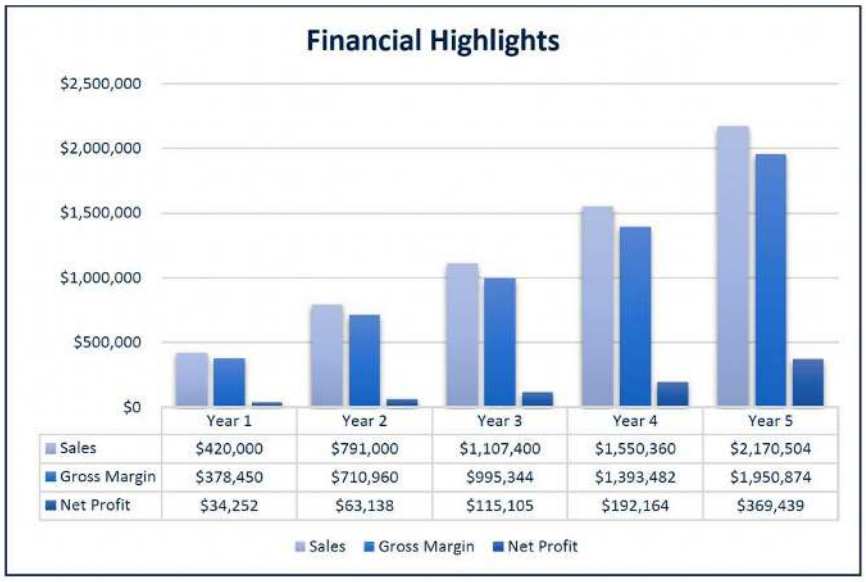
The proposed endeavor will be implemented through four principal service areas:

- **Real Estate Leasing and Contract Management;**
- **Property Acquisition and Disposition Coordination;**
- **Portfolio-Based Property Management and Operational Control; and**
- **Property Repositioning and Development Planning.**

Together, these services are intended to reduce operational inefficiencies, improve occupancy and property utilization, strengthen financial performance, support more informed investment decisions, and increase the long-term value of residential and commercial real estate portfolios.

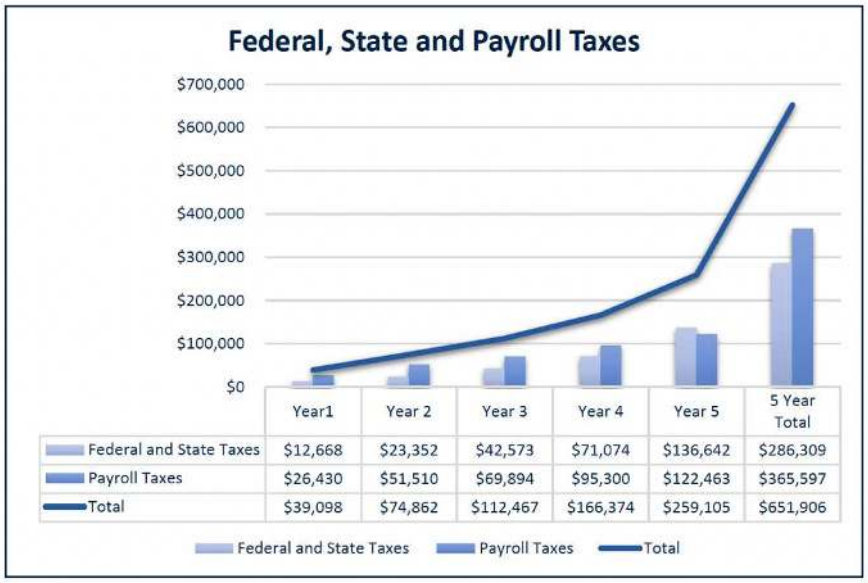
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Additionally, the Business Plan projects significant economic growth for the mechanism through which the endeavor will be implemented. **ReProperty Group is projected to increase its revenue from approximately $420,000 in Year 1 to $2,170,504 in Year 5**



	Year 1	Year 2	Year 3	Year 4	Year 5
Sales	$420,000	$791,000	$1,107,400	$1,550,360	$2,170,504
Gross Margin	$378,450	$710,960	$995,344	$1,393,482	$1,950,874
Net Profit	$34,252	$63,138	$115,105	$192,164	$369,439

The Business Plan further projects approximately **$651,906 in combined federal, state, and payroll tax contributions over the first five years**, consisting of approximately **$286,309 in federal and state taxes and $365,597 in payroll taxes**.



	Year1	Year 2	Year 3	Year 4	Year 5	5 Year Total
Federal and State Taxes	$12,668	$23,352	$42,573	$71,074	$136,642	$286,309
Payroll Taxes	$26,430	$51,510	$69,894	$95,300	$122,463	$365,597
Total	$39,098	$74,862	$112,467	$166,374	$259,105	$651,906

The Fort Worth and broader Dallas–Fort Worth market provides a favorable environment for implementation of the proposed endeavor. The Business Plan identifies the region as experiencing substantial population growth and sustained demand for residential and commercial property, with the Dallas–Fort Worth metropolitan area exceeding **7.8 million residents** and supporting more than

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4 million jobs. These conditions support continued demand for rental housing, property management, and real estate asset optimization services.

The proposed endeavor also supports more efficient use of existing real estate assets. By reducing vacancy, improving occupancy performance, repositioning underperforming properties, and implementing standardized portfolio-management practices, Mr. Stumpf seeks to improve housing utilization, strengthen real estate investment performance, and contribute to economic activity in the markets served.

Accordingly, Mr. Stumpf's proposed endeavor possesses **substantial merit** because it addresses operational and financial inefficiencies affecting residential and commercial real estate portfolios, promotes more productive use of existing properties, supports investment performance and rental-market stability, and contributes to employment, tax revenue, and broader economic activity in the United States.

3.1.2 NATIONAL OR EVEN GLOBAL IMPLICATIONS WITHIN A PARTICULAR FIELD:

The national importance of Mr. Stumpf's proposed endeavor is demonstrated by its potential to contribute to **more efficient utilization of residential and commercial real estate assets, reduced vacancy and operational inefficiencies, improved portfolio performance, and more structured management of underperforming properties in the United States**. As detailed in the Business Plan (Exhibit C.I.), the proposed endeavor addresses challenges affecting property owners and investors across the real estate sector, including fragmented management, inconsistent leasing performance, rising operating expenses, inefficient capital allocation, and limited use of portfolio-wide performance metrics.

The importance of the endeavor extends beyond the properties directly managed through ReProperty Group. Mr. Stumpf proposes a standardized, portfolio-based model integrating financial analysis, performance monitoring, leasing coordination, operational control, and strategic asset planning. This approach is intended to improve the productive use of existing properties and may be applied across multiple portfolios and geographic markets as the endeavor expands.

The Business Plan further provides for phased expansion beyond the initial Fort Worth market, including additional metropolitan areas in Texas and potentially other high-growth states. It also contemplates expanded use of portfolio analytics, standardized operating procedures, performance benchmarks, and reporting systems designed to support consistent execution across properties and markets.

The following points further demonstrate the national importance of Mr. Stumpf's proposed endeavor:

- **Improving Housing and Property Utilization:** The proposed endeavor seeks to reduce vacancy, improve occupancy performance, and increase the productive use of existing residential and commercial properties.

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National Importance: More efficient utilization of existing real estate assets supports housing availability and market efficiency without relying exclusively on new construction.

- **Repositioning Underperforming and Underutilized Properties:** The endeavor includes strategies for renovation, operational improvement, repositioning, and development planning for vacant or underperforming assets.

National Importance: Improving the productivity and condition of existing properties can support neighborhood revitalization, attract investment, and strengthen local real estate markets.

- **Standardizing Portfolio Management Practices:** Mr. Stumpf's model incorporates portfolio-wide performance monitoring, financial oversight, operational benchmarks, and standardized management processes.

National Importance: The Business Plan identifies the U.S. property-management industry as fragmented, with many operators lacking standardized processes. A scalable portfolio-based framework can improve consistency, transparency, and operational efficiency across managed assets.

- **Supporting Distressed Communities:** The initial operating area includes ZIP Code **76102 in Fort Worth**, which the Business Plan identifies as a distressed community with a **15.3 percent housing vacancy rate**, compared with 7.0 percent nationally.

National Importance: By applying leasing, asset-optimization, and property-repositioning strategies in areas experiencing elevated vacancy and economic distress, the endeavor may support more productive property utilization and increased local economic activity.

Taken together, these factors demonstrate that **Mr. Stumpf's proposed endeavor extends beyond the establishment and operation of a single real estate company**. Its broader implications arise from applying a scalable portfolio-management and asset-optimization model to challenges involving housing utilization, vacancy, underperforming properties, fragmented management practices, investment efficiency, and economic activity across multiple U.S. markets.

Accordingly, Mr. Stumpf's proposed endeavor possesses **national importance within the areas of real estate asset optimization and portfolio management** and therefore satisfies the national-importance component of the first prong of *Matter of Dhanasar*.

3.1.3 ENDEAVOR'S IMPACT

The proposed endeavor has significant potential to employ U.S. workers:

Mr. Stumpf's proposed endeavor has significant potential to contribute to job creation and workforce development in the United States. Through **ReProperty Group**, which will serve as the mechanism for implementing the endeavor, the operation is projected to grow from **four professionals in Year 1 to sixteen team members by Year 5**, with total payroll increasing from approximately **$264,300 in Year 1 to $1,224,625 in Year 5**.

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The projected workforce will include professionals in real estate, property management, operations, portfolio expansion, sales, administration, and customer service. In addition to direct employment, the company will engage **third-party providers for maintenance, repairs, cleaning, and other property-related services**, generating additional economic activity beyond its internal workforce.

The proposed endeavor also supports workforce expansion as the company grows into additional portfolios and markets. The Business Plan provides for the gradual addition of personnel in portfolio management, business development, operational coordination, customer support, and related functions to support the company's scalable operating model.

Through these activities, the proposed endeavor will contribute not only to direct employment but also to broader economic activity associated with property operations, vendor engagement, portfolio growth, and real estate investment. Accordingly, Mr. Stumpf's proposed endeavor has significant potential to support U.S. workers and economic development as it expands.

Personnel Plan					
	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager and Director of Real Estate Investments – Mr. Luis Fernando Muradas Stumpf	1	1	1	1	1
Licensed Real Estate Agent	1	2	2	3	4
Property Manager	1	1	1	1	1
Operations Coordinator	0	0	1	1	1
Portfolio Expansion Manager	0	1	1	1	2
Maintenance, Repairs, Cleaning, and Vendors	0	0	1	1	2
Sales Representative	1	1	1	2	2
Administrative Manager	0	1	1	1	1
Customer Service Representative	0	0	1	2	2
Total People	**4**	**7**	**10**	**13**	**16**

In evaluating the broader economic impact of job creation, it is important to consider not only the direct positions generated through the implementation of the proposed endeavor, but also the indirect and induced employment effects supported across the broader economy. One established approach to evaluating this extended economic impact is through the use of **employment multipliers, such as those published by the Economic Policy Institute (EPI)**.

As detailed in the Business Plan, industries maintain economic linkages with the sectors that supply the materials and services necessary for their operations, as well as broader effects generated through employee spending. Consequently, direct employment can support additional jobs throughout the economy.

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Employment multipliers per 100 direct jobs, by major private-sector industry group

Major industry group	Direct jobs	Supplier jobs*	Induced jobs**	Total indirect jobs
Information	100	252.0	321.1	573.1
Finance and insurance	100	149.7	214.7	364.4
Real estate and rental leasing	100	396.6	483.1	879.7
Professional, scientific, and technical services	100	142.1	276.2	418.3
Management of companies	100	144.4	255.4	399.9
Administrative and support services and waste management	100	45.5	89.1	134.5

Applying the national employment multiplier identified in the Business Plan for the **Real Estate and Rental Leasing industry**, the **16 direct positions** projected to be created through ReProperty Group by the end of Year 5 are estimated to support approximately **140 indirect jobs**.

This broader employment effect is consistent with the company's operational structure. In addition to its internal workforce, ReProperty Group will engage **independent contractors and third-party service providers**, including maintenance professionals, technicians, legal professionals, marketing services, and other vendors required to support property operations and portfolio expansion.

Please note that *Dhanasar* expressly states that one can prove national importance through the "significant potential to employ U.S. workers". That is NOT the same as "**potential to employ a significant number of U.S. workers**" as the "significance" is in the "potential" or "probability", not in the "number of jobs" the endeavor may create. This is a matter of semantics.

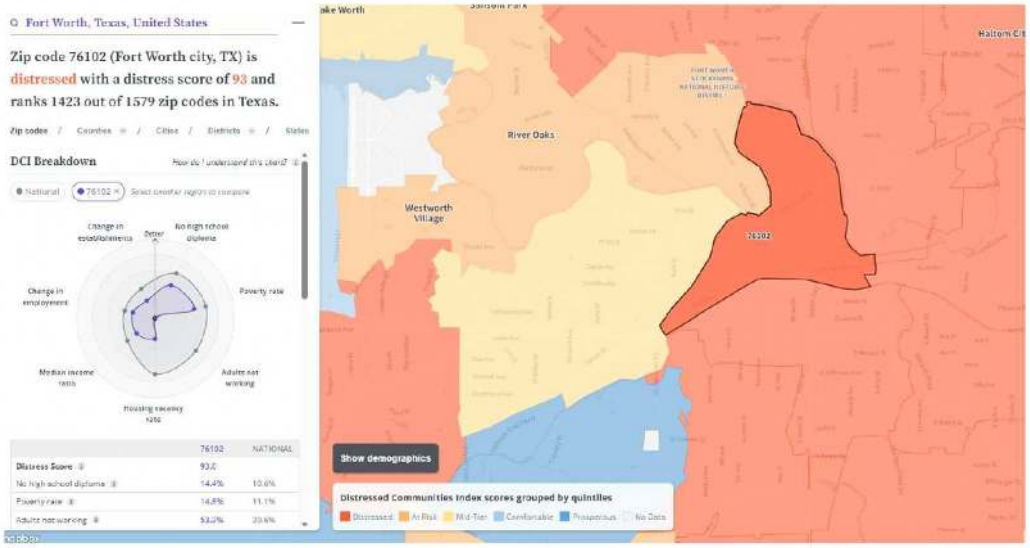
In Mr. Stumpf's case, employment impact forms only one component of the broader national significance of his proposed endeavor. His initiative is also designed to improve property utilization, reduce vacancy and operational inefficiencies, support the productive reuse of underperforming assets, and strengthen real estate investment performance.

In conclusion, the implementation of Mr. Stumpf's proposed endeavor is projected to support **16 direct positions and approximately 140 indirect jobs**, while generating tax revenue and broader economic activity through contractors, vendors, and real estate operations. These economic and workforce benefits complement the broader real estate and housing implications of the proposed endeavor and further reinforce its national importance.

Furthermore, Mr. Stumpf's proposed endeavor is strategically connected to the **Fort Worth, Texas metropolitan area**, which includes economically distressed communities. As detailed in the Business Plan, **ZIP Code 76102** is classified as **distressed under the Distressed Communities Index (DCI), with a Distress Score of 93.0**.

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The Business Plan documents significant socioeconomic challenges in this area, including **53.2 percent of adults not working, a housing vacancy rate of 15.3 percent, and a poverty rate of 14.8 percent**, all above national benchmarks. These indicators reflect challenges related to underutilized properties, reduced economic activity, and limited employment opportunities.



Through **ReProperty Group**, as the mechanism through which Mr. Stumpf will implement his proposed endeavor, the operation will contribute to local economic activity by improving leasing performance, reducing vacancy, repositioning underperforming properties, supporting more efficient asset utilization, creating employment, engaging third-party service providers, and generating tax revenue.

The proposed endeavor is particularly relevant in this context because its impact combines **real estate asset optimization with workforce and economic development**. Its portfolio-based management model is directly aligned with conditions affecting distressed areas by seeking to improve occupancy, property conditions, operational efficiency, and investment activity.

Consistent with *Matter of Dhanasar*, the economic impact of an endeavor may be particularly relevant when considered in the context of an economically depressed area. Here, Mr. Stumpf's proposed endeavor will operate in a region that includes a community experiencing substantial economic distress while generating employment and economic activity and promoting more productive use of existing real estate assets.

Accordingly, the proposed endeavor's combination of **reduced vacancy, improved property utilization, direct and indirect employment, local economic activity, and tax contributions** provides an additional dimension to its broader impact and further reinforces the national importance of Mr. Stumpf's proposed endeavor.

The endeavor impacts on a matter that a government entity has described as having national importance, or it's a subject of national importance:

The proposed endeavor directly impacts matters that the Federal Government has identified as priorities of national importance, particularly **housing supply and affordability, more efficient utilization of real estate assets, private investment in underserved communities, and the revitalization of economically distressed areas**.

These priorities are particularly relevant to Mr. Stumpf's proposed endeavor, which seeks to improve the utilization, operational efficiency, occupancy, and long-term performance of residential and commercial real estate assets through a portfolio-based asset optimization model.

On **March 13, 2026**, President Donald J. Trump issued Executive Order **14394, "Removing Regulatory Barriers to Affordable Home Construction."** The Order expressly identifies housing affordability and housing supply as federal priorities and establishes a policy of reducing barriers that constrain residential development. Importantly, it also addresses **housing preservation, adaptive reuse, residential development, and increased investment in housing**, demonstrating federal recognition of the importance of expanding and improving the productive use of the Nation's housing stock[1].

These objectives closely correspond to Mr. Stumpf's proposed endeavor. His model is designed not only to manage real estate portfolios, but also to **reduce vacancy, improve occupancy, reposition underperforming or underutilized properties, coordinate investment decisions, and enhance the productive use and long-term performance of existing real estate assets**.

Federal policy has also placed renewed emphasis on directing private investment toward **economically distressed and underserved communities through Opportunity Zones**. The Opportunity Zone program incentivizes investment in economically distressed communities, and in **2025 the program was made permanent**, establishing recurring designation cycles intended to provide long-term certainty for investors and communities[2].

In **July 2026**, the U.S. Department of the Treasury opened the new Opportunity Zone designation cycle, emphasizing the Federal Government's objective of driving additional private capital into communities that have historically received insufficient investment. Treasury has specifically characterized the renewed program as a means of encouraging investors, entrepreneurs, and local leaders to commit capital to overlooked communities[3].

HUD has likewise emphasized the relationship between Opportunity Zones, **housing development, community revitalization, and economic growth**, reporting that Opportunity Zone investment has increased housing supply, attracted substantial private investment, and generated employment in underserved communities[4].

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[1] https://www.whitehouse.gov/presidential-actions/2026/03/removing-regulatory-barriers-to-affordable-home-construction/
[2] https://www.hud.gov/opportunity-zones
[3] https://home.treasury.gov/news/press-releases/sb0550
[4] https://www.hud.gov/news/hud-no-25-134

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These priorities bear a particularly close relationship to Mr. Stumpf's proposed endeavor because ReProperty Group will initially operate in the **Fort Worth metropolitan area, including ZIP Code 76102**, which the Business Plan identifies as a distressed community with a **Distress Score of 93.0 and a housing vacancy rate of 15.3 percent**. The endeavor's leasing, portfolio-management, property-repositioning, and investment-coordination strategies are directly aligned with improving the utilization of properties and encouraging economic activity in areas affected by elevated vacancy and underinvestment.

Taken together, these federal initiatives demonstrate that **housing supply and affordability, productive utilization of real estate, investment in distressed communities, and community revitalization are matters currently receiving explicit attention from the Federal Government**. Mr. Stumpf's proposed endeavor directly intersects with these priorities by improving property utilization, reducing vacancy, repositioning underperforming assets, supporting private investment, and contributing to economic activity in the communities served.

Accordingly, the proposed endeavor is closely aligned with matters that the current Administration has expressly identified as important to the economic well-being and housing needs of the United States, further supporting the national importance of Mr. Stumpf's work under the first prong of *Matter of Dhanasar*.

3.2 Second PRONG:
The Self-Petitioner is Well-Positioned to Advance the Proposed Endeavor in the United States

Under the second prong of *Matter of Dhanasar*, the Petitioner must demonstrate that he is well-positioned to advance his proposed endeavor. This does not require proof of guaranteed success, but rather credible evidence of the individual's education, skills, knowledge, record of success in related or similar efforts, and progress toward advancing the proposed endeavor.

Mr. Stumpf clearly satisfies this requirement. He has a background in **real estate management, accounting, business administration, financial management, and mechanical engineering**, supported by extensive experience in real estate operations, leasing, asset management, investment decisions, financial restructuring, and operational optimization. His qualifications include the U.S. equivalent of a **Bachelor of Science in Accounting**, an **Associate of Arts in Real Estate**, graduate-level studies in Business Administration and Banking, and more than a decade of leadership experience involving real estate assets and property operations. These qualifications directly correspond to the financial, operational, and managerial capabilities required to advance his proposed **portfolio-based real estate asset optimization model** in the United States

3.2.1 EDUCATION, SKILLS, KNOWLEDGE, AND RECORD OF SUCCESS:

Mr. Stumpf is exceptionally well-positioned to advance the proposed endeavor due to his multidisciplinary academic background, extensive executive and entrepreneurial experience, direct

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expertise in real estate management and leasing operations, financial and investment knowledge, and demonstrated record of improving the operational and financial performance of real estate assets.

His academic credentials have been independently evaluated as equivalent in the United States to a **Bachelor of Science in Mechanical Engineering, one year of graduate study in Business Administration, one year of graduate study in Occupational Health and Safety, an Associate of Arts in Real Estate, a Bachelor of Science in Accounting, and one year of graduate study in Banking**. His education therefore combines technical, managerial, financial, accounting, investment, and real-estate disciplines that directly correspond to the integrated nature of his proposed endeavor.

Of particular relevance, Mr. Stumpf completed formal academic studies specifically in **Real Estate Management**, including coursework in property valuation and appraisal, real estate law, real property rights and contracts, real estate taxation, urban planning, condominiums and real estate development, property management and leasing, and real estate business negotiation. He subsequently earned a **Bachelor's degree in Accounting**, with coursework including managerial and cost accounting, controllership, investment analysis and feasibility, budget administration, financial-statement analysis, and auditing.

Mr. Stumpf further strengthened this financial expertise through graduate studies in **Banking, Investment, and Capital Markets**, encompassing investment analysis, sources of financing, financial engineering, asset management, international investment portfolios, capital markets, financial planning, investment-analysis methods, and portfolio operations. This combination of real estate, accounting, finance, investment, business administration, and engineering provides a particularly relevant foundation for an endeavor centered on **portfolio-based property management, financial oversight, operational optimization, investment decision-making, and property repositioning**.

His professional qualifications are further demonstrated by his formal standing in the Brazilian real estate industry. Mr. Stumpf has been a registered **Real Estate Broker with CRECI-RS, registration No. 45,907, since June 14, 2013**, and his registration remains active. His sustained activity in the profession has also received formal recognition from the Brazilian real estate regulatory system, including a **Diploma de Honra ao Mérito – Série Bronze**, awarded by the Federal and Regional Councils of Real Estate Brokers in recognition of ten years of professional activity and relevant services rendered to the real estate profession.

Mr. Stumpf's record extends well beyond academic preparation and professional licensing. He has accumulated more than two decades of experience across management, engineering, business operations, and real estate, progressively developing expertise in **asset management, leasing operations, financial restructuring, operational control, property acquisition and disposition, and investment decision-making**. His career demonstrates not merely theoretical knowledge of these areas, but repeated application of that knowledge to actual businesses and income-producing assets.

His experience is particularly significant through his leadership of multiple businesses operating directly within the real estate sector. **Penta Administração Patrimonial S.A.**, established in 1979 and currently active, operates principally in the leasing of company-owned real estate. **Alugue Direto**

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Administração Ltda., established in 2013 and also active, operates in real estate leasing brokerage and property management and administration. **Quota Gestão Imobiliária Ltda.**, established in 2012 and active, operates in real estate development, the purchase and sale of company-owned properties, and leasing brokerage. These companies provide an objective business context for the real estate-management experience upon which his U.S. endeavor is based.

Within these activities, Mr. Stumpf has demonstrated an ability to identify operational and financial weaknesses and implement corrective strategies. At **Penta Administração Patrimonial S.A.**, his responsibilities include business operations, financial oversight, and real estate investment decisions. The record indicates that he addressed a financial liability of approximately **R$400,000 and reduced it to approximately R$70,000 through the strategic disposition of underperforming assets and reallocation of financial resources**, while also organizing and classifying real estate assets for future development and incorporation initiatives.

At **Quota Gestão Imobiliária Ltda.**, Mr. Stumpf applied standardized property configurations and operating practices intended to improve the market attractiveness of residential and commercial properties, contributing to **high occupancy and reduced vacancy periods**. At **Alugue Direto Administração Ltda.**, he developed structured tenant-screening procedures incorporating credit-analysis systems and standardized property-inspection practices. According to the business record, these measures contributed to reducing default rates to **near zero**, while strengthening asset control during lease transitions and reducing maintenance-related disputes.

His role in Alugue Direto is further corroborated by official professional records. CRECI-RS [5]certifies that the company has been registered with the Council since **May 31, 2016**, remains active, and identifies Mr. Stumpf as its partner. Together with his individual CRECI registration, this evidence establishes sustained and regulated participation in the Brazilian real estate industry rather than a recent or speculative transition into the field.

The record also demonstrates substantial **entrepreneurial and business-management experience**. Accounting documentation identifies Mr. Stumpf as an **owner and manager** of Penta Administração Patrimonial S.A., Alugue Direto Administração Ltda., and Quota Administradora de Condomínios Ltda., with professional involvement in these companies dating respectively from 2015, 2013, and 2012. The accountant further attributes to his management experience in property leasing and real estate intermediation, with emphasis on **asset management, cost reduction, and maintaining extremely low levels of delinquency**. This evidence is particularly relevant because these are the same categories of operational challenges that his proposed U.S. model is designed to address.

Mr. Stumpf's broader professional trajectory provides additional evidence of leadership and the ability to implement structured operational systems. Before concentrating his activities in real estate, he held leadership positions at **Schmersal do Brasil**, including Regional Sales Manager, Engineering Manager, and Quality Manager, where his responsibilities included managing multidisciplinary teams, restructuring engineering and operational processes, and supporting product-certification initiatives for international markets, including the United States, Canada, China, and Germany. He

[5] https://www.creci-rs.gov.br/siteNovo/index.php

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later directed SEG Máquinas Engenharia Ltda., with responsibilities involving engineering services, risk analysis, operational procedures, and regulatory compliance.

His professional capabilities were also recognized internationally. During an earlier assignment with Schmersal in the United States, the Managing Director of Schmersal North American Operations described Mr. Stumpf as having progressed from Application Engineer to **Southeastern Regional Manager**, where he assumed responsibility for training, evaluating, motivating, and directing sales representatives and authorized resellers and for expanding the company's business in his territory. The letter further recognized his contribution to strengthening customer and reseller relationships and to the company's commercial success.

The documentary record further demonstrates that Mr. Stumpf has been called upon to **share his technical knowledge with other professionals**. As early as 1998, SENAI certified his participation as a speaker in an eight-hour seminar on **Safety Systems**, addressing industrial safety products, systems, and management. The record also documents subsequent invitations and participation as a speaker at professional and engineering events, reinforcing a longstanding pattern of professional knowledge dissemination beyond his ordinary employment responsibilities.

His technical expertise has additionally been supported by specialized professional certification. In 2014, following specialized training, Mr. Stumpf obtained the qualification of **CMSE® – Certified Machinery Safety Expert**, certified by TÜV NORD CERT GmbH. Although this certification relates to an earlier phase of his engineering career rather than directly to real estate, it further demonstrates his longstanding pattern of acquiring specialized technical expertise and applying structured approaches to operational management, risk assessment, and process control.

Importantly, Mr. Stumpf's proposed endeavor in the United States represents a **continuation and integration of capabilities he has already developed and applied**, rather than an entry into an unfamiliar field. ReProperty Group is designed around portfolio-based property management, leasing and contract coordination, acquisition and disposition support, financial and operational oversight, and property repositioning. These activities closely correspond to the functions Mr. Stumpf has already performed through the management of residential and commercial properties, lease structuring, vacancy reduction, financial restructuring, cost control, and optimization of underperforming real estate assets.

This prior record is particularly relevant to his intended role as **General Manager and Director of Real Estate Investments of ReProperty Group**, through which he will be responsible for the company's overall strategy, investment decisions, acquisition and disposition strategies, portfolio performance, financial objectives, market expansion, and high-level supervision of the professionals responsible for regulated and operational activities. Thus, the endeavor is directly aligned with the combination of real estate, financial, managerial, technical, and entrepreneurial expertise demonstrated throughout his career.

Mr. Stumpf's ability to advance the proposed endeavor is further supported by the documented financial performance of the real estate companies under his ownership and management. An independent accounting declaration confirms the revenues generated by **Alugue Direto, Quota,**

and Penta from 2020 through 2025, as well as their sustained growth and operational improvements under his management.

For comparison, **Indeed[6] reports an average salary of approximately R$165,684 annually for Real Estate Managers in Porto Alegre, Rio Grande do Sul**. Although company revenue is not equivalent to personal compensation, this benchmark, together with the documented financial performance of the companies he manages, demonstrates the **significant financial and managerial responsibility associated with Mr. Stumpf's professional activities** and further supports his ability to successfully advance the proposed endeavor in the United States.

Taken together, these achievements establish a record encompassing **multidisciplinary academic preparation, more than two decades of professional and managerial experience, formal real estate qualifications, sustained entrepreneurial activity, management of established real estate businesses, measurable improvements in asset and financial performance, international executive experience, professional recognition, technical specialization, and knowledge dissemination**.

In summary, Mr. Stumpf's **academic qualifications in engineering, business administration, real estate, accounting, and investment; more than a decade of regulated real estate activity; ownership and management of established real estate businesses; demonstrated results in debt reduction, vacancy management, tenant screening, delinquency control, asset repositioning, and operational optimization; and extensive leadership and entrepreneurial experience** establish that he is exceptionally well-positioned to advance the proposed endeavor in the United States.

3.2.2 SUPPORT LETTERS FROM INDUSTRY EXPERTS AND RECOGNITIONS

Mr. Stumpf's ability to advance the proposed endeavor is further supported by letters from experienced professionals and individuals who have directly observed his work in **real estate investment, property administration, leasing operations, asset management, financial restructuring, operational management, and business development**. Collectively, these letters provide firsthand evidence that Mr. Stumpf has successfully applied the same managerial, financial, and operational capabilities on which his proposed U.S. endeavor is based.

Mr. Rogério Ceni Coelho, an Infrastructure Engineer with Grupo RBS and more than two decades of professional experience in technology and infrastructure, directly observed Mr. Stumpf's work in connection with a strategic real estate acquisition for the organization. Mr. Stumpf was retained in 2025 to identify, source, and negotiate a real estate investment intended to expand the institution's physical capacity and logistical support. According to Mr. Coelho, Mr. Stumpf conducted the process from the initial market assessment through closing, combining market, technical, and legal analysis and successfully avoiding the speculative premium commonly associated with the acquisition of neighboring properties. As a result, the asset was acquired under normal market conditions while avoiding unnecessary costs and generating an effective increase in the institution's patrimonial position.

[6] https://br.indeed.com/career/gerente-imobili%C3%A1rio/salaries?salaryType=YEARLY

Mr. Coelho further explains that Mr. Stumpf provided continuous technical support through **Alugue Direto**, anticipated procedural and legal issues, and reduced the likelihood of future disputes. The acquisition enabled teams that had previously operated from different locations to work at the same address and also provided private parking for clients, creating a clear operational benefit. Based on this direct experience, Mr. Coelho emphasizes Mr. Stumpf's ability to manage complex real estate transactions with efficiency, sound market judgment, and strategic asset-management skills.

This example is particularly relevant to the proposed endeavor because ReProperty Group will provide **property acquisition and disposition coordination, investment analysis, portfolio oversight, and asset optimization**. Mr. Coelho's firsthand account demonstrates that Mr. Stumpf has already applied these capabilities in an actual transaction, identifying an appropriate asset, managing the negotiation process, controlling acquisition costs, anticipating risks, and producing a measurable operational and patrimonial benefit.

Mr. Luiz Roberto Voelcker, a real estate professional with postgraduate studies in Real Estate Law and more than two decades of experience in the sector, provides additional evidence of Mr. Stumpf's ability to manage established real estate operations. Mr. Voelcker explains that his professional relationship with Mr. Stumpf arose in the context of **real estate asset administration and leasing management**, including the transition of a portfolio of contracts that had previously been under Mr. Voelcker's responsibility. According to his account, Mr. Stumpf successfully assumed the operation and the corresponding contractual relationships without interruption, litigation, or loss of clients, demonstrating the ability to take responsibility for an existing real estate portfolio with technical discipline and continuity.

Mr. Voelcker also describes specific operational improvements introduced by Mr. Stumpf, including the restructuring of property maintenance and administrative services to improve financial performance, reduce fixed administrative costs, and increase the speed of client service. He further emphasizes Mr. Stumpf's focus on **risk mitigation and litigation prevention**, including proactive monitoring of maintenance requirements and early resolution of conflicts before they develop into legal or financial problems. In Mr. Voelcker's assessment, these practices demonstrate an ability to manage assets with attention to efficiency, profitability, preservation of value, and long-term operational sustainability.

The significance of this testimony is direct: the proposed endeavor is built around precisely these concepts, **portfolio-based property management, operational efficiency, cost control, risk management, asset preservation, and long-term property performance**. Mr. Voelcker's account therefore provides independent evidence that Mr. Stumpf has already implemented comparable management principles in established real estate operations.

Mr. Stumpf's record of successful property and financial management is also corroborated by **Mr. Rafael Fontes**, who personally observed Mr. Stumpf's administration of the Residencial Castel di Carrara condominium from 2019 through 2022 and currently serves as the condominium's manager. Mr. Fontes describes Mr. Stumpf's approach as combining participatory governance, disciplined financial management, infrastructure modernization, and protection of collective property value. During his administration, Mr. Stumpf coordinated improvements including perimeter security,

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closed-circuit monitoring, and replacement of internal street lighting, while deliberately prioritizing necessary and economically viable improvements rather than unnecessary expenditures.

More importantly, Mr. Fontes provides **quantifiable evidence of financial performance**. During the period described in his letter, condominium fees were reduced from **R$320 to R$150**, while the reserve fund increased from approximately **R$2,364.74 to R$11,823.00**, despite accumulated inflation of approximately 58 percent during the relevant period. He further states that bank loans were terminated, collection proceedings were resolved, and the condominium was ultimately transferred with a lower condominium fee, a strengthened reserve fund, and no outstanding financial liabilities.

These results are highly relevant to the second prong of *Dhanasar* because they provide objective evidence that Mr. Stumpf has previously taken responsibility for a real estate asset, evaluated expenditures, implemented operational improvements, reduced financial burdens, strengthened reserves, and preserved property value. Mr. Fontes specifically attributes these results to Mr. Stumpf's disciplined financial planning, responsible decision-making, and results-oriented leadership.

Mr. Stumpf's ability to manage personnel, develop markets, and assume broader organizational responsibility is further supported by a historical recommendation from **Peter M. Engstrom, then Managing Director of Schmersal North American Operations**. During Mr. Stumpf's earlier professional experience in the United States, he initially joined Schmersal as an Application Engineer and subsequently assumed the role of **Southeastern Regional Manager**. In that capacity, he was responsible for training, motivating, evaluating, and directing sales representatives and authorized resellers, as well as expanding the company's business within his territory. Mr. Engstrom specifically recognized Mr. Stumpf's initiative, analytical skills, computer proficiency, training capabilities, and contribution to strengthening customer and reseller relationships and the company's overall success.

Although this experience predates Mr. Stumpf's later concentration in real estate, it provides important evidence of a longstanding ability to **assume leadership responsibility, manage business relationships, develop markets, train personnel, and operate successfully within the United States**. These capabilities remain directly relevant to his proposed role as General Manager and Director of Real Estate Investments of ReProperty Group, where he will oversee strategy, business development, investment decisions, portfolio performance, employees, and strategic partners.

The consistency among these independent accounts is particularly significant. The authors observed Mr. Stumpf in different professional circumstances and at different stages of his career, yet they repeatedly identify the same core capabilities: **disciplined financial management, cost control, strategic decision-making, operational restructuring, risk mitigation, asset preservation, negotiation, client relationship management, leadership, and the ability to produce measurable results**.

These assessments are also consistent with the documentary record discussed above, including Mr. Stumpf's longstanding professional registration in the Brazilian real estate sector and the formal recognition he received from the Brazilian Federal and Regional Councils of Real Estate Brokers for ten years of professional activity and relevant services to the profession.

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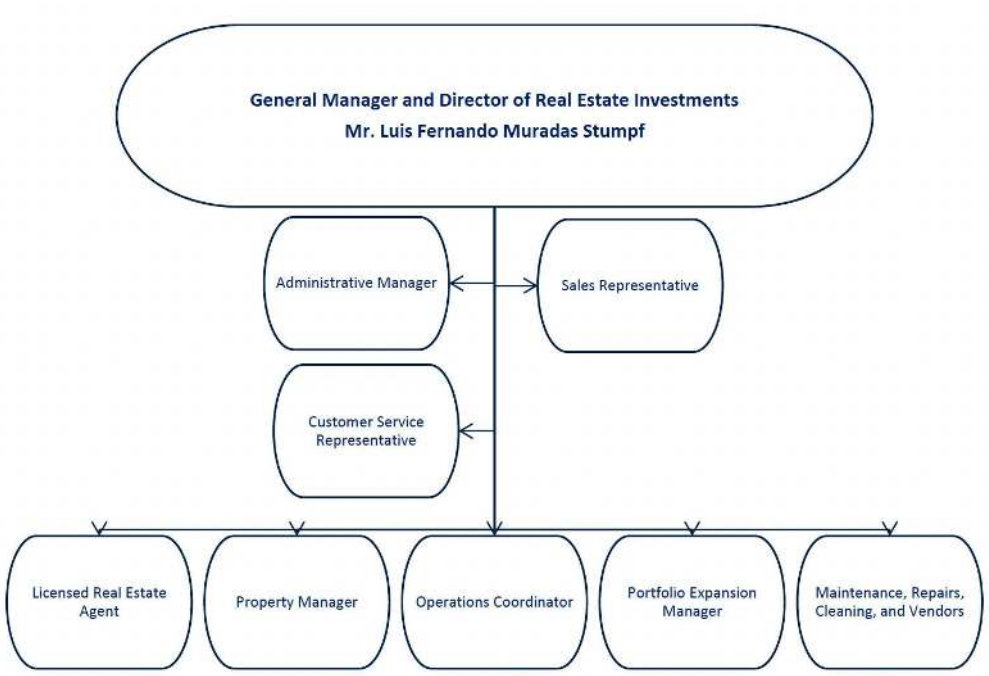
Taken together, the recommendation letters and professional recognition provide compelling independent evidence that Mr. Stumpf possesses not merely academic knowledge of real estate and financial management, but a **demonstrated record of applying those capabilities to real properties, investment transactions, leasing portfolios, operational restructuring, financial management, and asset-performance improvement**. His prior results closely correspond to the activities contemplated by ReProperty Group and further establish that he is well-positioned to advance the proposed endeavor in the United States.

3.2.3 PLAN FOR FUTURE ACTIVITIES AND FINANCIAL FEASIBILITY:

Mr. Stumpf will serve as **General Manager and Director of Real Estate Investments of ReProperty Group**, the mechanism through which his proposed endeavor will be implemented in the United States. He will oversee the company's strategy, investment decisions, portfolio performance, financial objectives, and market expansion.

As detailed in the Business Plan, ReProperty Group will provide **leasing and contract management, acquisition and disposition coordination, portfolio-based property management, and property repositioning**, expanding from **four professionals in Year 1 to sixteen by Year 5** under Mr. Stumpf's leadership.

His experience in **real estate management, investment analysis, financial oversight, and portfolio operations** directly supports the implementation and growth of the proposed endeavor.



The Business Plan demonstrates that the proposed endeavor is supported by a structured operational strategy and a financially feasible model. Mr. Stumpf's extensive experience in **real estate**

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management, investment analysis, financial oversight, and business operations further supports his ability to manage the resources required to establish and expand ReProperty Group.

The proposed endeavor requires an initial investment of approximately **US$100,000**, consisting of approximately **US$41,000 in startup expenses and US$59,000 in startup assets and working capital**. These funds will support business formation, licensing and legal expenses, office setup, technology and software systems, website development, marketing and client acquisition, insurance, professional services, rent and utilities, equipment, and working capital necessary for the company's initial operations.

Startup	
Requirements	
Startup Expenses	
Business Formation, Licensing, and Legal Fees	$3,000
Office Setup (Furniture and Basic Equipment)	$5,000
Technology and Software Systems	$6,000
Website Development and Digital Presence	$3,500
Marketing and Initial Client Acquisition	$12,000
Insurance	$2,000
Professional Fees	$3,500
Office Rent and Utilities	$6,000
Total Startup Expenses	$41,000
Startup Assets	
Cash Required	$48,000
Startup Inventory	$0
Other Current Assets	$0
Long-term Assets	$11,000
Total Assets	$59,000
Total Requirements	**$100,000**

The documentary record demonstrates financial resources substantially exceeding these startup requirements. **Edam Blue Corp.**, in which Mr. Stumpf is documented as a **director and joint shareholder**, maintains a significant portfolio of financial investments. The BVI corporate records identify Mr. Stumpf as a director of Edam Blue Corp. The Register of Members further identifies him as a joint holder of **30 ordinary shares under Certificate No. 10**.

Edam Blue Corp.'s financial statements report **US$272,701 in total assets as of December 31, 2025**, including **US$268,894 in financial assets**, with total equity of **US$271,226**. These figures are further corroborated by investment-account documentation. A **StoneX Financial** statement reports an ending account balance of **US$171,435.71**, including fixed-income investments and mutual funds, while a subsequent **Avenue Securities** statement reports a total portfolio equity of **US$101,690.39 as of March 31, 2026**.

Accordingly, the documentary record demonstrates that the **US$100,000 initial investment contemplated by the Business Plan is financially realistic and supported by substantial documented investment assets**, providing credible evidence that Mr. Stumpf is financially positioned to advance the proposed endeavor.

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3.3 Third PRONG:

On Balance, It Would be Beneficial to the United States to Waive the Requirement of a Job Offer and Labor Certification

Mr. Stumpf clearly satisfies the third criterion of *Matter of Dhanasar*. His proposed endeavor extends beyond conventional employment and involves establishing and leading **ReProperty Group**, a real estate investment and asset-management company focused on improving property utilization, operational efficiency, portfolio performance, and long-term asset value in the United States.

Requiring Mr. Stumpf to undergo the labor certification process would not adequately reflect the entrepreneurial nature of his endeavor. Rather than filling an existing position, he will direct the company's strategy, oversee real estate investment decisions, manage portfolio performance, and lead its expansion. These activities are not dependent upon a traditional employer-employee relationship.

According to the third criterion established under the *Dhanasar* framework, adjudicators must conduct a balancing test comparing the national interest in requiring a job offer and labor certification against the foreign national's ability to advance important U.S. priorities. Relevant considerations include:

- Whether it would be impractical for the foreign national to obtain a traditional job offer or for an employer to pursue labor certification given the nature of the proposed endeavor;
- Whether the United States would continue to benefit from the foreign national's contributions even if other qualified workers are theoretically available; and
- Whether the national interest in the foreign national's contributions is sufficiently urgent or substantial to justify waiving the labor certification requirement.

The *Matter of Dhanasar* decision makes clear that these factors are not rigid requirements, but rather guiding considerations in determining whether waiving the job offer and labor certification requirements would benefit the United States.

The evidence demonstrates that Mr. Stumpf's endeavor is expected to promote **more efficient real estate operations, improved allocation of investment capital, better asset utilization, and local economic activity**, while creating **16 direct jobs by Year 5** and supporting additional economic activity through contractors and service providers.

Accordingly, restricting Mr. Stumpf to a conventional employment relationship would limit the very activities through which his endeavor is expected to benefit the United States. **On balance, waiving the job offer and labor certification requirements is therefore justified under the third prong of *Matter of Dhanasar*.**

3.3.1 IMPRACTICABILITY OF A LABOR CERTIFICATION:

Given the entrepreneurial and independent nature of the proposed endeavor, in which Mr. Stumpf will establish and lead **ReProperty Group**, the traditional labor certification process is impractical. Mr. Stumpf is not seeking to fill a preexisting position with a U.S. employer. Instead, he intends to

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develop and expand a real estate investment and asset-management enterprise focused on improving property utilization, operational efficiency, portfolio performance, and long-term asset value.

- **Nature of the Proposed Endeavor:** Mr. Stumpf will serve as **General Manager and Director of Real Estate Investments**, overseeing business strategy, investment decisions, portfolio performance, financial objectives, personnel, and expansion opportunities. The endeavor therefore depends upon his extensive experience in real estate operations, financial management, engineering, and business leadership rather than a traditional employer-employee relationship.
- **Job Creation and Economic Impact:** ReProperty Group is projected to create **16 direct jobs by Year 5**, while also supporting additional economic activity through independent contractors, professional services, technicians, vendors, and outsourced providers.
- **Self-Sustainability and Broader Contribution:** The endeavor is designed to generate recurring and transaction-based revenues while improving real estate operations, capital allocation, property utilization, and local economic activity. The Business Plan further demonstrates a financially structured operation with a projected path toward long-term growth and sustainability.

Accordingly, requiring Mr. Stumpf to obtain a traditional job offer and undergo labor certification would be inconsistent with the structure of his proposed endeavor. **Rather than competing for an existing U.S. position, he intends to establish and lead an enterprise that will create jobs, engage U.S. service providers, improve the productive use of real estate assets, and generate broader economic activity**, strongly supporting waiver of the labor certification requirement.

3.3.2 THE U.S. WOULD STILL BENEFIT FROM THE FOREIGN NATIONAL'S CONTRIBUTION EVEN IF QUALIFIED U.S. WORKERS ARE AVAILABLE:

Given Mr. Stumpf's extensive experience in **real estate operations, asset management, financial oversight, engineering, and business management**, he is well positioned to advance the proposed endeavor in the United States. While qualified professionals exist in the U.S. real estate market, Mr. Stumpf's combination of technical, financial, operational, and entrepreneurial experience provides distinct benefits that extend beyond filling a conventional position.

- **Qualifications and Experience:** Mr. Stumpf possesses more than two decades of professional experience combining management, engineering, financial oversight, and residential and commercial real estate operations. His experience includes property acquisition and disposition, leasing, portfolio management, financial controls, tenant screening, and operational improvement.
- **Proven Record of Success:** His professional record demonstrates measurable results, including reducing approximately **R$400,000 in financial liabilities to approximately R$70,000** through strategic asset disposition and resource allocation, improving occupancy and reducing vacancy periods, and implementing tenant-screening procedures that contributed to reducing default rates to near zero.
- **Specialized Contribution:** Through ReProperty Group, Mr. Stumpf will apply this experience to a portfolio-based model designed to improve operational efficiency, property utilization, capital allocation, and long-term asset performance.

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- **Additional Benefits:** His contribution is not limited to performing real estate services personally. He will establish and lead an enterprise projected to create **16 direct jobs by Year 5**, while engaging contractors, professional service providers, technicians, and other U.S. businesses.

In summary, even if qualified U.S. workers are available, **Mr. Stumpf's combination of extensive real estate experience, demonstrated operational and financial results, entrepreneurial leadership, and ability to establish and expand ReProperty Group provides benefits beyond those associated with filling a traditional position**. His endeavor will support job creation, economic activity, improved real estate operations, and more productive utilization of residential and commercial assets, reinforcing that the United States would continue to benefit from his contributions.

3.3.3 WHETHER THE NATIONAL INTEREST IN THE FOREIGN NATIONAL'S CONTRIBUTIONS IS URGENT ENOUGH TO JUSTIFY BYPASSING THE LABOR CERTIFICATION PROCESS:

The national interest in Mr. Stumpf's contributions supports waiving the labor certification process. His extensive experience in **real estate operations, asset management, financial oversight, engineering, and business management**, together with his demonstrated ability to improve property performance and financial efficiency, provides a strong foundation for advancing the proposed endeavor.

Current Real Estate Needs: The proposed endeavor addresses important challenges involving **property utilization, operational inefficiencies, portfolio performance, and the effective management of residential and commercial real estate assets**. ReProperty Group is specifically designed to improve asset utilization, reduce inefficiencies, support informed investment decisions, and enhance the long-term performance of income-generating properties.

Immediate Economic Impact: The implementation of the endeavor will generate measurable economic benefits through real estate investment and management activities, engagement of U.S. contractors and service providers, and the creation of **16 direct jobs by Year 5**. Requiring labor certification would unnecessarily restrict an entrepreneurial endeavor designed to create rather than occupy employment opportunities.

Documented Ability to Advance the Endeavor: Mr. Stumpf has demonstrated measurable results in his prior activities, including reducing substantial financial liabilities through strategic asset disposition, improving occupancy and vacancy performance, and implementing management practices that reduced tenant default rates to near zero. These results demonstrate his ability to implement the proposed business model effectively.

Strategic Benefit to the United States: Allowing Mr. Stumpf to advance ReProperty Group without the constraints of labor certification will facilitate **job creation, economic activity, improved property utilization, and more efficient management of residential and commercial real estate assets**.

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In summary, Mr. Stumpf's combination of extensive experience, demonstrated results, entrepreneurial leadership, and capacity to establish and expand ReProperty Group supports waiving the labor certification requirement. His direct involvement will **create employment opportunities, stimulate economic activity, improve real estate asset performance, and contribute to more efficient and productive utilization of U.S. properties.**

4. FINAL CONSIDERATIONS

From all topics discussed above and the attached evidence, it is "more likely than not" that:

1. **The petitioner, Mr. Luis Fernando Muradas Stumpf, qualifies for EB-2 classification as a member of the professions holding an advanced degree.** The evidence establishes that he possesses the required academic qualifications and professional background for EB-2 classification, supported by his education and more than two decades of progressive post baccalaureate experience in **management, engineering, real estate operations, and financial oversight**.

2. **The petitioner's endeavor has substantial merit and national importance.** Consistent with *Matter of Dhanasar*, Mr. Stumpf's proposed endeavor, through **ReProperty Group**, seeks to improve **real estate asset utilization, operational efficiency, portfolio performance, and investment decision-making** involving residential and commercial properties. The endeavor will also generate economic benefits through business activity, engagement of U.S. service providers, and employment creation, with **16 direct jobs projected by Year 5**.

3. **The self-petitioner is well-positioned to advance the endeavor.** Mr. Stumpf possesses more than two decades of professional experience and a demonstrated record of improving financial and real estate operations, including reducing significant financial liabilities through strategic asset disposition, improving occupancy and vacancy performance, and implementing management practices that contributed to reducing tenant defaults to near zero. His experience, entrepreneurial background, Business Plan, and documented financial resources provide a strong foundation for successfully establishing and expanding ReProperty Group.

4. **On balance, it would be beneficial to the United States to waive the requirement of a job offer and labor certification.** The labor certification process is impractical for an entrepreneurial endeavor whose purpose is not to fill an existing U.S. position, but to establish and lead a business that will **create employment opportunities, stimulate economic activity, improve real estate operations, and promote more productive utilization of residential and commercial assets**.

Through this petition, it is respectfully submitted that **Mr. Luis Fernando Muradas Stumpf** merits favorable consideration for a National Interest Waiver pursuant to Section 203(b)(2)(B)(i) of the Immigration and Nationality Act. His extensive professional experience, demonstrated results, entrepreneurial leadership, and ability to advance ReProperty Group position him to generate meaningful **economic, employment, and real estate-sector benefits** in the United States.

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We respectfully request favorable consideration of this Form I-140 immigrant petition, classifying **Mr. Luis Fernando Muradas Stumpf** under the employment-based second preference category, together with a waiver of the job offer and labor certification requirements, as his proposed endeavor will substantially benefit the national interest of the United States.

Should you require any further information or documentation, please do not hesitate to contact my office. Thank you in advance for your kind assistance with this matter.

Sincerely,



Otavio Haverroth Silva
California Bar # 343486

San Diego, CA - PO Box 90487

Exhibit list

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C.II – Second Prong – Well-Positioned to Advance the Proposed Endeavor:

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Derivative’s Passport Biometrics 377-378

Derivative’s US Visa 379-380

Exhibit A

LUIS FERNANDO MURADAS STUMPF

Email | *lfms@outlook.com.br*
Phone | *(+55 41 9 9972 9572)*

Multidisciplinary manager with experience in negotiation, credit analysis, cost reduction, system implementation, commercial management, and development of electronic products. National and international experience, having worked in Brazil, Europe, North America, and Latin America. Proven track record of results in reducing delinquency, optimizing processes, leading teams, and obtaining international certifications.

WORK EXPERIENCE

DIRECTOR

EDAM BLUE CORPORATION – TORTOLA – BRITISH VIRGIN ISLANDS

06/2025 – PRESENT

Responsible for the legal management of the company's business, operations, and investment direction. Participated in the company's founding in 2024, structuring its accounting and financial management. Responsible for the administration of assets, financial investments, and investment portfolios in the United States and Europe, focusing on balancing operating costs, inflation protection, and asset growth. In 2026, the company began managing approximately **USD 275,000 in financial assets** distributed across different investment portfolios.

DIRECTOR

PENTA ADMINISTRAÇÃO S.A. – PORTO ALEGRE – RIO GRANDE DO SUL - BRAZIL

12/2024 – PRESENT

Responsible for business and operations management, with a focus on investment allocation, financial control, and strategic real estate acquisition and disposal decisions. Led initiatives that reduced the company's liabilities from approximately **R$ 400,000 to R$ 70,000** over two years by selling underperforming assets and allocating proceeds toward debt repayment. Also led the organization of properties for development and incorporation processes and the identification of partner companies for construction and real estate development projects.

DIRECTOR

QUOTA GESTÃO IMOBILIÁRIA LTDA – BRASÍLIA – FEDERAL DISTRICT

12/2024 – PRESENT

Company focused on the rental of owned properties in the Brasília/Federal District region, with strategic management of operations and the outsourcing of local real estate agencies for tenant acquisition and relationship management. Responsible for defining standards for furniture, household items, and property presentation, aiming to increase property attractiveness, reduce vacancy periods, and maintain active rental agreements. This strategy contributed to high occupancy rates and low vacancy periods, supporting the return on real estate investments.

DIRECTOR

ALUGUE DIRETO (REGIONAL COUNCILS OF REAL ESTATE BROKERS - CRECIS RS - 24502J) – PORTO ALEGRE – RIO GRANDE DO SUL - BRAZIL

12/2012 – PRESENT

Technical Manager — CRECI/RS No. 45907-F, responsible for new business development, contract negotiation, and direct relationships with property owners and tenants.

Responsible for implementing, in 2012, the tenant credit analysis process using databases such as SPC, Experian, and Boa Vista, as well as implementing a property inspection methodology for move-in and move-out, including maintenance control, alterations, and the general condition of the properties.

DIRECTOR

SEG MÁQUINAS COMÉRCIO DE MATERIAIS ELÉTRICOS LTDA – CURITIBA – PARANÁ – BRAZIL

12/2022 – PRESENT

Responsible for structuring the Information Technology area across Penta, Alugue Direto, and Quota, including servers, software, corporate communications, data backups, email, bank collections, and management and accounting control systems. Also acting in the sourcing of suppliers of electrical, plumbing, and other materials for the properties managed by the affiliated companies.

DIRECTOR

SEG MÁQUINAS ENGENHARIA LTDA – CURITIBA – PARANÁ – BRAZIL

12/2012 – 12/2022

Acting as the Technical Manager before the Regional Council of Engineering, with responsibility for engineering services related to the safety of machinery, equipment, and industrial facilities.
Provision of technical services to companies in the mechanical, food, agro-industrial, plastics, packaging, personal care, construction, and machinery manufacturing sectors in the states of Paraná, Santa Catarina, Rio Grande do Sul, and São Paulo.
Preparation of safety training programs, risk analysis reports, safety procedures for machinery and equipment, risk classification studies, and other technical documents related to industrial safety.

QUALITY MANAGER

04/2011 - 05/2012

SCHMERSAL DO BRASIL – BOITUVA – SÃO PAULO – BRAZIL

Responsible for the reorganization and restructuring of internal processes within the Quality area, focusing on improving support to production and reducing customer complaints. Management of a team of 8 employees. Implementation of a nationwide technical assistance service. Participation in the certification processes for domestically manufactured products with UL — United States, CSA — Canada, CCC — China, and BG — Germany.

ENGINEERING MANAGER

12/2008 - 04/2011

SCHMERSAL DO BRASIL – BOITUVA – SÃO PAULO – BRAZIL

Management of a team of 20 employees in the Engineering area. Restructuring of the department, with activities divided among multidisciplinary teams in the mechanical, electrical, electronic, and plastic injection areas, focused on meeting new product development demands. Reorganization of the purchasing process for electronic components sourced from Asia. Implementation of a project control system covering costs, deadlines, and activities throughout the entire plant. Participation in the selection of new employees for electronic engineering positions. Implementation of electronic design software and a Research and Development — R&D investment control system aimed at utilizing the benefits of the Innovation Law with the Ministry of Science and Technology. Acting as the legal representative responsible for product certification, including products referenced in the AZM 161 and ZQ 700 technical manuals.

REGIONAL SALES MANAGER

01/2004 - 11/2008

SCHMERSAL DO BRASIL – CURITIBA – PARANÁ – BRAZIL

Management of a team of 5 employees, responsible for customer service, new business development, and sales in the states of Paraná and Santa Catarina. Creation and implementation of technical service sales through consulting contracts. Provision of technical consulting services for two years to a large company with approximately 8.000 employees. Acting to increase market share and expand sales of automation products.

SALES ENGINEER

03/2003 – 12/2003

PANATLANTICA S.A. CURITIBA – PARANÁ

Responsible for mapping the flat steel market in the Curitiba metropolitan area. Identification of companies that consumed flat steel with re-rolled/reinforced structures for light applications in mechanical components. Development of a database containing information on potential companies, projected consumption, prevailing price ranges, and products consumed. Identification of competitors from the state of São Paulo operating in the regional market.

DEVELOPMENT ENGINEER

12/2000 – 04/2002

STEUTE MEDITEC / EE CONTROLS - ELMSFORD NY – UNITED STATES OF AMERICA

Business development for products supplied to medical equipment manufacturers. Technical interface with customers and engineering teams for the specification of customized products. Preparation of quotations for supply contracts. Support for new customers and participation in medical and dental industry trade shows.

REGIONAL SALES MANAGER

08/2000 – 04/2002

SCHMERSAL / EE CONTROLS - USA & CANADA – HAWTHORNE, NY - UNITED STATES OF AMERICA

Responsible for sales, technical support, and training of representatives and distributors in nine southeastern U.S. states. Management of relationships with distributors and sales representatives, including approximately 15 distributors and 3 representative offices. Participation in trade shows in the United States and Portugal. Acting in technical marketing, participating in the creation of product catalogs for the U.S. market and development of digital content for the company's website.

ACADEMIC BACKGROUND

GRADUATE STUDIES DEGREE

- **APPLICATIONS AND INVESTMENTS - PONTIFICAL CATHOLIC UNIVERSITY OF PARANÁ (PUC/PR)-COMPLETED IN 05/2026**
- **BANKING, INVESTMENT AND CAPITAL MARKETS - PUC/PR- COMPLETED IN 04/2025**
- **OCCUPATIONAL SAFETY ENGINEERING- STATE UNIVERSITY OF PONTA GROSSA/PARANÁ - COMPLETED IN 12/2005**
- **BUSINESS ADMINISTRATION EMPHASIS IN MARKETING - SUPERIOR SCHOOL OF ADVERTISING AND MARKETING SÃO PAULO/ SÃO PAULO - COMPLETED IN 12/1998**

BACHELOR'S DEGREE

- **ACCOUNTING SCIENCES - UNICESUMAR- UNIVERSITY CENTER OF MARINGÁ/PARANÁ - COMPLETED IN 02/2018**
- **MECHANICAL ENGINEERING- FEDERAL UNIVERSITY OF RIO GRANDE DO SUL/RS - COMPLETED IN 12/1994**

TECHNOLOGY DEGREE

- **TECHNOLOGY DEGREE IN REAL ESTATE MANAGEMENT - LUTHERAN UNIVERSITY OF BRAZIL-CANOAS/RIO GRANDE DO SUL- COMPLETED IN 10/2009**

MAIN COURSES / SEMINARS

- **ATTENDEE - OPTICAL ELECTRONICS TRAINING 04/1998 - SCHMERAL EOT**
- **SPEAKER - SECURITY SYSTEMS - 10/1998 - SENAI/RIO GRANDE DO SUL**
- **ATTENDEE - SALES CONVENTION - 03/1999 - KA SCHMERSAL**
- **SPEAKER - MAN MACHINE PROTECTION - FERRAMENTAS GERAIS - JOINVILLE/SANTA CATARINA**
- **SPEAKER - SECURITY AND AUTOMATION SYSTEMS - 10/2006 - PUC/PARANÁ**

- **Speaker - Machinery Safety - 10/2007- APSSO - Joinville/Santa Catarina**

CERTIFICATIONS

- **CMSE - Certified Machine Safety Expert - Completed in 09/2014**
  Expired in 09-2018

PROFESSIONAL LICENSE

REGIONAL COUNCIL OF REAL ESTATE BROKERS- STATE OF RIO GRANDE DO SUL

LICENSE NUMBER RS 45907-F

VOLUNTEER WORK

- **Grupo Escoteiro 11i PR São Marcelino Champagnat**
  Section leader - scout troop (Youth between 10-14.5 years old)
  06/2024 - Present - Almirante Tamandaré - Paraná - Brazil
- **Grupo Escoteiro 111 PR São Marcelino Champagnat**
  Assistant leader - scout troop (Youth between 10-14.5 years old)
  06/2022 - 06/2024- Almirante Tamandaré- Paraná - Brazil
- **Grupo Escoteiro 111 PR São Marcelino Champagnat**
  Storekeeper
  06/2018 - 06/2020- Almirante Tamandaré -Paraná - Brazil
- **Grupo Escoteiro 111 PR São Marcelino Champagnat**
  Financial director - Scout group board
  05/2016 - 04/2018 - Almirante Tamandaré - Paraná - Brazil
- **Grupo Escoteiro 111 PR São Marcelino Champagnat**
  Assistant leader - senior/guide troop (Youth between 14.5 -18 years old)
  08/2015 - 03/2017 - Almirante Tamandaré - Paraná - Brazil

OTHER SKILLS

Fluent in German

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 21, 2026.

LUIS FERNANDO MURADAS STUMPF

E-mail | *lfms@outlook..com.br*
Telefone | *(+55 41 9 9972 9572)*

Gestor multidisciplinar, com experiência em negociação, análise de crédito, redução de custos, implantação de sistemas, gestão comercial e desenvolvimento de produtos eletroeletrônicos. Possui vivência nacional e internacional, tendo atuado no Brasil, Europa, América do Norte e América Latina. Histórico de resultados em redução de inadimplência, otimização de processos, liderança de equipes e obtenção de certificações internacionais.

EXPERIÊNCIA

DIRETOR

EDAM BLUE CORPORATION – TORTOLA – BRITISH VIRGIN ISLANDS

06/2025 – PRESENTE

Responsável legal pela gestão de negócios, operações e direcionamento de investimentos da empresa. Participou da fundação da companhia em 2024, estruturando a contabilidade e a gestão financeira. Atua na administração de ativos, aplicações financeiras e carteiras de investimento nos Estados Unidos e na Europa, com foco em equilíbrio de custos operacionais, proteção inflacionária e crescimento patrimonial. Em 2026, a empresa passou a administrar aproximadamente **USD 275 mil em ativos financeiros** distribuídos em diferentes carteiras de investimento.

DIRETOR

PENTA ADMINISTRAÇÃO S.A. – PORTO ALEGRE – RS - BRAZIL

12/2024 – PRESENTE

Responsável pela gestão de negócios e operações, com atuação em direcionamento de investimentos, controle financeiro e decisões estratégicas de compra e venda de imóveis. Liderou iniciativas que reduziram o passivo da empresa de aproximadamente **R$ 400 mil para R$ 70 mil** em dois anos, por meio da venda de ativos deficitários e da alocação de receitas para quitação de dívidas. Também conduziu a organização de imóveis para processos de incorporação e a prospecção de empresas parceiras para projetos de construção e incorporação imobiliária.

DIRETOR

QUOTA GESTÃO IMOBILIÁRIA LTDA – BRASÍLIA – DISTRITO FEDERAL

12/2024 – PRESENTE

Empresa focada na locação de imóveis próprios na região de Brasília/DF, com gestão estratégica da operação e subcontratação de imobiliárias locais para captação e relacionamento com locatários. Responsável pela definição de padrões de mobiliário, utensílios e apresentação dos imóveis, visando aumentar sua atratividade, reduzir períodos de vacância e manter contratos de locação ativos. A estratégia contribuiu para a manutenção de alta ocupação e baixo tempo de vacância, favorecendo o retorno sobre o investimento imobiliário.

DIRETOR

ALUGUE DIRETO (CRECIS RS - 24502J) – PORTO ALEGRE – RS - BRAZIL

12/2012 – PRESENTE

Responsável Técnico — CRECI/RS nº 45907-F, com atuação na captação de novos negócios, negociação de contratos e relacionamento direto com proprietários e locatários.

Responsável pela implementação, em 2012, do processo de análise de crédito de locatários com apoio de bases como SPC, Experian e Boa Vista, além da implantação de metodologia de vistoria de imóveis para recebimento e entrega, contemplando controle de manutenção, alterações e condições gerais das unidades.

DIRETOR

SEG MÁQUINAS COMÉRCIO DE MATERIAIS ELÉTRICOS LTDA – CURITIBA PR BRASIL

12/2022 – PRESENTE

Responsável pela estruturação da área de Tecnologia da Informação nas empresas Penta, Alugue Direto e Quota, incluindo servidores, softwares, comunicação corporativa, backup de dados, e-mails, cobrança bancária e sistemas de controle gerencial e contábil. Atuação também voltada à prospecção de fornecedores de materiais elétricos, hidráulicos e outros insumos destinados aos imóveis administrados pelas empresas associadas.

DIRETOR

SEG MÁQUINAS ENGENHARIA LTDA - CURITIBA PR BRASIL

12/2012 – 12/2022

Atuação como Responsável Técnico perante o Conselho Regional de Engenharia, respondendo por serviços de engenharia de segurança em máquinas, equipamentos e instalações industriais.
Prestação de serviços técnicos para empresas dos segmentos mecânico, alimentício, agroindustrial, plástico, embalagens, higiene pessoal, construção civil e fabricantes de máquinas, nos estados do Paraná, Santa Catarina, Rio Grande do Sul e São Paulo.
Elaboração de treinamentos de segurança, laudos de análise de risco, procedimentos de segurança em máquinas e equipamentos, estudos de classificação de risco e demais documentos técnicos relacionados à segurança industrial.

GERENTE DE QUALIDADE

04/2011 - 05/2012

SCHMERSAL DO BRASIL -BOITUVA SP - BRASIL

Responsável pela reorganização e reestruturação de processos internos da área de Qualidade, com foco na melhoria do atendimento à produção e na redução de reclamações de clientes. Gestão de equipe composta por 8 colaboradores.
Implantação do serviço de assistência técnica nacional. Atuação nos processos de certificação de produtos de fabricação nacional junto às entidades UL — Estados Unidos, CSA — Canadá, CCC — China e BG — Alemanha.

GERENTE DE ENGENHARIA

12/2008 - 04/2011

SCHMERSAL DO BRASIL -BOITUVA SP - BRASIL

Gestão de equipe composta por 20 colaboradores na área de Engenharia. Reestruturação do departamento, com divisão das atividades em equipes multidisciplinares nas áreas mecânica, elétrica, eletrônica e injeção de plástico, voltadas ao atendimento das demandas de desenvolvimento de novos produtos. Reorganização do processo de compras de componentes eletrônicos oriundos da Ásia. Implantação de sistema de controle de projetos, contemplando custos, prazos e atividades, com abrangência em toda a fábrica. Participação na seleção de novos colaboradores para cargos de engenharia eletrônica. Implantação de software de projetos eletrônicos e sistema de controle de investimentos em Pesquisa e Desenvolvimento — P&D, voltado à utilização dos benefícios da Lei de Inovação junto ao Ministério da Ciência e Tecnologia. Atuação como responsável legal pela certificação de produtos, incluindo produtos referenciados nos manuais técnicos AZM 161 e ZQ 700.

GERENTE REGIONAL DE VENDAS

01/2004 - 11/2008

SCHMERSAL DO BRASIL -CURITIBA PR - BRASIL

Gestão de equipe composta por 5 colaboradores, responsável pelo atendimento a clientes, prospecção de novos negócios e vendas nos estados do Paraná e Santa Catarina. Criação e implantação da venda de serviços técnicos por meio de contratos de consultoria. Prestação de serviços de consultoria técnica durante dois anos para empresa de grande porte, com aproximadamente 8.000 colaboradores. Atuação voltada ao aumento da participação de mercado e à ampliação das vendas de produtos de automação.

ENGENHEIRO DE VENDAS

03/2003 – 12/2003

PANATLANTICA S.A. CURITIBA – PARANÁ

Responsável pelo mapeamento do mercado de aços planos na região metropolitana de Curitiba. Identificação de empresas consumidoras de aço plano com estrutura relaminada/reforçada para aplicações leves em peças mecânicas. Estruturação de banco de dados com informações sobre empresas potenciais, consumo previsto, faixa de preços praticada e produtos consumidos. Levantamento de concorrentes do estado de São Paulo atuantes no mercado regional.

ENGENHEIRO DE DESENVOLVIMENTO

12/2000 – 04/2002

STEUTE MEDITEC / EE CONTROLS - ELMSFORD NY – ESTADOS UNIDOS DA AMÉRICA

Atuação no desenvolvimento de negócios para produtos destinados a fabricantes de equipamentos médicos. Interface técnica com clientes e equipes de engenharia para especificação de produtos sob encomenda. Elaboração de orçamentos para contratos de fornecimento. Atendimento a novos clientes e participação em feiras dos segmentos médico e odontológico.

GERENTE DE VENDAS REGIONAL

08/2000 – 04/2002

SCHMERSAL / EE CONTROLS - USA & CANADA – HAWTHORNE, NY - ESTADOS UNIDOS DA AMÉRICA

Responsável por vendas, suporte técnico e treinamento de representantes e distribuidores em nove estados do sudeste dos Estados Unidos. Gestão do relacionamento com distribuidores e representantes comerciais, incluindo aproximadamente 15 distribuidores e 3 escritórios de representação. Participação em feiras comerciais nos Estados Unidos e em Portugal. Atuação em marketing técnico, com participação na criação de catálogos de produtos para o mercado americano e elaboração de conteúdo digital para o website da empresa.

EDUCAÇÃO

PÓS-GRADUAÇÃO

- **APLICAÇÕES E INVESTIMENTOS - PUC/PR – CONCLUIDA EM 05/2026**
- **BANKING, INVESTIMENTO E MERCADO DE CAPITAIS - PUC/PR- CONCLUÍDA EM 04/2025**
- **ENGENHARIA DE SEGURANÇA DO TRABALHO - UNIV. ESTADUAL DE PONTA GROSSA/PR - CONCLUÍDA EM 12/2005**
- **ADMINISTRAÇÃO DE EMPRESAS ÊNFASE EM MARKETING - ESCOLA SUPERIOR DE PROPAGANDA E MARKETING SÃO PAULO/SP - CONCLUÍDA EM 12/1998**

BACHARELADO

- **CIÊNCIAS CONTÁBEIS - UNICESUMAR - CENTRO UNIVERSITÁRIO DE MARING/ PR - CONCLUÍDO EM 02/2018**
- **ENGENHARIA MECÂNICA - UNIVERSIDADE FEDERAL DO RIO GRANDE DO SUL/RS - CONCLUÍDO EM 12/1994**

TECNÓLOGO

- **TECNÓLOGO DE GESTÃO DE IMÓVEIS - UNIVERSIDADE LUTERANA DO BRASIL – CANOAS/RS - CONCLUÍDO EM 10/2009**

PRINCIPAIS CURSOS / SEMINÁRIOS

- **CURSANTE - TREINAMENTO DE ELETRÔNICA ÓTICA 04/1998 - SCHMERAL EOT**
- **PALESTRANTE – SISTEMAS DE SEGURANÇA – 10/1998 – SENAI/RS**
- **CURSANTE – CONVENÇÃO DE VENDAS – 03/1999 – KA SCHMERSAL**
- **PALESTRANTE – PROTEÇÃO HOMEM MÁQUINA - FERRAMENTAS GERAIS – JOINVILLE/SC**
- **PALESTRANTE - SISTEMAS DE SEGURANÇA E AUTOMAÇÃO – 10/2006 – PUC/PR**

- **PALESTRANTE – SEGURANÇA EM MÁQUINAS – 10/2007 – APSSO- JOINVILLE/SC**

CERTIFICAÇÕES

- **CMSE – CERTIFIED MACHINE SAFETY EXPERT – CONCLUÍDA EM 09/2014**
  Expirado em 09-2018

LICENÇA PROFISSIONAL

CONSELHO REGIONAL DE CORRETORES DE IMÓVEIS - ESTADO DO RIO GRANDE DO SUL
NÚMERO DA LICENÇA RS 45907-F

TRABALHO VOLUNTÁRIO

- **GRUPO ESCOTEIRO 111 PR SÃO MARCELINO CHAMPAGNAT**
  Chefe de seção – tropa escoteira (Jovens entre 10-14,5 anos)
  06/2024 - Atual – Almirante Tamandaré PR Brasil
- **GRUPO ESCOTEIRO 111 PR SÃO MARCELINO CHAMPAGNAT**
  Chefe de assistente – tropa escoteira (Jovens entre 10-14,5 anos)
  06/2022 - 06/2024 – Almirante Tamandaré PR Brasil
- **GRUPO ESCOTEIRO 111 PR SÃO MARCELINO CHAMPAGNAT**
  Almoxarife
  06/2018 - 06/2020 – Almirante Tamandaré PR Brasil
- **GRUPO ESCOTEIRO 111 PR SÃO MARCELINO CHAMPAGNAT**
  Diretor financeiro – Diretoria do grupo escoteiro
  05/2016 - 04/2018 – Almirante Tamandaré PR Brasil
- **GRUPO ESCOTEIRO 111 PR SÃO MARCELINO CHAMPAGNAT**
  Chefe de assistente – tropa senior/guia (Jovens entre 14,5 -18 anos)
  08/2015 - 03/2017 – Almirante Tamandaré PR Brasil

OUTRAS HABILIDADES

Fluente em Alemão

Exhibit B: Advanced Degree

FEDERATIVE REPUBLIC OF BRAZIL
MINISTRY OF EDUCATION AND SPORTS
FEDERAL UNIVERSITY OF RIO GRANDE DO SUL

The President of the Federal University of Rio Grande do Sul, in the exercise of his duties and considering the completion of the Engineering Program: Concentration in Mechanical Engineering on July 09, 1994, and the conferral of degree held on July 30, 1994, hereby grants the degree of

Mechanical Engineer

to

Luis Fernando Muradas Stumpf

Brazilian, born on May 23, 1967, in Porto Alegre, Rio Grande do Sul, Identity Card No. 1021009574-SSS/RS, and grants him this Diploma with all the rights and privileges thereto appertaining.

Porto Alegre, August 5, 1994.

-----// signature //-----
JOSÉ CARLOS FERRAZ HENNEMANN
DIRECTOR

-----// signature //-----
HÉLGIO TRINDADE
PRESIDENT

-----// signature //-----
GRADUATE

Program recognized by Decree No. 727 of 12/08/1900.

MINISTRY OF EDUCATION AND SPORTS
Federal University of Rio Grande do Sul
P R E S I D E N T ’ S O F F I C E

Diploma registered under No. 1164, page 194-V of book E-24, by delegation of the authority granted by Ordinance No. [illegible] of the Department of University Affairs [illegible], pursuant to Ordinance No. 726 of 10/21/1977.
Administrative Proceeding No. 23078.12092/94-71.
-----// signature //-----
Diplomas and Certificates Registration Section

On August 18, 1994
S E E N: -----// signature //-----
Prof. Maria Ribeiro [illegible] Director of [illegible]
By delegation of authority from the Vice-President’s Office for Undergraduate Studies of UFRGS, granted by Ordinance [illegible] of 07/04/1991.

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: February 24, 2026.**

REPÚBLICA FEDERATIVA DO BRASIL
MINISTÉRIO DA EDUCAÇÃO E DO DESPORTO
UNIVERSIDADE FEDERAL DO RIO GRANDE DO SUL

O Reitor da Universidade Federal do Rio Grande do Sul, no uso de suas atribuições e tendo em vista a conclusão do **Curso de Engenharia: Habilitação Engenharia Mecânica**, em 09 de julho de 1994, e a colação de grau em 30 de julho de 1994, confere o título de

Engenheiro Mecânico

a

Luis Fernando Muradas Stumpf

nacionalidade brasileira, nascido a 23 de maio de 1967, em Porto Alegre, Rio Grande do Sul, Cédula de Identidade n.º 1021009574-SSP/RS, e outorga-lhe o presente Diploma a fim de que possa gozar de todos os direitos e prerrogativas legais.

Porto Alegre, 05 de agosto de 1994.

JOSÉ CARLOS FERRAZ HENNEMANN
DIRETOR

HÉLGIO TRINDADE
REITOR

DIPLOMADO

Curso reconhecido pelo Decreto nº 727 de 08/12/1900.

MINISTÉRIO DA EDUCAÇÃO E DO DESPORTO
Universidade Federal do Rio Grande do Sul
R E I T O R I A

DIPLOMA registrado sob nº 1164 Fls. 194-V do livro E-24 por delegação de competência conferida pela Portaria nº 21 de 20-04-77 do Departamento de Assuntos Universitários, alterada pela Portaria nº 03 de 12-05-79 da SESu, nos termos da Portaria Ministerial nº 726 de 21-10-77.

Processo nº 23078.12092/94-71

Seção de Registro de Diplomas e Certificados

Em 18 de agosto de 19 94

VISTO:

Profª Maria Ribeiro Teodoro Coelho do DECORDI
Por delegação de competência da Pró Reitora de Graduação da UFRGS conferida pela Portaria 3003 de 04-07-91

MINISTRY OF EDUCATION
FEDERAL UNIVERSITY OF RIO GRANDE DO SUL
VICE-PRESIDENT'S OFFICE FOR
UNDERGRADUATE STUDIES
AV. PAULO GAMA, 110 - PORTO ALEGRE
DEPARTMENT OF STUDENT RECORDS AND ACADEMIC CONTROL

ACADEMIC TRANSCRIPT

NAME: LUIS FERNANDO MURADAS STUMPF

PARENTS: GERT NORBERT STUMPF
and MARION MURADAS STUMPF

MARITAL STATUS: SINGLE
PLACE OF BIRTH: PORTO ALEGRE RS
CPF: 048927805020

ENROLLMENT NO.: 1595/87-5

DATE OF BIRTH: 05/23/1967
SEX: MALE
IDENTITY NO.: 1021009574
NATIONALITY: BRAZILIAN

PROGRAM			
ADMISSION		LEAVE OF ABSENCE	
DATE	REASON	DATE	REASON
871	01	941	01

ENTRANCE EXAM
ADMISSION
87/1

HARMONIC MEAN
0605.65

PROGRAM-EMPHASIS: 102-0 PROGRAM NAME: MECHANICAL ENGINEERING

AAS	COURSE	CODE	CH	PROGRAM-E.	GRADE	NOTE	CR
871	DESCRIPTIVE GEOMETRY II A	ARQ317	030	102-0	B	H	02
871	TECHNICAL DRAWING I A	ARQ318	060	102-0	B	H	04
871	SPORTS PRACTICE EXEMPTION	EFI001	030	102-0		H	00
871	PHYSICS I C	FIS181	090	102-0	A	H	06
872	DESCRIPTIVE GEOMETRY III	ARQ320	030	102-0	B	H	02
872	TECHNICAL DRAWING II C	ARQ323	090	102-0	C	H	06
872	INTRODUCTION TO COMPUTING II	CPD117	060	102-0	A	H	04
872	BRAZILIAN STUDIES I	HUM464	030	102-0	B	H	02
872	ANALYTIC GEOMETRY	MAT157	060	102-0	B	H	04
872	GENERAL CHEMISTRY	QUI121	090	102-0	C	H	06
881	BASIC COMPUTING – FORTRAN	CPD101	060	102-0	A	H	04
881	BASIC COMPUTING – ALGOL	CPD106	060	102-0	A	H	04
881	BRAZILIAN STUDIES II A	HUM468	030	102-0	A	H	02
881	LINEAR ALGEBRA I	MAT155	060	102-0	C	H	04
881	CALCULUS I	MAT166	090	102-0	B	H	06
882	SPORTS PRACTICE – SWIMMING	EFI193	030	102-0	A	H	02
882	INTRODUCTION TO MECHANICS	ENG363	000	102-0		J	00
882	PHYSICS II C	FIS182	090	102-0	A	H	06
882	CALCULUS II	MAT103	090	102-0	C	H	06
882	PROBABILITY AND STATISTICS	MAT219	060	102-0	B	H	04
892	ADMINISTRATION AND FINANCE	ECO134	060	102-0	C	H	04
892	WORKSHOP PRACTICE A	ENG350	045	102-0	C	H	03
892	INTRO. TO NUCLEAR ENGINEERING I	ENG801	060	102-0	A	H	04
892	PHYSICS III C	FIS183	090	102-0	C	H	06
892	DIFFERENTIAL EQUATIONS	MAT167	090	102-0	C	H	06
901	STATICS	ENG364	060	102-0	C	H	04
901	ELECTRICITY	ENG453	090	102-0	B	H	06
901	PHYSICS IV C	FIS184	090	102-0	B	H	06
901	APPLIED MATHEMATICS	MAT168	090	102-0	C	H	06
902	ALGORITHMS AND PROGRAMMING	CPD211	060	102-0	A	H	04
902	DYNAMICS	ENG365	060	102-0	C	H	04
902	ELECTROMECHANICAL EQUIPMENT	ENG366	060	102-0	B	H	04
911	MECHANISMS I	ENG316	075	102-0	B	H	05
911	MECHANISMS II	ENG317	075	102-0	C	H	05
911	THERMODYNAMICS A	ENG367	090	102-0	B	H	06
911	PROGRAMMING METHODOLOGY	INF212	060	102-0	B	H	04
911	NUMERICAL CALCULUS	MAT169	090	102-0	C	H	06
912	FUNDAMENTALS OF APPLIED ECOLOGY	BIO442	045	102-0	B	H	03
912	LEGAL AND SOCIAL TOPICS	DIR423	045	102-0	A	H	03
912	ECONOMIC STUDIES AND EVALUATION	ECO135	030	102-0	C	H	02
912	ECONOMICS A	ECO254	060	102-0	C	H	04
912	STRENGTH MAT. MECH. ENG. I	ENG163	060	102-0	B	H	04
912	MATERIALS SCIENCE	ENG210	060	102-0	B	H	04
912	FLUID MECHANICS A	ENG352	075	102-0	C	H	05
912	MECHANICAL MEASUREMENTS	ENG353	045	102-0	C	H	03
912	OCCUPATIONAL SAFETY AND HYGIENE I	MED501	045	102-0	B	H	03
921	STRENGTH MAT. MECH. ENG. II	ENG164	060	102-0	B	H	04
921	MECH. CONSTRUCTION MATERIALS I A	ENG211	090	102-0	C	H	06
921	FLUID POWER CONTROLS	ENG331	090	102-0	B	H	06
921	HEAT AND MASS TRANSFER A	ENG360	090	102-0	C	H	06
922	MECH. CONSTRUCTION MATERIALS II A	ENG212	060	102-0	B	H	04
922	MECHANICAL COMPONENTS I	ENG324	090	102-0	B	H	06
922	FLUID MACHINERY I	ENG332	060	102-0	C	H	04
922	DIMENSIONAL CONTROL A	ENG354	045	102-0	C	H	03
922	PRESSURE VESSELS	ENG372	045	102-0	C	H	03
931	MECHANICAL COMPONENTS II	ENG325	090	102-0	B	H	06
931	MFG. PROCESSES BY MACHINING	ENG343	090	102-0	C	H	06
931	VIBRATIONS I	ENG374	060	102-0	B	H	04
931	REFRIG. AND AIR CONDITIONING	ENG378	060	102-0	C	H	04
931	AGRICULTURAL MACHINERY	ENG382	045	102-0	B	H	03
931	MAINTENANCE MANAGEMENT	ENG383	045	102-0	B	H	03
931	WELDING AND RELATED TECHNIQUES	ENG384	060	102-0	C	H	04
931	SUPERVISED INTERNSHIP II	ENG399	450	102-0	A	H	00
932	STRUCTURES A	ENG159	060	102-0	C	H	04
932	TRIBOLOGY	ENG322	030	102-0	C	H	02
932	RECIPROCATING ENGINES	ENG342	075	102-0	C	H	05
932	TRANSPORTATION EQUIPMENT I	ENG347	045	102-0	B	H	03
932	MECHANICAL DESIGN	ENG379	090	102-0	A	H	06
932	ROBOTICS	ENG380	045	102-0	B	H	03
932	FRACTURE MECHANICS	ENG647	045	102-0	C	H	03
941	UNDERGRADUATE THESIS	ENG381	060	102-0	A	H	04
941	COMPUTER-AIDED MANUFACTURING	ENG386	060	102-0	B	H	04
941	METAL FORMING	ENG648	060	102-0	C	H	04
***	**********	******	***	**********	*****	****	**

ISSUED ON : 01/03/1995

[UNIVERSITY STAMP]

-----// signature //-----
CÍCERO ALVARES [illegible] FILHO
Director of the Admissions and Enrollment Division
DECORDI - PROGRAD

DATE OF DEGREE CONFERRAL: JULY 30, 1994

DECREE NO. 727 OF 12/08/1990

Translator's legends: AAS = Academic Year/Semester (as in 1987/1 = 871); CH = Class Hours; PROGRAM-E. = Program-Emphasis; CR = Course Credits.

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: February 25, 2026.**

MINISTÉRIO DA EDUCAÇÃO
UNIVERSIDADE FEDERAL DO RIO GRANDE DO SUL
PRÓ-REITORIA DE GRADUAÇÃO
UFRGS AV. PAULO GAMA, 110 - PORTO ALEGRE
DEPARTAMENTO DE CONTROLE E REGISTRO DISCENTE

HISTÓRICO ESCOLAR

NOME: LUIS FERNANDO MURADAS STUMPF
FILIAÇÃO: GERT NORBERT STUMPF
E MARION MURADAS STUMPF
EST. CIVIL: SOLTEIRO
NATURAL DE: PORTO ALEGRE RS
CPF: 048927805020

MATRÍCULA: 1595/87-5
DATA NASC.: 23/05/67
SEXO: MASCULINO
IDENTIDADE: 1021009574
NACIONALIDADE: BRASILEIRO

OCORRÊNCIA NO CURSO

INGRESSO		AFASTAMENTO	
DATA	MOTIVO	DATA	MOTIVO
871	01	941	01

VESTIBULAR
INGRESSO: 87/1
MÉDIA HARMÔNICA: 0605,65

CURSO-ÊNFASE: 102-0 NOME DO CURSO: ENGENHARIA MECANICA

AAS	DENOMINAÇÃO DA DISCIPLINA	CÓDIGO	CH	CURSO-E	CON	OBS	CR
871	GEOMETRIA DESCRITIVA II A	ARQ317	030	102-0	B	H	02
871	DESENHO TECNICO I A	ARQ318	060	102-0	B	H	04
871	DISP PRAT DESP TRABALHO	EFI001	030	102-0		H	00
871	FISICA I C	FIS181	090	102-0	A	H	06
872	GEOMETRIA DESCRITIVA III	ARQ320	030	102-0	B	H	02
872	DESENHO TECNO II C	ARQ323	090	102-0	C	H	06
872	INTRODUCAO A COMPUTACAO II	CPD117	060	102-0	A	H	04
872	EST DE PROBL BRASILEIROS I	HUM464	030	102-0	B	H	02
872	GEOMETRIA ANALITICA	MAT157	060	102-0	B	H	04
872	QUIMICA FUNDAMENTAL	QUI121	090	102-0	C	H	06
881	COMPUTACAO BASICA - FORTRAN	CPD101	060	102-0	A	H	04
881	COMPUTACAO BASICA - ALGOL	CPD106	060	102-0	A	H	04
881	EST PROBL BRASILEIROS II A	HUM468	030	102-0	A	H	02
881	ALGEBRA LINEAR I	MAT155	060	102-0	C	H	04
881	CALCULO I	MAT166	090	102-0	B	H	06
882	PRATICA DESPORTIVA-NATACAO	EFI193	030	102-0	A	H	02
882	INTROD ENGENHARIA MECANICA	ENG363	000	102-0		J	00
882	FISICA II C	FIS182	090	102-0	A	H	06
882	CALCULO II	MAT103	090	102-0	C	H	06
882	PROBABILIDADE E ESTATISTICA	MAT219	060	102-0	B	H	04
892	ADMINISTRACAO E FINANCAS	ECO134	060	102-0	C	H	04
892	PRATICA DE OFICINA A	ENG350	045	102-0	C	H	03
892	INTRODUCAO A ENG.NUCLEAR I	ENG801	060	102-0	A	H	04
892	FISICA III-C	FIS183	090	102-0	C	H	06
892	EQUACOES DIFERENCIAIS	MAT167	090	102-0	C	H	06
901	ESTATICA	ENG364	060	102-0	C	H	04
901	ELETRICIDADE	ENG453	090	102-0	B	H	06
901	FISICA IV-C	FIS184	090	102-0	B	H	06
901	MATEMATICA APLICADA	MAT168	090	102-0	C	H	06
902	ALGORITMOS E PROGRAMACAO	CPD211	060	102-0	A	H	04
902	DINAMICA	ENG365	060	102-0	C	H	04
902	EQUIPAMENTO ELETRO-MECANICO	ENG366	060	102-0	B	H	04
911	MECANISMOS I	ENG316	075	102-0	B	H	05
911	MECANISMOS II	ENG317	075	102-0	C	H	05
911	TERMODINAMICA-A	ENG367	090	102-0	B	H	06
911	METODOLOGIA DE PROGRAMACAO	INF212	060	102-0	B	H	04
911	CALCULO NUMERICO	MAT169	090	102-0	C	H	06
912	FUNDAM DE ECOLOGIA APLICADA	BIO442	045	102-0	B	H	03
912	TOPICOS JURIDICOS E SOCIAIS	DIR423	045	102-0	A	H	03
912	ENG ECONOMICA E AVALIACOES	ECO135	030	102-0	C	H	02
912	ECONOMIA A	ECO254	060	102-0	C	H	04
912	RESIST DOS MAT ENGEN MECAN I	ENG163	060	102-0	B	H	04
912	CIENCIA DOS MATERIAIS	ENG210	060	102-0	B	H	04
912	MECANICA DOS FLUIDOS A	ENG352	075	102-0	C	H	05
912	MEDICOES MECANICAS	ENG353	045	102-0	C	H	03
912	HIGIENE SEGURANCA DO TRAB I	MED501	045	102-0	B	H	03
921	RESIST MAT ENGEN MECANICO II	ENG164	060	102-0	B	H	04
921	MAT DE CONSTR MECANICA I A	ENG211	090	102-0	C	H	06
921	CONTROLES FLUIDO-MECANICOS	ENG331	090	102-0	B	H	06
921	TRANSMISSAO CALOR E MASSA A	ENG360	090	102-0	C	H	06
922	MAT DE CONSTR MECANICA II A	ENG212	060	102-0	B	H	04
922	COMPONENTES MECANICOS I	ENG324	090	102-0	B	H	06
922	MAQUINAS DE FLUXO I	ENG332	060	102-0	C	H	04
922	CONTROLE DIMENSIONAL A	ENG354	045	102-0	C	H	03
922	VASOS DE PRESSAO	ENG372	045	102-0	C	H	03
931	COMPONENTES MECANICOS II	ENG325	090	102-0	B	H	06
931	PROC DE FABRIC POR USINAGEM	ENG343	090	102-0	C	H	06
931	VIBRACOES I	ENG374	060	102-0	B	H	04
931	REFRIGERACAO E CLIMATIZACAO	ENG378	060	102-0	C	H	04
931	MAQUINAS AGRICOLAS	ENG382	045	102-0	B	H	03
931	GERENCIA DE MANUTENCAO	ENG383	045	102-0	B	H	03
931	SOLDAGEM E TECNICAS CONEXAS	ENG384	060	102-0	C	H	04
931	ESTAGIO SUPERVISIONADO II	ENG399	450	102-0	A	H	00
932	ESTRUTURAS-A	ENG159	060	102-0	C	H	04
932	TRIBOLOGIA	ENG322	030	102-0	C	H	02
932	MOTORES ALTERNATIVOS	ENG342	075	102-0	C	H	05
932	EQUIPAMENTOS DE TRANSPORTE I	ENG347	045	102-0	B	H	03
932	PROJETO MECANICO	ENG379	090	102-0	A	H	06
932	ROBOTICA	ENG380	045	102-0	B	H	03
932	MECANICA DA FRATURA	ENG647	045	102-0	C	H	03
941	TRABALHO DE DIPLOMACAO	ENG381	060	102-0	A	H	04
941	FABR AUX POR COMPUTADOR	ENG386	060	102-0	B	H	04
941	CONFORMACAO MECANICA	ENG648	060	102-0	C	H	04

****

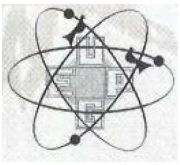
EMITIDO EM : 03/01/95

UNIVERSIDADE FEDERAL DO RIO GRANDE DO SUL

CÍCERO ÁLVARES NIEDERAUER FILHO
Diretor da Divisão de Ingresso e Matrícula
DECORDI — PROGRAD

DATA DA COLAÇÃO DE GRAU: 30/julho/1994.//.

DECRETO N727 DE 08-12-1900



STATE UNIVERSITY OF PONTA GROSSA

VICE-PRESIDENT'S OFFICE FOR RESEARCH AND GRADUATE STUDIES

CERTIFICATE OF SPECIALIZATION

The Vice-President, in the exercise of his duties and considering the results obtained in the SPECIALIZATION PROGRAM IN OCCUPATIONAL SAFETY ENGINEERING, Lato Sensu Graduate Level, delivered from May 21, 2004, to April 8, 2005, hereby grants the degree of

Specialist in Occupational Safety Engineering

to

LUIS FERNANDO MURADÁS STUMPF

Brazilian, born in Porto Alegre - RS, on May 23, 1967, holder of Identity Document RG No. 1021009574 SSP/RS, with all the rights and privileges thereto appertaining.

Ponta Grossa, December 1, 2005

-----// signature //-----
Prof. Altair Justino
Vice-President of Research and Graduate Studies

-----// signature //-----
Prof. Carlos Luciano Sant'Ana Vargas
Program Coordinator

Course	*Hours*	*Att.(%)*	*Grade*	*Instructor*
Administration Applied to Safety Engineering	30	100.0	7.0	Candida Leonor Miranda, M.Sc.
Ergonomics	30	85.7	8.0	José Adelino Krüger, Ph.D.
Risk Management	60	93.3	9.0	Flávia Andréa Modesto, M.Sc.
Occupational Hygiene	140	96.7	9.0	André Vitor Chaves de Andrade, Ph.D. Izabel Cristina de Souza Honesko, Specialist Luiz Carlos Lavalle Filho, Specialist Marcos Rogério Széliga, Ph.D.
Introduction to Safety Engineering	20	85.7	7.0	Carlos Luciano Sant'Ana Vargas, Ph.D.
Legislation and Technical Standards	20	100.0	10.0	Carlos Luciano Sant'Ana Vargas, Ph.D. Silvana Souza Netto Mandalozzo, Ph.D.
Research Methods	30	100.0	9.5	Carlos Luciano Sant'Ana Vargas, Ph.D. José Adelino Krüger, Ph.D. Maria José Bastos Martins, M.Sc.
The Environment and Occupational Diseases	50	100.0	10.0	Ailton Elias Schafranski, Specialist Ana Luzia Rodrigues, Specialist Carlos Alberto Lima Utrabo, Specialist Flávio Guimarães Kalinowski, M.Sc. Meierson Reque, Specialist Sandra Bastos Pires, Specialist Susana Bastos Martins Mikowski, Specialist
Prevention and Control of Risks in Machinery, Equipment, and Installations	80	84.2	9.7	Carlos Luciano Sant'Ana Vargas, Ph.D. Flávia Andréa Modesto, M.Sc. Gilberto Antonio Wiecheteck, Specialist Lúcio Marcos de Geus, M.Sc.
Fire and Explosion Protection	60	100.0	9.0	Carlos Roberto Balarim, Ph.D. Gerson Luiz Cameiro, Specialist
Environmental Protection	45	90.9	9.0	Alceu Gomes Andrade Filho, Ph.D. Altair Justino, Ph.D.
Psychology in Safety Engineering, Communication and Training	15	75.0	8.5	Lúcia Pereira Wolf, Specialist
Capstone Project - Title: Safety standards for hydraulic presses – a case study	20		9.5	Flávia Andréa Modesto, M.Sc.

Program Workload: 600 (six hundred) hours

- The final grade for each course is expressed on a scale from 0 (zero) to 10 (ten).
- A student is considered PASSED in each course if he/she obtains a GRADE equal to or higher than 7.0 (seven).

State University of Ponta Grossa

Specialization Program in Occupational Safety Engineering

Specialization Program in Occupational Safety Engineering Certificate issued in accordance with Resolution No. 01 of April 3, 2001, of the National Council of Education, based on Ministry of Education Ordinance No. 652 of March 16, 2004, which accredits the Institution to offer Distance Education Specialization Programs; §2 of Art. 191 of the General Regulations of UEPG, and pursuant to Resolution No. 059 of September 9, 2003, of the Teaching, Research and Extension Council/CEPE of UEPG.

Ponta Grossa, December 1, 2005

-----// signature //-----
Prof. Benjamim de Melo Carvalho
Head of the Graduate Studies Division

State University of Ponta Grossa

Vice-President's Office for Research and Graduate Studies

Certificate registered under No. 3845, on page 89 of Book No. 01.

Ponta Grossa, December 1, 2005

-----// signature //-----
Ana Heloísa Hansen
Office of Graduate Studies – Lato Sensu

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura.

Date: February 24, 2026.

UNIVERSIDADE ESTADUAL DE PONTA GROSSA

PRÓ-REITORIA DE PESQUISA E PÓS-GRADUAÇÃO

CERTIFICADO DE ESPECIALIZAÇÃO

O Pró-Reitor, no uso de suas atribuições e tendo em vista os resultados obtidos no CURSO DE ESPECIALIZAÇÃO EM ENGENHARIA DE SEGURANÇA DO TRABALHO em nível de Pós-Graduação Lato Sensu, ministrado no período de 21 de maio de 2004 a 8 de abril de 2005, confere o título de

Especialista em **Engenharia de Segurança do Trabalho**

a

LUIS FERNANDO MURADÁS STUMPF

de nacionalidade brasileira, natural de Porto Alegre - RS, nascido(a) a 23 de maio de 1967, portador(a) do documento de identidade RG nº 1021009574SSPRS, para que possa gozar dos direitos e prerrogativas que lhe são inerentes.

Ponta Grossa, 1 de dezembro de 2005

Prof. Altair Justino
Pró-Reitor de Pesquisa e Pós-Graduação

Prof. Carlos Luciano Sant'Ana Vargas
Coordenador do Curso

Disciplina	*CH*	*Freq(%)*	*Nota*	*Professor*
Administração aplicada à Engenharia de Segurança	30	100,0	7,0	Mestre Candida Leonor Miranda
Ergonomia	30	85,7	8,0	Doutor José Adelino Krüger
Gerência de Riscos	60	93,3	9,0	Mestre Flávia Andréa Modesto
Higiene do Trabalho	140	96,7	9,0	Doutor André Vítor Chaves de Andrade Especialista Izabel Cristina de Souza Honesko Especialista Luiz Carlos Lavalle Filho Doutor Marcos Rogério Széliga
Introdução à Engenharia de Segurança do Trabalho	20	85,7	7,0	Doutor Carlos Luciano Sant'Ana Vargas
Legislação e Normas Técnicas	20	100,0	10,0	Doutor Carlos Luciano Sant'Ana Vargas Doutor Silvana Souza Netto Mandalozzo
Métodos de Pesquisa	30	100,0	9,5	Doutor Carlos Luciano Sant'Ana Vargas Doutor José Adelino Krüger Mestre Maria José Bastos Martins
O ambiente e as Doenças do Trabalho	50	100,0	10,0	Especialista Allton Elias Schafranski Especialista Ana Luzia Rodrigues Especialista Carlos Alberto Lima Utrabo Mestre Flávio Guimarães Kalinowski Especialista Meierson Reque Especialista Sandra Bastos Pires Especialista Susana Bastos Martins Mikowski
Prevenção e controle de Riscos em Máquinas, Equipamentos e Instalações	80	84,2	9,7	Doutor Carlos Luciano Sant'Ana Vargas Mestre Flávia Andréa Modesto Especialista Gilberto Antonio Wiecheteck Mestre Lúcio Marcos de Geus
Proteção contra Incêndios e Explosões	60	100,0	9,0	Doutor Carlos Roberto Balarim Especialista Gerson Luiz Carneiro
Proteção do Meio Ambiente	45	90,9	9,0	Doutor Alceu Gomes Andrade Filho Doutor Altair Justino
Psicologia na Engenharia de Segurança, Comunicação e Treinamento	15	75,0	8,5	Especialista Lúcia Pereira Wolf
Monografia - Título: Normas de segurança em prensas hidráulicas - um estudo de caso	20		9,5	Mestre Flávia Andréa Modesto

Carga Horária do Curso: 600 (seiscentas) horas

- Nota final de cada disciplina será expressa na escala de 0 (zero) a 10 (dez).
- É considerado(a) APROVADO(A) em cada disciplina, o (a) cursista que obtém NOTA - igual ou superior a 7,0 (sete).

Universidade Estadual de Ponta Grossa

Curso de Especialização em Engenharia de Segurança do Trabalho

Curso de Especialização em Engenharia de Segurança do Trabalho.
Certificado de acordo com a Resolução n.º 01 de 03 de abril de 2001, do Conselho Nacional de Educação, com base na Portaria do Ministério da Educação n.º 652, de 16 de março de 2004, que credencia a Instituição a ofertar curso de Especialização a Distância; § 2.º do Art. 191 do Regimento Geral da UEPG, e nos termos da Resolução n.º 059 de 09 de setembro de 2003, do Conselho de Ensino, Pesquisa e Extensão/CEPE da UEPG.

Ponta Grossa, 1 de dezembro de 2005

Prof. Benjamim de Melo Carvalho
Chefe de Divisão de Pós-Graduação

Universidade Estadual de Ponta Grossa

Pró-Reitoria de Pesquisa e Pós-Graduação

Certificado registrado sob n.º 3345 *a folha* 89 *do Livro n.º* 01 .

Ponta Grossa, 1 de dezembro de 2005

Ana Heloísa Hansen
Secretaria de Pós-Graduação - Lato Sensu

PONTIFICAL CATHOLIC UNIVERSITY OF PARANÁ

SCIENTIA, VITA ET FIDES

PUCPR

MARISTA GROUP

The Vice-President's Office for Research, Graduate Studies, and Innovation of the Pontifical Catholic University of Paraná/PUCPR, in the exercise of its duties, hereby confers this CERTIFICATE upon

Luis Fernando Muradas Stumpf

holder of CPF 489.278.050-20, for the completion of the *Lato Sensu* Graduate Program BANKING, INVESTMENT, AND THE CAPITAL MARKET, pursuant to CNE/CES Resolution No. 1, of April 6, 2018, of the National Council of Education, conducted from July 17, 2024, to March 24, 2025, totaling 360 hours.

Curitiba, April 2, 2025.

Digitally signed
Ordinance 554/2019/MEC
Paula Cristina Trevilatto
Vice-President of Research, Graduate Studies, and Innovation

REPÚBLICA FEDERATIVA DO BRASIL
ORDEM E PROGRESSO

Certificate Code : 10.10.9527b8f96954
https://432f5d.mannesoftprime.com.br/arquivo_digital/

Pontifical Catholic University of Paraná
Vice-President's Office for Research, Graduate Studies, and Innovation

The registration of this Certificate is recorded in Book No. 310, page 158, under No. 21887.

Curitiba, April 2, 2025.

Digitally signed.
Ordinance No. 554/2019/MEC

Carlos Emilio Borsa
Director of Continuing Education

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: February 24, 2026.**

PONTIFÍCIA UNIVERSIDADE CATÓLICA DO PARANÁ

SCIENTIA, VITA ET FIDES

PUCPR

GRUPO MARISTA

A Pró-Reitoria de Pesquisa, Pós-graduação e Inovação da Pontifícia Universidade Católica do Paraná/PUCPR, no uso de suas atribuições, confere o CERTIFICADO a

Luis Fernando Muradas Stumpf

portador (a) do CPF 489.278.050-20, pela conclusão do curso de Pós-graduação *Lato Sensu* BANKING, INVESTIMENTO E MERCADO DE CAPITAIS, nos termos da Resolução CNE/CES nº 1, de 6 de abril de 2018, do Conselho Nacional de Educação, realizado no período de 17 de julho de 2024 a 24 de março de 2025, perfazendo um total de 360 horas.

Curitiba, 02 de abril de 2025.

Assinado digitalmente
Portaria 554/2019/MEC
Paula Cristina Trevilatto
Pró-Reitora de Pesquisa, Pós-graduação e Inovação

REPÚBLICA FEDERATIVA DO BRASIL
ORDEM E PROGRESSO

Código do Certificado : 10.10.9527b8f96954
https://432f5d.mannesoftprime.com.br/arquivo_digital/

Pontifícia Universidade Católica do Paraná
Pró-Reitoria de Pesquisa, Pós-graduação e Inovação

O registro do presente Certificado encontra-se no Livro nº 310 à folha nº 158 sob o nº 21887.

Curitiba, 02 de abril de 2025.

Assinado digitalmente
Portaria 554/2019/MEC

Carlos Emilio Borsa
Diretor de Educação Continuada

PONTIFICAL CATHOLIC UNIVERSITY OF PARANÁ - CURITIBA

Accredited by Ministerial Ordinance No. 1413, published in the Federal Official Gazette of 10/10/2011, Section 1, page 8

Academic Transcript

Name	Enrollment No.
Luis Fernando Muradas Stumpf	40100881

Date of Birth	CPF
05/23/1967	489.278.050-20

Program	Total hours	Level
Banking, Investment, and the Capital Market	360 hours	*Lato Sensu* Graduate Program

Course	Hours	Grade	Status	Instructor	Degree
Investment Analysis and Sources of Financing	24	10.00	Passed	Alexandre Esteves	Master's
Investment Banking and Financial Engineering	24	9.00	Passed	Filipe Suckow Giacomitti	Master's
Ethics	24	10.00	Passed	Geovani Viola Moretto Mendes	Doctorate
Asset Management and Treasury (Ratings, Hedge and Derivatives)	24	9.60	Passed	Filipe Suckow Giacomitti	Master's
International Investments: Global and Offshore Portfolios	24	9.00	Passed	Regilaine Specia De Arruda	Specialization
Macroeconomics, Politics and Economic Analysis	24	9.60	Passed	Rodolpho Zannin Feijó	Master's
Capital Markets	24	10.00	Passed	Osvaldo Peressute Junior	Specialization
Financial and Retirement Planning	24	9.50	Passed	Diego Reguero Marques	Specialization
National Financial System: Financial Products and Services	24	10.00	Passed	Raphael Alves Rodrigues Cordeiro	Specialization
Financial Technology and Fintechs	24	9.60	Passed	Renan Alberto Cordeiro	Specialization
Financial Market	24	9.50	Passed	Hugo Eduardo Meza Pinto	Doctorate
Derivatives Markets	24	10.00	Passed	Filipe Suckow Giacomitti	Master's
Investment Analysis Methods	24	10.00	Passed	Lucia Helena Briski Young	Specialization
Investment and Portfolio Operations	24	9.60	Passed	Raphael Alves Rodrigues Cordeiro	Specialization
Fixed Income	24	9.50	Passed	Raphael Alves Rodrigues Cordeiro	Specialization
Total hours completed:	360				

Notes:

Grading System:
On-campus programs: the grade must be equal to or higher than 7.0 (seven) and attendance must be equal to or higher than 75% (seventy-five percent) in each course.
Distance education programs: the grade must be equal to or higher than 7.0 (seven) in each course.

Program Period:

07/17/2024 to 03/24/2025

Date of Completion:

03/24/2025

Curitiba, April 2, 2025.

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura.

Date: February 25, 2026.

PONTIFÍCIA UNIVERSIDADE CATÓLICA DO PARANÁ - CURITIBA

Credenciada pela Portaria Ministerial n.º 1413, publicada no D.O.U. de 10/10/2011, Seção 1, pág. 8

Histórico

Nome	Matrícula
Luis Fernando Muradas Stumpf	40100881

Data de Nascimento	CPF
23/05/1967	489.278.050-20

Curso	Carga Horária	Nível
Banking, Investimento e Mercado de Capitais	360 horas	Pós-graduação *Lato Sensu*

Disciplina	CH	Nota.	Situação	Professor	Titulação
Análise de Investimentos e Fontes de Financiamento	24	10.00	Aprovado	Alexandre Esteves	Mestrado
Bancos de Investimentos e Engenharia Financeira	24	9.90	Aprovado	Filipe Suckow Giacomitti	Mestrado
Ética	24	10.00	Aprovado	Geovani Viola Moretto Mendes	Doutorado
Gestão de Ativos e Tesouraria (Ratings, Hedge e Derivativos)	24	9.60	Aprovado	Filipe Suckow Giacomitti	Mestrado
Investimentos Internacionais: Portfólios Globais e Offshore	24	9.00	Aprovado	Regilaine Specia De Arruda	Especialização
Macroeconomia, política e análise econômica	24	9.60	Aprovado	Rodolpho Zannin Feijó	Mestrado
Mercado de Capitais	24	10.00	Aprovado	Osvaldo Peressute Junior	Especialização
Planejamento Financeiro e de Aposentadoria	24	9.50	Aprovado	Diego Reguero Marques	Especialização
Sistema Financeiro Nacional: Produtos e Serviços Financeiros	24	10.00	Aprovado	Raphael Alves Rodrigues Cordeiro	Especialização
Tecnologia Financeira e Fintechs	24	9.60	Aprovado	Renan Alberto Cordeiro	Especialização
Mercado Financeiro	24	9.50	Aprovado	Hugo Eduardo Meza Pinto	Doutorado
Mercados Derivativos	24	10.00	Aprovado	Filipe Suckow Giacomitti	Mestrado
Métodos de análise de investimentos	24	10.00	Aprovado	Lucia Helena Briski Young	Especialização
Operação de investimentos e carteiras	24	9.60	Aprovado	Raphael Alves Rodrigues Cordeiro	Especialização
Renda Fixa	24	9.50	Aprovado	Raphael Alves Rodrigues Cordeiro	Especialização
Total da Carga Horária Cursada:	360				

Observações

Sistema de Avaliação:
Cursos de modalidade presencial: a nota deverá ser igual ou superior a 7.0 (sete) e frequência igual ou superior a 75% (setenta e cinco por cento) em cada disciplina.
Cursos de modalidade EAD: a nota deverá ser igual ou superior a 7.0 (sete) em cada disciplina.

Período de Realização do Curso:
17/07/2024 a 24/03/2025

Data da Conclusão:
24/03/2025

Curitiba, 02 de Abril de 2025.

University Center of Maringá

State of Paraná

The President of the University Center of Maringá,
in the exercise of his duties and considering the completion on October 26, 2017
of the Bachelor's Degree in Accounting and the conferral of degree
on February 2, 2018, hereby confers the degree of Bachelor in Accounting to

Luis Fernando Muradas Stumpf

Brazilian, born in the State of Rio Grande do Sul
on May 23, 1967, RG 1021009574/RS

and grants him this Diploma with all the rights and privileges thereto appertaining.
Maringá, February 5, 2018.

-----// signature //-----
Claudio Ferdinandi
Vice-President of Academic Affairs

-----// signature //-----
Wilson de Matos Silva
President

-----// signature //-----
Luis Fernando Muradas Stumpf
Graduate

UNIVERSITY CENTER OF MARINGÁ
Accredited by MEC Ordinance No. 95 of 01/16/2002, published in the Federal Official Gazette on 01/18/2002. Reaccredited by MEC Ordinance No. 727 of 08/25/2014, published in the Federal Official Gazette on 08/26/2014.

BACHELOR'S DEGREE IN ACCOUNTING
Recognized by Ordinance No. 718, published in the Federal Official Gazette of 11/17/2016.

UNIVERSITY CENTER OF MARINGÁ
Maringá – PR
Office of Academic Services
Special Department of Diploma Registration

Diploma registered under No. 059382.
Process No. 059382/2018 pursuant to article 48 of Law No. 9,394/96.

Maringá, May 10, 2018.

-----// signature //-----
ERICA RODRIGUES CARLOTO PEREIRA
Director of Academic Services

The signatures of the President and the Vice-President of Academic Affairs of Unicesumar, appearing on the front of this diploma, were affixed by means of mechanically reproduced signatures registered under Protocol No. 14002761, of Book No. 1111-N, pages 172 and 173, on October 8, 2014, at the 2nd Notary Office of the Judicial District of Maringá, where the signatures may be officially verified.

[Special Department of Diploma Registration stamp and signature]

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: February 25, 2026.**

Centro Universitário de Maringá

Estado do Paraná

UniCesumar

O Reitor do Centro Universitário de Maringá,
no uso de suas atribuições e tendo em vista a conclusão em 26 de outubro de 2017, do
Curso de Bacharelado em Ciências Contábeis e a colação de grau
em 02 de fevereiro de 2018, confere o título de Bacharel em Ciências Contábeis a

Luis Fernando Muradas Stumpf,

brasileiro, natural do Estado do Rio Grande do Sul,
nascido a 23 de maio de 1967, RG 1021009574/RS

e outorga-lhe o presente Diploma, a fim de que possa gozar de todos os direitos e prerrogativas legais.
Maringá, 05 de fevereiro de 2018.

Claudio Ferdinandi
Pró-Reitor Acadêmico

Wilson de Matos Silva
Reitor

Luis Fernando Muradas Stumpf
Diplomado

CENTRO UNIVERSITÁRIO DE MARINGÁ
Credenciado pela Portaria MEC nº 95 de 16/01/2002, publicada no D.O.U. 18/01/2002.
Recredenciado pela Portaria MEC nº 727 de 25/08/2014, publicada no D.O.U. de 26/08/2014.

Curso de BACHARELADO EM CIÊNCIAS CONTÁBEIS
Reconhecido pela Portaria nº 718, publicada no D.O.U. de 17/11/2016.

CENTRO UNIVERSITÁRIO DE MARINGÁ
Maringá - PR
Diretoria de Serviços Acadêmicos
Departamento Especial de Registro de Diplomas

Diploma registrado sob nº 059382.
Processo n.º 059382/2018 nos termos do art. 48 da Lei 9.394/96.

Maringá, 10 de maio de 2018.

ÉRICA RODRIGUES CARLOTO PEREIRA
Diretor(a) de Serviços Acadêmicos

As assinaturas do Reitor e do Pró-Reitor Acadêmico da Unicesumar, no anverso deste diploma, foram apostas mediante chancela mecânica registrada sob protocolo nº 14002761, do Livro nº 1111-N, às fls. 172 e 173, em 08 de outubro de 2014, no 2º Ofício de Notas da Comarca de Maringá, local em que poderão ser reconhecidas as firmas.

DEPARTAMENTO ESPECIAL DE REGISTRO DE DIPLOMAS
UniCesumar
CONFERIDO

68383

UniCesumar
ON-CAMPUS AND DISTANCE EDUCATION

UNIVERSITY CESUMAR - UNICESUMAR

Accredited by MEC Ordinance No. 367 of 03/27/2020, published in the Federal Official Gazette No. 62, Section 1, Page 51 of 03/31/2020
CNPJ: 9.265.617/0001-99
Avenida Guedner, No. 1610 - Zona 08 Neighborhood – ZIP Code 87050-900 - Maringá/PR
Phone: (44) 30276-360

ACADEMIC TRANSCRIPT

BACHELOR'S DEGREE IN ACCOUNTING

Recognition renewed by SERES/MEC Ordinance No.389 of 08/13/2024 published in the Federal Official Gazette No. 156, Section 1, Pages 81 to 87 of 08/14/2024.

Personal Information:

Name: Luis Fernando Muradas Stumpf — Sex: Male
Date of Birth: 05/23/1967 — Place of Birth: PORTO ALEGRE/RS — Nationality: Brazilian

Documentation

RG No.: 1021009574 — Issuing Authority: SSP/RS — Issuing Date: 01/01/2001
CPF: 489.278.050-2

Admission Process

Method of Admission:
Public Notice: 2012-51 — Month/Year: February/2012

Higher Education

Year/Term of Admission: 2012-51 — Transcript Issued: 12/10/2025
Enrollment No.: 1207811-5
Date of Completion: 10/26/2017 — Conferral of Degree: 02/02/2018 — Diploma Issued: 02/05/2018

ENADE 2012: Entering student exempt from participation in ENADE.
ENADE 2017: Graduating student exempt from participation in ENADE in accordance with Normative Ordinance No. 840, of August 24, 2018, republished on 08/31/2018, Article 44, §2.

S	ACADEMIC TERM	COURSE/INTRUCTOR	HOURS	ATTENDANCE	GRADE	STATUS
1	2012-51	CONCEPTS OF MANAGEMENT AND BUSINESS ETHICS (EGRAD_NGER100_001)	100	F/S	8.90	Passed
	2012-51	BUSINESS COMMUNICATION AND NEGOTIATION (EGRAD_NGER100_010)	100	F/S	7.90	Passed
2	2012-52	ECONOMICS AND SOCIETY (EGRAD_NGER100_002)	100	F/S	8.40	Passed
	2012-52	ENTREPRENEURSHIP (EGRAD_NGER100_026)	100	F/S	7.50	Passed
3	2012-53	INTRODUCTORY ACCOUNTING (EGRAD_CCONT100_002)	100	F/S	6.00	Passed
	2012-53	FINANCIAL MATHEMATICS (EGRAD_NGER100_034)	100	F/S	7.30	Passed
4	2012-54	ACCOUNTING THEORY (EGRAD_CCONT100_003)	100	F/S	8.10	Passed
	2012-54	AGRICULTURAL ACCOUNTING (EGRAD_NGER100_035)	100	F/S	7.90	Passed
5	2013-51	INTERMEDIATE ACCOUNTING (EGRAD_CCONT100_004)	100	F/S	6.80	Passed
	2013-51	INTRODUCTION TO PUBLIC AND PRIVATE LAW (EGRAD_NGER100_007)	100	F/S	7.50	Passed
6	2013-52	COST ACCOUNTING (EGRAD_CCONT100_006)	100	F/S	7.90	Passed
	2013-52	STATISTICS (EGRAD_CCONT100_022)	100	F/S	6.90	Passed
7	2013-53	MANAGERIAL ACCOUNTING FOR ACCOUNTANTS (EGRAD_CCONT100_007)	100	F/S	7.40	Passed
	2013-53	OPERATIONS RESEARCH (EGRAD_CCONT100_008)	100	F/S	6.00	Passed
8	2013-54	CONTROLLERSHIP (EGRAD_CCONT100_005)	100	F/S	7.00	Passed
	2013-54	SPECIAL TOPICS IN ACCOUNTING I (EGRAD_CCONT100_010)	100	F/S	6.00	Passed

9	2014-51	SCIENTIFIC RESEARCH METHODOLOGY (EGRAD_NGER100_018)	100	F/S	7.60	Passed
	2014-51	PUBLIC ACCOUNTING (EGRAD_NGER100_037)	100	F/S	8.70	Passed
	2014-51	SOCIOCULTURAL EDUCATION AND ETHICS I (EGRAD_NGER100_052)	100	F/S	7.80	Passed
10	2014-52	ACCOUNTING EXPERTISE AND ARBITRATION (EGRAD_CCONT100_013)	100	F/S	8.00	Passed
	2014-52	INVESTMENT ANALYSIS AND FEASIBILITY (EGRAD_CCONT100_020)	100	F/S	6.00	Passed
	2014-52	SOCIOCULTURAL EDUCATION AND ETHICS II (EGRAD_NGER100_053)	100	F/S	7.20	Passed
11	2014-53	SPECIAL TOPICS IN ACCOUNTING II (EGRAD_CCONT100_011)	100	F/S	6.00	Passed
	2014-53	BUDGET ADMINISTRATION (EGRAD_NGER100_039)	100	F/S	6.00	Passed
12	2015-54	SUPERVISED INTERNSHIP I (EGRAD_CCONT100_012)	100	F/S	6.00	Passed
	2014-54	ACTUARIAL SCIENCE (EGRAD_NGER100_038)	100	F/S	6.80	Passed
13	2015-51	TAX ACCOUNTING (EGRAD_CCONT100_014)	100	F/S	6.40	Passed
	2015-51	ANALYSIS OF FINANCIAL STATEMENTS (EGRAD_CCONT100_017)	100	F/S	6.10	Passed
14	2017-52	SUPERVISED INTERNSHIP II (EGRAD_CCONT100_015)	100	F/S	7.30	Passed
	2015-52	AUDITING (EGRAD_CCONT100_018)	100	F/S	6.50	Passed
15	2017-99	GAME THEORY (EGRAD_CCONT100_016)	100	A	A	Passed(#1)
	2016-53	GENERAL AND PROFESSIONAL ETHICS IN ACCOUNTING (EGRAD_CCONT100_019)	100	F/S	6.60	Passed
16	2015-54	LABOR AND SOCIAL SECURITY LEGISLATION (EGRAD_CCONT100_021)	100	F/S	6.00	Passed
	2015-54	INTRODUCTION TO PSYCHOLOGY (EGRAD_NGER100_040)	100	F/S	6.20	Passed
SUBTOTAL			**3,400**			
COMPLEMENTARY ACTIVITIES [1]			**8**			
PROGRAM TOTAL HOURS			**3,604**			

COURSE VALIDATED (TRANSFER CREDIT)							
#	**PREVIOUS INSTITUTION**	**ACADEMIC TERM**	**COURSE**	**EQUIVALENT COURSE**	**HOURS**	**GRADE**	**PROGRAM**
1	UNIVERSITY CENTER OF MARINGÁ – UNICESUMAR	2017-99	GAME THEORY	GAME THEORY (1)	100	6.00	-

(S) Semester of the Program
(A) Passed
(F/S) Sufficient Attendance, i.e., equal to or greater than the minimum required by the institution.
[1] The student did not complete the required 204 hours of COMPLEMENTARY ACTIVITIES.

DIGITALLY SIGNED

Legal validity ensured in accordance with Provisional Measure 2,200-2//2001, which established ICP-Brasil

BRy Tecnologia

MARCUS DANILO DE PAULA
STANDER:33646182830
336.461.828-30

Issued by: AC SAFEWEB RFB v5

Date: 12/10/2025

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura.

Date: February 26, 2026.

UNIVERSIDADE CESUMAR - UNICESUMAR
Credenciada pela Portaria MEC nº 367 de 27/03/2020, publicada no D.O.U nº 62, Seção 1, Pág. 51 de 31/03/2020
CNPJ: 79.265.617/0001-99
Avenida Guedner, N° 1610 - Bairro Zona 08 - CEP 87050-900 - Maringá/PR
Fone: (44) 30276-360

HISTÓRICO ESCOLAR
BACHARELADO EM CIÊNCIAS CONTÁBEIS

Reconhecimento Renovado pela Portaria SERES/MEC nº 389 de 13/08/2024 publicada no D.O.U. nº 156, Seção 1, Pág. 81 a 87 de 14/08/2024.

Dados Pessoais:

Nome: Luis Fernando Muradas Stumpf — Sexo: Masculino
Data de Nasc.: 23/05/1967 — Naturalidade: PORTO ALEGRE/RS — Nacionalidade: Brasileira

Documentação

Nº RG: 1021009574 — Órgão Expedidor: SSP/RS — Emissão: 01/01/2001
CPF: 489.278.050-20

Processo Seletivo

Forma de ingresso:
Edital: 2012-51 — Mês/Ano: fevereiro/2012

Ensino Superior

Ano/Sem. de Ingresso: 2012-51 — Histórico Expedido: 10/12/2025
Matrícula: 1207811-5
Data de conclusão: 26/10/2017 — Colação de Grau: 02/02/2018 — Diploma Expedido: 05/02/2018

ENADE 2012: Ingressante dispensado da participação do ENADE.
ENADE 2017: Concluinte dispensado do ENADE de acordo com Portaria Normativa Nº 840, de 24 de agosto de 2018, republicada em 31/08/2018, Art. 44, §2º.

S	PERÍODO LETIVO	DISCIPLINA/DOCENTE	CARGA HORÁRIA	FREQUÊNCIA	MÉDIA	SITUAÇÃO
1	2012-51	CONCEITOS DA ADMINISTRAÇÃO E ÉTICA EMPRESARIAL (EGRAD_NGER100_001)	100	F/S	8,90	Aprovado
	2012-51	COMUNICAÇÃO EMPRESARIAL E NEGOCIAÇÃO (EGRAD_NGER100_010)	100	F/S	7,90	Aprovado
2	2012-52	ECONOMIA E SOCIEDADE (EGRAD_NGER100_002)	100	F/S	8,40	Aprovado
	2012-52	EMPREENDEDORISMO (EGRAD_NGER100_026)	100	F/S	7,50	Aprovado
3	2012-53	CONTABILIDADE INTRODUTÓRIA (EGRAD_CCONT100_002)	100	F/S	6,00	Aprovado
	2012-53	MATEMÁTICA FINANCEIRA (EGRAD_NGER100_034)	100	F/S	7,30	Aprovado
4	2012-54	TEORIA DA CONTABILIDADE (EGRAD_CCONT100_003)	100	F/S	8,10	Aprovado
	2012-54	CONTABILIDADE RURAL (EGRAD_NGER100_035)	100	F/S	7,90	Aprovado
5	2013-51	CONTABILIDADE INTERMEDIÁRIA (EGRAD_CCONT100_004)	100	F/S	6,80	Aprovado
	2013-51	INTRODUÇÃO AO DIREITO PÚBLICO E PRIVADO (EGRAD_NGER100_007)	100	F/S	7,50	Aprovado
6	2013-52	CONTABILIDADE DE CUSTOS (EGRAD_CCONT100_006)	100	F/S	7,90	Aprovado
	2013-52	ESTATÍSTICA (EGRAD_CCONT100_022)	100	F/S	6,90	Aprovado
7	2013-53	CONTABILIDADE GERENCIAL PARA CONTADORES (EGRAD_CCONT100_007)	100	F/S	7,40	Aprovado
	2013-53	PESQUISA OPERACIONAL (EGRAD_CCONT100_008)	100	F/S	6,00	Aprovado
8	2013-54	CONTROLADORIA (EGRAD_CCONT100_005)	100	F/S	7,00	Aprovado
	2013-54	TÓPICOS ESPECIAIS EM CONTABILIDADE I (EGRAD_CCONT100_010)	100	F/S	6,00	Aprovado

9	2014-51	METODOLOGIA DA PESQUISA CIENTÍFICA (EGRAD_NGER100_018)	100	F/S	7,60	Aprovado
	2014-51	CONTABILIDADE PÚBLICA (EGRAD_NGER100_037)	100	F/S	8,70	Aprovado
	2014-51	FORMAÇÃO SOCIOCULTURAL E ÉTICA I (EGRAD_NGER100_052)	100	F/S	7,80	Aprovado
10	2014-52	PERÍCIA E ARBITRAGEM CONTÁBIL (EGRAD_CCONT100_013)	100	F/S	8,00	Aprovado
	2014-52	ANÁLISE DE INVESTIMENTOS E VIABILIDADE (EGRAD_CCONT100_020)	100	F/S	6,00	Aprovado
	2014-52	FORMAÇÃO SOCIOCULTURAL E ÉTICA II (EGRAD_NGER100_053)	100	F/S	7,20	Aprovado
11	2014-53	TÓPICOS ESPECIAIS EM CONTABILIDADE II (EGRAD_CCONT100_011)	100	F/S	6,00	Aprovado
	2014-53	ADMINISTRAÇÃO ORÇAMENTÁRIA (EGRAD_NGER100_039)	100	F/S	6,00	Aprovado
12	2015-54	ESTÁGIO SUPERVISIONADO I (EGRAD_CCONT100_012)	100	F/S	6,00	Aprovado
	2014-54	ATUÁRIA (EGRAD_NGER100_038)	100	F/S	6,80	Aprovado
13	2015-51	CONTABILIDADE TRIBUTÁRIA (EGRAD_CCONT100_014)	100	F/S	6,40	Aprovado
	2015-51	ANÁLISE DAS DEMONSTRAÇÕES CONTÁBEIS (EGRAD_CCONT100_017)	100	F/S	6,10	Aprovado
14	2017-52	ESTÁGIO SUPERVISIONADO II (EGRAD_CCONT100_015)	100	F/S	7,30	Aprovado
	2015-52	AUDITORIA CONTÁBIL (EGRAD_CCONT100_018)	100	F/S	6,50	Aprovado
15	2017-99	TEORIA DOS JOGOS (EGRAD_CCONT100_016)	100	A	A	Aprovado(#1)
	2016-53	ÉTICA GERAL E PROFISSIONAL EM CONTABILIDADE (EGRAD_CCONT100_019)	100	F/S	6,60	Aprovado
16	2015-54	LEGISLAÇÃO TRABALHISTA E PREVIDENCIÁRIA (EGRAD_CCONT100_021)	100	F/S	6,00	Aprovado
	2015-54	INTRODUÇÃO À PSICOLOGIA (EGRAD_NGER100_040)	100	F/S	6,20	Aprovado
SUBTOTAL			**3.400**			
ATIVIDADES COMPLEMENTARES [1]			**8**			
CARGA HORÁRIA TOTAL DO CURSO			**3.604**			

DISCIPLINA CONVALIDADA

#	IES DE ORIGEM	PERÍODO LETIVO	DISCIPLINA	EQUIVALÊNCIA	CARGA HORÁRIA	MÉDIA	CURSO
1	CENTRO UNIVERSITÁRIO DE MARINGÁ - UNICESUMAR	2017-99	TEORIA DOS JOGOS	TEORIA DOS JOGOS (1)	100	6,00	-

(S) Semestre do Curso
(A) A
(F/S) Frequência Suficiente, ou seja, igual ou superior à exigida pela instituição.
[1] O acadêmico não atingiu a carga horária das ATIVIDADES COMPLEMENTARES de 204 horas

ASSINADO DIGITALMENTE
Validade jurídica assegurada conforme MP 2.200-2/2001, que instituiu a ICP-Brasil
BRyTecnologia

MARCUS DANILO DE PAULA
STANDER:33646182830
336.461.828-30

Emitido por: AC SAFEWEB RFB v5

Data: 10/12/2025

LUTHERAN UNIVERSITY OF BRAZIL

RECOGNIZED BY MINISTERIAL ORDINANCE NO. 681 OF 12/07/1989 – FEDERAL OFFICIAL GAZETTE OF 12/11/1989

The President of the Lutheran University of Brazil, in the exercise of his duties and considering the completion of the TECHNOLOGIST DEGREE IN REAL ESTATE MANAGEMENT and the conferral of degree on October 30, 2009, hereby confers the degree of

TECHNOLOGIST IN REAL ESTATE MANAGEMENT

upon

LUIS FERNANDO MURADAS STUMPF

Brazilian, born in the State of Rio Grande do Sul on May 23, 1967, holder of Identity Document No. 1021009574 SSP/RS, and grants him this Diploma, with all the rights and privileges thereto appertaining.

Canoas, RS, October 30, 2009.

-----// siugnature //-----
RICARDO PRATES MACEDO
VICE-PRESIDENT OF
UNDERGRADUATE STUDIES

-----// siugnature //-----
MARCOS FERNANDO ZIEMER
PRESIDENT

-----// siugnature //-----
GRADUATE

LUTHERAN UNIVERSITY OF BRAZIL

OFFICE OF ACADEMIC RECORDS AND DOCUMENTATION

Program recognized by Normative Ordinance No. 40/07 Federal Official Gazette of 12/13/2007.

Diploma registered under No. 55907, book No. 51, page No. 352v, pursuant to article 48, § 1 of law No. 9394, of December 20, 1996.

Canoas / RS, January 8, 2010.

-----// signature //-----
VALDINEI SPECHT MACHADO
DEPUTY COORDINATOR OF ACADEMIC RECORDS AND DOCUMENTATION

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: February 25, 2026.**

UNIVERSIDADE LUTERANA DO BRASIL

RECONHECIDA PELA PORTARIA MINISTERIAL Nº 681 DE 7/12/89 – D.O.U. DE 11/12/89

O Reitor da Universidade Luterana do Brasil, no uso de suas atribuições e tendo em vista a conclusão do Curso SUPERIOR DE TECNOLOGIA EM NEGÓCIOS IMOBILIÁRIOS e respectiva colação de Grau no dia 30 de outubro de 2009, confere o título de

TECNÓLOGO EM NEGÓCIOS IMOBILIÁRIOS

a

LUIS FERNANDO MURADAS STUMPF

brasileiro, natural do Estado do Rio Grande do Sul, portador da Cédula de Identidade Nº 1021009574 SSP/RS, nascido em 23 de maio de 1967, outorga-lhe o presente Diploma, para que possa gozar de todos os direitos e prerrogativas legais.

Canoas, RS, 30 de outubro de 2009.

RICARDO PRATES MACEDO
PRÓ-REITOR DE GRADUAÇÃO

MARCOS FERNANDO ZIEMER
REITOR

DIPLOMADO



UNIVERSIDADE LUTERANA DO BRASIL

ULBRA COORDENAÇÃO DE REGISTROS E DOCUMENTAÇÃO

Curso reconhecido Portaria Normativa nº 40/07 D.O.U. de 13/12/2007.

Diploma registrado sob nº 55907, livro nº 51, folha nº 352v, nos termos do art. 48, § 1º da lei nº 9394, de 20 de Dezembro de 1996.

Canoas / RS, 08 de janeiro de 2010.

Valdinei Specht Machado

VALDINEI SPECHT MACHADO
COORD.ADJ.DE REGISTROS E DOCUMENTAÇÃO

LUTHERAN UNIVERSITY OF BRAZIL

SÃO PAULO EVANGELICAL LUTHERAN COMMUNITY

Recognized by Ministerial Ordinance No. 681, of 12/07/1989 – Federal Official Gazette of 12/11/1989

CERTIFICATE OF COMPLETION

Curriculum
037001 TECHONOLOGIST DEGREE IN REAL ESTATE MANAGEMENT

Emphasis

Recognition
Regocnized: Normative Ordinance No. 40/07 – Federal Official Gazete of 12/13/2007

Student Code/Name	Campus
071057982-9 LUIS FERNANDO MURADAS STUMPF	ULBRA – EAD (Distance Education)

Identity Document	Place of Birth	Electoral Status	Military Status
1021009574 SSP RS	PORTO ALEGRE / RS	IN GOOD STANDING	IN GOOD STANDING

Method of Admission
TECHNOLOGIST
02/15/2007 ESSAY 7.00

YEAR/ SEMESTER	CODE	COURSE	GRADE	HOURS	CR
2007/1	901003	PORTUGUESE LANGUAGE: FROM ORALITY TO WRITING	8.00	068	04
2007/1	901040	MATHEMATICS FOR BUSINESS AND FINANCE	9.70	068	04
2007/1	901041	MANAGERIAL ACCOUNTING	7.70	068	04
2007/2	901042	PEOPLE MANAGEMENT	6.30	068	04
2007/2	901002	RELIGIOUS CULTURE	7.00	068	04
2007/2	901043	BUSINESS MANAGEMENT	8.00	068	04
2007/3	901044	ARCHITECTURAL STUDIES FOR REAL ESTATE MANAGEMENT	9.00	068	04
2007/3	901045	COMPUTING APPLIED TO MANAGEMENT	9.00	068	04
2007/3	901046	MANAGEMENT INFORMATION SYSTEMS	9.40	068	04
2007/3	901047	LABOR AND UNION RELATIONS	8.70	068	04
2007/4	901048	LAW AND LEGISLATION FOR MANAGEMENT	7.00	068	04
2007/4	901049	NEGOTIATION AND DECISION-MAKING PROCESS	8.30	068	04
2007/4	901050	ETHICS AND PROFESSIONAL RESPONSIBILITY	7.00	068	04
2008/1	901051	GENERAL PRINCIPLES OF REAL ESTATE LAW	6.90	068	04
2008/1	901052	PROPERTY VALUATION AND APPRAISALS	9.10	068	04
2008/1	901053	TAX LEGISLATION AND REAL ESTATE BUSINESS NEGOTIATION	7.20	068	04
2008/2	901054	CONSUMER PROTECTION CODE AND ITS APPLICATION IN REAL ESTATE BUSINESS	8.10	068	04
2008/2	901055	URBAN PLANNING AND ENVIRONMENT	8.10	068	04
2008/2	901056	REAL ESTATE REGISTRY AND NOTARIAL SYSTEM	7.50	068	04
2008/3	901057	REAL PROPERTY RIGHTS AND CONTRACTS	7.50	068	04
2008/3	901058	MUNICIPAL AND URBAN LAW	8.80	068	04
2008/3	901059	CONSTRUCTION SYSTEMS IN REAL ESTATE PROJECTS	8.20	068	04
2008/4	901060	CONDOMINIUMS AND REAL ESTATE DEVELOPMENT	8.00	068	04
2008/4	901061	URBAN LAND SUBDIVISION AND ITS VARIOUS FORMS	8.10	068	04
2008/4	901062	PROPERTY MANAGEMENT AND LEASING	6.90	068	04

YEAR/ SEMESTER	CODE	COURSE	GRADE	HOURS	CR

1. ADMINISTRATIVE ASSISTANT

COMMUNICATE AND EXPRESS ONESELF CORRECTLY IN SPECIFIC DOCUMENTS; USE LOGICAL, CRITICAL, AND ANALYTICAL REASONING TO OPERATE WITH NUMERICAL VALUES AND MATHEMATICAL INFORMATION; INTEGRATE SOURCES OF ECONOMIC RESOURCES WITH BUSINESS OPPORTUNITIES, MAINTAINING AN ETHICAL AND CONTINUOUS RELATIONSHIP WITH THE FINANCIAL MARKET; - DEAL WITH INNOVATIVE MANAGEMENT MODELS; PREPARE PROGRAMS AND ACTIVITIES, DECIDING ON ALTERNATIVES AND ASSESSING RISKS TO OPTIMIZE RESULTS; OPERATE COMPUTERIZED SYSTEMS, MAKING USE OF TECHNOLOGICAL INNOVATIONS FOR THE ORGANIZATION OF WORK.

2. REAL ESTATE ASSISTANT

PERFORM INTERMEDIATION IN THE SALE, PURCHASE, EXCHANGE, AND LEASE OF REAL ESTATE, AS WELL AS MANAGE TEAMS OF REAL ESTATE BROKERS; - SERVE AS A CONSULTANT, ADVISING AND RESOLVING REAL ESTATE BUSINESS OR OPERATIONS CARRIED OUT BY REAL ESTATE BROKERS WITH TECHNICAL-LEVEL EDUCATION; COLLABORATE IN THE PROCESS OF GUIDING THE POPULATION REGARDING THE CHOICE OF LAND AND HOUSING.

3. REAL ESTATE MANAGER

POSSESS SPECIFIC KNOWLEDGE IN THE FIELD; - ISSUE APPRAISAL REPORTS REGARDING REAL ESTATE COMMERCIALIZATION; - SERVE AS A CONSULTANT IN THE PREPARATION OF PROJECTS FOR OBTAINING PUBLIC FUNDING IN THE HOUSING SECTOR; - ACT AS A CONSULTANT ON MATTERS RELATED TO THE REGULARIZATION OF LAND SUBDIVISION AND URBAN AND RURAL SETTLEMENTS; - ACT AS MANAGER OF RESIDENTIAL AND NON-RESIDENTIAL CONDOMINIUMS; - MANAGE REAL ESTATE ASSETS IN PUBLIC AGENCIES AND IN THE PRIVATE SECTOR; - PROVIDE REAL ESTATE ADVISORY SERVICES IN THE FOLLOWING AREAS: PLANNING OF REAL ESTATE DEVELOPMENTS, ANALYSIS OF REAL ESTATE PROJECTS, REAL ESTATE MARKET RESEARCH, REAL ESTATE PROJECT LAUNCHES, FINANCIAL FEASIBILITY, REAL ESTATE INVESTMENT FUNDS, REAL ESTATE CONSORTIUM ARRANGEMENTS, COOPERATIVES, OFFICIAL PROPERTY VALUE MAPS; - PLAN, ORGANIZE, AND DIRECT TOWARD THE EXCELLENT PERFORMANCE OF HIS/HER TEAM OF COLLABORATORS FOR EFFICIENCY AND EFFECTIVENESS IN THE ORGANIZATION; - DEMONSTRATE AN ENTREPRENEURIAL SPIRIT, TAKING INITIATIVE FOR NEW OPPORTUNITIES WITH LEADERSHIP, PROVIDING A HEALTHY ENVIRONMENT WITHIN THE ORGANIZATIONS IN WHICH HE/SHE OPERATES.

Conventions: APRO – PASSED; CURS – IN PROGRESS; DISP – WAIVED; REPF – FAILED DUE TO ABSENCES; ISEN – EXEMPT DUE TO INTERNAL EQUIVALENCY; ILLEGIBLE – CORRESPONDS TO FINAL GRADE 10.0; TRAN – ENROLLMENT SUSPENSION; CANC – CANCELLATION; NCOM – DID NOT ATTEND; REPR – FAILED

Term Year/1 Regular (Mar/Jul)
Term Year/2 Regular (Aug/Dec)
Term Year/3 Intensive Summer
Term Year/4 Intensive Winter

Notes:

Total Class Hours	:	1700
Total Credits	:	100
Grade Point Average	:	7,980
Program Completion	:	03/16/2009
Conferral of Degree	:	10/30/2009
Page No.	:	1
Minimum Grade for approval:		6.00

Canoas, October 30, 2009.

[ULBRA stamp]
-----// signature //-----
Rosângela Rocho Berg
General Secretary
Ordinance No. 861/2009

Avenida Farroupilha, 8.001- ZIP CODE 92425-900 - Canoas - RS – P.O. Box.: 124 - Fax (51) 3477.1313 - Phone (51) 3477.4000 - Email: ulbracanoas@ulbra.br

[illegible]

Translator's Note: CR = Course Credit.

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: February 26, 2026.**

UNIVERSIDADE LUTERANA DO BRASIL

COMUNIDADE EVANGÉLICA LUTERANA "SÃO PAULO"

Reconhecida pela Portaria Ministerial n.º 681 de 07/12/89 - DOU de 11/12/89

CERTIFICADO DE CONCLUSÃO

Currículo
037001 SUPERIOR DE TECNOLOGIA EM NEGOCIOS IMOBILIARIOS

Habilitação

Reconhecimento
reconhecido: Portaria Normativa Nro 40/07 - D.O.U. DE 13/12/2007

Código/Nome
071057982-9 LUIS FERNANDO MURADAS STUMPF

Campus
ULBRA - EAD

Forma de Ingresso
TECNOLOGICO
15/02/2007 REDACAO 7.00

Cédula de Identidade	Naturalidade	Situação Eleitoral	Situação Militar
1021009574 SSP RS	PORTO ALEGRE / RS	QUITE	QUITE

ANO/S	CÓDIGO	DISCIPLINA	GRAU	H/A	CR
2007/1	901003	LINGUA PORTUGUESA: DA ORALIDADE A ESCRITA	8.00	068	04
2007/1	901040	MATEMATICA PARA NEGOCIOS E FINANCAS	9.70	068	04
2007/1	901041	CONTABILIDADE GERENCIAL	7.70	068	04
2007/2	901042	GESTAO PESSOAS	6.30	068	04
2007/2	901002	CULTURA RELIGIOSA	7.00	068	04
2007/2	901043	GESTAO EMPRESARIAL	8.00	068	04
2007/3	901044	ESTUDO ARQUITETONICO PARA GESTORES IMOBILIARIOS	9.00	068	04
2007/3	901045	INFORMATICA APLICADA A GESTAO	9.00	068	04
2007/3	901046	SISTEMAS DE INFORMACOES GERENCIAIS	9.40	068	04
2007/3	901047	RELACOES TRABALHISTAS E SINDICAIS	8.70	068	04
2007/4	901048	DIREITO E LEGISLACAO PARA GESTAO	7.00	068	04
2007/4	901049	NEGOCIACAO E PROCESSO DECISORIO	8.30	068	04
2007/4	901050	ETICA E RESPONSABILIDADE PROFISSIONAL	7.00	068	04
2008/1	901051	NOCOES GERAIS DE DIREITO IMOBILIARIO	6.90	068	04
2008/1	901052	AVALIACAO DE IMOVEIS E PERICIAS	9.10	068	04
2008/1	901053	LEGISLACAO TRIBUTARIA E NEGOCIACAO IMOBILIARIA	7.20	068	04
2008/2	901054	O CDC E SUA APLICACAO NOS NEGOCIOS IMOBILIARIOS	8.10	068	04
2008/2	901055	PLANEJAMENTO URBANO E MEIO AMBIENTE	8.10	068	04
2008/2	901056	SISTEMA REGISTRAL E NOTARIAL	7.50	068	04
2008/3	901057	DIREITOS REAIS SOBRE IMOVEIS E CONTRATOS	7.50	068	04
2008/3	901058	DIREITO MUNICIPAL E URBANISTICO	8.80	068	04
2008/3	901059	SISTEMAS CONSTRUTIVOS NOS EMPREENDIMENTOS IMOBILIARIOS	8.20	068	04
2008/4	901060	CONDOMINIOS EM GERAL E INCORPORACOES IMOBILIARIAS	8.00	068	04
2008/4	901061	PARCELAMENTO DO SOLO URBANO E SUAS DIVERSAS FORMAS	8.10	068	04
2008/4	901062	ADMINISTRACAO DE IMOVEIS E LOCACAO	6.90	068	04

ANO/S	CÓDIGO	DISCIPLINA	GRAU	H/A	CR

1 ASSISTENTE ADMINISTRATIVO
COMUNICAR-SE E EXPRESSAR-SE DE FORMA CORRETA EM DOCUMENTOS ESPECÍFICOS; UTILIZAR RACIOCÍNIO LÓGICO, CRÍTICO E ANALÍTICO PARA OPERAR COM VALORES E INFORMAÇÕES MATEMÁTICAS; INTEGRAR FONTES DE RECURSOS ECONÔMICOS COM AS OPORTUNIDADES DE NEGÓCIOS, MANTENDO UMA RELAÇÃO ÉTICA E CONFIANÇA COM O MERCADO FINANCEIRO; - LIDAR COM MODELOS DE GESTÃO INOVADORES; ELABORAR PROGRAMAS E ATIVIDADES, DECIDINDO ALTERNATIVAS E DIMENSIONANDO RISCOS PARA OTIMIZAÇÃO DE RESULTADOS;OPERAR SISTEMAS INFORMATIZADOS, UTILIZANDO-SE DAS INOVAÇÕES TECNOLÓGICAS PARA A ORGANIZAÇÃO DO TRABALHO.

2 ASSISTENTE IMOBILIÁRIO
EXERCER A INTERMEDIAÇÃO NA VENDA, COMPRA, PERMUTA E LOCAÇÃO DE IMÓVEIS, BEM COMO GERENCIAR EQUIPES DE CORRETORES; - SER CONSULTOR, ACONSELHANDO E RESOLVENDO NEGÓCIOS OU OPERAÇÕES IMOBILIÁRIAS REALIZADAS POR CORRETORES DE IMÓVEIS, COM FORMAÇÃO DE NÍVEL TÉCNICO; - COLABORAR NO PROCESSO DE ORIENTAÇÃO À POPULAÇÃO SOBRE A ESCOLHA DE TERRENO E HABITAÇÃO;

3 GESTOR IMOBILIÁRIO
TER CONHECIMENTOS ESPECÍFICOS DA ÁREA; - EMITIR LAUDO DE AVALIAÇÃO QUANTO À COMERCIALIZAÇÃO IMOBILIÁRIA; - CONSULTOR NA ELABORAÇÃO DE PROJETOS PARA CAPTAÇÃO DE RECURSOS PÚBLICOS NO SETOR DE HABITAÇÃO; - CONSULTOR EM QUESTÕES DE REGULARIZAÇÃO DE PARCELAMENTO DE SOLO E ASSENTAMENTOS URBANOS E RURAIS; - GESTOR DE CONDOMÍNIOS RESIDENCIAIS E NÃO RESIDENCIAIS; - GESTOR DE PATRIMÔNIO IMOBILIÁRIO EM ÓRGÃOS PÚBLICOS E NA INICIATIVA PRIVADA; - ASSESSORIA IMOBILIÁRIA NAS SEGUINTES ÁREAS: PLANEJAMENTO DE EMPREENDIMENTOS, ANÁLISE DE PROJETOS IMOBILIÁRIOS, PESQUISA DE MERCADO IMOBILIÁRIO, LANÇAMENTOS IMOBILIÁRIOS, VIABILIDADE FINANCEIRA, FUNDOS DE INVESTIMENTO IMOBILIÁRIO, CONSÓRCIO IMOBILIÁRIO, COOPERATIVAS, PLANTA DE VALORES. - PLANEJAR, ORGANIZAR E DIRECIONAR PARA O EXCELENTE DESEMPENHO DE SUA EQUIPE DE COLABORADORES PARA A EFICIÊNCIA E EFICÁCIA NA ORGANIZAÇÃO; DEMONSTRAR ESPÍRITO EMPREENDEDOR, TENDO A INICIATIVA PARA NOVAS OPORTUNIDADES COM LIDERANÇA PROPORCIONANDO UM CLIMA SAUDÁVEL DENTRO DAS ORGANIZAÇÕES EM QUE ATUAR.

Convenções: APRO - Aprovado TRAN - Trancamento
CURS - Cursando CANC - Cancelamento
DISP - Disponsado NCOM - Não Compareceu
REPF - Rep. por Faltas REPR - Reprovado
ISNO - Isento por Equivalência Interna
DEZ - Corresponde a Grau Final 10,0

Período Ano/1 Normal (Mar/Jul)
Período Ano/2 Normal (Ago/Dez)
Período Ano/3 Intensivo Verão
Período Ano/4 Intensivo Inverno

Total de Horas Aula	:	1700
Total de Créditos	:	100
Coef. de Desempenho	:	7.980
Conclusão do Curso	:	16/03/2009
Colação de Grau	:	30/10/2009
Página Número	:	1
Grau Mínimo para aprovação:		6.00

Observações:

Canoas, 30 de Outubro de 2009.
ULBRA
Rosângela Rocho Berg
Secretária Geral
Portaria Nº 861/2009

CERTIFICATE

The **SUPERIOR SCHOOL OF ADVERTISING AND MARKETING** of **SÃO PAULO** hereby confers upon

Luis Fernando Muradas Stumpf

this certificate of completion of the

GRADUATE PROGRAM IN BUSINESS ADMINISTRATION

ESPM

DECEMBER 1998

-----// signature //-----	-----// signature //-----	-----// signature //-----
Graduate	Aylza Munhoz	Francisco Gracioso
	Director	President

I, Raphael Michels Fantinato de Moura, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Raphael Michels Fantinato de Moura. **Date: February 25, 2026.**

CERTIFICADO

A **ESCOLA SUPERIOR DE PROPAGANDA E MARKETING** de **SÃO PAULO**
confere a

Luis Fernando Muradas Stumpf

o certificado de conclusão, do

CURSO DE PÓS-GRADUAÇÃO EM ADMINISTRAÇÃO

ESPM

DEZEMBRO -1998

Aluno

Aylza Munhoz
Diretora

Francisco Gracioso
Presidente

Superior School of Advertising and Marketing
Rua Dr. Álvaro Alvim, 123 Vila Mariana, São Paulo, SP
ZIP Code 04018-010, Phone: (011) 5085-4617, Fax: (011) 5085-4625

DECLARATION

I DECLARE, for the appropriate purposes, that LUIS FERNANDO MURADAS STUMPF, ID No. 1021009574 SSP, son of GERT NORBERT STUMPF and MARION MURADAS STUMPF, born on May 23, 1967, in the city of PORTO ALEGRE, in the State of RIO GRANDE DO SUL, has completed the Graduate Program in Business Administration at this Superior School.

I FURTHER DECLARE that the aforementioned student obtained the following results in the courses taken:

ACADEMIC TRANSCRIPT

1st SEMESTER - 1st ACADEMIC TERM SEMESTER/1997	CRED.	WORKLOAD	GRADE
Market Information Systems	2	30	9.5
Basic Finance	2	30	8.5
Business Administration	3	45	7.5
Strategic Marketing	3	45	8.0
2nd SEMESTER - 2nd ACADEMIC TERM SEMESTER/1997	**CRED.**	**WORKLOAD**	**GRADE**
Advanced Marketing	2	30	7.5
Finance	3	45	9.0
Economics	3	45	7.5
Market Communication	2	30	7.0
3rd SEMESTER - 1st ACADEMIC TERM SEMESTER/1998	**CRED.**	**WORKLOAD**	**GRADE**
Logistics and Distribution	2	30	9.0
Services Marketing	2	30	7.5
Human Factor as a Competitive Advantage	3	45	7.0
Productivity and Quality	3	45	9.0
4th SEMESTER - 2nd ACADEMIC TERM SEMESTER/1998	**CRED.**	**WORKLOAD**	**GRADE**
Industrial Marketing	2	30	8.0
Individual Study Project	3	45	8.0
Business Strategy	3	45	8.0

NOTE: The student will only be entitled to credits with a minimum grade of 7.0 (seven) in each core course, a minimum grade of 6.0 (six) in each specialization course, and a final course average of 7.0 (seven).

Total Workload: 570
Total Credits: 38
Grade Point Average: 8.07 (EIGHT POINT ZERO SEVEN)

São Paulo, May 22, 1999.

-----//Signature//----
SUELI BRAGION LEITE
ACADEMIC SECRETARY

I, Carolina Favero da Silva, telephone number 415 425-25708, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: March 17, 2026.

ESPM

Escola Superior de Propaganda e Marketing
R. Dr. Álvaro Alvim, 123 Vila Mariana São Paulo SP
CEP 04018-010 Tel.: (011) 5085 4617 Fax:(011) 5085 4625

DECLARAÇÃO

DECLARO, para os devidos fins, que LUIS FERNANDO MURADAS STUMPF, RG nº 1021009574 SSP, filho(a) de GERT NORBERT STUMPF e MARION MURADAS STUMPF, nascido(a) em 23 de Maio de 1967, na cidade de PORTO ALEGRE, no Estado de RS, concluiu o curso de Pós-Graduação em Administração desta Escola.

DECLARO, outrossim, que o(a) referido(a) aluno(a) obteve os seguintes aproveitamentos nas matérias cursadas:

HISTÓRICO ESCOLAR

1 º SEMESTRE - 1º PERÍODO LETIVO SEMESTRAL / 1997	CRÉD.	C/H	MÉDIA
Sistema de Informação de Mercado	2	30	9,5
Básico de Finanças	2	30	8,5
Administração	3	45	7,5
Marketing Estratégico	3	45	8,0
2 º SEMESTRE - 2º PERÍODO LETIVO SEMESTRAL / 1997	**CRÉD.**	**C/H**	**MÉDIA**
Marketing Avançado	2	30	7,5
Finanças	3	45	9,0
Economia	3	45	7,5
Comunicação com o Mercado	2	30	7,0
3 º SEMESTRE - 1º PERÍODO LETIVO SEMESTRAL / 1998	**CRÉD.**	**C/H**	**MÉDIA**
Logística e Distribuição	2	30	9,0
Marketing de Serviços	2	30	7,5
Fator Humano como Diferencial Competitivo	3	45	7,0
Produtividade e Qualidade	3	45	9,0
4 º SEMESTRE - 2º PERÍODO LETIVO SEMESTRAL / 1998	**CRÉD.**	**C/H**	**MÉDIA**
Marketing Industrial	2	30	8,0
Projeto Individual de Estudos	3	45	8,0
Estratégia Empresarial	3	45	8,0

OBSERVAÇÃO: Somente terá direito aos créditos, o aluno com média mínima 7,0 (sete) em cada matéria de formação, média mínima 6,0 (seis) em cada matéria de especialização e média final do curso 7,0 (sete).

Total de Carga Horária: 570
Total de Créditos: 38
Média Final Simples: 8,07 (OITO PONTO SETE)

São Paulo, 22 de Maio de 1999.

SUELI BRAGION LEITE
SECRETÁRIA ACADÊMICA

Carnegie Evaluations LLC
315 East High Street, Bound Brook, New Jersey, 08805
Email: info@carnegieevaluations.com
Website: www.carnegieevaluations.com
Phone: (848)300-0099
Fax: (848) 300-5199

EVALUATION OF ACADEMICS

Carnegie Evaluations LLC, who specializes in the evaluation of foreign educational credentials, has prepared the following academic credential evaluation.

March 20, 2026

Name: **Mr. Luis Fernando Muradas STUMPF**

Following is a description of Mr. Stumpf's foreign degrees:

Institution:	*Universidade Federal do Rio Grande do Sul*
Degree:	*Titulo de Engenheiro Mecanico*
Date of Award:	August 1994
Years of Study:	Five
Country:	Brazil

Institution:	*Escola Superior de Propaganda e Marketing de Sao Paulo*
Degree:	*Curso de Pos-Graduacao em Administracao*
Date of Award:	December 1998
Years of Study:	Two
Country:	Brazil

Institution:	*Universidade Estadual de Ponta Grossa*
Degree:	*Especialista em Engenharia de Seguranca do Trabalho*
Date of Award:	December 2005
Years of Study:	One
Country:	Brazil

Institution:	*Universidade Luterana do Brasil*
Degree:	*Titulo de Tecnologo em Negocios Imobiliarios*
Date of Award:	October 2009
Years of Study:	Two
Country:	Brazil

Institution:	*Centro Universitario de Maringa*
Degree:	*Bacharelado em Ciencias Contabeis*
Date of Award:	February 2018
Years of Study:	Four
Country:	Brazil

Institution:	*Pontificia Universidade Catolica do Parana*
Degree:	*Curso de Pos-Graduacao Lato Sensu Banking, Investimento e Mercado de Capitais*
Date of Award:	April 2025
Years of Study:	One
Country:	Brazil

Academic Equivalency in the United States

BACHELOR OF SCIENCE IN MECHANICAL ENGINEERING

ONE YEAR OF GRADUATE STUDY IN BUSINESS ADMINISTRATION

ONE YEAR OF GRADUATE STUDY IN OCCUPATIONAL HEALTH AND SAFETY

ASSOCIATE OF ARTS IN REAL ESTATE

BACHELOR OF SCIENCE IN ACCOUNTING

ONE YEAR OF GRADUATE STUDY IN BANKING

Carnegie Evaluations LLC, offers this evaluation, after reviewing copies of the original diploma certificates and transcripts provided. This evaluation is advisory in nature and is based on the assumption that the submitted documents are accurate. There are no apparent grounds to disbelieve the authenticity and accuracy of the documentation presented on behalf of Mr. Luis Fernando Muradas Stumpf. In addition, this evaluation is based upon standard scholarly and professional sources as referenced at the end of this document. Carnegie Evaluations LLC, is not responsible for how this evaluation report will be used and is not responsible for damages resulting from such use of this report.

DISCUSSION OF MR. STUMPF'S ACADEMICS

This credential evaluation is provided upon review of the degree certificates and transcripts awarded to Mr. Luis Fernando Muradas Stumpf during the course of his academic career. An analysis of Mr. Stumpf's foreign educational courses for the *Titulo de Engenheiro Mecanico* (translated as degree of Mechanical Engineer) from *Universidade Federal do Rio Grande do Sul* (translated as Federal University of Rio Grande Do Sul), *Curso de Pos-Graduacao em Administracao* (translated as Graduate Program in Business Administration) from *Escola Superior*

de Propaganda e Marketing de Sao Paulo (translated as Superior School of Advertising and Marketing of Sao Paulo) and *Especialista em Engenharia de Seguranca do Trabalho* (translated as Specialist in Occupational Safety Engineering) from *Universidade Estadual de Ponta Grossa* (translated as State University of Ponta Grossa), *Titulo de Tecnologo em Negocios Imobiliarios* (translated as Technologist in Real Estate Management) from *Universidade Luterana do Brasil* (translated as Lutheran University of Brazil), *Bacharelado em Ciencias Contabeis* (translated as Bachelor in Accounting) from *Centro Universitario de Maringa* (translated as University Center of Maringa), and *Curso de Pos-Graduacao Lato Sensu Banking, Investimento e Mercado de Capitais* (translated as Lato Sensu Graduate Program Banking, Investment and the Capital Market) from *Pontificia Universidade Catolica do Parana* (translated as Pontifical Catholic University of Parana) forms the basis for the following evaluation.

Mr. Stumpf graduated with a degree of Mechanical Engineer from the Federal University of Rio Grande Do Sul in August 1994. Federal University of Rio Grande Do Sul is an accredited institution of higher education in Rio Grande do Sul, Brazil. Admission to this program requires graduation from the US equivalent of high school and competitive entrance examinations. Mr. Stumpf satisfactorily completed the academic course requirements for a degree in the Mechanical Engineering program. He majored in Mechanical Engineering and was awarded a *Titulo de Engenheiro Mecanico* from the institute.

This is a five-year undergraduate program of study that is equivalent to a degree of Bachelor of Science (B.S.) from an accredited institution of higher education in the United States. The academic criterion maintained by the Federal University of Rio Grande Do Sul is significantly similar to those parameters upheld by any other accredited colleges and universities in the United States.

The degree of Mechanical Engineer curriculum includes advanced bachelor's-level coursework and examinations in Introduction to Mechanics, Probability and Statistics, Administration and Finance, Introduction to Nuclear Engineering, Differential Equations, Statics, Electricity, Applied Mathematics, Algorithms and Programming, Dynamics, Electromechanical Equipment, Mechanisms, Thermodynamics, Programming Methodology, Numerical Calculus, Fundamentals of Applied Ecology, Legal and Social Topics, Economic Studies and Evaluation, Economics, Strength of Materials Mechanical Engineering, Materials Science, Fluid Mechanics, Mechanical Measurements, Occupational Safety and Hygiene, Mechanical Construction Materials, Fluid Power Controls, Heat and Mass Transfer, Mechanical Components, Fluid Machinery, Dimensional Control, Pressure Vessels, Manufacturing Processes by Machining, Vibrations, Refrigeration and Air Conditioning, Agricultural Machinery, Maintenance Management, Welding and Related Techniques, Structures, Tribology, Reciprocating Engines, Transportation Equipment, Mechanical Design, Robotics, Fracture Mechanics, Computer-Aided Manufacturing, Metal Forming, and other related subjects.

Thereafter, Mr. Stumpf graduated with a Graduate Program in Business Administration from Superior School of Advertising and Marketing of Sao Paulo in December 1998. Superior School of Advertising and Marketing of Sao Paulo is an accredited institution of higher education in Sao Paulo, Brazil. Admission to this program requires graduation from bachelor's level studies and competitive entrance examinations. Mr. Stumpf satisfactorily completed the academic course requirements for a Graduate Program in Business Administration. He majored in Business Administration and was awarded a *Curso de Pos-Graduacao em Administracao* from the institute.

This is a graduate program of study, which is substantially similar to the required coursework leading to completion of one year of Graduate-level studies from a regionally accredited University in the United States. The academic criterion maintained by the Superior School of Advertising and Marketing of Sao Paulo is significantly similar to those parameters upheld by any other accredited colleges and universities in the United States.

The Graduate Program in Business Administration curriculum includes advanced graduate-level coursework and examinations in Market Information Systems, Basic Finance, Business Administration, Strategic Marketing, Advanced Marketing, Finance, Economics, Market Communication, Logistics and Distribution, Services Marketing, Human Factor as a Competitive Advantage, Productivity and Quality, Industrial Marketing, Business Strategy, and other related subjects.

Thereafter, Mr. Stumpf graduated with a Specialist in Occupational Safety Engineering from the State University of Ponta Grossa in December 2005. State University of Ponta Grossa is an accredited institution of higher education in Ponta Grossa, Brazil. Admission to this program requires graduation from bachelor's level studies and competitive entrance examinations. Mr. Stumpf satisfactorily completed the academic course requirements for a Specialist in Occupational Safety Engineering program. He majored in Occupational Safety Engineering and was awarded an *Especialista em Engenharia de Seguranca do Trabalho* from the institute.

This is a one-year graduate program of study, which is substantially similar to the required coursework leading to the completion of one year of Graduate-level studies from a regionally accredited University in the United States. The academic criterion maintained by the State University of Ponta Grossa is significantly similar to those parameters upheld by any other accredited colleges and universities in the United States.

The Specialist in Occupational Safety Engineering curriculum includes advanced graduate-level coursework and examinations in Administration Applied to Safety Engineering, Ergonomics, Risk Management, Occupational Hygiene, Introduction to Safety Engineering, Legislation and Technical Standards, Research Methods, The Environment and Occupational Diseases, Prevention and Control of Risks in Machinery Equipment and Installations, Fire and Explosion Protection, Environmental Protection, Psychology in Safety Engineering Communication and Training, and other related subjects.

Thereafter, Mr. Stumpf graduated with a degree of Technologist in Real Estate Management from Lutheran University of Brazil in October 2009. Lutheran University of Brazil is an accredited institution of higher education in Canoas, Brazil. Admission to this program requires graduation from the US equivalent of high school and competitive entrance examinations. Mr. Stumpf satisfactorily completed the academic course requirements for a Technologist in Real Estate Management program. He majored in Real Estate Management and was awarded a *Titulo de Tecnologo em Negocios Imobiliarios* from the institute.

This is a two-year undergraduate program that is substantially similar to the required coursework leading to the completion of an Associate's degree from a regionally accredited University in the United States. The academic criterion maintained by Lutheran University of Brazil is significantly similar to those parameters upheld by any other accredited colleges and universities in the United States.

The Technologist in Real Estate Management curriculum includes undergraduate-level coursework and examinations in Managerial Accounting, People Management, Business Management, Architectural Studies for Real Estate Management, Computing Applied to Management, Management Information Systems, Labor and Union Relations, Law and Legislation for Management, Negotiation and Decision-Making Process, Ethics and Professional Responsibility, General Principles of Real Estate Law, Property Valuation and Appraisals, Tax Legislation and Real Estate Business Negotiation, Consumer Protection Code and Its Application in Real Estate Business, Urban Planning and Environment, Real Estate Registry and Notarial System, Real Property Rights and Contracts, Municipal and Urban Law, Construction Systems in Real Estate Projects, Condominiums and Real Estate Development, Urban Land Subdivision and Its Various Forms, Property Management and Leasing, and other related subjects.

Thereafter, Mr. Stumpf graduated with a Bachelor's in Accounting from the University Center of Maringa in February 2018. University Center of Maringa is an accredited institution of higher education in Maringa, Brazil. Admission to this program requires graduation from the US equivalent of high school and competitive entrance examinations. Mr. Stumpf satisfactorily completed the academic course requirements for a Bachelor's in Accounting program. He majored in Accounting and was awarded a *Bacharelado em Ciencias Contabeis* from the institute.

This is a four-year undergraduate program of study that is equivalent to a degree of Bachelor of Science (B.S.) from an accredited institution of higher education in the United States. The academic criterion maintained by the University Center of Maringa is significantly similar to those parameters upheld by any other accredited colleges and universities in the United States.

The Bachelor in Accounting curriculum includes advanced bachelor-level coursework and examinations in Introductory Accounting, Concepts of Management and Business Ethics, Business Communication and Negotiation, Economics and Society, Entrepreneurship, Financial Mathematics, Accounting Theory, Agricultural Accounting, Intermediate Accounting, Introduction to Public and Private Law, Cost Accounting, Statistics, Managerial Accounting for Accountants, Operations Research, Controllership, Public Accounting, Sociocultural Education and Ethics, Accounting Expertise and Arbitration, Investment Analysis and Feasibility, Budget

Administration, Actuarial Science, Tax Accounting, Analysis of Financial Statements, Auditing, Game Theory, General and Professional Ethics in Accounting, Labor and Social Security Legislation, and other related subjects.

Thereafter, Mr. Stumpf graduated with a Lato Sensu Graduate Program in Banking, Investment, and the Capital Market from Pontifical Catholic University of Parana in April 2025. Pontifical Catholic University of Parana is an accredited institution of higher education in Curitiba, Brazil. Admission to this program requires graduation from bachelor's level studies and competitive entrance examinations. Mr. Stumpf satisfactorily completed the academic course requirements for a Lato Sensu Graduate Program in Banking, Investment, and the Capital Market program. He majored in Banking, Investment, and the Capital Market and was awarded a *Curso de Pos-Graduacao Lato Sensu Banking, Investimento e Mercado de Capitais* from the institute.

This is a one-year graduate program of study, which is substantially similar to the required coursework leading to the completion of one year of Graduate-level studies from a regionally accredited University in the United States. The academic criterion maintained by Pontifical Catholic University of Parana is significantly similar to those parameters upheld by any other accredited colleges and universities in the United States.

The Lato Sensu Graduate Program Banking, Investment, and the Capital Market curriculum includes advanced graduate-level coursework and examinations in Investment Analysis and Sources of Financing, Investment Banking and Financial Engineering, Ethics, Asset Management and Treasury (Ratings, Hedge and Derivatives), International Investments: Global and Offshore Portfolios, Macroeconomics Politics and Economic Analysis, Capital Markets, Financial and Retirement Planning, National Financial System: Financial Products and Services, Financial Technology and Fintechs, Financial Market, Derivatives Markets, Investment Analysis Methods, Investment and Portfolio Operations, Fixed Income, and other related subjects.

Upon reviewing Mr. Stumpf's academic history, it becomes apparent that Mr. Stumpf has satisfied the coursework requirements, which are substantially similar and equivalent to those required for the completion of two Bachelor's degree programs, an Associate's degree program, and three years of graduate study at an accredited institution of higher education in the United States.

SUMMARY

On the basis of the academic reputations of Federal University of Rio Grande Do Sul, Superior School of Advertising and Marketing of Sao Paulo, State University of Ponta Grossa, Lutheran University of Brazil, University Center of Maringa, and Pontifical Catholic University of Parana, the nature and duration of the academic course work, and the grades attained in the courses, it is the judgment of Carnegie Evaluations LLC that Mr. Stumpf has attained the equivalent of a Bachelor of Science in Mechanical Engineering, a Bachelor of Science in Accounting, an Associate of Arts in Real Estate, One year of graduate study in Business Administration, One year of graduate study in Occupational Health and Safety, and One year of graduate study in Banking from an accredited institution of higher education in the United States.

Carnegie Evaluations LLC represents this evaluation report to be an accurate and correct evaluation to the best of its knowledge and belief, pursuant to the requirements of the Citizenship and Immigration Services of the United States Department of Homeland Security. Carnegie Evaluations LLC does not represent that the documentation submitted to it by anyone for evaluation meets the evidentiary standards of any state or federal agency or any court. This evaluation report, as are all such reports provided by Carnegie Evaluations LLC, is advisory for the customer who requested it.

The foregoing evaluation of Mr. Stumpf has been reviewed and approved by me, Dr. Zach G. Zacharia, on March 20, 2026.

Sincerely,



Zach G. Zacharia, Ph.D.
Director, Carnegie Evaluations LLC.
Associate Professor of Supply Chain Management
Director, Lehigh Center for Supply Chain Research
Lehigh University

Evaluation Resources:

1. World Higher Education Database. International Association of Universities' Worldwide Database of Higher Education Institutions, Systems and Credentials. www.whed.net.
2. AACRAO EDGE. AACRAO Electronic Database for Global Education. https://www.aacrao.org/edge
3. Central Intelligence Agency (CIA). The World Factbook. https://www.cia.gov/the-world-factbook/
4. ENIC-NARIC. European Network of Information Centres in the European Region, National Academic Recognition Information Centres in the European Union. www.enic-naric.net.

Bio: Professor Zach G. Zacharia

I am the Interim Department Chair, Decision and Technology Analytics (DATA) Department, an Associate Professor of Supply Chain Management, and Director of the Center for Supply Chain Research Lehigh in the College of Business and Economics, Lehigh University, where I teach Graduate and Undergraduate courses in Supply Chain Operations Management and Logistics and Transportation. In addition, I am also a visiting Professor at the Indian Institute of Technology (IIT) in New Delhi, India. I graduated with a B.S. in Mechanical Engineering from the University of Calgary, an MBA from the University of Alberta, and a Ph.D. in Logistics with a minor in Marketing from the University of Tennessee. My current research interests include Collaboration/Coopetition within the Supply Chain, Supplier Satisfaction, and the Physical Internet.

Before joining Academia, I worked at the University of Tennessee, Center for Transportation Research, for six years as an Associate Director. I also worked at the Department of Transportation in Alberta, Canada, for ten years as an Equipment Engineer. I am a principal in BZS Consulting, which primarily focuses on teaching Supply Chain Operations Management and evaluating collaboration and procurement strategies across firms in a supply chain.

I have developed significant international contacts and collaborations with many affiliate schools in several countries in Europe, Asia, and South America. I have evaluated numerous portfolios of international students from countries around the world and have performed in-depth assessments of how these foreign courses are equated to corresponding courses in the United States.

I have 29 refereed publications, including 2 articles in the Journal of Operations Management, 8 articles in the *Journal of Business Logistics,* and articles in *Decision Sciences*, the *Journal of Supply Chain Management, Industrial Marketing Management, International Journal of Production Research, International Journal of Production and Operations Management, International Journal of Logistics Management, Journal of Retailing, Journal of Business and Industrial Marketing, Marketing Management, Supply Chain Management Review, Journal of International Technology and Information Management*, *Journal of Vehicle Design* and *Wall Street Journal*. As a member of a Supply Chain Research Group at the University of Tennessee, I co-authored a book titled "*Supply Chain Management*" (Sage Publications, December 2000). I also contributed a chapter on logistics service providers and new product development in the book titled *Managing Innovation: The New Competitive Edge for Logistics Service Providers*, Stephan M. Wagner ed.**,** Kuehne Foundation Book Series (2007).

Among the awards that Dr. Zacharia has received is the DATA Department Service Award (2023), Staub Faculty Excellence Award (2013) for the College of Business, Lehigh University, Best Paper Finalist (2010) from the Journal of Operations Management, Best Paper Award (2007) from NARTS and Best Dissertation Proposal Award (2000) from University of Arkansas. As a member of a Supply Chain Research Group at the University of Tennessee, he coauthored a book titled Supply Chain Management (Sage Publications, December 2000).

A. Biographical Information

Zach G. Zacharia, Ph.D.
Interim Department Chair, Decision and Technology Analytics Department
Associate Professor Supply Chain Management
Director, Client Services, Carnegie Evaluations
Director, Center for Supply Chain Management Lehigh
Supply Chain Management Program Director
Department of Management, College of Business Administration and Economics
Lehigh University, 621 Taylor Street, Bethlehem, PA, 18015
Office: (610) 758-4433, Fax: (610) 758-6941
zgz208@lehigh.edu

EDUCATION

1996 - 2001 **THE UNIVERSITY OF TENNESSEE** **Knoxville, TN**
Doctor of Philosophy in Business Administration

- Major: Logistics, Minor: Marketing
- Dissertation Title: An Analysis of the Effect of Logistics Involvement in Cross-functional Integrated New Product Development Projects (Advisor: Dr. John T. Mentzer)

1988 – 1993 **THE UNIVERSITY OF ALBERTA** **Edmonton, AB**
Master of Business Administration

1981 - 1985 **THE UNIVERSITY OF CALGARY** **Calgary, AB**
Bachelor of Science, Mechanical Engineering

1980 - 1981 **RED DEER COLLGE** **Red Deer, AB**
Bachelor of Science

1979 – 1980 **THE UNIVERSITY OF ALBERTA** **Edmonton, AB**
Bachelor of Science

WORK EXPERIENCE SUMMARY

2016 – Present, Director, Center for Supply Chain Research Lehigh
2013 – Present, Associate Professor – Lehigh University
2008 – 2013 Assistant Professor – Lehigh University
2001 – 2008 Assistant Professor - Texas Christian University
1999 – 2001 Associate Director – Transportation Center, University of Tennessee
1997 – 1999 Assistant Director - Transportation Center, University of Tennessee
1995 – 1997 Senior Research Associate – University of Tennessee
1989 – 1995 Research Engineer – R&D Branch, Alberta Transportation & Utilities
1985 – 1989 Equipment Engineer – Alberta Transportation & Utilities

CONSULTING PROJECTS, EXECUTIVE EDUCATION

2023 Expert Witness – Real Estate Company, Bethlehem

2023	Ecofriendly Behavior on Personal Transportation, AFIT, Dalton
2020	Financial Flow in SC, DiCentral, Houston
2020	Expert Witness – Real Estate Company, Bethlehem
2020	Lehigh University, Executive Education, Bethlehem
2019	Lehigh University, Executive Education, Bethlehem
2019	SC Collaboration in Drop Ship, DiCentral, Houston
2018	Coopetition in the Defense Industry, AFIT, Dayton
2018	IIT New Delhi, Executive Education, Delhi, India
2017	Lehigh University, Executive Education, Bethlehem
2016	IIT Madras, Global Initiative of Academic Networks, Chennai, India
2015	Morrison Executive Education, Santo Domingo, Dominican Republic
2014	CSCMP Executive Seminar, Bogota, Columbia
2012	Supply Chain Management Simulation, WAM Systems, Philadelphia
2010	Supply Chain Management Overview, Universidad de Piura, Peru
2007	Procurement of Capability Guidelines, Lockheed Martin Aeronautics
2002	Truck Safety Recommendations, University of Tennessee

B. Publications and Creative Activities

EDITORIAL ROLES (6)

- Senior Editor- *International Journal of Logistics Management (2018- current)*
- Senior Editor- *Journal of Business Logistics (2016- current)*
- Special Issue Editor-(Physical Internet) - *Journal of Business Logistics (2018-2020)*
- Special Issue Editor- (Inter-Disciplinary Research) *Journal of Business Logistics (2014-2015)*
- Editorial Board Member – *Journal of Operations Management*
- Editorial Board Member –*Transportation Journal*
- Editorial Board Member – *Journal of Supply Chain Management*

DISSERTATION COMMITTEE MEMBER (3)

- Nathaniel R- *The American School As a Microcosm for the National Criminal and Legal Landscape: Two Case Studies* – Lehigh University, 2024
- Michael Plasch - *Supply Chain Collaboration - Investigating Motives, Drivers and Success Factors* – Johannes Kepler University Linz, Austria, 2021

- Kimberly K. Whitehead – *It's A Matter of Give And Take: Exploring The Role of Knowledge Transfer Within Supply Chain Collaboration* - University of Texas at Arlington, USA, 2014

BOOK CHAPTERS (5)

- **Zacharia, Zach G**. "Is there a role for Logistics Service Providers in New Product Development?" *Managing Innovation: The New Competitive Edge for Logistics Service Providers*, Stephan M. Wagner ed., Kuehne Foundation Book Series. Ch 7, 2008.
- Mentzer, John T., William J. DeWitt, James S. Keebler, Soonhong Min, Nancy W. Nix, Carlo D. Smith, and **Zach G. Zacharia**, "What is Supply Chain Management" *Supply Chain Management*, Thousand Oaks, CA: Sage Publications, Ch.1, 2000.
- **Zacharia, Zach G**., "R&D and New Product Development in Supply Chain Management" *Supply Chain Management*, John T. Mentzer ed.**,** Thousand Oaks, CA: Sage Publications, Ch.6, 2000.
- **Zacharia, Zach G**., "The Evolution and Growth of Production in Supply Chain Management" *Supply Chain Management*, John T. Mentzer ed., Thousand Oaks, CA: Sage Publications, Ch.8, 2000.
- **Zacharia, Zach G**, "The Evolution and Growth of Information Systems in Supply Chain Management" *Supply Chain Management*, John T. Mentzer ed., Thousand Oaks, CA: Sage Publications, Ch.11, 2000.

REFEREED PUBLICATIONS (30)

30. Gopal Kumar, **Zach Zacharia**, Mohit Goswami (2024) "Understanding interdependency of sustainability dimensions from the lens of collaborative relationship conditions: Findings from an emerging economy" *International Journal of Logistics Management,* Vol. 35, No. 4, 1277-1302

29. Varun Jain, Usha Mohan, **Zach G. Zacharia**, Nada R. Sanders (2022) "Improving patient satisfaction and outpatient diagnostic center efficiency using novel online real-time scheduling" *Operations Research for Health Care,* 32, 1-17, 100338

28. Saif Mir, Misty Blessley, **Zach Zacharia**, John Aloysius (2022) "Mending Fences in the Buyer-Supplier Relationship: The Role of Justice in Relationship Restoration" *Journal of Supply Chain Management*. Vol. 58, No. 3, 23 – 46.

27. Dev, Navin; Ravi Shankar; **Zach Zacharia**, Sanjeev Swami, (2021) "Supply chain resilience for managing the ripple effect in Industry 4.0 for green product

diffusion" *International Journal of Physical Distribution & Logistics Management* Vol. 51 No. 8, 897-930.

26. Ballot, Eric, Benoit Montreuil, **Zach G. Zacharia**, (2021) "Physical Internet: First Results and Next Challenges" *Journal of Business Logistics* Vol 42 No. 1, 1 – 7.

25. Treiblmaier, Horst, Kristijan Mirkovski, Paul B. Lowry, **Zach G. Zacharia**, (2020) "The Physical Internet as a New Supply Chain Paradigm: A Systematic Literature Review and a Comprehensive Framework" *International Journal of Logistics Management* Vol. 31 No. 2, 239-287.

24. **Zach G. Zacharia**, Michael Plasch, Usha Mohan, Markus Gerschberger (2019) "The Emerging Role of Coopetition Within Inter-Firm Relationships" *International Journal of Logistics Management* Vol. 30, No. 2, 414-437.

23. Soonhong Min, **Zach G. Zacharia**, Carlo D. Smith (2019) "Defining Supply Chain Management: In the Past, Present and Future" *Journal of Business Logistics* Vol. 40 No.1, 44-55.

22. Kimberly Whitehead, **Zach Zacharia**, Edmund Prater (2019) "Investigating the Role of Knowledge Transfer in Supply Chain Collaboration" *International Journal of Logistics Management"* Vol. 30, No. 1, 284-302.

21. Misty Blessly, Saif Mir, **Zach G. Zacharia**, John Aloysius (2018) "Breaching Relational Obligations In A Buyer-Supplier Relationship: Feelings Of Violation, Fairness Perceptions And Supplier Switching" *Industrial Marketing Management* Vol. 74, Oct, 215-226.

20. Faraz, Alireza, Nada R. Sanders, **Zach G. Zacharia**, Markus Gerschberger (2018) "Monitoring Type B Buyer-Supplier Relationships" *International Journal of Production Research* Vol. 56, No. 18, 6225-6239.

19. Whitehead, Kimberly, **Zach G. Zacharia**, Edmund Prater, (2016) "Absorptive Capacity Versus Distributive Capability: The Asymmetry of Knowledge Transfer" *International Journal of Operations and Production Management* Vol. 36, No 10, 1308-1332.

18. Nada R. Sanders, Brian R. Fugate, **Zach G. Zacharia**, (2016) "Interdisciplinary Research In SCM: Through the Lens of The Behavioral Theory of The Firm" *Journal of Business Logistics* Vol. 37, No 2, 107-112.

17. Nancy W. Nix, **Zach G. Zacharia,** (2014) "The Impact of Collaborative Engagement on Knowledge and Performance Gains in Episodic Collaborations" *International Journal of Logistics Management* Vol. 25, No 2, 245-269.

16. **Zach G. Zacharia,** Nada R. Sanders, Brian R. Fugate (2014) "The Evolving Role of Disciplines Within Supply Chain Management" *Journal of Supply Chain Management* Vol. 50, No 1, 73-88.

15. Nada R. Sanders, **Zach G. Zacharia**, Brian R. Fugate (2013) "The Interdisciplinary Future of Supply Chain Management Research" *Decision Sciences* Vol. 44, No. 3, 413-429.

14. Geoffrey T. Stewart, **Zach G. Zacharia,** Andrew B. Artis (2012) "Leveraging Relationship Orientation and its Impact on Relationship Outcomes" *Journal of Business and Industrial Marketing,* Vol. 27, No. 8, 644-658.

13. **Zach G. Zacharia,** Nancy W. Nix, Robert F. Lusch (2011) "Capabilities that Enhance Outcomes of an Episodic Supply Chain Collaboration" *Journal of Operations Management*, Vol. 29, No. 6, 591-603.

12. **Zach G. Zacharia,** Nada R. Sanders, Nancy W. Nix (2011) "The Emerging Role of the Third-Party Logistics Provider (3PL) as a Supply Chain Orchestrator" *Journal of Business Logistics*, Vol. 32, No. 1, 40-54.

11. Danny Lanier, Jr., William F. Wempe, **Zach G. Zacharia**, (2010) "Concentrated Supply Chain Membership and Financial Performance: Chain- and Firm-Level Perspectives" *Journal of Operations Management*, Vol.28, No.1, 1-16.

10. **Zach G. Zacharia**, Chad W. Autry, David S. Preston, Charles W. Lamb, (2009) "IT Alignment with Business Strategies in a Healthcare Organizations: An Empirical Analysis" *Journal of International Technology and Information Management*, Vol. 18, No. 3/4, 477-494.

9. **Zach G. Zacharia,** Nancy W. Nix and Robert F. Lusch, (2009) "An Analysis of Supply Chain Collaborations and Their Effect on Performance" *Journal of Business Logistics*, Vol. 30, No. 2, 101-123.

8. Chad W. Autry, **Zach G. Zacharia** and Charles W. Lamb, (2008) "A Logistics Strategy Taxonomy" *Journal of Business Logistics,* Vol. 29. No. 2, 53-74.

7. Nancy W. Nix, Robert F. Lusch, **Zach G. Zacharia**, and Wesley R. Bridges, (2008) "Competent Collaborations" *Marketing Management*, Vol. 17, No. 2, 18-24.

6. **Zach G. Zacharia** and John T. Mentzer (2007) "The Role of Logistics in New Product Development," *Journal of Business Logistics*, Vol. 28, No. 1, 83-110.

    a. Reprinted in:
    b. *Logistique and Management,* Vol. 16, No. 1, 35-53, (2008).

5. **Zach G. Zacharia** and John T. Mentzer (2004) "Logistics Salience In A Changing Environment," *Journal of Business Logistics*, Vol. 25, No. 1, 187-210.

    a. Reprinted in:
    b. *The ICFAI Journal of Supply Chain Management*, Vol. 3, No. 1, 53-72, (2006).

4. Mentzer, John T., William DeWitt, James S. Keebler, Soonhong Min, Nancy W. Nix, Carlo D. Smith, **Zach G. Zacharia** (2001) "Defining Supply Chain Management," *Journal of Business Logistics*, Vol. 22, No. 2, 1-25.

    c. Reprinted in:
    d. *Logistique and Management,* Vol. 9, No. 2, 3-19, (2001).

3. **Zacharia, Zach G**., John E. Tidwell and Stephen H. Richards (2001) "An Overview of Truck and Bus Safety:1999 Knoxville Symposium," *Journal of Vehicle Design*, Vol. 26, No. 4, 442-453.

2. Mentzer, John T., Min Soonhong and **Zach G. Zacharia** (2000) "The Nature of Interfirm Partnering in Supply Chain Management," *Journal of Retailing*, Winter, Vol. 76, Issue 4, 549-568.

1. **Zacharia, Zach G**. and Bart Jennings (1998) "The Use of Active Participation and Group Competition to Facilitate Training and Technology Transfer for Adult Learners," *Transportation Research Record,* No. 1637, 13-18.

PAPERS UNDER REVIEW (6)

- Zach G. Zacharia, Scott C. Ellis, Saif Mir, Robert J. Trent - "Gaining Advantage Through Social Exchange: How and Under What Conditions" (Revise and Resubmit)

- **Saif Mir, Timothy W. Breitbach, Zach G. Zacharia, Benjamin T. Hazen "Supplier Cultivation: An Accelerator Approach to Ecosystem Innovation" (Under Review)**

- Zach Zacharia, Robert Wiedmer, Kimberly Whitehead "Competing Governance Mechanisms in Buyer-Supplier Relationships" (Under Review)

- Zach Zacharia, Annibal Sodero "Drop Shipping and its Effects on the New E-Commerce Retail Paradigm" (Under Review)

- Michael Plasch, Zach Zacharia, "Voluntary or involuntary coopetition: Perspectives on innovation in supply chain network relationships" (Under Review)

- **Saif Mir, Dina Ribbinik,** Saurabh Bansal, Philip Coles, **Zach G. Zacharia, "The Impact of Ecosystem Shocks on the Operational Performance of**

Worker-heavy Systems in the Agricultural Domain: The Role of Cognitive Load" (Under Review)

NON - REFEREED PUBLICATIONS (5)

5. **Zach G. Zacharia** (2020), What Every CFO Needs to Know about Supply Chains

4. **Zach G. Zacharia** (2019), Supply Chain Collaboration in Transformative Vertical Industries (Implications of Omnichannel and Drop Shipping)

3. Robert J. Trent, **Zach G. Zacharia,** (2012) "The Wisdom of Becoming a Preferred Customer," *Supply Chain Management Review* Vol. 16, No. 6, 10-18.

2. Nix, W. Nancy, Robert F. Lusch, **Zach G. Zacharia**, and Wesley R. Bridges, (2007) "The Hand That Feeds You – What Makes Some Collaborations with Suppliers Succeed – When So Many Fail?" *The Journal Report- Business Insight* (A Joint Venture with MIT *Sloan Management Review* and *Wall Street Journal*), Dow Jones and Company

1. **Zacharia, Zach G**. (1994) "Expert System Simplifies Bridge Paint Maintenance Programs," *Materials Performance,* June, 25 - 28.

CONFERENCE PROCEEDINGS (19)

19. Ujjwal Kumar, Iana Shaheen, Zach Zacharia, Ravi Shankar (2024) "Competition and Cooperation in Humanitarian Operations, Academy of Management Conference**,** Chicago, IL, August 13.
18. **Zach Zacharia**, Timothy Breitbach, Ben Hazen, Saif Mir (2019) "Utilizing Accelerator Programs for adopting Innovations to Encourage the Adoption" *CSCMP Conference,* Anaheim, CA, September 15.
17. **Zach Zacharia**, Timothy Breitbach, Ben Hazen, Saif Mir (2018) "Utilizing Accelerator Programs to Encourage the Adoption of New Innovations in Large Organizations" *DSI Conference,* Chicago, IL, November 17.
16. Robert Weidmer, **Zach Zacharia**, (2018) "Competing Governance Mechanisms in Buyer-Supplier Relationships" *DSI Conference,* Chicago, IL, November 16.
15. **Zach Zacharia**, Michael Plasch, Usha Mohan, Markus Gerschberger (2017) "The Role of Coopetition in Buyer Supplier Relationships" *DSI Conference,* Washington, DC, November 18.
14. **Zach Zacharia**, Michael Plasch, Usha Mohan, Markus Gerschberger (2017) "Understanding the Antecedents and Outcomes of Coopetition" *CSCMP Academic Research Conference,* Atlanta, Georgia, September 24.

13. **Zach Zacharia**, Michael Plasch, Usha Mohan, Markus Gerschberger (2017) "The Evolving Role of Coopetition within the Supply Chain" *CSCMP European Research Seminar,* Barcelona, Spain, May 19.

12. Gouda, Sirish, **Zach Zacharia**, Haritha Saranga (2016) "Linking New Forms of Work Organization and External Integration: Mediating role of cross functional collaboration" *DSI Conference,* Austin, Texas, November 21.

11. Blessley, Misty, Saif Mir, **Zacharia, Zach G.,** John Aloysius (2016) "The role of apologies following transgressions in buyer-supplier relationships." *CSCMP Educator Conference,* Orlando, Florida, September 25.

10. Blessley, Misty, Saif Mir, **Zacharia, Zach G.,** John Aloysius (2016) "The role of transactional and relational psychological contract breach in supplier switching behavior." *CSCMP European Research Seminar,* Vienna, Austria, May 13.

9. Blessley, Misty, Saif Mir, **Zacharia, Zach G.,** John Aloysius (2015) "Should I stay or should I go? The role of transactional and relational psychological contract breach in supplier switching behavior." *CSCMP Educator Conference,* San Diego, California, September 27.

8. **Zacharia, Zach G.,** Nancy W. Nix and Robert F. Lusch (2007) "Supply Chain Collaborations: Project Performance and Business Performance" *18th North American Teaching and Research Conference,* Tempe, Arizona, March 29-31.

7. Zacharia, Zach G. (2005) "Team Based Learning in MBA and Undergraduate Supply Chain Management Classes" *16th North American Teaching and Research Conference,* Tempe, Arizona, March 17-19.

6. Nix, Nancy W., **Zach G. Zacharia** and Robert F. Lusch (2005) "Keys to Effective Supply Chain Collaboration" *16th North American Teaching and Research Conference,* Tempe, Arizona, March 17-19.

5. **Zacharia, Zach G.** and Marc E. Ruzicka (2003) "Experiential Learning: Live Business Cases in MBA Supply Management and Logistics Classes" *14th North American Teaching and Research Conference,* Tempe, Arizona , March 21- 23.

4. **Zacharia**, **Zach G** (2000) "The Evolution and Growth of Production in the Supply Chain", *Society for Marketing Advances Conference*, Orlando, Florida, November 8-10.

3. **Zacharia, Zach G**., John E. Tidwell and Stephen H. Richards (2000) "An Overview of Truck and Bus Safety:1999 Knoxville Symposium," *4th International Fatigue Management Conference*, Perth, Australia, March 19-2.

2. **Zacharia, Zach G**. and Bart Jennings (1998), "The Use of Active Participation and Group Competition to Facilitate Training and Technology Transfer for Adult Learners," *Transportation Research Board Conference Proceedings,* Washington, District of Columbia, January 4-8.

1. **Zacharia, Zach G**. (1992), "Bridge Paint Expert Systems"*, Second International Organization for Economic Cooperation and Development (OECD) Conference on Knowledge Based Expert Systems in Transportation*, Montreal, Canada, April 3-7.

PODCASTS (18)

- **Zacharia, Zach G**. (2024), "Why Cyber security is top threat in Supply Chain" https://business.lehigh.edu/blog/2024/zach-zacharia-why-cybersecurity-top-threat-supply-chain - Jan 2024

- **Zacharia, Zach G**. (2023), "Top 3rd Quarter Risks in Spply Chain Why Cyber security is top threat in Supply Chain" https://business.lehigh.edu/blog/2023/zach-zacharia-top-3rd-quarter-risks-supply-chain June 2023

- **Zacharia, Zach G**. (2023), "Biggest Risk in Supply Chain" https://www2.lehigh.edu/news/cybersecurity-tops-supply-chain-managers-list-of-biggest-risks-in-2nd-quarter - March 2023

- **Zacharia, Zach G**. (2023), "Biggest Threats in Global Supply Chain" https://business.lehigh.edu/blog/2023/zach-zacharia-biggest-threats-global-supply-chain - Jan 2023

- **Zacharia, Zach G**. (2022), "Supply Chain Managers are concerned about Economic Risk" https://www2.lehigh.edu/news/supply-chain-managers-concerned-about-economic-risks-and-cybersecurity-in-1st-quarter-of-2023 (December)

- **Zacharia, Zach G**. (2022), "Supply Chain Risk Management Index All-Time low" https://www2.lehigh.edu/news/lehigh-business-supply-chain-risk-management-index-at-all-time-low (September)

- **Zacharia, Zach G**. (2022), "Supply Chain Risks 3rd Quarter" https://business.lehigh.edu/blog/2022/zach-zacharia-supply-chain-risks-3rd-quarter-2022 (July)

- **Zacharia, Zach G**. (2022), "Supply Risks Threaten 2nd Quarter" https://www2.lehigh.edu/news/transportation-risk-threatens-supply-chain-in-2nd-quarter (March)

- **Zacharia, Zach G**. (2021), "What's happening in Supply Chain now" https://business.lehigh.edu/blog/2021/zach-zacharia-whats-happening-supply-chain-now - (December)

- **Zacharia, Zach G**. (2021), "Number one Supply Chain Threat – Transportation Disruption" https://business.lehigh.edu/news/2021/number-one-supply-chain-threat-transportation-disruption (October)

- **Zacharia, Zach G**. (2021), "Red Flags in the Supply Chain" https://business.lehigh.edu/blog/2021/zach-zacharia-red-flags-supply-chain (July 2nd)

- **Zacharia, Zach G**. (2021), "Disruptive New Paradigm of the Physical Internet" https://business.lehigh.edu/blog/2021/zach-zacharia-disruptive-new-paradigm-physical-internet (June 3rd)

- **Zacharia, Zach G**. (2021), "Red Flags in the Supply Chain" https://business.lehigh.edu/blog/2021/zach-zacharia-red-flags-supply-chain (July 2nd)

- **Zacharia, Zach G**. (2021), "Red Flags in the Supply Chain" https://business.lehigh.edu/blog/2021/zach-zacharia-red-flags-supply-chain (July 2nd)

- **Zacharia, Zach G**. (2021), "Disruptive New Paradigm of the Physical Internet" https://business.lehigh.edu/blog/2021/zach-zacharia-disruptive-new-paradigm-physical-internet (June 3rd)

- **Zacharia, Zach G**. (2018), "Dealing with Disruptive Innovations in the Supply Chain" (https://cbe.lehigh.edu/blog/posts/dealing-disruptive-innovations-supply-chain) (October 24)

- **Zacharia, Zach G**. (2017), "Drop Shipping: A New Opportunity for Retailers and Suppliers" (https://cbe.lehigh.edu/blog/posts/drop-shipping-new-opportunity-retailers-and-suppliers) December 11

- **Zacharia, Zach G**. (2017), "What You Need to Know About the Physical Internet" (https://cbe.lehigh.edu/blog/posts/what-you-need-know-about-physical-internet (March 14) (Ranked 4th in Google Search for Physical Internet)

WORKING PAPERS (4)

- Zach Zacharia, Michael Plasch, Markus Gerschberger "Explorative and exploitative motives for coopetition" *Target: International Journal of Production Economics*

- Zach Zacharia, Cedric Heuchenne, Nada Sanders, Faraz, Alireza "Comparison of populations based on binary characteristics in the presence of non-response" *Target: Production Operations Management Journal*

- Zach Zacharia, Iana Shaheen, Ravi Shankar, Ujjwal Kumar, "Competition and Cooperation in Humanitarian Operations" *Target: Production Operations Management Journal*

- Zach Zacharia, Saif Mir, Dina Ribbnik, Saurabh Bansal, Philip Coles "Shock and Worker Productivity- Evidence from a US Agricultural Sector" *Target: Production Operations Management Journal*

27. Honors and Awards (25)

2023	DATA Department Service Award, Lehigh University
2018	Teaching Innovation Grant, CBE, Lehigh University
2018	Senior Associate Editor for *International Journal of Logistics Management*
2017	Best Reviewer Award *Journal of Business Logistics*
2016	Editor for *Journal of Business Logistics News*
2016	Associate Editor for *Production Operations Management* Special Issue
2015	Associate Editor for *Journal of Business Logistics*
2015	Member of the *Transportation Journal* Editorial Board
2013	Robert and Christine Staub Faculty Excellence Award
2012	Member of the *Journal of Supply Chain Management* Editorial Board
2011	Best Paper Finalist for 2010 (*Journal of Operations Management*)
2011	Best Paper Award (European DSI Conference)
2010-2011	Council of Supply Chain Management Professional Educator Conference Chair
2010	Member of the *Journal of Operations Management* Editorial Board
2010	Member of the *Journal of Business Logistics* Editorial Board
2009-2010	Supply Chain Management Educator Conference Proceedings Editor
2007-2008	Council of Supply Chain Management Case Editor
2007	Best Paper Award (*NARTS-ISM Conference*)
2006	Tied for highest SPOT (Student Perception of Teaching) score
2005	Highest SPOT (Student Perception of Teaching) in INSC department
2000	Doctoral Dissertation Proposal Award (*University of Arkansas)*
2000	Outstanding Student Paper Award *(Society for Marketing Advances)*
2000	Finalist *(ISBM Doctoral Dissertation Award)*
2000	Scholarly Research Grant Recipient *(University of Tennessee)*
1999, 1997	Fellow *(Council of Logistics Management Doctoral Symposium)*

28. Research Funding (16)

2019	DiCentral – SCM and Financial Flow Research $20,000
2019	Ben Franklin Technology Partners and ESPI $20,000
2018	AFIT – Managing Customer Driven Coopettittion Projects $25,000
2017	DiCentral – Drop Shipment Research $20,000
2014-2015	International Travel Grant - One of 5 recipients selected across the entire University $5000
2011	Faculty Research Grant – Lehigh University (Principal Investigator), Catherine Ridings (Lehigh University) " Does investment in Supply Chain Management and Information Technology provide value for micro firms?" $4500
2009	Summer Research Grant – College of Business and Economics, Lehigh University (Principal Investigator), Nada R. Sanders (Lehigh University, Brian S. Fugate (Colorado State University) *"State of Supply Chain Management: A Visionary Perspective"* $3000
2002-2007	Charles Tandy American Enterprise Center Faculty Research Award *(Texas Christian University)* ($10,000/yr)
2003, 05, 07	Junior Faculty Research Grant *(Institute of Supply Management)* ($750/yr)
2005	Research Center for Teaching Excellence, Faculty Fellow Grant *(Texas Christian University)* ($2500)

F. Scholarly Presentations (87)

- **Zach Zacharia**, (2023) "Identifying and Ranking Supply Chain Risks" *DSI Conference,* Atlanta, GA, November 20.
- Michael Plasch**, Zach Zacharia**, (2023) "Supply chain visibility in a multi-partner collaboration for distribution logistics – A secondary data research approach" Euroama Conference, Brussels, July 3rd
- Michael Plasch**, Zach Zacharia**, (2023) "Voluntary or involuntary: Perspectives on coopetition in dyadic and triadic supply chain relationships in the light of balance theory" Euroama Conference, Brussels, July 3rd
- **Zach Zacharia**, (2023) "Supply Chain Collaboration and Coopetition" *World Class Supply Chain Summit,* Waterloo, Ontario, Canada, May 3rd
- Saif Mir**, Zach Zacharia**, (2022) "Risks in Procurement and Sourcing" DSI Conference Houston, November 21
- Annibal Sodero**, Zach Zacharia**, (2022) "Antecedents and outcomes of drop-shipping adoption in the retail supply chain" Euroama Conference, Berlin, July 3rd

- Zach Zacharia, (2022) “Identifying and Ranking Supply Chain Risks” WDSI Conference, Waikoloa, HI, April 7.
- Zach Zacharia, (2021) “Writing a publishable dissertation” CSCMP Doctoral Consortium, Atlanta, GA, Sep 20.

- Zacharia**, Zach G.,** “*Supply Chain Collaboration in Transformative Vertical Industries”* Retail Value Chain Federation Conference, Teaneck, New Jersey, May 6, 2019

- **Zacharia, Zach G.,** “*Theoretical and Conceptual Foundations of Supply Chain Management”* PhD Research Seminar, Indian Institute of Technology, New Delhi, January India, January 25, 2018.

- **Zach Zacharia**, Michael Plasch, Usha Mohan, Markus Gerschberger “*The Role of Coopetition in Buyer Supplier Relationships*” *DSI Conference,* Washington, DC, November 18, 2017

- **Zacharia, Zach G.,** “*Utilizing Drop Shipment to Improve Your Bottom Line”* Retail Value Chain Federation Conference, Phoenix, Arizona, November 6, 2017

- **Zach Zacharia**, Michael Plasch, Usha Mohan, Markus Gerschberger “*Understanding the Antecedents and Outcomes of Coopetition*” *CSCMP Academic Research Conference,* Atlanta, Georgia, September 24, 2017

- **Zacharia, Zach G.,** “*Complexity in Supply Chain Management”* PhD Research Seminar, Atlanta, Georgia, September 23, 2017

- **Zacharia, Zach G.,** “*Coopetition Research”* PhD Research Seminar, Atlanta, September 22, 2017

- **Zacharia, Zach G.,** “*Buyer Supplier Relationships”* PhD Research Seminar, Atlanta, September 21, 2017

- **Zacharia, Zach G.,** “*Publishing Research in American Supply Chain Journals”* Indian Institute of Technology, New Delhi, India, July 21, 2017.

- **Zacharia, Zach G.,** “*Transforming Traditional Networks Through the Use of Collaborative Environments”* Supply Chain Leaders in Action Conference, Naples, Florida June 5, 2017

- **Zach Zacharia**, Michael Plasch, Usha Mohan, Markus Gerschberger (2017) “*The Evolving Role of Coopetition within the Supply Chain*” CSCMP European Research Seminar*,* Barcelona, Spain, May 19.

- **Zacharia, Zach G.,** "*Logistics PhD programs in the US panel session"* Logistics Doctoral Symposium, Auburn University, Auburn, February 24, 2017.

- **Zacharia, Zach G.,** "*A Research Journey"* Indian Institute of Technology, Trichy, India, February 6, 2017.

- **Zacharia, Zach G.,** "*Orientation and Firm Infrastructure"* PhD Research Seminar, Logistikum, University of Applied Sciences, Steyr, Austria January 12, 2017

- **Zacharia, Zach G.,** "*Strategy"* PhD Research Seminar, Logistikum, University of Applied Sciences, Steyr, Austria January 11, 2017

- **Zacharia, Zach G.,** "*Conceptual Foundations from Procurement and Operations"* PhD Research Seminar, Logistikum, University of Applied Sciences, Steyr, Austria January 10, 2017

- **Zacharia, Zach G.,** "*Conceptual Foundations from Marketing and Logistics"* PhD Research Seminar, Logistikum, University of Applied Sciences, Steyr, Austria January 9, 2017

- **Zacharia, Zach G.,** "*Theoretical and Conceptual Foundations of Supply Chain Management"* PhD Research Seminar, Logistikum, University of Applied Sciences, Steyr, Austria August 10, 2016

- **Zacharia, Zach G.,** "*Philosophy of Science"* PhD Research Seminar, Logistikum, University of Applied Sciences, Steyr, Austria August 9, 2016

- **Zacharia, Zach G.,** " *Conceptual Foundations of Marketing"* PhD Research Seminar, Logistikum, University of Applied Sciences, Steyr, Austria August 8, 2016

- **Zacharia, Zach G.,** " *Conceptual Foundations of Operations"* PhD Research Seminar, Logistikum, University of Applied Sciences, Steyr, Austria August 10, 2016

- Gouda, Sirish, **Zach Zacharia**, Haritha Saranga (2016) "Linking New Forms of Work Organization and External Integration: Mediating role of cross functional collaboration" *DSI Conference,* Austin, Texas, November 21.

- Blessley, Misty, Saif Mir, **Zacharia, Zach G.,** John Aloysius (2016) "The role of apologies following transgressions in buyer-supplier relationships." *CSCMP Educator Conference,* Orlando, Florida, September 25.

- **Zacharia, Zach G.,** " *Increasing Efficiency and Reducing Cost within a Supply Chain"* Indian Institute of Technology, Madras, India, June 13 2016.

- Blessley, Misty, Saif Mir, **Zacharia, Zach G.,** John Aloysius (2016) "The role of transactional and relational psychological contract breach in supplier switching behavior." *CSCMP European Research Seminar,* Vienna, Austria, May 13.

- Bleasley, Misty, Mir, Saif, **Zacharia, Zach G.,** Aloysius, John " *Should I stay or should I go? The role of transactional and relational psychological contract breach in supplier switching behavior"* Council of Supply Chain Management Educator Conference, San Diego, September 27, 2015.

- **Zacharia, Zach G.,** "*Qualitative and Quantitative Research Paths in SCM"* , University of Arkansas, Fayetteville, Arkansas Feb 27, 2015.

- **Zacharia, Zach G.,** "*Publishing Research in American Supply Chain Journals"* Indian Institute of Management, Bangalore, India, January 13, 2015.

- **Zacharia, Zach G.,** Scott Ellis, Robert J. Trent "*Gaining Advantage Through Social Exchange: How and Under What Conditions"* Production Operation Management Conference, Atlanta, Georgia, May 10, 2014.

- Ellis, Scott, **Zacharia, Zach G.,** Jae-Young Oh "*The Role of Functional Congruence in Cross-Functional and Inter-organizational Collaboration"* Decision Sciences Institute Conference, Baltimore, Maryland, November 19, 2013.

- **Zacharia, Zach G.,** "*Supply Chain Management, Collaboration and their Role Across Businesses and People"* Congress of Latin American Engineering Students, Lima, Peru, October 29, 2013.

- **Zacharia, Zach G.,** Scott Ellis, "*Antecedents to Buyer-Engineer Knowledge Transfer"* Production Operation Management Conference, Denver, Colorado, May 4, 2013.

- **Zacharia, Zach G.,** "*Balancing Effective Research and Teaching"* – Invited Panel Presentation, Council of Supply Chain Management Doctoral Symposium, Atlanta, Georgia, October 1, 2012.

- **Zacharia, Zach G.,** "*What are some of the Factors That Affect the Relationship Between Cross Functional New Product Development and New Product Project Performance?"* Decision Sciences Institute Conference, Boston, Massachusetts, November 22, 2011.

- **Zacharia, Zach G.,** "*Supply Chain Security - An Academic Discussion and Future Research"* Invited Panel Presentation, Decision Sciences Institute Conference, Boston, Massachusetts, November 21, 2011.

- **Zacharia, Zach G.,** "*Conference Chairperson Opening Remarks"* Council of Supply Chain Management Educator Conference, Philadelphia, Pennsylvania, October 2, 2011.

- **Zacharia, Zach G.,** William F. Wempe William and Danny Lanier, Jr. "*Concentrated Supply Chain Membership and Financial Performance: Chain- and Firm-Level Perspectives"* Academy of Management Conference, San Antonio, Texas, August 12 – August 17, 2011.

- **Zacharia, Zach G.** and Catherine M. Ridings *"Does investment in Supply Chain Management and Information Technology provide value for micro firms?"* Production Operations Management Conference, Reno, Nevada, April 28-May 1, 2011.

- **Zacharia, Zach G.** and Robert J. Trent *"Supplier Satisfaction and Innovation Sharing"* Decision Sciences Institute Conference, San Diego, November 20-23, 2010.

- Christoph Bode, Stephan M. Wagner and **Zacharia, Zach G.,** "*The Effect of Cooperation, Supplier Development, and Relationship-Specific Investments on Suppliers' Willingness to Share Innovation"* Decision Sciences Institute Conference, San Diego, November 20-23, 2010.

- **Zacharia, Zach G.** *"Personal Career Development in Academia: What now and How"* Council of Supply Chain Management Professionals Doctoral Symposium, San Diego, September 27, 2010.

- **Zacharia, Zach G.** *"Supply Chain Management Overview"* Executive MBA Program, Universidad de Piura, Piura, Peru, June 12, 2010.

- **Zacharia, Zach G.** *"Supply Chain Management Collaboration Strategies"* CSCMP Roundtable, Lima, Peru, June 11, 2010.

- **Zacharia, Zach G.** and John R. MacDonald *"Are differences in Risk Planning Significant?"* Production and Operations Management Conference, Vancouver, Canada, May 7-10, 2010.

- **Zacharia, Zach G.** and Robert J. Trent *"Supplier Satisfaction – How does it matter?"* Production and Operations Management Conference, Vancouver, Canada, May 7-10, 2010.

- **Zacharia, Zach G.,** Nancy W. Nix, and Robert F. Lusch *"The Moderating Role of Absorptive Capability and Collaborative Communication in Organizational Learning"* 19th *North American Teaching and Research Conference,* Tempe, Arizona, March 11-12, 2010

- **Zacharia, Zach G.** and John R. MacDonald *"Risk Planning: Is it of Value"* Decision Sciences Institute Conference, New Orleans, LA, November 17, 2009.

- **Zacharia, Zach G.** *"When Should New Product Development Managers Consider Distribution Logistics"* Decision Sciences Institute Conference, New Orleans, LA, November 15, 2009.

- John R. MacDonald and **Zacharia, Zach G.** *"Risk and Disruption Management: The Impact of Behavioral Interference"* Behavioral Operations Conference, Syracuse, NY, June 26, 2009.

- **Zacharia, Zach G.,** Nancy W. Nix, and Robert F. Lusch *"The Moderating Role of Absorptive Capability and Collaborative Communication in Organizational Learning"* Production and Operation Management Conference, Orlando, FL, May 2, 2009.

- **Zacharia, Zach G.,** Nancy W. Nix and Robert F. Lusch "Supply Chain Collaborations: Project Performance and Business Performance" *18th North American Teaching and Research Conference,* Tempe, Arizona, March 29-31. (2007)

- **Zacharia, Zach G.,** Nancy W. Nix, and Robert F. Lusch *"The Moderating Role of Absorptive Capability and Collaborative Communication in Organizational Learning"* University of Tennessee, Knoxville, TN, November 7, 2006.

- **Zacharia, Zach G.,** Nancy W. Nix, and Robert F. Lusch *"The Moderating Role of Absorptive Capability and Collaborative Communication in Knowledge Acquisition"* DFWCSMP Roundtable meeting, Dallas, TX, October 12, 2006.

- **Zacharia, Zach G.,** *"Early Supplier Involvement"* National Council for Advanced Manufacturing, Washington, MD, June 7, 2006.

- **Zacharia, Zach G.,** Nancy W. Nix, and Robert F. Lusch *"Keys to Effective Supply Chain Collaboration and Knowledge Acquisition"* National Council for Advanced Manufacturing, Washington, MD, June 7, 2006.

- **Zacharia, Zach G.,** Nancy W. Nix, and Robert F. Lusch *"Keys to Effective Supply Chain Collaboration"* Supplier Network Working Group Meeting, Fort Worth, TX March 16, 2006.

- **Zacharia, Zach G.,** Nancy W. Nix, and Robert F. Lusch *"Keys to Effective Supply Chain Collaboration"* Institute of Supply Management Group Meeting, Fort Worth, Texas, January 3, 2006.

- **Zacharia, Zach G.** "Team Based Learning in MBA and Undergraduate Supply Chain Management Classes" *16th North American Teaching and Research Conference,* Tempe, Arizona, March 17-19. (2005)

- Nix, Nancy W., **Zach G. Zacharia** and Robert F. Lusch "Keys to Effective Supply Chain Collaboration" *16th North American Teaching and Research Conference,* Tempe, Arizona, March 17-19. (2005)

- **Zacharia, Zach G.,** *"Education Strategies"* Council of Logistics Roundtable Leadership Forum, Chicago, Illinois, June 11-12, 2004.
- **Zacharia, Zach G.,** and Nancy W. Nix, *"Supply Chain Collaboration – The role of a 3PL intermediary"* Society of Marketing Advances, New Orleans, Louisiana, November 6 - 8, 2003.
- **Zacharia, Zach G.,** Nancy W. Nix, and Robert F. Lusch *"Collaboration Effectiveness in the Supply Chain: A Knowledge and Capabilities Based Approach"* American Marketing Faculty Consortium, Dallas, Texas, October 30-November 2, 2003.

- **Zacharia, Zach G.,** *"What does it mean to be an education officer in your roundtable?"* Council of Logistics Roundtable Leadership Forum, Chicago, Illinois, June 6-7, 2003.
- Nix, Nancy W. and **Zach G. Zacharia**, Track Chairs "*Going Beyond the Hype: Getting and Measuring the Value from your Supply Chain Initiatives"* Council of Logistics Management Conference, Chicago, Illinois, September 23-27, 2003.
- **Zach G. Zacharia,** *Top 10 Truck Safety Recommendations*, Federal Motor Carrier Safety Administration, Washington, District of Columbia, October 16, 2002.
- **Zach G. Zacharia,** *Logistics Involvement in New Product Development*, University of Arkansas, Fayetteville, Arkansas, September 18, 2002.
- **Zach G. Zacharia,** "Supply and Value Chain Certificate Program" presented at the Supply and Value Chain Conference, Ft. Worth, Texas, February 8, 2002.
- **Zach G. Zacharia,** "*Tennessee Transportation Assistance Program*" presented at the Region 4 LTAP conference, St. Petersburg, Florida, May 16, 2001.

- **Zach G. Zacharia,** "*The Evolution and Growth of Production in the Supply Chain*", *2000 Society for Marketing Advances Conference*, Orlando, Florida, November 8. 2000.
- **Zach G. Zacharia,** and Soonhong Min "*The Nature of Interfirm Partnering in Supply Chain Management*" presented at American Marketing Association, Chicago, Illinois, August 5, 2000.
- **Zach G. Zacharia,** *"Searching the Internet and Web Page Design"* presented at University of Tennessee, Knoxville, Tennessee, April 17, 2000.

- **Zach G. Zacharia,** *"An Overview of Truck and Bus Safety: 1999 Knoxville Symposium* presented at the 4th International Fatigue Management Conference, Perth, Australia, March 19 – 22, 2000.
- **Zach G. Zacharia,** "*Traffic Safety and the Internet*" presented at the Governor Highway Safety Conference, Memphis, Tennessee, July 12-14, 1999.
- **Zach G. Zacharia,** "*Tennessee Transportation Assistance Program*" presented at the Asphalt Emulsion Users Conference, Nashville, Tennessee, November 19, 1998.
- **Zach G. Zacharia** and Barton R. Jennings "*The Use of Active Participation and Group Competition to Facilitate Training and Technology Transfer for Adult Learners*" Transportation Research Board Conference, Washington, District of Columbia, January 10-14, 1998.
- **Zach G. Zacharia,** "*Training Requirements for Local Governments*" presented at the National Transportation Training Conference, Reno, Nevada, October 7-9, 1997.
- **Zach G. Zacharia,** "*Logistics Thought: Key Messages and Implications from the Field of Marketing*," presented at the Council of Logistics Management Doctoral Symposium, Chicago, Illinois, October 3-4, 1997.
- **Zach G. Zacharia,** "*Navigating the Internet*" presented at the Southeast Local Roads Conference, Biloxi, Mississippi, September 24-26, 1997.
- **Zach G. Zacharia,** "*Bridge Paint Expert Systems,"* presented at the Second International Organization for Economic Cooperation and Development (OECD) Conference on Knowledge Based Expert Systems in Transportation, Montreal, Canada, June 14-16, 1992.

G. Teaching and Research Advising

COURSES:

Lehigh University (2008 – Present)

- SCM 186 - Supply Chain Management and Operations (Undergraduate 2008 - present)
- SCM 354 - Logistics and Transportation (Undergraduate 2008-present)
- GBUS 453 – Logistics and Transportation (Graduate 2013 – present)
- GBUS 492- Supply Chain Management Strategy (Graduate 2010- 2015) (Summer Course)
- Advising 14 Supply Chain Management Majors (2021)
- Advising 11 Supply Chain Management Majors (2020)
- Advising 21 Supply Chain Management Majors (2019)
- Advising 5 Supply Chain Management Majors (2018)
- Advising 24 Supply Chain Management Majors (2017)

- Advising 9 Supply Chain Management Majors (2016)
- Advising 27 Supply Chain Management Majors (2015)
- Advising 28 Supply Chain Management Majors (2014)
- Advising 24 Supply Chain Management Majors (2013)
- Advising 9 Supply Chain Management Majors (2012)
- Advising 10 Supply Chain Management Majors (2011)
- Advising 13 Supply Chain Management Majors (2010)
- Advising 6 Supply Chain Management Majors (2009)

Texas Christian University (2001 – 2008)

- Strategic Sourcing and Procurement (Professional MBA) 2007
- Business Simulation (Professional MBA) 2007
- Supply Chain Management Concepts (Full-Time MBA) 2005 – 2008
- Supply Chain Management Concepts (Professional MBA) 2001– 2008
- Logistics and Transportation (Professional MBA) 2001 - 2008
- Supply Chain Tools and Technologies (Professional MBA) 2002
- Logistics and Transportation (Undergraduate) 2001 - 2008
- Supply Chain Management Concepts (Undergraduate) 2003 – 2004
- Supply Chain Tools and Technologies (Undergraduate) 2003
- Procurement and Supply Management (Undergraduate) 2003

University of Tennessee (1996-2001)

- Introduction to Transportation (Undergraduate) Summer 1998
- Introduction to Logistics (Undergraduate) Summer 1999
- Marketing Management (Undergraduate) Spring 2000
- Global Logistics and Transportation (Undergraduate) Summer 2000

H. SERVICE

University

Faculty Compensation Committee (2016 – 2019)

College

Director, Center for Supply Chain Research Lehigh
Promotion and Tenure Committee (2021 – onwards)
Chair, Database and Software Committee (2018 – onwards)
Ph.D. Task Force (2017)
Undergraduate Core Curriculum Committee (2016)
Math Committee to Assess Assessment Results (2010)

Department

BIS Assistant Professor Search Chair – Tenure Track (2021-2021)
SCM Assistant Professor Search Chair – Tenure Track (2020-2020)
DATA Department Chair Search – Tenure Track (2019-2019)
SCM Assistant Professor Search Chair – Tenure Track (2018-2018)

SCM POP Search Chair (2017-2017)
Research Seminar Committee (2010-2011)
SCM Club Faculty Liaison (2009-2019)

Professional (Council of Supply Chain Management Professionals)

Education Committee Member -Lehigh Valley Roundtable (2015-onwards)
President – Lehigh Valley Roundtable (2012-2015)
Education Conference Chair (2010 – 2011)
Education Strategies Committee Member (2007 – 3-year term)
Case Editor (3-year term)
President – Dallas Roundtable (2007-2008)
Vice President – Dallas Roundtable (2006-2007)
Education chair – Dallas Roundtable (2004-2006)
Member (1999 – onwards)

External Service

Rockefeller Group – Expert Service Consulting (Jan 2020)

Exhibit B: Work Records

SEGMAQUINAS ENGENHARIA LTDA.
SECOND AMENDMENT TO THE ARTICLES OF ASSOCIATION
CNPJ 17.018.355/0001-00
NIRE (Company Registration Number) 41600021649

LUIS FERNANDO MURADAS STUMPF, Brazilian, born on 05/23/1967, married under the complete separation of property, mechanical engineer and occupational safety engineer, residing and domiciled at Rua David Abbud, No. 200, House 6, Santa Felicidade Neighborhood, Curitiba/PR, ZIP Code 82410-410, holder of Identity Card No. 1021009574, SSP/RS, and duly enrolled with the CPF under No. 489.278.050-20.

Being the sole member of the limited liability company operating under the corporate name **SEGMAQUINAS ENGENHARIA LTDA.**, with its registered office at Rua Alferes Poli, No. 555, Rebouças, Curitiba/PR, ZIP Code 80220-050, registered with the Commercial Registry of the State of Paraná (JUCEPAR) under NIRE No. 41600021649 on 08/28/2012. With its incorporation and amendments registered under **CNPJ No. 17.018.355/0001-00**. Hereby freely and voluntarily resolves to amend the present Articles of Association as follows:

CLAUSE ONE: The company was automatically converted into a Limited Liability Company pursuant to law, in accordance with Article 41 of Law No. 14,195, dated 08/26/2021.

CLAUSE TWO: The address of the member, LUIS FERNANDO MURADAS STUMPF, is hereby amended to: Rua David Abbud, No. 200, House 06, Castel Di Carrara Residential Condominium, Santa Felicidade, Curitiba/PR, ZIP Code 82410-410.

CLAUSE THREE: The corporate name is hereby changed to: **SEG MAQUINAS COMERCIO DE MATERIAL ELETRICO LTDA**.

CLAUSE FOUR: The company’s address is changed to: Rua David Abbud, No. 200, House 06, Castel Di Carrara Residential Condominium, Santa Felicidade, Curitiba/PR, ZIP Code 82410-410.

CLAUSE FIVE: The corporate purpose of the company is hereby amended to include: Development of systems and software, installation of customizable computer programs, professional and management training, administrative support through the provision of a combination of administrative routine services to client companies, including reception services, on-site organization of document files at clients' premises, document filing, preparation of materials for mailing, magazine publishing, and the retail sale of electrical and hydraulic materials.

CLAUSE SIX: Except for the amendments set forth herein, all other articles and provisions of the Articles of Association not modified by this Amendment shall remain unchanged and in full force and effect.

In witness whereof, the undersigned executes this Amendment in one (1) original counterpart of identical content and form, binding himself, as well as his heirs and legal successors, to faithfully comply with all of its terms.

Curitiba, State of Paraná, November 22, 2023.

_____
LUIS FERNANDO MURADAS STUMPF
MANAGING PARTNER

MINISTRY OF THE ECONOMY
Special Secretariat for Debureaucratization, Management and Digital Government
Secretariat of Digital Government
National Department of Business Registration and Integration

ELECTRONIC SIGNATURE

We hereby certify that the corporate filing of SEG MAQUINAS COMERCIO DE MATERIAL ELETRICO LTDA. has been digitally signed by:

IDENTIFICATION OF THE SIGNATORY	
CPF/CNPJ	Name
48927805020	LUIS FERNANDO MURADAS STUMPF

JUCEPAR
Commercial Registry of the State of Paraná

I CERTIFY THE REGISTRATION ON 11/29/2023, AT 4:31 PM, UNDER NO. 20237869128.
PROTOCOL: 237869128, DATED NOVEMBER 27, 2023.
NIRE: 41600021649, EFFECTIVE AS OF NOVEMBER 22, 2023.
SEG MAQUINAS COMERCIO DE MATERIAL ELETRICO LTDA.

LEANDRO MARCOS RAYSEL BISCAIA
Secretary-General
www.empresafacil.pr.gov.br

The validity of this document, if printed, is subject to verification of its authenticity through the appropriate official portals using the corresponding verification codes.

I, Marina Viana Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that I have performed the professional translation of this document from Portuguese to English as a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Marina Viana

Date: July 28, 2026

SEGMAQUINAS ENGENHARIA LTDA
2ª ALTERAÇÃO CONTRATUAL
CNPJ 17.018.355/0001-00
NIRE 41600021649

LUIS FERNANDO MURADAS STUMPF, brasileiro, nascido em 23/05/1967, casado sob o regime de separação total de bens, engenheiro mecânico e de segurança do trabalho, residente e domiciliado na Rua David Abbud, n° 200, Casa 6, Bairro Santa Felicidade, Curitiba/PR, CEP 82.410-410, portador da cédula de identidade nº 1021009574, SSP/RS e devidamente inscrito no CPF sob o nº 489.278.050-20.

Único sócio da sociedade empresária limitada com denominação "**SEGMAQUINAS ENGENHARIA LTDA"** com sede à Rua Alferes Poli, 555, Rebouças, Curitiba/PR, CEP: 80220-050, registrada na Junta Comercial do Estado do Paraná através do NIRE 41600021649 em 28/08/2012. Com sua constituição e alteração registradas através do **CNPJ 17.018.355/0001-00**. De livre e espontânea vontade, resolve alterar o presente contrato social, de acordo com disposto a seguir:

CLÁUSULA PRIMEIRA: Esta empresa foi transformada automaticamente para Sociedade Empresária Limitada por força de lei, conforme art. 41 da lei 14.195 de 26/08/2021.

CLÁUSULA SEGUNDA: Altera-se o endereço do sócio, LUIS FERNANDO MURADAS STUMPF para: Rua David Abbud, 200, Casa 06, Cond. Castel Di Carrara Cj., Santa Felicidade, Curitiba/PR, CEP: 82410410.

CLÁUSULA TERCEIRA: Altera-se a denominação social para: **SEG MAQUINAS COMERCIO DE MATERIAL ELETRICO LTDA.**

CLÁUSULA QUARTA: Altera-se o endereço da sociedade para: Rua David Abbud, 200, Casa 06, Cond. Castel Di Carrara Cj., Santa Felicidade, Curitiba/PR, CEP: 82410-410.

CLÁUSULA QUINTA: Altera-se o objeto social da presente sociedade para: Empresa de desenvolvimento de sistemas e softwares e instalação de programas de computador customizáveis, treinamento em desenvolvimento profissional e gerencial, apoio administrativo com o provimento de uma combinação de serviços de rotinas administrativas a empresas clientes, através de serviços de recepção, organização de arquivos de documentos no local do contratante, arquivamento, preparação de material para envio por correio, edição de revistas, comércio varejista de materiais elétricos e hidráulicos.

CLÁUSULA SEXTA: Sendo estes os ajustes a serem feitos, permanecem inalteradas todas as demais cláusulas e parágrafos não modificados por esta alteração.

E por estar assim, justo e contratados, lavra e assina, a presente alteração em 1 via de inteiro teor e forma, obrigando-se fielmente por si, seus herdeiros e sucessores legais a cumpri-lo em todos os seus termos.

Curitiba/PR, 22 de novembro de 2023.

_____
LUIS FERNANDO MURADAS STUMPF
Sócio ADMINISTRADOR

ASSINATURA ELETRÔNICA

Certificamos que o ato da empresa SEG MAQUINAS COMERCIO DE MATERIAL ELETRICO LTDA consta assinado digitalmente por:

IDENTIFICAÇÃO DO(S) ASSINANTE(S)	
CPF/CNPJ	Nome
48927805020	LUIS FERNANDO MURADAS STUMPF

CERTIFICO O REGISTRO EM 29/11/2023 16:31 SOB Nº 20237869128.
PROTOCOLO: 237869128 DE 27/11/2023.
CÓDIGO DE VERIFICAÇÃO: 12317089689. CNPJ DA SEDE: 17018355000100.
NIRE: 41600021649. COM EFEITOS DO REGISTRO EM: 22/11/2023.
SEG MAQUINAS COMERCIO DE MATERIAL ELETRICO LTDA

LEANDRO MARCOS RAYSEL BISCAIA
SECRETÁRIO-GERAL
www.empresafacil.pr.gov.br

A validade deste documento, se impresso, fica sujeito à comprovação de sua autenticidade nos respectivos portais, informando seus respectivos códigos de verificação.

Ministry of Entrepreneurship, Micro-Enterprise and Small Business
National Department for Microenterprise and Small Business
National Department of Business Registration and Integration
Department of Economic Development and Tourism

PROTOCOL No. (Use by the Commercial Registry)

NIRE – Business Registration Identification Number (for the headquarters or branch, when the headquarters is in another state)	Legal Nature Code	Auxiliar Agent of Commerce Registration Number
	2054	

1 - REQUEST

TO THE HONORABLE PRESIDENT OF THE Commercial Registry of the State of Rio Grande do Sul

Name: PENTA ADMINISTRACAO PATRIMONIAL S/A

(of the Company or the Auxiliar Agent of Commerce)

FCN/REMP Number

RSP2400436298

Requests Your Honor to approve the following act:

NUMBER OF COPIES	ACT CODE	EVENT CODE	QUANTITY	DESCRIPTION OF THE ACT / EVENT
1	013			MINUTES OF GENERAL ASSEMBLY OF CONVERSION
		219	1	ELECTION/REMOVAL OF DIRECTORS
		019	1	CORPORATE BYLAWS
		020	1	CHANGE OF COMPANY NAME
		046	1	CONVERSION

PORTO ALEGRE
Location

November 19, 2024
Date

Legal Representative of the Company / Agent of Commerce:
Name:_____
Signature:_____
Contact Phone:_____

2 – USE BY THE COMMERCIAL REGISTRY

☐ SINGLE DECISION ☐ PANEL DECISION

Business Name(s) Identical or Similar:

☐ YES ☐ YES

_____ _____
_____ _____
_____ _____
_____ _____
_____ _____

☐ NO __/__/____ Date _____ Responsible

☐ NO __/__/____ Date _____ Responsible

Process in Order To Decision

__/__/____
Date

_____
Responsible

SINGLE DECISION

☐ Process under requirement. (See note on attached page)
☐ Process Approved. Publish and file.
☐ Process Denied. Publish.

2nd Requirement	3rd Requirement	4th Requirement	5th Requirement
☐	☐	☐	☐

__/__/____
Date

_____
Responsible

PANEL DECISION

☐ Process under requirement. (See note on attached page)
☐ Process Approved. Publish and file.
☐ Process Denied. Publish.

2nd Requirement	3rd Requirement	4th Requirement	5th Requirement
☐	☐	☐	☐

__/__/____
Date

_____ Panel Member _____ Panel Member _____ Panel Member

President of the __Panel

NOTES

Commercial Registry of the State of Rio Grande do Sul
I certify registration under No. 43300076148 on 12/12/2024 of the Company PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 and protocol 244210209 - 11/14/2024. Authentication: 4D49FB884AADDC25513F67DC2FA982287BE2033. Jose Tadeu Jacoby - Secretary-General. To validate this document, visit http://jucisrs.rs.gov.br/validacao and enter protocol No. 24/421.020-9 and security code JQYo. This copy was digitally authenticated and signed on 12/12/2024 by José Tadeu Jacoby, Secretary-General..

Commercial Registry, Industry and Services of Rio Grande do Sul

COMMERCIAL REGISTRY, INDUSTRY AND SERVICES OF RIO GRANDE DO SUL

Digital Registration

Process Cover

Process Identification		
Protocol Number	Process Number Integrator Module	Date
24/421.020-9	RSP2400436298	11/14/2024

Signatory Identification		
CPF	Name	Signature Date
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	11/19/2024
Signed using advanced electronic signatures gov.br ITI		

Commercial Registry of the State of Rio Grande do Sul
I certify registration under No. 43300076148 on 12/12/2024 of the Company PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 and protocol 244210209 - 11/14/2024. Authentication: 4D49FB884AADDC25513F67DC2FA982287BE2033. Jose Tadeu Jacoby - Secretary-General. To validate this document, visit http://jucisrs.rs.gov.br/validacao and enter protocol No. 24/421.020-9 and security code JQYo. This copy was digitally authenticated and signed on 12/12/2024 by José Tadeu Jacoby, Secretary-General..

18th AMENDMENT TO THE ARTICLES OF ASSOCIATION

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ: 90.753.427/0001-53
NIRE: 43200105600

By means of this instrument:

I. GERT NOBERT STUMPF, Brazilian, married under the community of property regime, accountant, resident and domiciled in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Honório Silveira Dias, 797, apartment 1001, Higienópolis Neighborhood, ZIP Code 90.550-150, holder of the identity card number 3002200842, issued by SSP/PC-RS, and registered under the CPF No. 001.056.430-68;

II. MARION MURADÁS STUMPF, Brazilian, married under the community of property regime, retired, resident and domiciled in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Honório Silveira Dias, 797, apartment 1001, Higienópolis Neighborhood, ZIP Code 90.550-150, holder of the identity card number 1009086909, issued by SSP/PC-RS, and registered under the CPF No. 401.631.720-72; and

III. LUIS FERNANDO MURADÁS STUMPF, Brazilian, married under the total separation of property regime, mechanical engineer, resident and domiciled in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Américo Vespúcio, 999, Higienópolis Neighborhood, ZIP Code 90.550-031, holder of the identity card number 1021009574, issued by SSP/PC-RS, and registered under the CPF No. 489.278.050-20; and

As partners representing the totality of the voting share capital of the limited liability company named **PENTA ADMINISTRAÇÃO LTDA**., headquartered in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Américo Vespúcio, 999, Higienópolis Neighborhood, ZIP Code 90.550-031, registered with the CNPJ under number 90.753.427/0001-53 and registered with the JUCISRS (COMMERCIAL REGISTRY OF RIO GRANDE DO SUL) under NIRE 43200105600 ("Company"), they hereby agree, by mutual consent, to amend the Articles of Association as follows:

1. Conversion of Legal Type

1.1. The partners, unanimously, approve the conversion of the legal type of the Company, from a limited liability company to a corporation. Consequently, the following amendments are approved:

(a) Declaration of Conversion. To declare the Company converted into a Corporation.

(b) Conversion of Quotas into Common Shares. The 517 (five hundred and seventeen) quotas are converted into 517 (five hundred and seventeen) registered common shares with no par value (the "Common Shares").

(c) Subscription of Common Shares. The Common Shares are subscribed by the partners in proportion to their current holdings in the share capital of the Company, pursuant to the subscription bulletins executed on this date.

Commercial Registry of the State of Rio Grande do Sul
I certify registration under No. 43300076148 on 12/12/2024 of the Company PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 and protocol 244210209 - 11/14/2024. Authentication: 4D49FB884AADDC25513F67DC2FA982287BE2033. Jose Tadeu Jacoby - Secretary-General. To validate this document, visit http://jucisrs.rs.gov.br/validacao and enter protocol No. 24/421.020-9 and security code JQYo. This copy was digitally authenticated and signed on 12/12/2024 by José Tadeu Jacoby, Secretary-General..

(d) Corporate Name. The corporate name of the Company shall henceforth be **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A**.

(e) Corporate Bylaws. To approve the attached Corporate Bylaws that shall henceforth govern the Company, which are initialed and signed by all those present.

(f) Election of the Board of Directors. **LUIS FERNANDO MURADAS STUMPF**, Brazilian, married under the total separation of property regime, mechanical engineer, resident and domiciled in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Américo Vespúcio, 999, Higienópolis Neighborhood, ZIP Code 90.550-031, holder of the identity card number 1021009574, issued by SSP/PC-RS, and registered under the CPF No. 489.278.050-20, is elected as Director of the Company for a term of 3 (three) years from this date. The Director shall be invested in his position upon: (f. 1) the signing of a deed of investiture, recorded in the Company's own book; and (f. 2) the submission of a declaration of no impediment, pursuant to applicable law; which shall occur within 30 (thirty) days from this date.

(g) Compensation of the Board of Directors: the Director shall not be compensated for the exercise of his position.

And, being thus in agreement, they sign this instrument in a single copy.

Porto Alegre (RS), October 28, 2024.

GERT NOBERT STUMPF **LUIS FERNANDO MURADÁS STUMPF**

MARION MURADÁS STUMPF

Attorney's countersignature:

Juliano Langaro da Silva

OAB (Brazilian Bar Association)/RS No. 56.334

Commercial Registry of the State of Rio Grande do Sul
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Commercial Registry, Industry and Services of Rio Grande do Sul

COMMERCIAL REGISTRY, INDUSTRY AND SERVICES OF RIO GRANDE DO SUL

Digital Registration

Main Document

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Protocol Number	Process Number Integrator Module	Date
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Signed using advanced electronic signatures gov.br ITI		
972.955.310-68	JULIANO LANGARO DA SILVA	11/22/2024
Signed using advanced electronic signatures gov.br ITI		
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	11/19/2024
Signed using advanced electronic signatures gov.br ITI		
401.631.720-72	MARION MURADÁS STUMPF	11/19/2024
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CORPORATE BYLAWS

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CHAPTER I
NAME, REGISTERED OFFICE, PURPOSE AND DURATION

Article 1 - PENTA ADMINISTRAÇÃO PATRIMONIAL S/A is a corporation that shall be governed by these Corporate Bylaws and by applicable legal provisions.

Article 2 - The Company has its registered office and jurisdiction in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Américo Vespucio, 999, Higienópolis neighborhood, ZIP Code 90.550-031, and may, by act of the Board of Directors, establish and dissolve branches, agencies and offices in the Country and abroad.

Article 3 - The Company's corporate purpose is the administration, maintenance, and leasing of its own real estate properties, and may also hold interests in other companies.

Article 4 - The Company's duration is indefinite.

CHAPTER II
SHARE CAPITAL

Article 5 - The Company's share capital corresponds to R$ 517,000.00 (five hundred and seventeen thousand reais), divided into 517 (five hundred and seventeen thousand) registered common shares with no par value, fully subscribed and paid in.

Paragraph one - The shares may be represented by single or multiple certificates or, provisionally, by interim certificates. To cover the expenses and services of certificate replacement, when requested by shareholders, the Company may charge an amount to be set by the Board of Directors, corresponding to the cost price.

Paragraph two - A capital increase may be made, in whole or in part, with preferred shares, without having to maintain the existing proportion between these and the common shares.

CHAPTER III
MANAGEMENT

Article 6 - The Company shall be managed by a Board of Directors composed of 01 (one) or more members, all of them Directors without specific designation, elected by the General Assembly, required to be residents in the Country, whether shareholders or not, with a term of up to 03 (three) years, re-election being permitted.

Paragraph one - Investment in the positions shall be made by deed recorded in the Company's own book, signed by the sworn-in manager, with no management bond required.

Paragraph two - The managers shall remain in their positions until their successors take office, unless otherwise resolved by the General Assembly.

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Article 7 - The General Assembly shall set the overall annual compensation for distribution among the managers, and it shall be the responsibility of the Board of Directors to distribute the amount individually.

Article 8 - The Board of Directors shall meet validly with the presence of the majority of its members and shall resolve by the absolute majority vote of those present.

Sole Paragraph - Prior notice of the meeting is only waived as a condition of its validity if all members are present. Members of the Board of Directors who express their vote by means of a delegation made in favor of another member of the respective body, by advance written vote, or by vote expressed by fax, electronic mail, or any other means of communication, which shall be filed at the Company's registered office, are considered present.

Article 9 - The Directors may, individually, use the corporate name and represent the Company actively and passively, judicially or extrajudicially, in all legal acts and transactions for operations within its corporate purpose, including disposing of equity interests, representing the Company before financial institutions, suppliers, clients, federal, state and municipal government agencies, autarchies, public companies or mixed-capital companies, hiring and dismissing employees, signing correspondence and performing routine acts, and endorsing instruments for collection or deposit on behalf of the Company.

Article 10 - It shall be the responsibility of the Directors to distribute among themselves the functions and duties assigned to them.

Article 11 - The members of the Board of Directors shall receive the compensation set for them by the General Assembly.

CHAPTER IV
FISCAL COUNCIL

Article 12 – The Company shall have a Fiscal Council, composed of 03 (three) to 05 (five) full members and an equal number of alternates, whether shareholders or not, elected by the General Assembly.

Article 13 – The Fiscal Council shall not be permanent and shall be established by the General Assembly at the request of shareholders representing the minimum number of shares required by law, and each period of its operation shall end at the first Ordinary General Assembly following its establishment.

Article 14 – The election, establishment, powers, duties and responsibilities of the Fiscal Council are those set forth by law.

Article 15 – The compensation of the Fiscal Council, when in operation, shall be set by the General Assembly that elects it, in compliance with the limits established by law.

CHAPTER V
GENERAL ASSEMBLY

Article 16 - The General Assembly shall meet ordinarily within the first 04 (four) months following the close of the fiscal year and extraordinarily whenever the corporate interests so require.

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Sole Paragraph - The General Assembly shall be chaired and secretaried by shareholders elected from among those present.

Article 17 - Regarding notice, establishment, quorum, and agenda, the General Assemblies shall comply with the legal requirements.

Article 18 - Shareholders may be represented at the General Assemblies by proxies appointed less than one year prior, who must be shareholders, managers, or attorneys of the Company.

CHAPTER VI
FISCAL YEAR

Article 19 - The fiscal year shall close on December 31 of each year, at which time the financial statements required by law shall be prepared.

Sole Paragraph - The Company may prepare semi-annual balance sheets.

Article 20 - The net profit, after legal deductions, shall be allocated as follows: (i) 5% (five percent) to the Legal Reserve, pursuant to article 193 of Law 6.404/76; (ii) 25% (twenty-five percent) to the mandatory minimum dividend; and (iii) the remaining balance shall be distributed as resolved by the General Assembly, upon proposal of management.

Article 21 - In addition to the declared dividend, management may also declare interim dividends from accumulated profits or profit reserves recorded in the last annual or semi-annual balance sheet.

CHAPTER VII
GENERAL PROVISIONS

Article 22 - The Company shall enter into liquidation upon resolution of the General Assembly, which shall determine the conditions and manner of liquidation.

Article 23 - Matters not addressed in these Corporate Bylaws shall be resolved in accordance with the legislation contained in Law 6.404/76 and other applicable legal provisions in force.

Porto Alegre (RS), October 28, 2024.

GERT NOBERT STUMPF **LUIS FERNANDO MURADÁS STUMPF**

MARION MURADÁS STUMPF

Attorney's countersignature:

Juliano Langaro da Silva
OAB/RS No. 56.334

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Commercial Registry, Industry and Services of Rio Grande do Sul

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489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	11/19/2024
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401.631.720-72	MARION MURADÁS STUMPF	11/19/2024
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PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: in the process of being obtained

SHARE SUBSCRIPTION AGREEMENT

1. ISSUANCE TERMS: Issuance of 517 (five hundred and seventeen) registered common shares with no par value, at an issuance price of R$ 1,000.00 (one thousand reais) per share, as resolved and approved in the act of conversion of legal type of **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** ("Company") dated October 28, 2024.

2. SUBSCRIBER: GERT NORBERT STUMPF, Brazilian, married under the community of property regime, accountant, resident and domiciled in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Honório Silveira Dias, 797, apartment 1001, Higienópolis Neighborhood, ZIP Code 90.550-150, holder of the identity card number 3002200842, issued by SSP/PC-RS, and registered under the CPF No. 001.056.430-68.

3. NUMBER OF SUBSCRIBED SHARES: 1 (one) registered common share with no par value ("Subscribed Shares")

4. SUBSCRIPTION AMOUNT: The subscription referred to in this agreement has a value of R$ 1,000.00 (one thousand reais).

5. PAYMENT: The Subscribed Shares are fully paid in in national currency.

I hereby declare, for all purposes, that I agree with the conditions set forth in this Share Subscription Agreement.

Porto Alegre (RS), October 28, 2024.

Company:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
By: Luis Fernando Muradás Stumpf
Position: Director

Subscribing Shareholder:

GERT NORBERT STUMPF

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PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: in the process of being obtained

SHARE SUBSCRIPTION AGREEMENT

1. ISSUANCE TERMS: Issuance of 517 (five hundred and seventeen) registered common shares with no par value, at an issuance price of R$ 1,000.00 (one thousand reais) per share, as resolved and approved in the act of conversion of legal type of **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** ("Company") dated October 28, 2024.

2. SUBSCRIBER: LUIS FERNANDO MURADÁS STUMPF, Brazilian, married under the total separation of property regime, mechanical engineer, resident and domiciled in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Américo Vespúcio, 999, Higienópolis Neighborhood, ZIP Code 90.550-031, holder of the identity card number 1021009574, issued by SSP/PC-RS, and registered under the CPF No. 489.278.050-20.

3. NUMBER OF SUBSCRIBED SHARES: 257 (two hundred fifty-seven) registered common share with no par value ("Subscribed Shares")

4. SUBSCRIPTION AMOUNT: The subscription referred to in this agreement has a value of R$ 257,000.00 (two hundred fifty-seven thousand reais).

5. PAYMENT: The Subscribed Shares are fully paid in in national currency.

I hereby declare, for all purposes, that I agree with the conditions set forth in this Share Subscription Agreement.

Porto Alegre (RS), October 28, 2024.

Company:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
By: Luis Fernando Muradás Stumpf
Position: Director

Subscribing Shareholder:

LUIS FERNANDO MURADÁS STUMPF

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Signed using advanced electronic signatures gov.br ITI		

401.631.720-72	MARION MURADÁS STUMPF	11/19/2024
Signed using advanced electronic signatures gov.br ITI		

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PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: in the process of being obtained

SHARE SUBSCRIPTION AGREEMENT

1. ISSUANCE TERMS: Issuance of 517 (five hundred and seventeen) registered common shares with no par value, at an issuance price of R$ 1,000.00 (one thousand reais) per share, as resolved and approved in the act of conversion of legal type of **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** ("Company") dated October 28, 2024.

2. SUBSCRIBER: MARION MURADÁS STUMPF, Brazilian, married under the community of property regime, retired, resident and domiciled in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Honório Silveira Dias, 797, apartment 1001, Higienópolis Neighborhood, ZIP Code 90.550-150, holder of the identity card number 1009086909, issued by SSP/PC-RS, and registered under the CPF No. 401.631.720-72.

3. NUMBER OF SUBSCRIBED SHARES: 2 (two) registered common share with no par value ("Subscribed Shares")

4. SUBSCRIPTION AMOUNT: The subscription referred to in this agreement has a value of R$ 2,000.00 (two thousand reais).

5. PAYMENT: The Subscribed Shares are fully paid in in national currency.

I hereby declare, for all purposes, that I agree with the conditions set forth in this Share Subscription Agreement.

Porto Alegre (RS), October 28, 2024.

Company:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
By: Luis Fernando Muradás Stumpf
Position: Director

Subscribing Shareholder:

MARION MURADÁS STUMPF

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PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: in the process of being obtained

SHARE SUBSCRIPTION AGREEMENT

1. ISSUANCE TERMS: Issuance of 517 (five hundred and seventeen) registered common shares with no par value, at an issuance price of R$ 1,000.00 (one thousand reais) per share, as resolved and approved in the act of conversion of legal type of **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** ("Company") dated October 28, 2024.

2. SUBSCRIBER: PENTA ADMINISTRAÇÃO PATRIMONIAL S/A, headquartered in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Américo Vespúcio, 999, Higienópolis Neighborhood, ZIP Code 90.550-031, registered with the CNPJ under number 90.753.427/0001-53 and registered with the JUCISRS under NIRE 43200105600.

3. NUMBER OF SUBSCRIBED SHARES: 257 (two hundred fifty-seven) registered common share with no par value ("Subscribed Shares")

4. SUBSCRIPTION AMOUNT: The subscription referred to in this agreement has a value of R$ 257,000.00 (two hundred fifty-seven thousand reais).

5. PAYMENT: The Subscribed Shares are fully paid in in national currency.

I hereby declare, for all purposes, that I agree with the conditions set forth in this Share Subscription Agreement.

Porto Alegre (RS), October 28, 2024.

Company:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
By: Luis Fernando Muradás Stumpf
Position: Director

Subscribing Shareholder:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
By: Luis Fernando Muradás Stumpf
Position: Director

Commercial Registry of the State of Rio Grande do Sul
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ASSUMPTION OF OFFICE INSTRUMENT OF THE DIRECTOR

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: in the process of being obtained

On the 28th (twenty-eighth) day of the month of October of the year 2024, at the registered office of the company **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A**, headquartered in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Américo Vespúcio, 999, Higienópolis Neighborhood, ZIP Code 90.550-031, registered with the CNPJ under number 90.753.427/0001-53 and registered with the JUCISRS under NIRE 43200105600 ("Company"), **LUIS FERNANDO MURADÁS STUMPF**, Brazilian, married under the total separation of property regime, mechanical engineer, resident and domiciled in the City of Porto Alegre, State of Rio Grande do Sul, at Rua Américo Vespúcio, 999, Higienópolis Neighborhood, ZIP Code 90.550-031, holder of the identity card number 1021009574, issued by SSP/PC-RS, and registered under the CPF No. 489.278.050-20, takes office and is effectively invested in his duties as Director for a term of 03 (three) years from the date on which he was elected.

The director named and qualified above declares, under penalty of law, that he is not prevented from exercising the management of the Company, by special law, or by virtue of a criminal conviction, or by being under its effects, to a penalty that prohibits, even if temporarily, access to public office; or by crimes of bankruptcy, malfeasance, graft or bribery, extortion, embezzlement, or crimes against the popular economy, against the national financial system, against competition defense regulations, against consumer relations, public faith, or property.

There being nothing further to address, this instrument was drawn up, and having been read and approved, it is signed by the director named above as proof of his acceptance of the position.

Porto Alegre (RS), October 28, 2024.

_____

LUIS FERNANDO MURADÁS STUMPF

Commercial Registry of the State of Rio Grande do Sul
I certify registration under No. 43300076148 on 12/12/2024 of the Company PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 and protocol 244210209 - 11/14/2024. Authentication: 4D49FB884AADDC25513F67DC2FA982287BE2033. Jose Tadeu Jacoby - Secretary-General. To validate this document, visit http://jucisrs.rs.gov.br/validacao and enter protocol No. 24/421.020-9 and security code JQYo. This copy was digitally authenticated and signed on 12/12/2024 by José Tadeu Jacoby, Secretary-General..

Commercial Registry, Industry and Services of Rio Grande do Sul

Annex

Process Identification		
Protocol Number	Process Number Integrator Module	Date
24/421.020-9	RSP2400436298	11/14/2024

Signatory Identification		
CPF	Name	Signature Date
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	11/19/2024
Signed using advanced electronic signatures gov.br ITI		

Commercial Registry of the State of Rio Grande do Sul
I certify registration under No. 43300076148 on 12/12/2024 of the Company PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 and protocol 244210209 - 11/14/2024. Authentication: 4D49FB884AADDC25513F67DC2FA982287BE2033. Jose Tadeu Jacoby - Secretary-General. To validate this document, visit http://jucisrs.rs.gov.br/validacao and enter protocol No. 24/421.020-9 and security code JQYo. This copy was digitally authenticated and signed on 12/12/2024 by José Tadeu Jacoby, Secretary-General..

Commercial Registry, Industry and Services of Rio Grande do Sul

AUTHENTICATION CERTIFICATE - DIGITAL REGISTRATION

I certify that the act, digitally signed, of the company PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90.753.427/0001-53 and filed under number 24/421.020-9 on 11/14/2024, is recorded with the Commercial Registry under number 43300076148, on 12/12/2024. The act was electronically approved by PANEL 3.

The registration is certified by the Secretary-General, José Tadeu Jacoby. For validation, access the electronic website of the Service Portal / Validate Documents (https://portalservicos.jucisrs.rs.gov.br/Portal/pages/imagemProcesso/viaUnica.jsf) and enter the protocol number and security key.

Process Cover

Signatory(ies)		
CPF	Name	Signature Date
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	11/19/2024
Signed using advanced electronic signatures		

Mais Document

Signatory(ies)		
CPF	Name	Signature Date
001.056.430-68	GERT NORBERT STUMPF	11/19/2024
Signed using advanced electronic signatures		
401.631.720-72	MARION MURADÁS STUMPF	11/19/2024
Signed using advanced electronic signatures		
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	11/19/2024
Signed using advanced electronic signatures		
972.955.310-68	JULIANO LANGARO DA SILVA	11/22/2024
Signed using advanced electronic signatures		

The authenticity of this document may be verified at the jucisrs services portal by entering the protocol number 24/421.020-9.

Commercial Registry, Industry and Services of Rio Grande do Sul

AUTHENTICATION CERTIFICATE - DIGITAL REGISTRATION

Annex

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Signed using advanced electronic signatures gov.br ITI		
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	11/19/2024
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972.955.310-68	JULIANO LANGARO DA SILVA	11/22/2024
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Commercial Registry, Industry and Services of Rio Grande do Sul

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Signed using advanced electronic signatures gov.br ITI		

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CPF	Name	Signature Date
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	11/19/2024
Signed using advanced electronic signatures gov.br ITI		

Authentication Certificate

Signatory(ies)	
CPF	Name
123.136.700-82	Arno Martins Osdeberg
399.686.420-53	Fernando Francisco Panoso
905.607.600-00	Elivelto Nagel da Rosa Plinker

Porto Alegre, Thursday, December 12, 2024.

Date of effect of registration (art. 36, Law 8.934/1994): 10/28/2024

Document electronically signed by Elivelto Nagel da Rosa Plinker on 12/12/2024, at 9:46 am.

Document electronically signed by Fernando Francisco Panoso on 12/12/2024, at 7:57 am

Document electronically signed by Arno Martins Osdeberg on 12/12/2024, at 7:38 am

Document electronically signed by the 3rd Panel on 12/12/2024, at 9:46 am

The authenticity of this document may be verified at the jucisrs services portal by entering the protocol number 24/421.020-9.

Commercial Registry, Industry and Services of Rio Grande do Sul

The act was digitally signed by:

Signatory(ies) Identification	
CPF	Name
054.7 44.500-87	JOSE TADEU JACOBY

Porto Alegre, Thursday, December 12, 2024

Commercial Registry of the State of Rio Grande do Sul
I certify registration under No. 43300076148 on 12/12/2024 of the Company PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 and protocol 244210209 - 11/14/2024. Authentication: 4D49FB884AADDC25513F67DC2FA982287BE2033. Jose Tadeu Jacoby - Secretary-General. To validate this document, visit http://jucisrs.rs.gov.br/validacao and enter protocol No. 24/421.020-9 and security code JQYo. This copy was digitally authenticated and signed on 12/12/2024 by José Tadeu Jacoby, Secretary-General..

I, André Vinícius Inacio Penna Mello, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 28, 2026.

Ministério do Empreendedorismo, da Microempresa e da Empresa de Pequeno Porte
Secretaria Nacional de Microempresa e Empresa de Pequeno Porte
Diretoria Nacional de Registro Empresarial e Integração
Secretaria de Desenvolvimento Econômico e Turismo

Nº DO PROTOCOLO (Uso da Junta Comercial)

NIRE (da sede ou filial, quando a sede for em outra UF)	Código da Natureza Jurídica	Nº de Matrícula do Agente Auxiliar do Comércio
	2054	

1 - REQUERIMENTO

ILMO(A). SR.(A) PRESIDENTE DA Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Nome: PENTA ADMINISTRACAO PATRIMONIAL S/A

(da Empresa ou do Agente Auxiliar do Comércio)

Nº FCN/REMP

RSP2400436298

requer a V.Sª o deferimento do seguinte ato:

Nº DE VIAS	CÓDIGO DO ATO	CÓDIGO DO EVENTO	QTDE	DESCRIÇÃO DO ATO / EVENTO
1	013			ATA DE ASSEMBLEIA GERAL DE TRANSFORMACAO
		219	1	ELEICAO/DESTITUICAO DE DIRETORES
		019	1	ESTATUTO SOCIAL
		020	1	ALTERACAO DE NOME EMPRESARIAL
		046	1	TRANSFORMACAO

PORTO ALEGRE
Local

19 Novembro 2024
Data

Representante Legal da Empresa / Agente Auxiliar do Comércio:
Nome: _____
Assinatura: _____
Telefone de Contato: _____

2 - USO DA JUNTA COMERCIAL

☐ DECISÃO SINGULAR ☐ DECISÃO COLEGIADA

Nome(s) Empresarial(ais) igual(ais) ou semelhante(s):

☐ SIM _____ ☐ SIM _____

☐ NÃO ___/___/_____ _____ Data Responsável

☐ NÃO ___/___/_____ _____ Data Responsável

Processo em Ordem
À decisão

___/___/_____
Data

_____
Responsável

DECISÃO SINGULAR

☐ Processo em exigência. (Vide despacho em folha anexa)
☐ Processo deferido. Publique-se e arquive-se.
☐ Processo indeferido. Publique-se.

2ª Exigência	3ª Exigência	4ª Exigência	5ª Exigência
☐	☐	☐	☐

___/___/_____ Data _____ Responsável

DECISÃO COLEGIADA

☐ Processo em exigência. (Vide despacho em folha anexa)
☐ Processo deferido. Publique-se e arquive-se.
☐ Processo indeferido. Publique-se.

2ª Exigência	3ª Exigência	4ª Exigência	5ª Exigência
☐	☐	☐	☐

___/___/_____ Data

_____ Vogal _____ Vogal _____ Vogal

Presidente da _____ Turma

OBSERVAÇÕES

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 43300076148 em 12/12/2024 da Empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 e protocolo 244210209 - 14/11/2024. Autenticação: 4D49FB884AADDC25513F67DC2FA982287BE2033. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 24/421.020-9 e o código de segurança JQYo Esta cópia foi autenticada digitalmente e assinada em 12/12/2024 por José Tadeu Jacoby Secretário-Geral.

Capa de Processo

Identificação do Processo		
Número do Protocolo	Número do Processo Módulo Integrador	Data
24/421.020-9	RSP2400436298	14/11/2024

Identificação do(s) Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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18ª ALTERAÇÃO DE CONTRATO SOCIAL

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ: 90.753.427/0001-53
NIRE: 43200105600

Por meio deste instrumento:

I. GERT NORBERT STUMPF, brasileiro, casado pelo regime da comunhão universal de bens, contador, residente e domiciliado na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Honório Silveira Dias, 797, apartamento 1001, Bairro Higienópolis, CEP 90.550-150, portador da cédula de identidade número 3002200842, emitida pela SSP/PC-RS, e inscrito no CPF sob o número 001.056.430-68;

II. MARION MURADÁS STUMPF, brasileira, casada pelo regime da comunhão universal de bens, aposentada, residente e domiciliada na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Honório Silveira Dias, 797, apartamento 1001, Bairro Higienópolis, CEP 90.550-150, nesta capital, portadora da cédula de identidade número 1009086909, emitida pela SSP/PC-RS, e inscrita no CPF sob o número 401.631.720-72; e

III. LUIS FERNANDO MURADÁS STUMPF, brasileiro, casado pelo regime da separação total de bens, engenheiro mecânico, residente e domiciliado na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Américo Vespúcio, 1001, apartamento 301, Bairro Higienópolis, CEP 90.550-031, portador da cédula de identidade número 1021009574, emitida pela SSP/PC-RS e inscrito no CPF sob o número 489.278.050-20; e

Na qualidade de sócios representando a totalidade do capital social votante da sociedade limitada empresária denominada **PENTA ADMINISTRAÇÃO LTDA.**, com sede na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Américo Vespúcio, 999, Bairro Higienópolis, CEP 90.550-031, inscrita no CNPJ sob o número 90.753.427/0001-53 e registrada na JUCISRS sob NIRE 43200105600 ("Sociedade"), resolvem, de comum acordo, alterar o Contrato Social, conforme segue:

1. Transformação de Tipo Jurídico

1.1. Os sócios, por unanimidade, aprovam a transformação do tipo jurídico da Sociedade, de sociedade limitada para sociedade anônima. Consequentemente, são aprovadas as seguintes alterações:

(a) Declaração de Transformação. Declarar a Sociedade transformada em Sociedade Anônima.

(b) Conversão das Quotas em Ações Ordinárias. As 517 (quinhentas e dezessete) quotas sociais são convertidas em 517 (quinhentas e dezessete) ações ordinárias nominativas sem valor nominal (as "Ações Ordinárias").

(c) Subscrição das Ações Ordinárias. As Ações Ordinárias são subscritas pelos sócios na proporção atualmente detida por eles no capital social da Sociedade, nos termos dos boletins de subscrição firmados nesta data.

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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(d) Denominação Social. A denominação social da Sociedade passa a ser **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A**.

(e) Estatuto Social. Aprovar o Estatuto Social anexo que passa a reger a Sociedade, o qual é rubricado e assinado pela totalidade dos presentes.

(f) Eleição da Diretoria. É eleito como Diretor da Companhia pelo prazo de 3 (três) anos a partir desta data **LUIS FERNANDO MURADÁS STUMPF**, brasileiro, casado pelo regime da separação total de bens, engenheiro mecânico, residente e domiciliado na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Américo Vespúcio, 1001, apartamento 301, Bairro Higienópolis, CEP 90.550-031, portador da cédula de identidade número 1021009574, emitida pela SSP/PC-RS e inscrito no CPF sob o número 489.278.050-20. O Diretor será investido no seu cargo mediante: (f.1) a assinatura de termo de posse, lavrado em livro próprio da Companhia; e (f.2) a apresentação de declaração de desimpedimento, nos termos da legislação aplicável; o que deverá ocorrer no prazo de até 30 (trinta) dias contados da presente data.

(g) Remuneração da Diretoria: o Diretor não será remunerado pelo exercício de seu cargo.

E, por estarem assim, justos e combinados, assinam o presente instrumento em via única.

Porto Alegre (RS), 28 de outubro de 2024.

GERT NORBERT STUMPF **LUIS FERNANDO MURADÁS STUMPF**

MARION MURADÁS STUMPF

Visto advocatício:

Juliano Langaro da Silva
OAB/RS nº 56.334

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 43300076148 em 12/12/2024 da Empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 e protocolo 244210209 - 14/11/2024. Autenticação: 4D49FB884AADDC25513F67DC2FA982287BE2033. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 24/421.020-9 e o código de segurança JQYo Esta cópia foi autenticada digitalmente e assinada em 12/12/2024 por José Tadeu Jacoby Secretário-Geral.

Documento Principal

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Assinado utilizando assinaturas avançadas gov.br ITI		
972.955.310-68	JULIANO LANGARO DA SILVA	22/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
401.631.720-72	MARION MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

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ESTATUTO SOCIAL

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CAPÍTULO I
DENOMINAÇÃO, SEDE, OBJETO E DURAÇÃO

Artigo 1º - A **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** é uma sociedade anônima que se regerá por este Estatuto Social e pelas disposições legais aplicáveis.

Artigo 2º - A Companhia tem sua sede e foro na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Américo Vespúcio, 999, Bairro Higienópolis, CEP 90.550-031, podendo, por ato da Diretoria, criar e extinguir filiais, agências e escritórios no País e no exterior.

Artigo 3º - A Companhia tem por objeto social a administração, conservação, locação de imóveis próprios, podendo ainda participar de outras empresas.

Artigo 4º - O prazo de duração da Companhia é indeterminado.

CAPÍTULO II
DO CAPITAL SOCIAL

Artigo 5º - O capital social da Companhia corresponde a R$ 517.000,00 (quinhentos e dezessete mil reais), dividido em 517 (quinhentas e dezessete mil) ações ordinárias nominativas, sem valor nominal, totalmente subscritas e integralizadas.

Parágrafo Primeiro - As ações poderão ser representadas por títulos simples ou múltiplos ou, provisoriamente, por cautelas. Para atender às despesas e ao serviço de substituição dos títulos, quando solicitado pelos acionistas, a Companhia poderá cobrar a quantia que for fixada pela Diretoria, correspondente ao preço de custo.

Parágrafo Segundo - O aumento de capital poderá ser feito, total ou parcialmente, com ações preferenciais, sem que se tenha de guardar a proporção existente entre estas e as ações ordinárias.

CAPÍTULO III
DA ADMINISTRAÇÃO

Artigo 6º - A Companhia será administrada por uma Diretoria constituída de 01 (um) ou mais membros, sendo todos eles Diretores sem designação específica e eleitos pela Assembleia Geral, devendo ser residentes no País, acionistas ou não, com mandato de até 03 (três) anos, permitida a reeleição.

Parágrafo Primeiro - A investidura nos cargos far-se-á por termo lavrado em livro próprio, assinado pelo administrador empossado, dispensada qualquer garantia de gestão.

Parágrafo Segundo - Os administradores permanecerão em seus cargos até a posse de seus substitutos, salvo se diversamente deliberado pela Assembleia Geral.

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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Artigo 7º - A Assembleia Geral fixará a remuneração global anual para a distribuição entre os administradores e caberá à Diretoria efetuar a distribuição da verba individualmente.

Artigo 8º - A Diretoria reunir-se-á validamente com a presença da maioria de seus membros e deliberará pelo voto da maioria absoluta dos presentes.

Parágrafo Único - Só é dispensada a convocação prévia da reunião como condição de sua validade se presentes todos os seus membros. São considerados presentes os membros da Diretoria que manifestarem seu voto por meio de delegação feita em favor de outro membro do respectivo órgão por voto escrito antecipado e por voto expresso por fax, correio eletrônico ou por qualquer outro meio de comunicação, o qual ficará arquivado na sede da Companhia.

Artigo 9º - Os Diretores poderão, individualmente, usar a denominação social e representar ativa e passivamente a Companhia, judicial ou extrajudicialmente, em todos os atos e negócios jurídicos para as operações compreendidas em seu objeto social, inclusive alienar participações societárias, representar a Companhia perante instituições financeiras, fornecedores, clientes, repartições públicas federais, estaduais, municipais, autarquias, empresas públicas ou sociedades de economia mista, admitir e demitir empregados, firmar correspondência e praticar atos de simples rotina e endossar títulos para efeito de cobrança ou depósito em nome da Companhia.

Artigo 10 - Caberá aos Diretores da Companhia distribuir entre si as funções e encargos que lhe couberem.

Artigo 11 - Os membros da Diretoria perceberão a remuneração que lhes for fixada pela Assembleia Geral.

CAPÍTULO IV
CONSELHO FISCAL

Artigo 12 - A Companhia terá um Conselho Fiscal, composto de 03 (três) a 05 (cinco) membros efetivos e igual número de suplentes, acionistas ou não, eleitos pela Assembleia Geral.

Artigo 13 - O Conselho Fiscal não terá caráter permanente e será instalado pela Assembleia Geral a pedido de acionistas que representem o número mínimo de ações para tanto exigido em lei, e cada período do seu funcionamento terminará na primeira Assembleia Geral Ordinária após a sua instalação.

Artigo 14 - A eleição, instalação, competência, deveres e responsabilidades do Conselho Fiscal são os fixados em lei.

Artigo 15 - A remuneração do Conselho Fiscal, quando em funcionamento, será fixada pela Assembleia Geral que o eleger, respeitados os limites estabelecidos em lei.

CAPÍTULO V
ASSEMBLEIAS GERAIS

Artigo 16 - A Assembleia Geral reunir-se-á ordinariamente dentro dos 04 (quatro) primeiros meses após o encerramento do exercício social e extraordinariamente sempre que os interesses sociais o exigirem.

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 43300076148 em 12/12/2024 da Empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 e protocolo 244210209 - 14/11/2024. Autenticação: 4D49FB884AADDC25513F67DC2FA982287BE2033. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 24/421.020-9 e o código de segurança JQYo Esta cópia foi autenticada digitalmente e assinada em 12/12/2024 por José Tadeu Jacoby Secretário-Geral.

Parágrafo Único - A Assembleia Geral será presidida e secretariada por acionistas eleitos entre os presentes.

Artigo 17 - Para convocação, instalação, quórum, e ordem do dia, as Assembleias Gerais obedecerão às prescrições legais.

Artigo 18 - Acionistas poderão ser representados nas Assembleias por procuradores nomeados há menos de um ano, que sejam acionistas, administradores ou advogados da Companhia.

CAPÍTULO VI
EXERCÍCIO SOCIAL

Artigo 19 - O exercício social encerrar-se-á no dia 31 de dezembro de cada ano, quando serão levantadas as demonstrações financeiras previstas em lei.

Parágrafo Único - A Companhia poderá levantar balanços semestrais.

Artigo 20 - O lucro líquido, após as deduções legais, será destinado da seguinte forma: (i) 5% (cinco por cento) para a Reserva Legal, conforme o artigo 193 da Lei 6.404/76; (ii) 25% (vinte e cinco por cento) para o dividendo mínimo obrigatório; e (iii) o saldo será distribuído conforme decisão da Assembleia Geral, por proposta da administração.

Artigo 21 - Além do dividendo declarado, a administração poderá, igualmente, declarar dividendos intermediários à conta de lucros acumulados ou de reserva de lucros apurados no último balanço anual ou semestral.

CAPÍTULO VII
DISPOSIÇÕES GERAIS

Artigo 22 - A Companhia entrará em liquidação conforme decisão da Assembleia Geral, que determinará as condições e o modo da liquidação.

Artigo 23 - Os casos omissos no presente Estatuto Social serão resolvidos de conformidade com a legislação contida na Lei 6.404/76 e demais normas legais vigentes.

Porto Alegre (RS), 28 outubro de 2024.

GERT NORBERT STUMPF **LUIS FERNANDO MURADÁS STUMPF**

MARION MURADÁS STUMPF

Visto advocatício:

Juliano Langaro da Silva
OAB/RS nº 56.334

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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Anexo

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Número do Protocolo	Número do Processo Módulo Integrador	Data
24/421.020-9	RSP2400436298	14/11/2024

Identificação do(s) Assinante(s)		
CPF	Nome	Data Assinatura
001.056.430-68	GERT NORBERT STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
972.955.310-68	JULIANO LANGARO DA SILVA	22/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
401.631.720-72	MARION MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: em fase de obtenção

BOLETIM DE SUBSCRIÇÃO DE AÇÕES

1. CARACTERÍSTICAS DA EMISSÃO: Emissão de 517 (quinhentas e dezessete) ordinárias nominativas sem valor nominal, ao preço de emissão de R$ 1.000,00 (mil reais) por ação, conforme deliberado e aprovado no ato de transformação de tipo jurídico da **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** ("Companhia") de 28 de outubro de 2024.

2. SUBSCRITOR: GERT NORBERT STUMPF, brasileiro, casado pelo regime da comunhão universal de bens, contador, residente e domiciliado na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Honório Silveira Dias, 797, apartamento 1001, Bairro Higienópolis, CEP 90.550-150, portador da cédula de identidade número 3002200842, emitida pela SSP/PC-RS, e inscrito no CPF sob o número 001.056.430-68.

3. NÚMERO DE AÇÕES SUBSCRITAS: 1 (uma) ação ordinária nominativa sem valor nominal ("Ações Subscritas")

4. VALOR DA SUBSCRIÇÃO: A subscrição a que se refere este boletim tem o valor de R$ 1.000,00 (mil reais).

5. INTEGRALIZAÇÃO: As Ações Subscritas estão totalmente integralizadas em moeda corrente nacional.

Declaro para todos os fins, que estou de acordo com as condições expressas neste Boletim de Subscrição.

Porto Alegre (RS), 28 de outubro de 2024.

Companhia:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
Por: Luis Fernando Muradás Stumpf
Cargo: Diretor

Acionista Subscritor:

GERT NORBERT STUMPF

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 43300076148 em 12/12/2024 da Empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 e protocolo 244210209 - 14/11/2024. Autenticação: 4D49FB884AADDC25513F67DC2FA982287BE2033. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 24/421.020-9 e o código de segurança JQYo Esta cópia foi autenticada digitalmente e assinada em 12/12/2024 por José Tadeu Jacoby Secretário-Geral.

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24/421.020-9	RSP2400436298	14/11/2024

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CPF	Nome	Data Assinatura
001.056.430-68	GERT NORBERT STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: em fase de obtenção

BOLETIM DE SUBSCRIÇÃO DE AÇÕES

1. CARACTERÍSTICAS DA EMISSÃO: Emissão de 517 (quinhentas e dezessete) ordinárias nominativas sem valor nominal, ao preço de emissão de R$ 1.000,00 (mil reais) por ação, conforme deliberado e aprovado no ato de transformação de tipo jurídico da **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** ("Companhia") de 28 de outubro de 2024.

2. SUBSCRITOR: LUIS FERNANDO MURADÁS STUMPF, brasileiro, casado pelo regime da separação total de bens, engenheiro mecânico, residente e domiciliado na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Américo Vespúcio, 1001, apartamento 301, Bairro Higienópolis, CEP 90.550-031, portador da cédula de identidade número 1021009574, emitida pela SSP/PC-RS e inscrito no CPF sob o número 489.278.050-20.

3. NÚMERO DE AÇÕES SUBSCRITAS: 257 (duzentas e cinquenta e sete) ações ordinárias nominativas sem valor nominal ("Ações Subscritas")

4. VALOR DA SUBSCRIÇÃO: A subscrição a que se refere este boletim tem o valor de R$ 257.000,00 (duzentos e cinquenta e sete mil reais).

5. INTEGRALIZAÇÃO: As Ações Subscritas estão totalmente integralizadas em moeda corrente nacional.

Declaro para todos os fins, que estou de acordo com as condições expressas neste Boletim de Subscrição.

Porto Alegre (RS), 28 de outubro de 2024.

Companhia:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
Por: Luis Fernando Muradás Stumpf
Cargo: Diretor

Acionista Subscritor:

LUIS FERNANDO MURADÁS STUMPF

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 43300076148 em 12/12/2024 da Empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 e protocolo 244210209 - 14/11/2024. Autenticação: 4D49FB884AADDC25513F67DC2FA982287BE2033. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 24/421.020-9 e o código de segurança JQYo Esta cópia foi autenticada digitalmente e assinada em 12/12/2024 por José Tadeu Jacoby Secretário-Geral.

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Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: em fase de obtenção

BOLETIM DE SUBSCRIÇÃO DE AÇÕES

1. CARACTERÍSTICAS DA EMISSÃO: Emissão de 517 (quinhentas e dezessete) ordinárias nominativas sem valor nominal, ao preço de emissão de R$ 1.000,00 (mil reais) por ação, conforme deliberado e aprovado no ato de transformação de tipo jurídico da **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** ("Companhia") de 28 de outubro de 2024.

2. SUBSCRITORA: MARION MURADÁS STUMPF, brasileira, casada pelo regime da comunhão universal de bens, aposentada, residente e domiciliada na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Honório Silveira Dias, 797, apartamento 1001, Bairro Higienópolis, CEP 90.550-150, nesta capital, portadora da cédula de identidade número 1009086909, emitida pela SSP/PC-RS, e inscrita no CPF sob o número 401.631.720-72.

3. NÚMERO DE AÇÕES SUBSCRITAS: 2 (duas) ações ordinárias nominativas sem valor nominal ("Ações Subscritas")

4. VALOR DA SUBSCRIÇÃO: A subscrição a que se refere este boletim tem o valor de R$ 2.000,00 (dois mil reais).

5. INTEGRALIZAÇÃO: As Ações Subscritas estão totalmente integralizadas em moeda corrente nacional.

Declaro para todos os fins, que estou de acordo com as condições expressas neste Boletim de Subscrição.

Porto Alegre (RS), 28 de outubro de 2024.

Companhia:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
Por: Luis Fernando Muradás Stumpf
Cargo: Diretor

Acionista Subscritora:

MARION MURADÁS STUMPF

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 43300076148 em 12/12/2024 da Empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 e protocolo 244210209 - 14/11/2024. Autenticação: 4D49FB884AADDC25513F67DC2FA982287BE2033. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 24/421.020-9 e o código de segurança JQYo Esta cópia foi autenticada digitalmente e assinada em 12/12/2024 por José Tadeu Jacoby Secretário-Geral.

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401.631.720-72	MARION MURADÁS STUMPF	19/11/2024
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Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: em fase de obtenção

BOLETIM DE SUBSCRIÇÃO DE AÇÕES

1. CARACTERÍSTICAS DA EMISSÃO: Emissão de 517 (quinhentas e dezessete) ordinárias nominativas sem valor nominal, ao preço de emissão de R$ 1.000,00 (mil reais) por ação, conforme deliberado e aprovado no ato de transformação de tipo jurídico da **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A** ("Companhia") de 28 de outubro de 2024.

2. SUBSCRITORA: PENTA ADMINISTRAÇÃO PATRIMONIAL S/A., com sede na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Américo Vespúcio, 999, Bairro Higienópolis, CEP 90.550-031, inscrita no CNPJ sob o número 90.753.427/0001-53 e registrada na JUCISRS sob NIRE 43200105600.

3. NÚMERO DE AÇÕES SUBSCRITAS: 257 (duzentas e cinquenta e sete) ações ordinárias nominativas sem valor nominal ("Ações Subscritas")

4. VALOR DA SUBSCRIÇÃO: A subscrição a que se refere este boletim tem o valor de R$ 257.000,00 (duzentos e cinquenta e sete mil reais).

5. INTEGRALIZAÇÃO: As Ações Subscritas estão totalmente integralizadas em moeda corrente nacional.

Declaro para todos os fins, que estou de acordo com as condições expressas neste Boletim de Subscrição.

Porto Alegre (RS), 28 de outubro de 2024.

Companhia:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
Por: Luis Fernando Muradás Stumpf
Cargo: Diretor

Acionista Subscritora:

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A
Por: Luis Fernando Muradás Stumpf
Cargo: Diretor

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 43300076148 em 12/12/2024 da Empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 e protocolo 244210209 - 14/11/2024. Autenticação: 4D49FB884AADDC25513F67DC2FA982287BE2033. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 24/421.020-9 e o código de segurança JQYo Esta cópia foi autenticada digitalmente e assinada em 12/12/2024 por José Tadeu Jacoby Secretário-Geral.

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24/421.020-9	RSP2400436298	14/11/2024

Identificação do(s) Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

TERMO DE POSSE DO MEMBRO DA DIRETORIA

PENTA ADMINISTRAÇÃO PATRIMONIAL S/A

CNPJ/ME: 90.753.427/0001-53
NIRE: em fase de obtenção

Aos 28 (vinte e oito) dias do mês de outubro do ano de 2024, na sede social da companhia **PENTA ADMINISTRAÇÃO PATRIMONIAL S/A**, com sede na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Américo Vespúcio, 999, Bairro Higienópolis, CEP 90.550-031, inscrita no CNPJ sob o número 90.753.427/0001-53 e registrada na JUCISRS sob NIRE 43200105600 ("Companhia") toma posse e é efetivamente investido em suas funções de Diretor para um mandato de 03 (três) anos a contar da data em que foi eleito **LUIS FERNANDO MURADÁS STUMPF**, brasileiro, casado pelo regime da separação total de bens, engenheiro mecânico, residente e domiciliado na Cidade de Porto Alegre, Estado do Rio Grande do Sul, na Rua Américo Vespúcio, 1001, apartamento 301, Bairro Higienópolis, CEP 90.550-031, portador da cédula de identidade número 1021009574, emitida pela SSP/PC-RS e inscrito no CPF sob o número 489.278.050-20.

O diretor ante nomeado e qualificado declara, sob as penas da lei, que não está impedido de exercer a administração da Companhia, por lei especial, ou em virtude de condenação criminal, ou por se encontrar sob os efeitos dela, a pena que vede, ainda que temporariamente, o acesso a cargos públicos; ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou contra a economia popular, contra o sistema financeiro nacional, contra normas de defesa da concorrência, contra as relações de consumo, fé pública, ou a propriedade.

Nada mais havendo a tratar, foi lavrado este termo, que lido e aprovado vai assinado pelo diretor acima nomeado em prova de sua aceitação para o cargo.

Porto Alegre (RS), 28 de outubro de 2024.

_____
LUIS FERNANDO MURADÁS STUMPF

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 43300076148 em 12/12/2024 da Empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, CNPJ 90753427000153 e protocolo 244210209 - 14/11/2024. Autenticação: 4D49FB884AADDC25513F67DC2FA982287BE2033. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 24/421.020-9 e o código de segurança JQYo Esta cópia foi autenticada digitalmente e assinada em 12/12/2024 por José Tadeu Jacoby Secretário-Geral.

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CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

TERMO DE AUTENTICAÇÃO - REGISTRO DIGITAL

Certifico que o ato, assinado digitalmente, da empresa PENTA ADMINISTRACAO PATRIMONIAL S/A, de CNPJ 90.753.427/0001-53 e protocolado sob o número 24/421.020-9 em 14/11/2024, encontra-se registrado na Junta Comercial sob o número 43300076148, em 12/12/2024. O ato foi deferido eletronicamente pela TURMA 3 DE VOGAIS.

Certifica o registro, o Secretário-Geral, José Tadeu Jacoby. Para sua validação, deverá ser acessado o sitio eletrônico do Portal de Serviços / Validar Documentos (https://portalservicos.jucisrs.rs.gov.br/Portal/pages/imagemProcesso/viaUnica.jsf) e informar o número de protocolo e chave de segurança.

Capa de Processo

Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Documento Principal

Assinante(s)		
CPF	Nome	Data Assinatura
001.056.430-68	GERT NORBERT STUMPF	19/11/2024
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401.631.720-72	MARION MURADÁS STUMPF	19/11/2024
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Assinado utilizando assinaturas avançadas gov.br ITI		
972.955.310-68	JULIANO LANGARO DA SILVA	22/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

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Junta Comercial, Industrial e Serviços do Rio Grande do Sul

TERMO DE AUTENTICAÇÃO - REGISTRO DIGITAL

Anexo

Assinante(s)		
CPF	Nome	Data Assinatura
001.056.430-68	GERT NORBERT STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
401.631.720-72	MARION MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
972.955.310-68	JULIANO LANGARO DA SILVA	22/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

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Assinado utilizando assinaturas avançadas gov.br ITI		

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CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Anexo

Assinante(s)		
CPF	Nome	Data Assinatura
401.631.720-72	MARION MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

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Junta Comercial, Industrial e Serviços do Rio Grande do Sul

TERMO DE AUTENTICAÇÃO - REGISTRO DIGITAL

Anexo

Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Anexo

Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADÁS STUMPF	19/11/2024
Assinado utilizando assinaturas avançadas gov.br ITI		

Termo de Autenticação

Assinante(s)	
CPF	Nome
123.136.700-82	Arno Martins Osdeberg
399.686.420-53	Fernando Francisco Panoso
905.607.600-00	Elivelto Nagel da Rosa Flinker

Porto Alegre. quinta-feira, 12 de dezembro de 2024

Data de início dos efeitos do registro (art. 36, Lei 8.934/1994): 28/10/2024

Documento assinado eletronicamente por Elivelto Nagel da Rosa Flinker em 12/12/2024, às 09:46.

Documento assinado eletronicamente por Fernando Francisco Panoso em 12/12/2024, às 07:57.

Documento assinado eletronicamente por Arno Martins Osdeberg em 12/12/2024, às 07:38.

Documento assinado eletronicamente por 3ª Turma em 12/12/2024, às 09:46.

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Junta Comercial, Industrial e Serviços do Rio Grande do Sul

O ato foi assinado digitalmente por :

Identificação do(s) Assinante(s)	
CPF	Nome
054.744.500-87	JOSE TADEU JACOBY

Porto Alegre. quinta-feira, 12 de dezembro de 2024

Ministry of Economy
Digital Government
National Department of Business Registration and Integration
Department of Economic Development and Tourism

PROTOCOL No. (Use by the Commercial Registry)

NIRE – (for the headquarters or branch, when the headquarters is in another state)	Legal Nature Code	Auxiliar Agent of Commerce Registration Number
43207470206	2062	

1 - REQUEST

TO THE HONORABLE PRESIDENT OF THE Commercial Registry of the State of Rio Grande do Sul

Name: ALUGUE DIRETO ADMINISTRACAO LTDA
(of the Company or the Auxiliar Agent of Commerce)

FCN/REMP No.
RSP2000002689

Requests Your Honor to approve the following act:

No. OF COPIES	ACT CODE	EVENT CODE	QTDY	DESCRIPTION OF THE ACT / EVENT
1	002			AMENDMENT
		051	1	CONSOLIDATION OF ARTICLES OF ASSOCIATION/BYLAWS
		2244	1	AMENDMENT OF ECONOMIC ACTIVITIES (PRIMARY AND SECONDARY)

PORTO ALEGRE
Location

January 15, 2020
Date

Legal Representative of the Company / Agent of Commerce:
Name: _____
Signature: _____
Contact Phone: _____

2 - USE BY THE COMMERCIAL REGISTRY

☐ SINGLE DECISION ☐ PANEL DECISION

Business Name(s) Identical or Similar:

☐ YES

_____
_____
_____
_____
_____

☐ NO ___/___/___ _____
Date Responsible

☐ YES

_____
_____
_____

☐ NO ___/___/___ _____
Date Responsible

Process in Order To Decision

___/___/___
Date

_____
Responsible

SINGLE DECISION

☐ Process under requirement. (See note on attached page)
☐ Process Approved. Publish and file.
☐ Process Denied. Publish.

2nd Requirement	3rd Requirement	4th Requirement	5th Requirement
☐	☐	☐	☐

___/___/___ _____
Date Responsible

PANEL DECISION

☐ Process under requirement. (See note on attached page)
☐ Process Approved. Publish and file.
☐ Process Denied. Publish.

2nd Requirement	3rd Requirement	4th Requirement	5th Requirement
☐	☐	☐	☐

___/___/___
Date

_____ Panel Member
_____ Panel Member
_____ Panel Member

President of the _____Panel

NOTES

Commercial Registry of the State of Rio Grande do Sul
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CARLOS GONÇALVES
SECRETÁRIO-GERAL

Commercial Registry, Industry and Services of Rio Grande do Sul

COMMERCIAL REGISTRY, INDUSTRY AND SERVICES OF RIO GRANDE DO SUL

Digital Registration

Process Cover

Process Identification		
Protocol Number	Process Number Integrator Module	Date
20/021.411-0	RSP2000002689	01/15/2020

Signatory Identification	
CPF	Name
562.823.620-91	CLAUDIO MURADAS STUMPF

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SECRETÁRIO-GERAL

3rd AMENDMENT TO THE ARTICLES OF ASSOCIATION

ALUGUE DIRETO ADMINISTRAÇÃO LTDA.
CNPJ: 18.871.543/0001-40
NIRE: 43207470206

Porto Alegre - RS

CLAUDIO MURADÁS STUMPF, Brazilian, born in Porto Alegre-RS, divorced, attorney, resident and domiciled at rua Américo Vespúcio No. 1001 apt. No. 302 Higienópolis neighborhood, ZIP Code 90.550-031, in this capital, holder of the identity card No. 502.100.9716, issued by SSP/PC-RS and registered under the CPF No. 562.823.620-91 e

LUIS FERNANDO MURADÁS STUMPF, Brazilian, born in Porto Alegre-RS, married under the total separation of property regime, real estate broker registered with CRECI (Regional Council of Real Estate Brokers) under No. 45.907F, resident and domicilied at rua Américo Vespúcio, No. 1001, apt. No. 304, Higienópolis neighborhood, ZIP Code 90.550-031, in this capital, holder of the identity card No. 102.100.9574, issued by SSP/PC-RS and registered under the CPF No. 489.278.050-20.

By this instrument, the members identified above, comprising the limited liability company operating under the corporate name **Alugue Direto Administração Ltda.**, registered with the CNPJ under No. 18.871.543/0001-40, with its registered office at rua Américo Vespúcio, 1001/Conj. 101, Higienópolis neighborhood, ZIP Code 90.550-031, in the city of Porto Alegre, with its articles of association registered with the Commercial Registry of the State of Rio Grande do Sul under No. 43207470206, on 09/12/2013, hereby agree, by full and mutual consent, to amend its articles of association, which shall henceforth read as follows:

BUSINESS ACTIVITY

01 – The company's corporate purpose is the management of residential, apart-hotel, or commercial properties, whether owned by the company or by third parties, and it may also provide office, administration, and real estate management services.

02 – The remaining clauses and conditions of the articles of association not amended herein shall remain in full force and effect:

03 - In view of the amendments hereby agreed upon, the Articles of Association are hereby consolidated with the following wording:

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CONSOLIDATION OF ARTICLES OF ASSOCIATION

ALUGUE DIRETO ADMINISTRAÇÃO LTDA.
CNPJ: 18.871.543/0001-40
NIRE: 43207470206

COMPANY NAME

01 – The company operates under the corporate name **Alugue Direto Administração Ltda.**

REGISTERED OFFICE AND JURISDICTION

02 – The company has its registered office and jurisdiction at Rua Américo Vespúcio, 1001, cj. 101, Higienópolis neighborhood, ZIP Code 90.550-031, in the city of Porto Alegre- RS.

Sole Paragraph – The company is permitted, at any time and at the sole discretion of its management, to open, maintain, or close branch offices and offices anywhere in the national territory, assigning them autonomous capital if necessary, in compliance with applicable legislation on the matter.

BUSINESS ACTIVITY

03 – The company's corporate purpose is the management of residential, apart-hotel, or commercial properties, whether owned by the company or by third parties, and it may also provide office, administration, and real estate management services.

COMMENCEMENT OF OPERATIONS

04 – The company commenced its operations on 09/12/2013.

DURATION

05 – The company shall have an indefinite term, and may be dissolved by unanimous consent of the members or in the cases provided for by law.

SHARE CAPITAL

06 – The share capital is R$ 1,000.00 (one thousand reais), fully paid in at this time under the following conditions:

a) Member Claudio Muradás Stumpf contributes the amount of R$ 500.00 (five hundred reais), at this time in national currency.
b) Member Luis Fernando Muradás Stumpf contributes the amount of R$ 500.00 (five hundred reais), at this time in national currency.

07 – The share capital of R$ 1,000.00 (one thousand reais), fully paid in, divided into 1,000 (one thousand) quotas of R$ 1.00 (one real) each, is distributed among the members as follows:

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Name of the Members	No. of Quotas	% of Share Capital	Share Capital in R$
Cláudio Muradás Stumpf	500	50%	R$ 500,00
Luis Fernando Muradás Stumpf	500	50%	R$ 500,00
Total	**1.000**	**100.00%**	**R$ 1,000.00**

LIABILITY

08 – The liability of the members is limited to the value of the share capital, as set forth in Article 1,052 of the Civil Code, Law No. 10,406/2002.

09 - The members shall not be subsidiarily liable for the company's obligations, as established by Article 1,054 in conjunction with Article 997, item VII, of the Civil Code, Law No. 10,406/2002.

MANAGEMENT AND RESPONSIBILITIES

10 – The company may be managed by one (1) or more members appointed by the members themselves, for an indefinite term until a subsequent resolution to the contrary, and shall not be required to post bond.

11 - The manager shall have the powers and authority granted by law to ensure the regular operation of the company, and may carry out all acts, however special they may be, necessary to fulfill the corporate purpose, the resolutions of the members, and the provisions of these articles of association.

Sole Paragraph

The managing member undertakes to carry out the administrative duties inherent to his position, as well as any responsibilities expressly assigned to him by mutual agreement.

12 - The members Cláudio Muradás Stumpf and Luis Fernando Muradás Stumpf are hereby vested with the functions of managers, and shall, jointly or individually, resolve on matters of internal management of the company, and may also appoint attorneys-in-fact for that specific purpose.

Sole Paragraph

In acts of representation of the company, the joint signatures of the managing members shall be required, or those of a duly appointed attorney-in-fact, to act on behalf of the company in encumbering, selling, assigning, or transferring real property and rights belonging to the company, as well as all other acts that directly affect the company's assets, and to appoint attorneys-in-fact for that purpose..

PROHIBITION ON USE OF THE CORPORATE NAME

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13 - The managing members are vested with all powers necessary to carry out management acts; accordingly, any acts by members, attorneys-in-fact, or employees that bind the company to obligations relating to business or transactions outside the corporate purpose, such as acting as guarantor, surety, endorser, or providing personal guarantees to third parties, shall be prohibited, and therefore null and void and without effect with respect to the company.

Sole Paragraph

The prohibition under this clause does not apply to acts carried out between members or to those carried out for the benefit of or in favor of the company itself, when authorized by both managing members.

MEETINGS AND RESOLUTIONS OF THE MEMBERS

14 – Resolutions of the members shall be adopted at members' meetings, chaired and recorded by the members present, who shall draw up minutes of the meeting to be subsequently registered with the competent authority, and the company shall be exempt from maintaining and drawing up a Minutes Book.

Paragraph One – Notice of members' meetings shall be given in writing, with individual acknowledgment of receipt, and the formalities of published notice are hereby waived, pursuant to Article 1,072, paragraph 6, of Law No. 10,406/2002.

Paragraph Two – The members' meeting shall be convened, on first call, with the presence of holders of at least 2/3 of the share capital, and thereafter with any number of members present.

Paragraph Three – A members' meeting shall not be required when the members decide in writing on the matters subject to resolution, recording the decision in minutes for proper registration with the competent authority, pursuant to Article 1,072, paragraph 3, and Article 1,075, paragraph 2, both of Law No. 10,406/2002.

Paragraph Four – The members' meeting shall take place as provided by law, ordinarily within the first four months following the end of the fiscal year, in accordance with Article 1,078 of Law No. 10,406/2002, and extraordinarily whenever the company's interests require the members to take a position, unless the members are present and decide in writing on the matter on the agenda.

Paragraph Five – At meetings, a member may be represented by another member or by a duly appointed attorney-in-fact.

Paragraph Six – The members shall resolve at meetings on the following matters, except as provided in Paragraph Three of this article:

I. Approval of management accounts;
II. Appointment of a managing member, when made by a separate instrument;
III. Amendment to the Articles of Association;
IV. Merger, consolidation, and dissolution of the company, or cessation of the liquidation process;

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V. Appointment and removal of liquidators and review of their accounts;
VI. Filing for reorganization under bankruptcy protection.

Paragraph Seven – The members' resolutions shall be adopted in accordance with the following minimum quorums:

a) Unanimous vote (100% - one hundred percent of the share capital):
a-1) The election of a new managing member in the event of incapacity or death of a managing member appointed in the Articles of Association. The new managing member must hold at least 50% (fifty percent) of the Share Capital;
a-2) The hiring of a non-member manager, the waiver or not of bond or other guarantees, and remuneration;
a-3) Acquisition or disposal of real property;
a-4) Providing surety or guarantee;
a-5) Increase of share capital;
a-6) Remuneration, terms, and allocation of fixed-term credits of members;
a-7) Hiring of employees, their remuneration and operating costs, including charges and related effects and
a-8) The merger, consolidation, spin-off, or dissolution of the company, as well as the cessation of its liquidation process.

b) At least 66% (sixty-six percent) of the share capital:
b-1) Any amendment to the articles of association;
b-2) Filing for reorganization under bankruptcy protection;
b-3) The manner and amount of remuneration of the managing members;
b-5) The distribution of available profits as recorded in the company's accounts; and
b-6) Authorization to make investments or incur expenses not related to the company's own real property.

Paragraph Eight – The managing member may open a bank account exclusively for investments, with the purpose of forming a fund for future investments, the source of which shall be credits originating from members' contributions and undistributed profits.

Paragraph Nine – The fund established in paragraph eight of this clause shall consolidate its total amount, credits, and financial earnings, and its distribution to members or third parties, under any title, is prohibited, being exclusively designated for future investments aimed at generating revenue for the company.

MANAGEMENT COMPENSATION

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15 – The managing member actively working in the company shall be entitled to a monthly withdrawal as management compensation, in accordance with applicable regulatory provisions, limited monthly to the equivalent of 1 (one) national minimum wage.

Paragraph One

In months in which there is no financial surplus, no management compensation shall be paid.

RESULTS AND DISTRIBUTION

16 – The fiscal year shall coincide with the calendar year, ending on December 31, and at the close of each fiscal year the managers shall render duly supported accounts of their management, preparing the financial statements required by law.

Paragraph One – The company may approve, at a duly convened members' meeting, the distribution of results in a manner disproportionate to the members' ownership percentages, as authorized by Article 1,007 of Law No. 10,406/2002.

Paragraph Two – The company may, at the members' discretion, calculate its results on any date, preparing for such purpose an Income Statement for the period assessed and a Trial Balance or Balance Sheet (Interim Balance Sheet). Following the calculation of profits, they may be distributed among the members, subject to the replenishment of profits when such distribution affects the share capital, as established by Article 1,059 of Law No. 10,406/2002.

TRANSFER OF QUOTAS

17 – The company's quotas are indivisible and may not be assigned, transferred, encumbered, pledged, or otherwise disposed of without the express consent of the other members, who shall have a right of first refusal to acquire them under equal conditions.

Paragraph One – A member who wishes to withdraw from the company, whether of their own volition, due to dissent regarding an amendment to the articles of association approved by the majority, or for other personal reasons, must notify the other members by registered letter at least 180 (one hundred and eighty) days in advance of the deliberative meeting on the Balance Sheet, of their intention to no longer continue as a member of the company.

Paragraph Two – From the date of the notice stipulated in Paragraph One, the withdrawing member shall cease to enjoy any supplementary benefits from the company, such as:

a) Distributing profits;
b) Withdrawing management compensation;
c) Obtaining discounts or usufruct benefits on the lease of utilities or real property in relation to market value; and

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d) Obtaining payment or reimbursement terms different from those applicable to tenants.

DEATH OF A MEMBER

18 – The death, bankruptcy, or withdrawal of any member shall not constitute grounds for the dissolution of the company, which shall continue its operations until its membership is restored to the required plurality.

Paragraph One – In the event of the death or legal incapacity of any member, it shall be incumbent upon the remaining member, together with one of the heirs or legal representative, to immediately prepare a Balance Sheet establishing the assets of each party in proportion to their fully paid-in quotas.

Paragraph Two – The Balance Sheet shall be prepared as of the last day of the month preceding the event.

PAYMENT OF ENTITLEMENTS

19 – The entitlements of the withdrawing or excluded member shall be paid in 120 or more monthly installments, based on a balance sheet prepared specifically for that purpose as of the date of the resolution, in accordance with Articles 1,031 and 1,085 of Law No. 10,406/2002.

Paragraph One – The liquidated quotas shall be paid in 120 (one hundred and twenty) or more equal and consecutive monthly installments, with annual interest of 6.00% (six percent) per year, with the first installment due 180 (one hundred and eighty) days after the closing of the Balance Sheet specified in clause 14.

Paragraph Two – The company, by resolution of the majority of the members, may acquire the quotas and hold them in treasury for a maximum period of 180 (one hundred and eighty) days, within which period it must restore the required membership plurality, failing which the share capital shall be reduced or the company dissolved if only one member remains.

Paragraph Three – The amount of each installment may not exceed the monthly amount corresponding to the proportion of the withdrawing member's ownership percentage in the company's capital relative to the net revenue for each month in which the installment falls due.

Paragraph Four – Any amount resulting from insufficient revenue to meet the obligation set forth in paragraph 1 shall be added after the last installment as an additional installment, and so forth.

DISSOLUTION OF THE COMPANY

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SECRETÁRIO GERAL

20 – The company shall be dissolved only by resolution of the members convened for that purpose, with a minimum quorum of 2/3 (two-thirds) of the share capital, in accordance with the terms of Article 1,102 of Law No. 10,406/2002.

OMITTED MATTERS

21 – In accordance with Article 1,053, Sole Paragraph, of the Civil Code (Law No. 10,406/2002), any matters not addressed in these articles of association or in the chapter on limited liability companies of the aforementioned statute shall be governed by the provisions of the Brazilian Corporations Law, applicable on a supplementary basis to limited liability companies, as well as by any subsequent legislation applicable to the subject matter.

ELIGIBILITY

22 – The managers and members hereby declare, under penalty of law, that they are not disqualified from managing the company by special law, or by virtue of a criminal conviction, or by being subject to the effects thereof, to a sentence that prohibits, even temporarily, access to public office, or by conviction for bankruptcy fraud, malfeasance, bribery, extortion, embezzlement, or crimes against the public economy, the national financial system, competition rules, consumer relations, public faith, or property.

JURISDICTION

23 – For the potential filing of any action or proceeding between the members or by them against the company, arising from its management or from this instrument, the courts of Porto Alegre, State of Rio Grande do Sul, are hereby designated as the exclusive jurisdiction, with the express waiver of any other jurisdiction, however special or privileged it may be, even in the event of a change of domicile of any of the members, for the resolution of matters arising from this instrument.

And, being in full and mutual agreement, the parties sign this instrument in four counterparts of equal tenor and form, for it to produce its legal effects.

Porto Alegre, November 25, 2019.

CLÁUDIO MURADÁS STUMPF

LUIS FERNANDO MURADÁS STUMPF

Cláudio Muradás Stumpf
OAB (Brazilian Bar Association)/RS 36.549

Commercial Registry of the State of Rio Grande do Sul
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Process Identification		
Protocol Number	Process Number Integrator Module	Date
20/021.411-0	RSP2000002689	01/15/2020

Signatory(ies) Identification	
CPF	Name
562.823.620-91	CLAUDIO MURADAS STUMPF
489.278.050-20	LUIS FERNANDO MURADAS STUMPF

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Commercial Registry, Industry and Services of Rio Grande do Sul

AUTHENTICATION CERTIFICATE - DIGITAL REGISTRATION

I certify that the act, digitally signed, of the company ALUGUE DIRETO ADMINISTRACAO LTDA, with NIRE 4320747020-6 and filed under number 20/021.411-0 on 01/16/2020, is recorded with the Commercial Registry under number 5271544, on 01/20/2020. The act was electronically approved by Panel member Júlio César Vieira Garcia.

The registration is certified by the Secretary-General, Carlos Vicente Bernardoni Gonçalves. For validation, access the electronic website of the Service Portal / Validate Documents (http:// portalservicos.jucisrs.rs.gov.br/Portal/pages/imagemProcesso/viaUnica.jsf) and enter the protocol and security key.

Process Cover

Signatory(ies)	
CPF	Name
562.823.620-91	CLAUDIO MURADAS STUMPF

Main Document

Signatory(ies)	
CPF	Name
562.823.620-91	CLAUDIO MURADAS STUMPF
489.278.050-20	LUIS FERNANDO MURADAS STUMPF

Porto Alegre. Monday, January 20, 2020

Document electronically signed by Júlio César Vieira Garcia, Public Servant, on 01/20/2020, at 7:04 p.m. in accordance with the official Brasília time.

The authenticity of this document may be verified at the jucisrs services portal by entering the protocol number 20/021.411-0.

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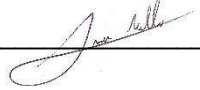
Commercial Registry, Industry and Services of Rio Grande do Sul

The act was digitally signed by:

Signatory(ies) Identification	
CPF	Name
193.107.810-68	CARLOS VICENTE BERNARDONI GONCALVES

Porto Alegre. Monday, January 20, 2020

I, André Vinícius Inacio Penna Mello, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 25, 2026.

Ministério da Economia
Secretaria de Governo Digital
Departamento Nacional de Registro Empresarial e Integração
Secretaria de Desenvolvimento Econômico e Turismo

Nº DO PROTOCOLO (Uso da Junta Comercial)

NIRE (da sede ou filial, quando a sede for em outra UF)	Código da Natureza Jurídica	Nº de Matrícula do Agente Auxiliar do Comércio
43207470206	2062	

1 - REQUERIMENTO

ILMO(A). SR.(A) PRESIDENTE DA Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Nome: ALUGUE DIRETO ADMINISTRACAO LTDA
(da Empresa ou do Agente Auxiliar do Comércio)

Nº FCN/REMP
RSP2000002689

requer a V.Sª o deferimento do seguinte ato:

Nº DE VIAS	CÓDIGO DO ATO	CÓDIGO DO EVENTO	QTDE	DESCRIÇÃO DO ATO / EVENTO
1	002			ALTERACAO
		051	1	CONSOLIDACAO DE CONTRATO/ESTATUTO
		2244	1	ALTERACAO DE ATIVIDADES ECONOMICAS (PRINCIPAL E SECUNDARIAS)

PORTO ALEGRE
Local

15 Janeiro 2020
Data

Representante Legal da Empresa / Agente Auxiliar do Comércio:
Nome: _____
Assinatura: _____
Telefone de Contato: _____

2 - USO DA JUNTA COMERCIAL

☐ DECISÃO SINGULAR ☐ DECISÃO COLEGIADA

Nome(s) Empresarial(ais) igual(ais) ou semelhante(s):

☐ SIM ☐ SIM

_____ _____
_____ _____
_____ _____
_____ _____
_____ _____

☐ NÃO ___/___/_____ _____ ☐ NÃO ___/___/_____ _____
Data Responsável Data Responsável

Processo em Ordem
À decisão

___/___/_____
Data

_____
Responsável

DECISÃO SINGULAR

	2ª Exigência	3ª Exigência	4ª Exigência	5ª Exigência
☐ Processo em exigência. (Vide despacho em folha anexa)	☐	☐	☐	☐
☐ Processo deferido. Publique-se e arquive-se.				
☐ Processo indeferido. Publique-se.				

___/___/_____ _____
Data Responsável

DECISÃO COLEGIADA

	2ª Exigência	3ª Exigência	4ª Exigência	5ª Exigência
☐ Processo em exigência. (Vide despacho em folha anexa)	☐	☐	☐	☐
☐ Processo deferido. Publique-se e arquive-se.				
☐ Processo indeferido. Publique-se.				

___/___/_____ _____ _____ _____
Data Vogal Vogal Vogal

Presidente da _____ Turma

OBSERVAÇÕES

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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Junta Comercial, Industrial e Serviços do Rio Grande do Sul

JUNTA COMERCIAL, INDUSTRIAL E SERVIÇOS DO RIO GRANDE DO SUL

Registro Digital

Capa de Processo

Identificação do Processo		
Número do Protocolo	Número do Processo Módulo Integrador	Data
20/021.411-0	RSP2000002689	15/01/2020

Identificação do(s) Assinante(s)	
CPF	Nome
562.823.620-91	CLAUDIO MURADAS STUMPF

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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3ª ALTERAÇÃO DE CONTRATO SOCIAL

ALUGUE DIRETO ADMINISTRAÇÃO LTDA.
CNPJ: 18.871.543/0001-40
NIRE: 43207470206

Porto Alegre - RS

CLAUDIO MURADÁS STUMPF, brasileiro, natural de Porto Alegre-RS, divorciado, advogado, residente e domiciliado na rua Américo Vespúcio nº 1001 apto nº 302 bairro Higienópolis, CEP 90.550-031, nesta capital, portador da cédula de identidade nº 502.100.9716, emitida pela SSP/PC-RS e inscrito no CPF sob o nº 562.823.620-91 e

LUIS FERNANDO MURADÁS STUMPF, brasileiro, natural de Porto Alegre-RS, casado pelo regime de separação total de bens, corretor de imóveis inscrito no CRECI sob o nº 45.907F, residente e domiciliado na rua Américo Vespúcio, nº 1001, apto nº 304, bairro Higienópolis, CEP 90.550-031, nesta capital, portador da cédula de identidade nº 102.100.9574, emitida pela SSP/PC-RS e inscrito no CPF sob o nº 489.278.050-20.

Pelo presente instrumento, os quotistas acima qualificados, componentes da sociedade limitada que gira sob o nome empresarial de **Alugue Direto Administração Ltda.**, inscrita no CNPJ sob o nº 18.871.543/0001-40, com sede na rua Américo Vespúcio, 1001/Conj. 101, bairro Higienópolis, CEP 90.550-031, na cidade de Porto Alegre, com seu contrato social registrado na M.M. Junta Comercial do Estado do Rio Grande do Sul sob o nº 43207470206, em 12/09/2013, resolvem, de pleno e comum acordo, alterar seu contrato social, passando a vigorar com a seguinte redação:

DO RAMO DE ATIVIDADE

01 – A sociedade tem como objeto social a administração de imóveis residenciais, aparthotéis ou comerciais, próprios ou de terceiros, podendo ainda prestar serviços de escritório, de administração e de gestão imobiliárias.

02 – Permanecem em vigor as demais cláusulas e condições do contrato social que aqui não foram alteradas:

03 - Em vista das modificações ora ajustadas, consolida-se o Contrato Social com a seguinte redação:

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CONSOLIDAÇÃO DE CONTRATO SOCIAL

ALUGUE DIRETO ADMINISTRAÇÃO LTDA.
CNPJ: 18.871.543/0001-40
NIRE: 43207470206

NOME EMPRESARIAL

01 – A sociedade gira sob o nome empresarial de **Alugue Direto Administração Ltda.**

SEDE E FORO JURÍDICO

02 – A sociedade tem a sua sede e foro jurídico na Rua Américo Vespúcio, 1001, cj. 101, bairro Higienópolis, CEP 90.550-031, na cidade de Porto Alegre- RS.

Parágrafo Único – É facultado a sociedade, a qualquer tempo e ao arbítrio exclusivo de sua administração, abrir, manter ou encerrar filiais e escritórios em qualquer parte do território nacional, atribuindo-lhes capital autônomo, se necessário, observada a legislação vigente sobre a matéria.

DO RAMO DE ATIVIDADE

03 – A sociedade tem como objeto social a administração de imóveis residenciais, aparthotéis ou comerciais, próprios ou de terceiros, podendo ainda prestar serviços de escritório, de administração e de gestão imobiliárias.

DO INÍCIO DAS ATIVIDADES

04 – A sociedade iniciou suas atividades em 12/09/2013.

DO PRAZO DE DURAÇÃO

05 – O prazo de duração da sociedade será por tempo indeterminado, extinguindo-se por vontade unânime dos sócios e nos casos previstos em lei.

DO CAPITAL SOCIAL

06 – O capital social é de R$ 1.000,00 (hum mil reais) totalmente integralizado neste ato nas seguintes condições:

a) O Sócio Claudio Muradás Stumpf integraliza a importância de R$ 500,00 (quinhentos reais), neste ato em moeda corrente nacional.
b) O Sócio Luis Fernando Muradás Stumpf, integraliza a importância de R$ 500,00 (quinhentos reais) neste ato em moeda corrente nacional.

07 – O Capital Social de R$ 1.000,00 (hum mil reais), totalmente integralizado, dividido em 1.000 (hum mil) quotas de R$ 1,00 (um real) cada uma, fica assim distribuído entre os sócios:

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Nome dos Sócios	Nº de Quotas	% do Capital Social	Capital Social em R$
Cláudio Muradás Stumpf	500	50%	R$ 500,00
Luis Fernando Muradás Stumpf	500	50%	R$ 500,00
Totais	**1.000**	**100,00%**	**R$ 1.000,00**

RESPONSABILIDADE

08 – A responsabilidade dos sócios é restrita ao valor do Capital Social, conforme preceitua o artigo 1.052 do Código Civil, Lei nº 10.406/2002.

09 - Os sócios não responderão subsidiariamente pelas obrigações sociais, conforme estabelece o art. 1.054 c/c o artigo 997, inc. VII, do Código Civil, Lei nº 10.406/2002.

ADMINISTRAÇÃO E ATRIBUIÇÕES

10 – A Sociedade poderá ser administrada por um (1) ou mais sócios quotistas nomeados pelos próprios sócios, por prazo indeterminado até ulterior deliberação em contrário, dispensados de caução.

11 - O administrador tem as atribuições e poderes que a lei lhe confere para assegurar o funcionamento regular da sociedade, podendo praticar todos os atos, por mais especiais que sejam, necessários à realização do objeto social, das deliberações dos sócios e do disposto neste contrato.

Parágrafo único
O sócio administrador se obriga a executar as atribuições administrativas próprias de suas funções, bem como pelas incumbências que expressamente lhes forem determinadas de comum acordo.

12 - Ficam revestidos nas funções de administradores, os sócios Cláudio Muradás Stumpf e Luis Fernando Muradás Stumpf, que em conjunto ou isoladamente, deliberarão sobre os atos de gestão interna da sociedade, podendo, inclusive, nomear procuradores para esse fim específico.

Parágrafo único
Nos atos de representação da sociedade haverá a necessidade da formalização conjunta das assinaturas dos sócios administradores, ou por meio de procurador devidamente constituído, para atuarem em nome da sociedade para onerar, vender, ceder ou transferir bens imóveis e direitos ligados à sociedade, somando-se a estes todos os outros atos que repercutem diretamente nos bens da sociedade e nomear procuradores para esse fim.

IMPEDIMENTO DE USO DO NOME EMPRESARIAL

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13 - Os Sócios Administradores são investidos de todos os poderes necessários para a prática dos atos de gestão, ficando vedado, portanto nulos e inoperantes com relação à sociedade, os atos de quaisquer dos sócios, procuradores e funcionários que a envolvam em obrigações relativas a negócios ou operações estranhos ao objeto social, tais como aval, fiança, endosso ou oferecer garantias pessoais a terceiros.

Parágrafo único

Não se incluem na proibição dessa cláusula os atos praticados entre sócios e aqueles que forem praticados em benefício ou a favor da própria sociedade, quando autorizados pelos dois sócios administradores.

REUNIÕES E DELIBERAÇÕES SOCIAIS

14 – As deliberações sociais serão tomadas em reunião de sócios, presidida e secretariada pelos sócios presentes, que lavrarão uma ata de reunião levada posteriormente a registro em órgão competente, ficando dispensada da manutenção e lavratura do Livro de Ata.

Parágrafo Primeiro – A convocação para a reunião de sócios se dará por escrito, com obtenção individual de ciência, dispensando-se as formalidades da publicação do anúncio, conforme § 6º do artigo 1.072 da Lei nº 10.406/2002.

Parágrafo Segundo – A reunião dos sócios instala-se com a presença, em primeira convocação, de titulares de no mínimo $^{2}/_{3}$ do capital social e, em seguida, com qualquer número.

Parágrafo Terceiro – Fica dispensada a reunião dos sócios quando estes decidirem por escrito sobre as matérias objeto de deliberação, consubstanciando o decidido em ata, para o devido registro no órgão competente, nos termos do § 3º, do artigo 1.072 e § 2º do artigo 1.075, ambos da Lei nº 10.406/2002.

Parágrafo Quarto – A reunião dos sócios ocorrerá nos termos previstos em lei, ordinariamente, nos quatro primeiros meses depois de findo o exercício social, de acordo com o artigo 1.078 da Lei nº 10.406/2002, e extraordinariamente sempre que os interesses sociais exigirem o pronunciamento dos sócios, salvo se os sócios estiverem presentes e decidirem por escrito acerca da matéria em pauta.

Parágrafo Quinto – Nas reuniões o sócio poderá ser representado por outro sócio ou procurador devidamente constituído.

Parágrafo Sexto – Os sócios deliberarão em reuniões sobre as seguintes matérias, ressalvado o disposto no parágrafo terceiro do presente artigo:

I. Aprovação das contas da administração;
II. A designação de sócio administrador, quando feita em ato separado;
III. A modificação do contrato social;
IV. A incorporação, a fusão e a dissolução da sociedade, ou a cessação do estado de liquidação;

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V. A nomeação e destituição dos liquidantes e o julgamento das suas contas;
VI. O pedido de recuperação judicial.

Parágrafo Sétimo – As deliberações dos sócios serão tomadas, observando os quóruns mínimos a seguir:

a) Unanimidade de votos (100% - cem por cento do capital social):
a-1) A eleição de novo sócio administrador, no caso de impedimento ou de falecimento de sócio administrador nomeado no Contrato Social. O novo sócio administrador deverá ser detentor de, no mínimo, 50% (cinquenta) por cento do Capital Social;
a-2) A contratação de administrador não sócio, da isenção ou não de caução ou de outras garantias e de remuneração;
a-3) Adquirir ou alienar imóveis;
a-4) Prestar fiança ou aval;
a-5) Aumento do Capital Social;
a-6) A remuneração, prazos e destinos de créditos a prazo fixo de sócios quotistas;
a-7) Admissão de empregados, sua remuneração e custo operacional, inclusive com encargos e reflexos e
a-8) A incorporação, fusão, cisão ou dissolução da sociedade, bem como a cessação do estado de liquidação da mesma.

b) No mínimo 66% (sessenta e seis por cento) do capital social:
b-1) Qualquer alteração do contrato social;
b-2) O pedido de recuperação judicial;
b-3) O modo e o valor da remuneração dos sócios administradores;
b-5) A distribuição do lucro disponível apresentado na contabilidade da sociedade e
b-6) A autorização para realizar investimentos ou despesas não vinculadas aos imóveis próprios da sociedade.

Parágrafo Oitavo – O sócio administrador poderá abrir conta bancária para efetuar exclusivamente aplicações, com o objetivo de formação de fundo para investimentos futuros, cuja origem será de créditos originários de recursos dos sócios e lucros não distribuídos.

Parágrafo Nono – O fundo determinado no parágrafo oitavo desta cláusula terá consolidado o seu montante, os créditos e rendimentos financeiros, sendo vedada a sua distribuição aos sócios ou terceiros, a qualquer título, destinando-se exclusivamente a investimentos futuros visando receitas da empresa.

PRÓ-LABORE

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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15 – Ao sócio administrador com atividade na empresa caberá uma retirada mensal a título de pró-labore observadas as disposições regulamentares pertinentes, limitado mensalmente ao valor equivalente a 01 (Hum) salário mínimo nacional.

Parágrafo Primeiro

Nos meses em que não houver superávit financeiro não ocorrerá o pagamento de pró-labore.

RESULTADO E SUA DISTRIBUIÇÃO

16 – O exercício social coincidirá com o ano civil, encerrando-se em 31 de dezembro e ao término de cada exercício os administradores prestarão contas justificadas de sua administração, elaborando as demonstrações financeiras exigidas legalmente.

Parágrafo Primeiro – A sociedade poderá aprovar em reunião dos sócios devidamente convocada a respeito da distribuição dos resultados, desproporcional aos percentuais de participação do quadro societário, segundo autoriza o artigo 1.007 da Lei nº 10.406/2002.

Parágrafo Segundo – A sociedade poderá a critério dos sócios, proceder à apuração dos Resultados em qualquer data, efetuando para tal a Demonstração dos Resultados do Período apurado e Balancete ou Balanço Patrimonial (Balanço Intermediário). Após a apuração dos Lucros, os mesmos poderão ser distribuídos entre os sócios, observada a reposição de lucros quando a distribuição afetar o capital social, conforme estabelece o artigo 1.059 da Lei nº 10.406/2002.

CESSÃO DE QUOTAS

17 – As quotas da sociedade são indivisíveis e não podem ser cedidas, alienadas, oneradas, gravadas, dadas em penhor, ou transferidas sem o expresso consentimento dos demais sócios, cabendo, em igualdade de condições, o direito de preferência para os sócios que queiram adquiri-las.

Parágrafo Primeiro – O sócio que desejar retirar-se da sociedade, por vontade própria, por dissidência em relação à alteração contratual deliberada pela maioria, além de outras razões de foro íntimo, deverá comunicar aos demais, por intermédio de carta registrada, com antecedência de 180 (cento e oitenta) dias a contar da reunião deliberativa sobre o Balanço Patrimonial levantado, a sua intenção de não mais continuar na Sociedade.

Parágrafo Segundo – A partir da data da comunicação estipulada no parágrafo primeiro, o sócio retirante deixará de usufruir qualquer benefício complementar junto à sociedade como:

a) Distribuir lucros;
b) Retirar pró-labore;
c) Obter desconto ou benefício de usufruto na locação de utilidades ou imóveis em relação ao valor de mercado e

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d) Obter prazos de pagamento ou de reembolsos diferentes dos vigentes para locatários.

FALECIMENTO DE SÓCIO

18 – O falecimento, falência ou afastamento de qualquer sócio não se constituirá causa para a dissolução da sociedade, que continuará com suas atividades até a recomposição de sua pluralidade.

Parágrafo Primeiro – Ocorrendo o falecimento ou impedimento legal de qualquer dos sócios, caberá ao sócio remanescente, juntamente com um dos herdeiros, ou representante legal, proceder ao imediato levantamento do Balanço Patrimonial, fixativo dos haveres de cada uma das partes, na proporção das quotas sociais integralizadas.

Parágrafo Segundo – O Balanço Patrimonial será levantado com a data do último dia do mês anterior ao evento.

PAGAMENTO DOS HAVERES

19 – Os haveres do sócio retirante ou excluído serão pagos em 120 ou mais prestações mensais, mediante a elaboração de balanço levantado especificamente para esse fim, na data da resolução, observado o comando legal dos arts. 1.031 e 1.085 da Lei 10.406/2002.

Parágrafo Primeiro – As quotas liquidadas serão pagas em 120 (cento e vinte) ou mais prestações, mensais, iguais e consecutivas, com juros anuais de 6,00% (seis por cento) ao ano, vencendo-se a primeira 180 (cento e oitenta) dias após o encerramento do Balanço especificado na cláusula 14.

Parágrafo Segundo – A sociedade, por deliberação da maioria dos sócios, poderá adquirir as quotas e mantê-las em tesouraria pelo prazo máximo de 180 (cento e oitenta) dias, prazo em que deverá recompor a pluralidade social, sob pena de diminuição do capital ou dissolução da sociedade se existir somente um sócio remanescente.

Parágrafo Terceiro – O valor de cada prestação não poderá exceder o valor mensal correspondente à equivalência do percentual da participação do sócio retirante, no capital da empresa, com a receita líquida de cada mês de vencimento da parcela.

Parágrafo Quarto – O valor decorrente de receita insuficiente para o cumprimento do determinado no parágrafo 1º será acrescido após a última parcela, como parcela adicional e assim por diante.

DISSOLUÇÃO DA SOCIEDADE

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20 – A sociedade será dissolvida apenas por deliberação dos sócios-quotistas, para este fim convocados, respeitado o quórum mínimo de $^{2}/_{3}$ (dois terços) do capital social, observado os termos do artigo 1.102 da Lei nº 10.406/2002.

CASOS OMISSOS

21 – De conformidade com o que dispõe o artigo 1.053, parágrafo único, do Código Civil (Lei nº 10.406/2002), observar-se-ão na omissão deste contrato e do capítulo das sociedades limitadas do diploma legal nominado, as disposições contidas na Lei de Sociedades Anônimas, aplicável supletivamente à Sociedade de responsabilidade limitada, bem como pela legislação advinda posteriormente e aplicável à matéria.

DESIMPEDIMENTO

22 – Os administradores e os sócios declaram, sob as penas da lei, que não estão impedidos de exercer a administração da sociedade, por lei especial, ou em virtude de condenação criminal, ou por se encontrarem sob os efeitos dela, a pena que vede, ainda que temporariamente, o acesso a cargos públicos, ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou contra a economia popular, contra o sistema financeiro nacional, contra normas de defesa da concorrência, contra as relações de consumo, fé pública ou a propriedade.

FORO

23 – Para eventual propositura de qualquer ação ou procedimento entre os sócios ou deles contra a sociedade, fundada a sua existência na administração ou neste instrumento, fica eleito o foro de Porto Alegre, Estado do Rio Grande do Sul, com a renúncia expressa de qualquer outro foro, por mais especial ou privilegiado que seja, ainda que venha ocorrer mudança de domicílio de qualquer dos quotistas, para resolver as questões oriundas do presente instrumento.

E, por estarem assim de pleno e comum acordo, assinam o presente instrumento em quatro vias de igual teor e forma, para que produza os seus efeitos jurídicos.

Porto Alegre, 25 de novembro de 2019.

CLÁUDIO MURADÁS STUMPF

LUIS FERNANDO MURADÁS STUMPF

Cláudio Muradás Stumpf
OAB/RS 36.549

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Junta Comercial, Industrial e Serviços do Rio Grande do Sul

JUNTA COMERCIAL, INDUSTRIAL E SERVIÇOS DO RIO GRANDE DO SUL

Registro Digital

Documento Principal

Identificação do Processo		
Número do Protocolo	Número do Processo Módulo Integrador	Data
20/021.411-0	RSP2000002689	15/01/2020

Identificação do(s) Assinante(s)	
CPF	Nome
562.823.620-91	CLAUDIO MURADAS STUMPF
489.278.050-20	LUIS FERNANDO MURADAS STUMPF

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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CARLOS GONÇALVES SECRETÁRIO GERAL

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

TERMO DE AUTENTICAÇÃO - REGISTRO DIGITAL

Certifico que o ato, assinado digitalmente, da empresa ALUGUE DIRETO ADMINISTRACAO LTDA, de NIRE 4320747020-6 e protocolado sob o número 20/021.411-0 em 16/01/2020, encontra-se registrado na Junta Comercial sob o número 5271544, em 20/01/2020. O ato foi deferido eletrônicamente pelo examinador Júlio César Vieira Garcia.

Certifica o registro, o Secretário-Geral, Carlos Vicente Bernardoni Gonçalves. Para sua validação, deverá ser acessado o sitio eletrônico do Portal de Serviços / Validar Documentos (http://portalservicos.jucisrs.rs.gov.br/Portal/pages/imagemProcesso/viaUnica.jsf) e informar o número de protocolo e chave de segurança.

Capa de Processo

Assinante(s)	
CPF	Nome
562.823.620-91	CLAUDIO MURADAS STUMPF

Documento Principal

Assinante(s)	
CPF	Nome
562.823.620-91	CLAUDIO MURADAS STUMPF
489.278.050-20	LUIS FERNANDO MURADAS STUMPF

Porto Alegre. segunda-feira, 20 de janeiro de 2020

Documento assinado eletrônicamente por Júlio César Vieira Garcia, Servidor(a) Público(a), em 20/01/2020, às 19:04 conforme horário oficial de Brasília.

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Junta Comercial, Industrial e Serviços do Rio Grande do Sul

O ato foi deferido e assinado digitalmente por :

Identificação do(s) Assinante(s)	
CPF	Nome
193.107.810-68	CARLOS VICENTE BERNARDONI GONCALVES

Porto Alegre. segunda-feira, 20 de janeiro de 2020

Ministry of Entrepreneurship, Micro-Enterprise and Small Business
National Department for Microenterprise and Small Business Diretoria
National Department of Business Registration and Integration
Department of Economic Development and Tourism

PROTOCOL No. (Use by the Commercial Registry)

NIRE – (for the headquarters or branch, when the headquarters is in another state)	Legal Nature Code	Auxiliar Agent of Commerce Registration Number
43207079655	2062	

1 - REQUEST

TO THE HONORABLE PRESIDENT OF THE Commercial Registry of the State of Rio Grande do Sul

Name: QUOTA GESTAO IMOBILIARIA LTDA

(of the Company or the Auxiliar Agent of Commerce)

Nº FCN/REMP

RSP2500502132

Requests Your Honor to approve the following act:

No. OF COPIES	ACT CODE	EVENT CODE	QTDY	DESCRIPTION OF THE ACT / EVENT
1	002			AMENDMENT
		051	1	CONSOLIDATION OF ARTICLES OF ASSOCIATION/BYLAWS
		020	1	AMENDMENT OF CORPORATE NAME
		2244	1	AMENDMENT OF ECONOMIC ACTIVITIES (PRIMARY AND SECONDARY)
		2003	1	AMENDMENT OF MEMBER/MANAGER

PORTO ALEGRE
Location

November 13, 2025
Date

Legal Representative of the Company / Agent of Commerce:
Name: _____
Signature: _____
Contact Phone: _____

2 - USE BY THE COMMERCIAL REGISTRY

☐ SINGLE DECISION ☐ PANEL DECISION

Business Name(s) Identical or Similar:

☐ YES
_____
_____
_____
_____
_____

☐ NO ___/___/___ _____
Date Responsible

☐ YES
_____
_____
_____

☐ NO ___/___/___ _____
Date Responsible

Process in Order To Decision

___/___/___
Date

_____
Responsible

SINGLE DECISION

☐ Process under requirement. (See note on attached page)
☐ Process Approved. Publish and file.
☐ Process Denied. Publish.

2nd Requirement	3rd Requirement	4th Requirement	5th Requirement
☐	☐	☐	☐

___/___/___ _____
Data Responsible

PANEL DECISION

☐ Process under requirement. (See note on attached page)
☐ Process Approved. Publish and file.
☐ Process Denied. Publish.

2nd Requirement	3rd Requirement	4th Requirement	5th Requirement
☐	☐	☐	☐

___/___/___
Date

_____ Panel member

_____ Panel Member

_____ Panel member

President of the _____Panel

NOTES

Commercial Registry of the State of Rio Grande do Sul
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Process Cover

Process Identification		
Protocol Number	Process Number Integrator Module	Date
25/415.813-7	RSP2500502132	12/11/2025

Signatory Identification		
CPF	Name	Signature Date
489.278.050-20	LUIS FERNANDO MURADAS STUMPF	11/14/2025 10:09:45 a.m.
Signed using advanced electronic signatures gov.br ITI		
401.631.720-72	MARION MURADAS STUMPF	11/13/2025 7:22:14 p.m.
Signed using a qualified electronic signature		

Commercial Registry, Industry and Services of Rio Grande do Sul

3rd AMENDMENT TO THE ARTICLES OF ASSOCIATION

QUOTA ADMINISTRADORA DE CONDOMÍNIOS LTDA.

CNPJ 15.026.188/0001/14
NIRE: 432.070.7965-5

LUIS FERNANDO MURADÁS STUMPF, Brazilian, born in Porto Alegre/RS, married under the total separation of property regime, mechanical engineer, resident and domiciled at rua Américo Vespúcio, No. 1001, apt. No. 304, Higienópolis neighborhood, Porto Alegre/RS, ZIP Code 90.550-031, holder of the identity card 102.100.9574, issued by SSP/PC-RS and registered with CPF under No. 489.278.050-20 e

MARION MURADÁS STUMPF, Brazilian, married, retired, registered with CPF under No. 401.631.720-72, holder of the Identity Card No. 200.908.6881, SSP/RS, residing at rua Honório Silveira Dias, 797, apt. 1001, São João neighborhood, Porto Alegre/RS. ZIP Code 90.550-150.

By this instrument, the members identified above, comprising the limited liability company operating under the corporate name **QUOTA ADMINISTRADORA DE CONDOMÍNIOS Ltda**., with its registered office at rua Américo Vespúcio, No. 1001, sl. 101, Higienópolis neighborhood, ZIP Code 90.550-031, in the City of Porto Alegre-RS, registered under the CNPJ No. 15.026.188/0001/14, with its articles of association registered with the Commercial Registry of the State of Rio Grande do Sul under No. 432.070.7965-5, on 10/25/2011, and subsequent amendments to the articles of association, the latest of which was registered under No. 5230567, on 12/16/2019, hereby agree to amend the Articles of Association pursuant to the following clauses and conditions:

Clause One:

In compliance with the resolution adopted by the members at the Extraordinary Meeting held on December 08, 2024, the members resolved that the management of the company, with the definition of the respective management powers, shall be the responsibility of member Luís Fernando Muradas Stumpf, vested with the general powers of administration and management described in a specific power of attorney to be granted with effect from 12/08/2024 to 12/08/2027, with the granting of guarantees, sureties, or other personal guarantees being prohibited, as well as the use of the business name in business or transactions outside the corporate purpose.

Clause Two:

In compliance with the resolution adopted by the members at the Extraordinary Meeting held on October 15, 2025, the corporate purpose of the company is amended to include the activities of real estate development, brokerage in the

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purchase, sale, exchange, and lease of owned and third-party properties, real estate appraisal, consulting and management of owned or third-party real property, and the provision of services to residential building or commercial condominium associations on behalf of third parties, encompassing financial, legal, human resources, and operational services management for condominium associations, and, where applicable, acting as a "professional condominium manager" and related activities: CNAE's 4110-7/00; 6810-2/01 and 6821-8/02.

Clause Three:

In compliance with the resolution adopted by the members at the Extraordinary Meeting held on October 15, 2025, the corporate name is amended to read as follows: "*Quota Gestão Imobiliária Ltda*.".

Clause Four

For better interpretation of the contractual clauses, it was decided to consolidate all provisions established by the original articles of association, and the company shall henceforth be governed by this consolidation as follows:

QUOTA GESTÃO IMOBILIÁRIA LTDA.

CNPJ 15.026.188/0001/14
NIRE: 432.070.7965-5

CORPORATE NAME

01 – The company operates under the corporate name *Quota Gestão Imobiliária Ltda*., and is governed in accordance with the chapter on limited liability companies set forth in Law No. 10,406/2002, and, in matters not addressed therein, supplementarily by the provisions of Law No. 6,404/76.

REGISTERED OFFICE AND JURISDICTION

02 – The company has its registered office and jurisdiction at Rua Américo Vespúcio No. 1001, sl. 101, Higienópolis neighborhood, ZIP Code 90.550-031, in the city of Porto Alegre- RS.

Sole Paragraph – The company is permitted, at any time and at the sole discretion of its management, to open, maintain, or close branch offices and offices anywhere in the national territory, assigning them autonomous capital if necessary, in compliance with applicable legislation on the matter.

BUSINESS ACTIVITY

03 – The company's corporate purpose is real estate development, brokerage in the purchase, sale, exchange, and lease of owned and third-party properties, real estate

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appraisal, consulting and management of owned or third-party real property, and the provision of services to residential building or commercial condominium associations on behalf of third parties, encompassing financial, legal, human resources, and operational services management for condominium associations, and, where applicable, acting as a "*professional condominium manager*" and related activities, and may also hold interests in other companies.

COMMENCEMENT OF OPERATIONS

04 – The company commenced its operations on October 25, 2011.

DURATION

05 – The company shall have an indefinite term, and may be dissolved by unanimous consent of the members or in the cases provided for by law.

SHARE CAPITAL

06 – The share capital is R$ 346.000,00 (three hundred and forty-six thousand reais) fully paid in, divided into 346 (three hundred and forty-six) quotas of R$ 1.000,00 (one thousand reais) each, distributed among the members as follows:

MEMBERS	QUOTAS	SHARE CAPITAL
Luís Fernando Muradás Stumpf	1	R$ 1.000,00
Marion Muradás Stumpf	345	R$ 345.000,00
Total	346	R$ 346.000,00

LIABILITY

07 – The liability of the members is limited to the value of the share capital, as set forth in Article 1,052 of the Civil Code, Law No. 10,406/2002.

The members shall not be subsidiarily liable for the company's obligations, as established by Article 1,054 in conjunction with Article 997, item VII, of the Civil Code, Law No. 10,406/2002.

MANAGEMENT AND RESPONSIBILITIES

08 – The management of the company shall be the responsibility of member LUIS FERNANDO MURADÁS STUMPF, identified in the preamble of this instrument, and he is hereby authorized to use the corporate name, exempt from posting bond, and vested with the broadest and most general powers, being able to represent the company in and out of court, in dealings with third parties, before government

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and public authorities, as well as to grant powers of attorney with broad and general powers.

Sole Paragraph – In the event of the death or incapacity of one of the managing members, the remaining members shall elect a replacement at an extraordinary meeting convened in accordance with clause 10 of the consolidated articles of association.

PROHIBITION ON USE OF THE CORPORATE NAME

09 – The managing members are vested with all powers necessary to carry out management acts, and the granting of guarantees, sureties, or other personal guarantees is prohibited, as well as the use of the corporate name in business or transactions outside the corporate purpose.

MEETINGS AND RESOLUTIONS OF THE MEMBERS

10 – Resolutions of the members shall be adopted at members' meetings, chaired and recorded by the members present, who shall draw up minutes of the meeting to be subsequently registered with the competent authority, and the company shall be exempt from maintaining and drawing up a Minutes Book.

Paragraph One – Notice of members' meetings shall be given in writing, with individual acknowledgment of receipt, and the formalities of published notice are hereby waived, pursuant to Article 1,072, paragraph 6, of Law No. 10,406/2002.

Paragraph Two – The members' meeting shall be convened, on first call, with the presence of holders of at least 60% of the share capital, and thereafter with any number of members present.

Paragraph Three – A members' meeting shall not be required when the members decide in writing on the matters subject to resolution, recording the decision in minutes for proper registration with the competent authority, pursuant to Article 1,072, paragraph 3, and Article 1,075, paragraph 2, both of Law No. 10,406/2002.

Paragraph Four – The members' meeting shall take place as provided by law, ordinarily within the first four months following the end of the fiscal year, in accordance with Article 1,078 of Law No. 10,406/2002, and extraordinarily whenever the company's interests require the members to take a position, unless the members are present and decide in writing on the matter on the agenda.

Paragraph Five – At meetings, a member may be represented by another member or by a duly appointed attorney-in-fact.

Paragraph Six – The members shall resolve at meetings on the following matters, except as provided in Paragraph Three of this article:

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I. Approval of management accounts;
II. Appointment of a managing member, when made by a separate instrument;
III. The removal of managers;
IV. Amendment to the Articles of Association;
V. Merger, consolidation, and dissolution of the company, or cessation of the liquidation process;
VI. Appointment and removal of liquidators and review of their accounts;
VII. Filing for reorganization under bankruptcy protection.

Paragraph Seven – The members' resolutions shall be adopted in accordance with the following minimum quorums:

a) At least 60% (sixty percent) of the share capital:

a-1) The election of a new managing member in the event of incapacity or death of a managing member appointed in the Articles of Association;
a-2) The hiring of a non-member manager, the waiver or not of bond or other guarantees, and remuneration;
a-3) Acquisition or disposal of real property;
a-4) Providing surety or guarantee;
a-5) Amendment of Share Capital;
a-6) Remuneration, terms, and allocation of fixed-term credits of members;
a-7) Hiring of employees, their remuneration and operating costs, including charges and related effects and
a-8) The merger, consolidation, spin-off, or dissolution of the company, as well as the cessation of its liquidation process.

b) At least 60% (sixty percent) of the share capital:

b-1) Any amendment to the articles of association;
b-2) Filing for reorganization under bankruptcy protection;
b-3) The removal of a managing member appointed in the articles of association;
b-4) The manner and amount of remuneration of the managing members;
b-5) The distribution of available profits as recorded in the company's accounts; and
b-6) Authorization to make investments or incur expenses not related to the company's own real property.

Paragraph Eight – The members may open a bank account exclusively for investments, with the purpose of forming a fund for future investments, the source

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of which shall be credits originating from members' contributions and undistributed profits.

Paragraph Nine – The fund established in paragraph eight of this clause shall consolidate its total amount, credits, and financial earnings, and its distribution to members or third parties, under any title, is prohibited, being exclusively designated for future investments aimed at generating revenue for the company.

MANAGEMENT COMPENSATION

11 – The managers and the members of the company shall be entitled to a monthly withdrawal as management compensation, in accordance with applicable regulatory provisions.

RESULTS AND DISTRIBUTION

12 – The fiscal year shall coincide with the calendar year, ending on December 31, and at the close of each fiscal year the managers shall render duly supported accounts of their management, preparing the financial statements required by law.

Paragraph One – The company may approve, at a duly convened members' meeting, the distribution of results in a manner disproportionate to the members' ownership percentages, as authorized by Article 1,007 of Law No. 10,406/2002.

Paragraph Two – The company may, at the members' discretion, calculate its results on any date, preparing for such purpose an Income Statement for the period assessed and a Trial Balance or Balance Sheet (Interim Balance Sheet). Following the calculation of profits, they may be distributed among the members, subject to the replenishment of profits when such distribution affects the share capital, as established by Article 1,059 of Law No. 10,406/2002.

TRANSFER OF QUOTAS

13 – The company's quotas are indivisible and may not be assigned, transferred, encumbered, pledged, or otherwise disposed of without the express consent of the other members, who shall have a right of first refusal to acquire them under equal conditions.

Paragraph One – A member who wishes to withdraw from the company, whether of their own volition, due to dissent regarding an amendment to the articles of

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association approved by the majority, or for other personal reasons, must notify the other members by registered letter at least 180 (one hundred and eighty) days in advance of the deliberative meeting on the Balance Sheet, of their intention to no longer continue as a member of the company.

Paragraph Two – From the date of the notice stipulated in Paragraph One, the withdrawing member shall cease to enjoy any supplementary benefits from the company, such as:

a) Distributing profits;
b) Withdrawing management compensation;
c) Obtaining discounts or usufruct benefits on the lease of utilities or real property in relation to market value; and
d) Obtaining payment or reimbursement terms different from those applicable to tenants.

DEATH OF A MEMBER

14 – The death, bankruptcy, or withdrawal of any member shall not constitute grounds for the dissolution of the company, which shall continue its operations with its remaining members.

Paragraph One – In the event of the death or legal incapacity of any member, it shall be incumbent upon the remaining member, together with one of the heirs or legal representative, to immediately prepare a Balance Sheet establishing the assets of each party in proportion to their fully paid-in quotas.

Paragraph Two – The Balance Sheet shall be prepared as of the last day of the month preceding the event.

PAYMENT OF ENTITLEMENTS

15 – The entitlements of the withdrawing or excluded member shall be paid in 120 or more monthly installments, based on a balance sheet prepared specifically for that purpose as of the date of the resolution, in accordance with Articles 1,031 and 1,085 of Law No. 10,406/2002.

Paragraph One – The liquidated quotas shall be paid in 120 (one hundred and twenty) or more equal and consecutive monthly installments, with annual interest of 6.00% (six percent) per year, with the first installment due 180 (one hundred and eighty) days after the closing of the Balance Sheet specified in clause 14.

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Paragraph Two – The company, by resolution of the majority of the members, may acquire the quotas and hold them in treasury for a maximum period of 180 (one hundred and eighty) days, within which period it must restore the required membership plurality, failing which the share capital shall be reduced or the company dissolved if only one member remains.

Paragraph Three – The amount of each installment may not exceed the monthly amount corresponding to the proportion of the withdrawing member's ownership percentage in the company's capital relative to the net revenue for each month in which the installment falls due.

Paragraph Four – Any amount resulting from insufficient revenue to meet the obligation set forth in paragraph 1 shall be added after the last installment as an additional installment, and so forth.

DISSOLUTION OF THE COMPANY

16 – The company shall be dissolved only by resolution of the members convened for that purpose, with a minimum quorum of 2/3 (two-thirds) of the share capital, in accordance with the terms of Article 1,102 of Law No. 10,406/2002.

OMITTED MATTERS

17 – In accordance with Article 1,053, Sole Paragraph, of the Civil Code (Law No. 10,406/2002), any matters not addressed in these articles of association or in the chapter on limited liability companies of the aforementioned statute shall be governed by the provisions of the Brazilian Corporations Law, applicable on a supplementary basis to limited liability companies, as well as by any subsequent legislation applicable to the subject matter.

ELIGIBILITY

18 – The managers and members hereby declare, under penalty of law, that they are not disqualified from managing the company by special law, or by virtue of a criminal conviction, or by being subject to the effects thereof, to a sentence that prohibits, even temporarily, access to public office, or by conviction for bankruptcy fraud, malfeasance, bribery, extortion, embezzlement, or crimes against the public economy, the national financial system, competition rules, consumer relations, public faith, or property.

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JURISDICTION

19 – For the potential filing of any action or proceeding between the members or by them against the company, arising from its management or from this instrument, the courts of Porto Alegre, State of Rio Grande do Sul, are hereby designated as the exclusive jurisdiction, with the express waiver of any other jurisdiction, however special or privileged it may be, even in the event of a change of domicile of any of the members, for the resolution of matters arising from this instrument.

And, being in full and mutual agreement, the parties sign this instrument in four counterparts of equal tenor and form, for it to produce its legal effects.

Porto Alegre, November 6, 2025.

MARION MURADÁS STUMPF	LUIS FERNANDO MURADAS STUMPF

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Main Document

Process Identification		
Protocol Number	Process Number Integrator Module	Date
25/415.813-7	RSP2500502132	11/12/2025

Signatory(ies) Identification		
CPF	Name	Signature Date
489.278.050-20	LUIS FERNANDO MURADAS STUMPF	11/14/2025 10:09:45 a.m.
Signed using advanced electronic signatures gov.br ITI		
401.631.720-72	MARION MURADAS STUMPF	11/13/2025 7:22:14 p.m.
Signed using a qualified electronic signature		

Commercial Registry, Industry and Services of Rio Grande do Sul

Commercial Registry, Industry and Services of Rio Grande do Sul

AUTHENTICATION CERTIFICATE - DIGITAL REGISTRATION

I certify that the act, digitally signed, of the company QUOTA GESTAO IMOBILIARIA LTDA, with CNPJ 15.026.188/0001-14 and filed under number 25/415.813-7 on 11/14/2025, is recorded with the Commercial Registry under number 11339731, on 11/25/2025. The act was electronically approved by Marcos Alves Martins.
The registration is certified by the Secretary-General, José Tadeu Jacoby. For validation, access the electronic website of the Service Portal / Validate Documents (https://portalservicos.jucisrs.rs.gov.br/Portal/pages/imagemProcesso/viaUnica.jsf) and enter the protocol and protocol and security code.

Process Cover

Signatory(ies)		
CPF	Name	Signature Date
489.278.050-20	LUIS FERNANDO MURADAS STUMPF	11/14/2025
Signed using advanced electronic signatures		
401.631.720-72	MARION MURADAS STUMPF	11/13/2025 7:22:14 pm
Signed using a qualified electronic signature	AC DIGITAL MULTIPLA G1	

Main Document

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CPF	Name	Signature Date
489.278.050-20	LUIS FERNANDO MURADAS STUMPF	11/14/2025
Signed using advanced electronic signatures		
401.631.720-72	MARION MURADAS STUMPF	11/13/2025 7:22:14 pm
Signed using a qualified electronic signature	AC DIGITAL MULTIPLA G1	

Date of effect of registration (art. 36, Law 8.934/1994): 11/06/2025

Document electronically signed by Marcos Alves Martins, Public Servant, on 11/25/2025, at 10:07 a.m..

The authenticity of this document may be verified at the jucisrs services portal by entering the protocol number 25/415.813-7.

Commercial Registry, Industry and Services of Rio Grande do Sul

The act was digitally signed by:

Signatory(ies) Identification	
CPF	Name
054.744.500-87	JOSE TADEU JACOBY

Porto Alegre. Tuesday, November 25 2025

I, André Vinícius Inacio Penna Mello, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 26, 2026.

Ministério do Empreendedorismo, da Microempresa e da Empresa de Pequeno Porte
Secretaria Nacional de Microempresa e Empresa de Pequeno Porte
Diretoria Nacional de Registro Empresarial e Integração
Secretaria de Desenvolvimento Econômico e Turismo

Nº DO PROTOCOLO (Uso da Junta Comercial)

NIRE (da sede ou filial, quando a sede for em outra UF)	Código da Natureza Jurídica	Nº de Matrícula do Agente Auxiliar do Comércio
43207079655	2062	

1 - REQUERIMENTO

ILMO(A). SR.(A) PRESIDENTE DA Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Nome: QUOTA GESTAO IMOBILIARIA LTDA

(da Empresa ou do Agente Auxiliar do Comércio)

Nº FCN/REMP

RSP2500502132

requer a V.Sª o deferimento do seguinte ato:

Nº DE VIAS	CÓDIGO DO ATO	CÓDIGO DO EVENTO	QTDE	DESCRIÇÃO DO ATO / EVENTO
1	002			ALTERACAO
		051	1	CONSOLIDACAO DE CONTRATO/ESTATUTO
		020	1	ALTERACAO DE NOME EMPRESARIAL
		2244	1	ALTERACAO DE ATIVIDADES ECONOMICAS (PRINCIPAL E SECUNDARIAS)
		2003	1	ALTERACAO DE SOCIO/ADMINISTRADOR

PORTO ALEGRE
Local

13 Novembro 2025
Data

Representante Legal da Empresa / Agente Auxiliar do Comércio:
Nome: _____
Assinatura: _____
Telefone de Contato: _____

2 - USO DA JUNTA COMERCIAL

☐ DECISÃO SINGULAR ☐ DECISÃO COLEGIADA

Nome(s) Empresarial(ais) igual(ais) ou semelhante(s):

☐ SIM ☐ SIM

_____ _____
_____ _____
_____ _____
_____ _____
_____ _____

☐ NÃO ___/___/_____ _____ ☐ NÃO ___/___/_____ _____
Data Responsável Data Responsável

Processo em Ordem
À decisão

___/___/_____
Data

_____
Responsável

DECISÃO SINGULAR

	2ª Exigência	3ª Exigência	4ª Exigência	5ª Exigência
☐ Processo em exigência. (Vide despacho em folha anexa)	☐	☐	☐	☐
☐ Processo deferido. Publique-se e arquive-se.				
☐ Processo indeferido. Publique-se.				

___/___/_____ _____
Data Responsável

DECISÃO COLEGIADA

	2ª Exigência	3ª Exigência	4ª Exigência	5ª Exigência
☐ Processo em exigência. (Vide despacho em folha anexa)	☐	☐	☐	☐
☐ Processo deferido. Publique-se e arquive-se.				
☐ Processo indeferido. Publique-se.				

___/___/_____ _____ _____ _____
Data Vogal Vogal Vogal

Presidente da _____ Turma

OBSERVAÇÕES

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 11339731 em 25/11/2025 da Empresa QUOTA GESTAO IMOBILIARIA LTDA, CNPJ 15026188000114 e protocolo 254158137 - 14/11/2025. Autenticação: B17AFFF565717D5BEAA8EA57E21C1557338FC8B. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 25/415.813-7 e o código de segurança yS8R Esta cópia foi autenticada digitalmente e assinada em 25/11/2025 por José Tadeu Jacoby Secretário-Geral.

Capa de Processo

Identificação do Processo		
Número do Protocolo	Número do Processo Módulo Integrador	Data
25/415.813-7	RSP2500502132	12/11/2025

Identificação do(s) Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADAS STUMPF	14/11/2025 10:09:45
Assinado utilizando assinaturas avançadas gov.br ITI		
401.631.720-72	MARION MURADAS STUMPF	13/11/2025 19:22:14
Assinado utilizando assinatura qualificada		

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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3ª ALTERAÇÃO DE CONTRATO SOCIAL

QUOTA ADMINISTRADORA DE CONDOMÍNIOS LTDA.

CNPJ 15.026.188/0001/14
NIRE: 432.070.7965-5

LUIS FERNANDO MURADÁS STUMPF, brasileiro, natural de Porto Alegre/RS, casado pelo regime de separação total de bens, engenheiro mecânico, residente e domiciliado na rua Américo Vespúcio, nº 1001, apto nº 304, bairro Higienópolis, Porto Alegre/RS, CEP 90.550-031, portador da cédula de identidade nº 102.100.9574, emitida pela SSP/PC-RS e inscrito no CPF sob o nº 489.278.050-20 e

MARION MURADÁS STUMPF, brasileira, casada, aposentada, inscrita no CPF sob o nº 401.631.720-72, portadora da Carteira de Identidade nº 200.908.6881, SSP/RS, com Endereço na rua Honório Silveira Dias, 797, ap. 1001, bairro São João, Porto Alegre/RS. CEP 90.550-150.

Pelo presente instrumento, os sócios cotistas acima qualificados, componentes da sociedade limitada, que gira sob o nome empresarial de **QUOTA ADMINISTRADORA DE CONDOMÍNIOS Ltda**., com sede na rua Américo Vespúcio, nº 1001, sl. 101, bairro Higienópolis, CEP 90.550-031, no Município de Porto Alegre-RS, inscrita no CNPJ sob o nº 15.026.188/0001/14, que tem seu Contrato Social registrado na M.M. Junta Comercial do Estado do Rio Grande do Sul sob o nº 432.070.7965-5, em 25/10/2011, e posteriores alterações de contrato, sendo a última registrada sob o nº 5230567, em 16/12/2019, resolvem alterar o Contrato Social, mediante as cláusulas e condições seguintes:

Cláusula Primeira:

Em cumprimento ao deliberado pelos sócios na Assembléia Extraordinária realizada no dia 08 de dezembro de 2024, os sócios deliberaram que a administração da sociedade, com a definição dos respectivos poderes de administração, ficará a cargo do sócio Luís Fernando Muradas Stumpf, constituído com os poderes gerais de administração e gestão descritos em procuração específica a ser outorgada com vigência entre 08/12/2024 a 08/12/2027, vedada a concessão de avais, fianças ou outras garantias de favor, bem como o uso ou emprego do nome empresarial em negócios ou transações estranhas aos objetivos sociais.

Cláusula Segunda:

Em cumprimento ao deliberado pelos sócios na Assembleia Extraordinária realizada no dia 15 de outubro de 2025, o objeto social da empresa é alterado para incluir as atividades de incorporação, intermediação na compra, venda, permuta e

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locação de imóveis de próprios e de terceiros, a avaliação de imóveis, consultoria e gestão da propriedade imobiliária própria ou de terceiros e na prestação de serviços em condomínios prediais, residenciais ou comerciais, por conta de terceiros, englobando a gestão financeira, legal, de recursos humanos e de serviços operacionais dos condomínios, e, se for o caso, a atuação como "*síndico profissional*" e as atividades correlatas: CNAE's 4110-7/00; 6810-2/01 e 6821-8/02.

Cláusula Terceira:

Em cumprimento ao deliberado pelos sócios na Assembléia Extraordinária realizada no dia 15 de outubro de 2025, o nome empresarial é alterado para que conste: "*Quota Gestão Imobiliária Ltda*.".

Cláusula Quarta

Para melhor interpretação das cláusulas contratuais, decidiu-se consolidar todas as determinações criadas pelo contrato social primitivo, passando a sociedade a reger-se por esta consolidação como segue:

QUOTA GESTÃO IMOBILIÁRIA LTDA.

CNPJ 15.026.188/0001/14
NIRE: 432.070.7965-5

NOME EMPRESARIAL

01 – A sociedade gira sob o nome empresarial de *Quota Gestão Imobiliária Ltda*., sendo regida de conformidade com o capítulo da sociedade limitada disposto na Lei nº 10.406/2002, e na omissão deste capítulo, supletivamente pelas normas da Lei nº 6.404/76.

SEDE E FORO JURÍDICO

02 – A sociedade tem a sua sede e foro jurídico na Rua Américo Vespúcio nº 1001, sl. 101, bairro Higienópolis, CEP 90.550-031, na cidade de Porto Alegre- RS.

Parágrafo Único – É facultado a sociedade a qualquer tempo, ao arbítrio exclusivo de sua administração, abrir, manter ou encerrar filiais e escritórios em qualquer parte do território nacional, atribuindo-lhes capital autônomo, se necessário, observada a legislação vigente sobre a matéria.

DO RAMO DE ATIVIDADE

03 – A sociedade tem como objeto social a incorporação, intermediação na compra, venda, permuta e locação de imóveis de próprios e de terceiros, a avaliação de

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imóveis, consultoria e gestão da propriedade imobiliária própria ou de terceiros e na prestação de serviços em condomínios prediais, residenciais ou comerciais, por conta de terceiros, englobando a gestão financeira, legal, de recursos humanos e de serviços operacionais dos condomínios, e, se for o caso, a atuação como "*síndico profissional*" e as atividades correlatas, podendo ainda participar de outras empresas.

DO INÍCIO DAS ATIVIDADES

04 – A sociedade iniciou suas atividades no dia 25 de outubro de 2011.

DO PRAZO DE DURAÇÃO

05 – O prazo de duração da sociedade será por tempo indeterminado, extinguindo-se por vontade unânime dos sócios e nos casos previstos em lei.

DO CAPITAL SOCIAL

06 – O capital social de R$ 346.000,00 (trezentos e quarenta e seis mil reais) totalmente integralizado, dividido em 346 (trezentos e quarenta e seis) quotas de R$ 1.000,00 (um mil reais) cada uma, fica assim distribuído entre os sócios:

SÓCIOS	QUOTAS	CAPITAL SOCIAL
Luís Fernando Muradás Stumpf	1	R$ 1.000,00
Marion Muradás Stumpf	345	R$ 345.000,00
Totais	346	R$ 346.000,00

RESPONSABILIDADE

07 – A responsabilidade dos sócios é restrita ao valor do Capital Social, conforme preceitua o artigo 1.052 do Código Civil, Lei nº 10.406/2002.

Os sócios não responderão subsidiariamente pelas obrigações sociais, conforme estabelece o art. 1.054 c/c o artigo 997, inc. VII, do Código Civil, Lei nº 10.406/2002.

ADMINISTRAÇÃO E ATRIBUIÇÕES

08 – A administração da sociedade caberá ao sócio LUIS FERNANDO MURADÁS STUMPF, qualificado no preâmbulo deste instrumento ficando autorizado ao uso do nome empresarial, dispensando-os de caução e investidos dos mais amplos e gerais poderes, podendo representa-la em juízo e fora dele, nas

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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relações com terceiros, nas repartições públicas e autarquias, bem como outorgar procuração com amplos e gerais poderes.

Parágrafo Único – No caso de falecimento ou impedimento de um dos sócios administradores, os demais sócios elegerão o substituto, em reunião extraordinária convocada nos termos da cláusula 10ª, da consolidação do contrato social.

IMPEDIMENTO DE USO DO NOME EMPRESARIAL

09 – Os Administradores são investidos de todos os poderes necessários para a prática dos atos de gestão, ficando vedado os avais, fianças ou outras garantias de favor, bem como, o uso ou emprego do nome empresarial em negócios ou transações estranhas aos objetivos sociais.

REUNIÕES E DELIBERAÇÕES SOCIAIS

10 – As deliberações sociais serão tomadas em reunião de sócios, presidida e secretariada pelos sócios presentes, que lavrarão uma Ata de reunião levada posteriormente a registro em órgão competente, ficando dispensada da manutenção e lavratura do Livro de Ata.

Parágrafo Primeiro – A convocação para a reunião de sócios se dará por escrito, com obtenção individual de ciência, dispensando-se as formalidades da publicação do anúncio, conforme § 6º do artigo 1.072 da Lei nº 10.406/2002.

Parágrafo Segundo – A reunião dos sócios instala-se com a presença, em primeira convocação, de titulares de no mínimo 60% do capital social e, em seguida, com qualquer número.

Parágrafo Terceiro – Fica dispensada a reunião dos sócios quando estes decidirem por escrito sobre as matérias objeto de deliberação, consubstanciando o decidido em ata, para o devido registro no órgão competente, nos termos do § 3º, do artigo 1.072 e § 2º do artigo 1.075, ambos da Lei nº 10.406/2002.

Parágrafo Quarto – A reunião dos sócios ocorrerá nos termos previstos em lei, ordinariamente, nos quatro primeiros meses depois de findo o exercício social, de acordo com o artigo 1.078 da Lei nº 10.406/2002, e extraordinariamente sempre que os interesses sociais exigirem o pronunciamento dos sócios, salvo se os sócios estiverem presentes e decidirem por escrito acerca da matéria em pauta.

Parágrafo Quinto – Nas reuniões o sócio poderá ser representado por outro sócio ou procurador devidamente constituído.

Parágrafo Sexto – Os sócios deliberarão em reuniões sobre as seguintes matérias, ressalvado o disposto no parágrafo terceiro do presente artigo:

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
Certifico registro sob o nº 11339731 em 25/11/2025 da Empresa QUOTA GESTAO IMOBILIARIA LTDA, CNPJ 15026188000114 e protocolo 254158137 - 14/11/2025. Autenticação: B17AFFF565717D5BEAA8EA57E21C1557338FC8B. José Tadeu Jacoby - Secretário-Geral. Para validar este documento, acesse http://jucisrs.rs.gov.br/validacao e informe nº do protocolo 25/415.813-7 e o código de segurança yS8R Esta cópia foi autenticada digitalmente e assinada em 25/11/2025 por José Tadeu Jacoby Secretário-Geral.

I. Aprovação das contas da administração;
II. A designação dos administradores, quando feita em ato separado;
III. A destituição dos administradores;
IV. A modificação do contrato social;
V. A incorporação, a fusão e a dissolução da sociedade, ou a cessação do estado de liquidação;
VI. A nomeação e destituição dos liquidantes e o julgamento das suas contas;
VII. O pedido de concordata.

Parágrafo Sétimo – As deliberações dos sócios serão tomadas, observando os quóruns mínimos a seguir:

a) No mínimo 60% (sessenta por cento) do capital social:

a-1) A eleição de novo sócio administrador, no caso de impedimento ou de falecimento de sócio administrador nomeado no Contrato Social;
a-2) A contratação de administrador não sócio, da isenção ou não de caução ou de outras garantias e de remuneração;
a-3) Adquirir ou alienar imóveis;
a-4) Prestar fiança ou aval;
a-5) Alteração do Capital Social;
a-6) A remuneração, prazos e destinos de créditos a prazo fixo de sócios quotistas;
a-7) Admissão de empregados, sua remuneração e custo operacional, inclusive com encargos e reflexos e
a-8) A incorporação, fusão, cisão ou dissolução da sociedade, bem como a cessação do estado de liquidação da mesma.

b) No mínimo 60% (sessenta por cento) do capital social:

b-1) Qualquer alteração do contrato social;
b-2) O pedido de recuperação judicial;
b-3) A destituição de sócio administrador nomeado no contrato social;
b-4) O modo e o valor da remuneração dos sócios administradores;
b-5) A distribuição do lucro disponível apresentado na contabilidade da sociedade e
b-6) A autorização para realizar investimentos ou despesas não vinculadas aos imóveis próprios da sociedade.

Parágrafo Oitavo – Os sócios poderão abrir conta bancária para efetuar exclusivamente aplicações, com o objetivo de formação de fundo para

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investimentos futuros, cuja origem será de créditos originários de recursos dos sócios e lucros não distribuídos.

Parágrafo Nono – O fundo determinado no parágrafo oitavo desta cláusula terá consolidado o seu montante, os créditos e rendimentos financeiros, sendo vedada a sua distribuição aos sócios ou terceiros, a qualquer título, destinando-se exclusivamente a investimentos futuros visando receitas da empresa.

PRÓ-LABORE

11 – Aos administradores e aos sócios com atividade na empresa caberá uma retirada mensal a título de pró-labore observadas as disposições regulamentares pertinentes.

RESULTADO E SUA DISTRIBUIÇÃO

12 – O exercício social coincidirá com o ano civil, encerrando-se em 31 de dezembro e ao término de cada exercício os administradores prestarão contas justificadas de sua administração, elaborando as demonstrações financeiras exigidas legalmente.

Parágrafo Primeiro – A sociedade poderá aprovar em reunião dos sócios, devidamente convocada, a respeito da distribuição dos resultados desproporcional aos percentuais de participação do quadro societário, segundo autoriza o artigo 1.007 da Lei nº 10.406/2002.

Parágrafo Segundo – A sociedade poderá a critério dos sócios, proceder à apuração dos Resultados em qualquer data, efetuando para tal a Demonstração dos Resultados do Período apurado e Balancete ou Balanço Patrimonial (Balanço Intermediário). Após a apuração dos Lucros, os mesmos poderão ser distribuídos entre os sócios, observada a reposição de lucros quando a distribuição afetar o capital social, conforme estabelece o artigo 1.059 da Lei nº 10.406/2002.

CESSÃO DE QUOTAS

13 – As quotas da sociedade são indivisíveis e não podem ser cedidas, alienadas, oneradas, gravadas, dadas em penhor, ou transferidas sem o expresso consentimento dos demais sócios, cabendo, em igualdade de condições, o direito de preferência para os sócios que queiram adquiri-las.

Parágrafo Primeiro – O sócio que desejar retirar-se da sociedade, por vontade própria, por dissidência em relação à alteração contratual deliberada pela maioria,

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além de outras razões de foro íntimo, deverá comunicar aos demais, por intermédio de carta registrada, com antecedência de 180 (cento e oitenta) dias a contar da reunião deliberativa sobre o Balanço Patrimonial levantado, a sua intenção de não mais continuar na Sociedade.

Parágrafo Segundo – A partir da data da comunicação estipulada no parágrafo primeiro, o sócio retirante deixará de usufruir qualquer benefício complementar junto à sociedade como:

a) Distribuir lucros;
b) Retirar pró-labore;
c) Obter desconto ou benefício em usufruto na locação de utilidades ou imóveis em relação ao valor de mercado e
d) Obter prazos de pagamento ou de reembolsos diferentes dos vigentes para locatários.

FALECIMENTO DE SÓCIO

14 – O falecimento, falência ou afastamento de qualquer sócio não se constituirá causa para a dissolução da sociedade, que continuará com seus sócios remanescentes.

Parágrafo Primeiro – Ocorrendo o falecimento ou impedimento legal de qualquer dos sócios, caberá aos sócios remanescentes, juntamente com um dos herdeiros, ou representante legal, proceder ao imediato levantamento do Balanço Patrimonial, fixativo dos haveres de cada uma das partes, na proporção das quotas sociais.

Parágrafo Segundo – O Balanço Patrimonial será levantado com a data do último dia do mês anterior ao evento.

PAGAMENTO DOS HAVERES

15 – Os haveres do sócio retirante ou excluído serão pagos em 120 ou mais prestações mensais, mediante a elaboração de balanço levantado especificamente para esse fim, na data da resolução, observado o comando legal dos arts. 1.031 e 1.085 da Lei 10.406/2002.

Parágrafo Primeiro – As quotas liquidadas serão pagas em 120 (cento e vinte) ou mais prestações, mensais, iguais e consecutivas, com juros anuais de 6,00% (seis por cento) ao ano, vencendo-se a primeira 180 (cento e oitenta) dias após o encerramento do Balanço especificado na cláusula 14.

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Parágrafo Segundo – A sociedade, por deliberação da maioria dos sócios, poderá adquirir as quotas e mantê-las em tesouraria pelo prazo máximo de 180 (cento e oitenta) dias, prazo em que deverá recompor a pluralidade social, sob pena de diminuição do capital ou dissolução da sociedade se existir somente um sócio remanescente.

Parágrafo Terceiro – O valor de cada prestação não poderá exceder o valor mensal correspondente à equivalência do percentual da participação do sócio retirante, no capital da empresa, com a receita líquida de cada mês de vencimento da parcela.

Parágrafo Quarto – O valor decorrente de receita insuficiente para o cumprimento do determinado no parágrafo 1º será acrescido após a última parcela, como parcela adicional e assim por diante.

DISSOLUÇÃO DA SOCIEDADE

16 – A sociedade será dissolvida apenas por deliberação dos sócios-quotistas, para este fim convocados, respeitado o quórum mínimo de ⅔ (dois terços) do capital social, observado os termos do artigo 1.102 da Lei nº 10.406/2002.

CASOS OMISSOS

17 – De conformidade com o que dispõe o artigo 1.053, parágrafo único, do Código Civil (Lei nº 10.406/2002), observar-se-ão na omissão deste contrato e do capítulo das sociedades limitadas do diploma legal nominado, as disposições contidas na Lei de Sociedades Anônimas, aplicável supletivamente à Sociedade de responsabilidade limitada, bem como pela legislação advinda posteriormente e aplicável à matéria.

DESIMPEDIMENTO

18 – Os administradores e os sócios declaram, sob as penas da lei, que não estão impedidos de exercer a administração da sociedade, por lei especial, ou em virtude de condenação criminal, ou por se encontrarem sob os efeitos dela, a pena que vede, ainda que temporariamente, o acesso a cargos públicos, ou por crime falimentar, de prevaricação, peita ou suborno, concussão, peculato, ou contra a economia popular, contra o sistema financeiro nacional, contra normas de defesa da concorrência, contra as relações de consumo, fé pública ou a propriedade.

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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FORO

19 – Para eventual propositura de qualquer ação ou procedimento entre os sócios ou deles contra a sociedade, fundada a sua existência na administração ou neste instrumento, fica eleito o Foro Central de Porto Alegre/RS, com a renúncia expressa de qualquer outro foro, por mais especial ou privilegiado que seja, ainda que venha ocorrer mudança de domicílio de qualquer dos quotistas, para resolver as questões oriundas do presente instrumento.

E, por estarem assim de pleno e comum acordo, assinam o presente instrumento em via única para que produza os seus efeitos jurídicos.

Porto Alegre, 06 de novembro de 2025.

MARION MURADÁS STUMPF	LUIS FERNANDO MURADAS STUMPF

Junta Comercial, Industrial e Serviços do Rio Grande do Sul
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Documento Principal

Identificação do Processo		
Número do Protocolo	Número do Processo Módulo Integrador	Data
25/415.813-7	RSP2500502132	12/11/2025

Identificação do(s) Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADAS STUMPF	14/11/2025 10:09:45
Assinado utilizando assinaturas avançadas gov.br ITI		
401.631.720-72	MARION MURADAS STUMPF	13/11/2025 19:22:14
Assinado utilizando assinatura qualificada		

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

TERMO DE AUTENTICAÇÃO - REGISTRO DIGITAL

Certifico que o ato, assinado digitalmente, da empresa QUOTA GESTAO IMOBILIARIA LTDA, de CNPJ 15.026.188/0001-14 e protocolado sob o número 25/415.813-7 em 14/11/2025, encontra-se registrado na Junta Comercial sob o número 11339731, em 25/11/2025. O ato foi deferido eletronicamente pelo examinador Marcos Alves Martins.

Certifica o registro, o Secretário-Geral, José Tadeu Jacoby. Para sua validação, deverá ser acessado o sitio eletrônico do Portal de Serviços / Validar Documentos (https://portalservicos.jucisrs.rs.gov.br/Portal/pages/imagemProcesso/viaUnica.jsf) e informar o número de protocolo e chave de segurança.

Capa de Processo

Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADAS STUMPF	14/11/2025
Assinado utilizando assinaturas avançadas	gov.br ITI	
401.631.720-72	MARION MURADAS STUMPF	13/11/2025 19:22:14
Assinado utilizando assinatura qualificada	AC DIGITAL MULTIPLA G1	

Documento Principal

Assinante(s)		
CPF	Nome	Data Assinatura
489.278.050-20	LUIS FERNANDO MURADAS STUMPF	14/11/2025
Assinado utilizando assinaturas avançadas	gov.br ITI	
401.631.720-72	MARION MURADAS STUMPF	13/11/2025 19:22:14
Assinado utilizando assinatura qualificada	AC DIGITAL MULTIPLA G1	

Data de início dos efeitos do registro (art. 36, Lei 8.934/1994): 06/11/2025

SRM

Documento assinado eletronicamente por Marcos Alves Martins, Servidor(a) Público(a), em 25/11/2025, às 10:07.

A autencidade desse documento pode ser conferida no portal de serviços da jucisrs informando o número do protocolo 25/415.813-7.

Junta Comercial, Industrial e Serviços do Rio Grande do Sul

O ato foi assinado digitalmente por :

Identificação do(s) Assinante(s)	
CPF	Nome
054.744.500-87	JOSE TADEU JACOBY

Porto Alegre. terça-feira, 25 de novembro de 2025

Certificate No.**10** For: **30** Shares .

Company Name: **Edam Blue Corp.**

Signed By:

Director: **Luis Fernando Muradas Stumpf**

Director: **Tulio Ivan Muradas Stumpf**

Issued to: **Luis Fernando Muradas Stumpf and Tulio Ivan Muradas Stumpf as joint tenants with rights of survivorship**

Dated this: **25th day of June, 2025**

Authorized Shares **49,998**

SHARE CERTIFICATE

CERTIFICATE NO. **10**

NO. OF SHARES: **30**

Edam Blue Corp.
Incorporated Under
The BVI Business Companies Act, 2004
of the Territory of the British Virgin Islands

AUTHORISED SHARES
49,998 shares of **US$100** par value each of a single class and series

THIS IS TO CERTIFY THAT **Luis Fernando Muradas Stumpf and Tulio Ivan Muradas Stumpf as joint tenants with rights of survivorship** are the registered holders of **thirty (30)** shares of US$100 par value each of a single class and series, in the above-named Company, subject to the Memorandum and Articles of Association of said Company.

GIVEN under the Common Seal of the Company this **25th day of June, 2025.**

LUIS FERNANDO MURADAS STUMPF
Director

TULIO IVAN MURADAS STUMPF
Director

No transfer of the above mentioned shares will be registered until this certificate has been deposited at the Office of the Company.

BVI FINANCIAL SERVICES COMMISSION

REGISTER OF MEMBERS

Company No. : 2139334

Company Name : Edam Blue Corp.

Date : 20/08/2025

Register Type : Private

MEMBERS

S/No.	Member No.	Name	Address	Share Information	No. of Shares	Date Entered	Date Ceased
1	30AD584D	Luis Fernando Muradas Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL	Certificate No.: 10 Ordinary Joint Ownership	30	25/06/2025	
	D7A7EC64	Tulio Ivan Muradas Stumpf	R Feijo, Coronel, 617 – AP 30 Higienopolis Porto Alegre RS 90520-060 BRAZIL				
2	30AD584D	Luis Fernando Muradas Stumpf	Rua David Abbud 2[illegible] - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL	[illegible]5 [illegible]ership	10	04/01/2024	31/12/2024
	6147E428	Gert Norbert Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL				

BVI FINANCIAL SERVICES COMMISSION

REGISTER OF MEMBERS

Company No. : 2139334

Company Name : Edam Blue Corp.

Date : 20/08/2025

Register Type : Private

MEMBERS

S/No.	Member No.	Name	Address	Share Information	No. of Shares	Date Entered	Date Ceased
3	30AD584D	Luis Fernando Muradas Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL	Certificate No.: 6 Ordinary Joint Ownership	10	04/01/2024	31/12/2024
	1B4AC780	Marion Muradas Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL				
4	30AD584D	Luis Fernando Muradas Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL	[illegible]7 [illegible]ership	20	30/12/2024	31/12/2024
	6147E428	Gert Norbert Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL				

BVI FINANCIAL SERVICES COMMISSION

REGISTER OF MEMBERS

Company No. : 2139334

Company Name : Edam Blue Corp.

Date : 20/08/2025

Register Type : Private

MEMBERS

S/No.	Member No.	Name	Address	Share Information	No. of Shares	Date Entered	Date Ceased
5	30AD584D	Luis Fernando Muradas Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL	Certificate No.: 8 Ordinary Joint Ownership	20	30/12/2024	31/12/2024
	1B4AC780	Marion Muradas Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL				
6	30AD584D	Luis Fernando Muradas Stumpf	Rua David Abbud 2[illegible] - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL	[illegible]9	60	31/12/2024	25/06/2025
7	D7A7EC64	Tulio Ivan Muradas Stumpf	R Feijo, Coronel, 617 – AP 301, Higienopolis Porto Alegre RS 90520-060 BRAZIL	Certificate No.: 11 Ordinary Joint Ownership	30	25/06/2025	

BVI FINANCIAL SERVICES COMMISSION

REGISTER OF MEMBERS

Company No. : 2139334

Company Name : Edam Blue Corp.

Date : 20/08/2025

Register Type : Private

MEMBERS

S/No.	Member No.	Name	Address	Share Information	No. of Shares	Date Entered	Date Ceased
	30AD584D	Luis Fernando Muradas Stumpf	Rua David Abbud 200 - CS 6 - Santa Felicidade. Curitiba - PR CEP 82410-410 BRAZIL				



BVI FINANCIAL SERVICES COMMISSION **REGISTER OF DIRECTORS**

Company No. : 2139334 Date : 22/07/2025

Company Name : Edam Blue Corp.

INDIVIDUAL DIRECTORS

S/No.	Director No.	Director Type	Name	Personal Details	Service Address	Residential Address	Appointed Date	Cease Date
1	21C48A2D	Director	GERT NORBERT STUMPF	**Date of Birth:** 25/11/1936 **Place of Birth:** BRAZIL **Nationality:** Brazilian	Ruta 8, Km. 17.500, Of. 120-002. 91600, Zonamerica, Montevideo URUGUAY	Rua Honorio Silveira Dias 797 AP 01001. São Joao-Higienopolis, CEP 90550-150. Porto Alegre-RS BRAZIL	04/01/2024	24/06/2025
2	4C4BE850	Director	MARION MURADAS STUMPF	**Date of Birth:** 11/07/1936 **Place of Birth:** BRAZIL **Nationality:** Brazilian	Ruta 8, Km. 17.500, Of. 120-002. 91600, Zonamerica, Montevideo URUGUAY	Rua Honorio Silveira Dias 797 AP 01001. São Joao-Higienopolis, CEP 90550-150. Porto Alegre-RS BRAZIL	04/01/2024	24/06/2025
3	5FFE03D8	Director	LUIS FERNANDO MURADAS STUMPF	**Date of Birth:** 25/05/1961 **Place of Birth:** BRAZIL **Nationality:** Brazilian	Ruta 8, Km. 17.500, Of. 120-002. 91600, Zonamerica, Montevideo URUGUAY	R David Abbud 200 - CS 6 – Santa Felicidade. CEP 82410-410, Curitiba-PR BRAZIL	04/01/2024	
4	B9E73A68	Director	TULIO IVAN MURADAS STUMPF	**Date of Birth:** 25/05/1961 **Place of Birth:** BRAZIL **Nationality:** Brazilian	Ruta 8, Km. 17.500, Of. 120-002. 91600, Zonamerica Montevideo URUGUAY	R Feijo, Coronel, 617 – AP 301, 90520-060, Higienopolis - Porto Alegre RS BRAZIL	24/06/2025	

Docusign Envelope ID: 02B9A3C0-D42D-41FA-8F28-9A2C62E537C3

Certificate

I, Matias Rachetti, duly admitted Lawyer practicing in Uruguay, certify that the documents attached hereto and listed below are true and accurate copies of their originals:

1. Register of Directors.
2. Share Register.

DocuSigned by:
MATIAS RACHETTI BUTLER
30961161 7EB0463...

MATIAS RACHETTI

Address: Ruta 8, Km. 17.500, of. 115, 91600, Zonamerica, Montevideo – Uruguay

Telephone: (+598) 2604 1604

Email: mrachetti@pvci.com.uy

Professional License : 12660

Date: 24th day of September, 2025

FEDERATIVE REPUBLIC OF BRAZIL

NATIONAL REGISTER OF LEGAL ENTITIES

REGISTRATION NUMBER	CERTIFICATE OF ENROLLMENT AND REGISTRATION STATUS	DATE OF INCORPORATION
18.871.543/0001-40 **HEAD OFFICE**		**09/12/2013**

COMPANY NAME
ALUGUE DIRETO ADMINISTRACAO LTDA

TRADE NAME	SIZE
**********	**OTHER**

CODE AND DESCRIPTION OF MAIN ECONOMIC ACTIVITY
68.21-8-02 - Real estate rental brokerage

CODE AND DESCRIPTION OF SECONDARY ECONOMIC ACTIVITIES
55.10-8-02 - Apartment hotels
68.22-6-00 - Real estate property management and administration
81.11-7-00 - Combined building support services, excluding building condominiums
82.11-3-00 - Combined office and administrative support services

CODE AND DESCRIPTION OF LEGAL NATURE
206-2 - Limited Liability Company

ADDRESS	NUMBER	UNIT
R AMERICO VESPUCIO	**1001**	**Unit 101**

ZIP CODE	NEIGHBORHOOD/DISTRICT	CITY	STATE
90.550-031	**HIGIENOPOLIS**	**PORTO ALEGRE**	**RS**

EMAIL ADDRESS	PHONE NUMBER
	(51) 3343-2020/ (51) 8204-2727

RESPONSIBLE FEDERAL ENTITY (RFE)
******

REGISTRATION STATUS	REGISTRATION STATUS DATE
ACTIVE	**09/12/2013**

REASON FOR REGISTRATION STATUS

SPECIAL STATUS	SPECIAL STATUS DATE
*******	*******

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Marina Viana

Date: July 28, 2026

REPÚBLICA FEDERATIVA DO BRASIL

CADASTRO NACIONAL DA PESSOA JURÍDICA

NÚMERO DE INSCRIÇÃO	COMPROVANTE DE INSCRIÇÃO E DE SITUAÇÃO CADASTRAL	DATA DE ABERTURA
18.871.543/0001-40 **MATRIZ**		**12/09/2013**

NOME EMPRESARIAL
ALUGUE DIRETO ADMINISTRACAO LTDA

TÍTULO DO ESTABELECIMENTO (NOME DE FANTASIA)	PORTE
********	**DEMAIS**

CÓDIGO E DESCRIÇÃO DA ATIVIDADE ECONÔMICA PRINCIPAL
68.21-8-02 - Corretagem no aluguel de imóveis

CÓDIGO E DESCRIÇÃO DAS ATIVIDADES ECONÔMICAS SECUNDÁRIAS
55.10-8-02 - Apart-hotéis
68.22-6-00 - Gestão e administração da propriedade imobiliária
81.11-7-00 - Serviços combinados para apoio a edifícios, exceto condomínios prediais
82.11-3-00 - Serviços combinados de escritório e apoio administrativo

CÓDIGO E DESCRIÇÃO DA NATUREZA JURÍDICA
206-2 - Sociedade Empresária Limitada

LOGRADOURO	NÚMERO	COMPLEMENTO
R AMERICO VESPUCIO	**1001**	**CONJ 101**

CEP	BAIRRO/DISTRITO	MUNICÍPIO	UF
90.550-031	**HIGIENOPOLIS**	**PORTO ALEGRE**	**RS**

ENDEREÇO ELETRÔNICO	TELEFONE
	(51) 3343-2020/ (51) 8204-2727

ENTE FEDERATIVO RESPONSÁVEL (EFR)
*****

SITUAÇÃO CADASTRAL	DATA DA SITUAÇÃO CADASTRAL
ATIVA	**12/09/2013**

MOTIVO DE SITUAÇÃO CADASTRAL

SITUAÇÃO ESPECIAL	DATA DA SITUAÇÃO ESPECIAL
********	********

Aprovado pela Instrução Normativa RFB nº 2.119, de 06 de dezembro de 2022.

Emitido no dia **22/04/2026** às **17:02:01** (data e hora de Brasília). Página: **1/1**

FEDERATIVE REPUBLIC OF BRAZIL

NATIONAL REGISTER OF LEGAL ENTITIES

REGISTRATION NUMBER	CERTIFICATE OF ENROLLMENT AND REGISTRATION STATUS	DATE OF INCORPORATION
90.753.427/0001-53 **HEAD OFFICE**		**08/16/1979**

COMPANY NAME
PENTA ADMINISTRACAO PATRIMONIAL S/A

TRADE NAME	SIZE
PENTA	**OTHER**

CODE AND DESCRIPTION OF MAIN ECONOMIC ACTIVITY
68.10-2-02 - Rental of own real estate

CODE AND DESCRIPTION OF SECONDARY ECONOMIC ACTIVITIES
Not reported

CODE AND DESCRIPTION OF LEGAL NATURE
205-4 - Closed Corporation

ADDRESS	NUMBER	UNIT
R AMERICO VESPUCIO	**999**	********

ZIP CODE	NEIGHBORHOOD/DISTRICT	CITY	STATE
90.550-031	**HIGIENOPOLIS**	**PORTO ALEGRE**	**RS**

EMAIL ADDRESS	PHONE NUMBER
	(51) 3337-0870

RESPONSIBLE FEDERAL ENTITY (RFE)
******

REGISTRATION STATUS	REGISTRATION STATUS DATE
ACTIVE	**01/27/2001**

REASON FOR REGISTRATION STATUS

SPECIAL STATUS	SPECIAL STATUS DATE
*******	*******

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Marina Viana

Date: July 28, 2026

REPÚBLICA FEDERATIVA DO BRASIL

CADASTRO NACIONAL DA PESSOA JURÍDICA

NÚMERO DE INSCRIÇÃO	COMPROVANTE DE INSCRIÇÃO E DE SITUAÇÃO CADASTRAL	DATA DE ABERTURA
90.753.427/0001-53 **MATRIZ**		**16/08/1979**

NOME EMPRESARIAL
PENTA ADMINISTRACAO PATRIMONIAL S/A

TÍTULO DO ESTABELECIMENTO (NOME DE FANTASIA)	PORTE
PENTA	**DEMAIS**

CÓDIGO E DESCRIÇÃO DA ATIVIDADE ECONÔMICA PRINCIPAL
68.10-2-02 - Aluguel de imóveis próprios

CÓDIGO E DESCRIÇÃO DAS ATIVIDADES ECONÔMICAS SECUNDÁRIAS
Não informada

CÓDIGO E DESCRIÇÃO DA NATUREZA JURÍDICA
205-4 - Sociedade Anônima Fechada

LOGRADOURO	NÚMERO	COMPLEMENTO
R AMERICO VESPUCIO	**999**	********

CEP	BAIRRO/DISTRITO	MUNICÍPIO	UF
90.550-031	**HIGIENOPOLIS**	**PORTO ALEGRE**	**RS**

ENDEREÇO ELETRÔNICO	TELEFONE
	(51) 3337-0870

ENTE FEDERATIVO RESPONSÁVEL (EFR)
*****

SITUAÇÃO CADASTRAL	DATA DA SITUAÇÃO CADASTRAL
ATIVA	**27/01/2001**

MOTIVO DE SITUAÇÃO CADASTRAL

SITUAÇÃO ESPECIAL	DATA DA SITUAÇÃO ESPECIAL
********	********

Aprovado pela Instrução Normativa RFB nº 2.119, de 06 de dezembro de 2022.

Emitido no dia **22/04/2026** às **17:00:59** (data e hora de Brasília). Página: **1/1**

FEDERATIVE REPUBLIC OF BRAZIL

NATIONAL REGISTER OF LEGAL ENTITIES

REGISTRATION NUMBER	CERTIFICATE OF ENROLLMENT AND REGISTRATION STATUS	DATE OF INCORPORATION
15.026.188/0001-14 **HEAD OFFICE**		**01/12/2012**

COMPANY NAME
QUOTA GESTAO IMOBILIARIA LTDA

TRADE NAME	SIZE
**********	**OTHER**

CODE AND DESCRIPTION OF MAIN ECONOMIC ACTIVITY
41.10-7-00 - Real estate development

CODE AND DESCRIPTION OF SECONDARY ECONOMIC ACTIVITIES
68.10-2-01 - Buying and selling of own real estate
68.21-8-02 - Real estate rental brokerage

CODE AND DESCRIPTION OF LEGAL NATURE
206-2 - Limited Liability Company

ADDRESS	NUMBER	UNIT
AV AMERICO VESPUCIO	**1001**	**SUITE 101**

ZIP CODE	NEIGHBORHOOD/DISTRICT	CITY	STATE
90.550-031	**HIGIENOPOLIS**	**PORTO ALEGRE**	**RS**

EMAIL ADDRESS	PHONE NUMBER
	(51) 3343-2020

RESPONSIBLE FEDERAL ENTITY (RFE)
******

REGISTRATION STATUS	REGISTRATION STATUS DATE
ACTIVE	**01/12/2012**

REASON FOR REGISTRATION STATUS

SPECIAL STATUS	SPECIAL STATUS DATE
*******	*******

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Marina Viana

Date: July 28, 2026

REPÚBLICA FEDERATIVA DO BRASIL

CADASTRO NACIONAL DA PESSOA JURÍDICA

NÚMERO DE INSCRIÇÃO	COMPROVANTE DE INSCRIÇÃO E DE SITUAÇÃO CADASTRAL	DATA DE ABERTURA
15.026.188/0001-14 **MATRIZ**		**12/01/2012**

NOME EMPRESARIAL
QUOTA GESTAO IMOBILIARIA LTDA

TÍTULO DO ESTABELECIMENTO (NOME DE FANTASIA)	PORTE
********	**DEMAIS**

CÓDIGO E DESCRIÇÃO DA ATIVIDADE ECONÔMICA PRINCIPAL
41.10-7-00 - Incorporação de empreendimentos imobiliários

CÓDIGO E DESCRIÇÃO DAS ATIVIDADES ECONÔMICAS SECUNDÁRIAS
68.10-2-01 - Compra e venda de imóveis próprios
68.21-8-02 - Corretagem no aluguel de imóveis

CÓDIGO E DESCRIÇÃO DA NATUREZA JURÍDICA
206-2 - Sociedade Empresária Limitada

LOGRADOURO	NÚMERO	COMPLEMENTO
AV AMERICO VESPUCIO	**1001**	**SALA 101**

CEP	BAIRRO/DISTRITO	MUNICÍPIO	UF
90.550-031	**HIGIENOPOLIS**	**PORTO ALEGRE**	**RS**

ENDEREÇO ELETRÔNICO	TELEFONE
	(51) 3343-2020

ENTE FEDERATIVO RESPONSÁVEL (EFR)
*****

SITUAÇÃO CADASTRAL	DATA DA SITUAÇÃO CADASTRAL
ATIVA	**12/01/2012**

MOTIVO DE SITUAÇÃO CADASTRAL

SITUAÇÃO ESPECIAL	DATA DA SITUAÇÃO ESPECIAL
********	********

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Emitido no dia **22/04/2026** às **17:02:39** (data e hora de Brasília). Página: **1/1**

Compulaser
Contabilidade | 35 Years

ACCOUNTING STATEMENT

José Roberto dos Santos Pires

Accountant - Owner of COMPULASER CONTABILIDADE LTDA

CNPJ No. 91.594.416/0001-30

Regional Accounting Council (CRC) RS 031217/O-3

Address: RUA UMBU, 112, 204, PASSO DA AREIA - Porto Alegre - Rio Grande do Sul ZIP Code 91350100

To Whom It May Concern,

I, **José Roberto dos Santos Pires**, Accountant, owner of Compulaser Contabilidade Ltda, enrolled in the National Registry of Legal Entities (CNPJ) under No. 91.594.416/0001-30, hereby declare, for all due purposes, that **Mr. Luis F M Stumpf**, Brazilian, married, holder of CPF No. 489.278.050-20, carries out professional activities as **Owner and Manager** of the following companies:

Company	CNPJ	Client since
PENTA ADMINISTRAÇÃO PATROMINIAL S.A.	90.753.427/0001-53	07/01/2015
ALUGUE DIRETO ADMINISTRACAO LTDA	18.871.543/0001-40	11/01/2013
QUOTA ADMINISTRADORA DE CONDOMÍNIOS LTDA	15.026.188/0001-14	03/01/2012

In view of the foregoing, Mr. Luis F M Stumpf, as **Owner and Manager** of the above-mentioned companies, possesses extensive expertise and a well-established track record, operating in the real estate leasing and brokerage market. The companies have demonstrated sustained growth over the past several years, with a strong emphasis on asset management, cost reduction, and maintaining exceptionally low levels of payment delinquency.

Compulaser
Contabilidade | 35 Years

Alugue Direto, founded in 2013, operates in the brokerage of commercial and residential leases in the States of Rio Grande do Sul and Paraná. The company is engaged in tenant acquisition, lease agreement management, and the management of subcontractors and maintenance service providers for a wide variety of properties, including commercial and residential buildings, as well as condominium developments.

Below is a breakdown of the annual revenue of the companies managed by Mr. Luis Fernando Muradas Stumpf over the past five (5) years, detailing the income derived from the **provision of services**, in accordance with the companies' financial records:

Alugue Direto Company	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Revenue from real estate management services	R$ 80,730.04	R$ 115,661.38	R$ 127,131.50	R$ 130,867.00	R$ 136,115.00	R$ 134,851.00
Quota Company	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Revenue from real estate management services	R$ 62,639.03	R$ 96,552.00	R$ 104,041.52	R$ 104,616.17	R$ 112,368.96	R$ 129,546.89
Penta Company	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Revenue from real estate management services	R$ 167,300.31	R$ 184,011.21	R$ 282,082.81	R$ 202,804.00	R$ 290,288.15	R$ 382,397.07

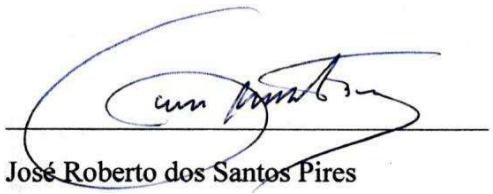
Compulaser
Contabilidade | 35 Years

These amounts are duly recorded in the financial statements and income tax filings submitted by the companies managed by Mr. Luis F M Stumpf as a partner.

I further emphasize that the company has demonstrated sustainable growth, as evidenced by the continuous increase in its annual revenue, while reducing payment delinquency through enhanced credit screening at the beginning of lease agreements. The company has also reduced litigation in the judicial sphere, thereby lowering costs associated with legal proceedings and debt collection. For many years, the company has been dedicated to optimizing the profitability of real estate assets through lease agreements involving various types of residential and commercial properties.

We remain at your disposal should any additional clarification be required.

Sincerely,



José Roberto dos Santos Pires

CPF: 254.696.650-20

CRC: RS 031217/O-3

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: July 27, 2026.

Compulaser
Contabilidade | 35 anos

DECLARAÇÃO CONTÁBIL

José Roberto dos Santos Pires

Contador – Titular da COMPULASER CONTABILIDADE LTDA

CNPJ nº 91.594.416/0001-30

CRC RS 031217/O-3

Endereço: R UMBU, 112, 204, PASSO DA AREIA - Porto Alegre – RS CEP 91350100

A quem possa interessar,

Eu, **José Roberto dos Santos Pires**, contador, titular da Compulaser Contabilidade Ltda, inscrito no Cadastro Nacional da Pessoa Jurídica (CNPJ) sob o nº 91.594.416/0001-30, declaro, para os devidos fins, que o **Sr. Luis F M Stumpf**, brasileiro, casado, portador do CPF nº 489.278.050-20, exerce atividades profissionais como **Proprietário e Gestor** das seguintes empresas:

Empresa	CNPJ	Cliente desde
PENTA ADMINISTRAÇÃO PATROMINIAL S.A.	90.753.427/0001-53	01/07/2015
ALUGUE DIRETO ADMINISTRACAO LTDA	18.871.543/0001-40	01/11/2013
QUOTA ADMINISTRADORA DE CONDOMINIOS LTDA	15.026.188/0001-14	01/03/2012

Diante do exposto, o Sr. Luis F M Stumpf como **Proprietário e Gestor** das empresas acima, apresenta conhecimento e robusta solidez, com atuação no mercado de locação e intermediação imobiliária. As empresas têm demonstrado um crescimento ao longo dos últimos anos, com ênfase na gestão de patrimônio, redução de custo e manutenção de níveis extremamente baixos de inadimplência.

Compulaser
Contabilidade | 35 anos

A empresa Alugue Direto, fundada em 2013, atua na intermediação de locações comerciais e residenciais nos estados do Rio grande do Sul e Paraná. Ela tem atuado captação de locatários, na gestão de contratos de locação, na gestão de terceirizados e fornecedores de mão de obra para a manutenção dos mais variados tipos de imóveis, comerciais, residenciais e condomínios.

A seguir, apresentamos a discriminação do faturamento anual das empresas adminstradas pelo Sr. Luis Fernando Muradas Stumpf nos últimos 5 (cinco) anos, detalhando as fontes de renda advindas de **prestação de serviços**, conforme os registros financeiros da empresa:

Empresa Alugue Direto	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Faturamento com serviço de gestão imobiliária	R$ 80.730,04	R$ 115.661,38	R$ 127.131,50	R$ 130.867,00	R$ 136.115,00	R$ 134.851,00
Empresa Quota	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Faturamento com serviço de gestão imobiliária	R$ 62.639,03	R$ 96.552,00	R$ 104.041,52	R$ 104.616,17	R$ 112.368,96	R$ 129.546,89
Empresa Penta	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
Faturamento com serviço de gestão imobiliária	R$ 167.300,31	R$ 184.011,21	R$ 282.082,81	R$ 202.804,00	R$ 290.288,15	R$ 382.397,07

Compulaser
Contabilidade | 35 anos

Esses valores estão devidamente registrados nos informes financeiros e nas declarações de rendimentos apresentados pelas empresas geridas pelo sócio Sr. Luis F M Stumpf.

Ressalto que a empresa tem apresentado um crescimento sustentável, evidenciado pelo aumento contínuo de sua receita anual, reduzindo a inadimplência através de uma seleção de crédito aprimorada no início das locações. A empresa também reduziu os litígios na esfera judicial, reduzindo assim os custos relacionados a processos e cobranças. A empresa atua a muitos anos na otimização da rentabilidade do patrimônio através de contratos de locação em diferentes tipos de imóveis, residenciais e comerciais.

Permanecemos à disposição para quaisquer esclarecimentos adicionais, caso necessário.

Atenciosamente,

José Roberto dos Santos Pires

CPF: 254.696.650-20

CRC: RS 031217/O-3

Exhibit C.I – First Prong – Substantial Merit and National Importance:

BUSINESS PLAN

2026

Name: Luis Fernando Muradas Stumpf
Phone: +55 (41) 99972-9572
E-mail: lfms@outlook.com.br
Position: General Manager & Director of Real Estate Investments



Prepared by:
Nextus Plan

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APPENDIX 1

1.0 Executive Summary

RePproperty Group will be established by Mr. Luis Fernando Muradas Stumpf as a real estate asset optimization and portfolio management company focused on improving the performance, utilization, and long-term value of residential and commercial real estate assets throughout the United States. The company will be headquartered in Texas, with an initial operational focus in the Fort Worth metropolitan area and potential expansion into other strategic markets.

The company's mission is to modernize real estate portfolio operations by implementing standardized management frameworks that reduce vacancy, improve tenant retention, optimize operating expenses, and enhance the overall performance of income-generating properties. Through a combination of operational coordination, financial analysis, and strategic planning, RePproperty Group will assist property owners and investors in transforming underperforming or underutilized assets into more productive and sustainable investments.

RePproperty Group will deliver its services through a suite of specialized offerings, including Real Estate Leasing and Contract Management, Property Acquisition and Disposition Coordination, Portfolio-Based Property Management and Operational Control, and Property Repositioning and Development Planning. These services are designed to improve occupancy levels, strengthen cash flow performance, support informed investment decisions, and increase the long-term value of real estate assets.

A key differentiator of the company's business model is its portfolio-based approach to real estate operations. Rather than managing properties individually, RePproperty Group will implement integrated management practices across multiple assets, enabling more effective performance monitoring, cost control, vendor coordination, leasing administration, and asset planning. This approach allows property owners and investors to benefit from operational efficiencies that may not be achievable through isolated property management practices.

The company will also leverage technology and performance-based management tools to support portfolio monitoring, operational reporting, tenant management, leasing performance analysis, and strategic planning. By integrating operational information with financial performance metrics, RePproperty Group will help property owners make more informed decisions regarding leasing strategies, capital improvements, acquisitions, dispositions, and long-term portfolio growth.

All regulated real estate activities, including property listings, leasing execution, negotiations, and transaction closings, will be conducted by or under the supervision of licensed real estate professionals in accordance with applicable state regulations. This structure ensures full compliance with U.S. legal requirements while allowing the company to maintain a coordinated and performance-driven operational model.

The company will operate with a lean organizational structure that combines direct employees with specialized third-party service providers for maintenance, repairs, inspections, cleaning services, and other property-related activities. Core functions, including management, leasing coordination, and portfolio oversight, will be handled internally, while field services and operational support will be executed through qualified external vendors. This model enables operational flexibility, cost control, and scalability, allowing ReProperty Group to expand its activities efficiently while maintaining a consistent focus on financial performance and asset optimization.

Through its focus on improving property utilization, reducing operational inefficiencies, supporting real estate investment performance, and strengthening the long-term sustainability of income-generating assets, ReProperty Group is positioned to contribute to the modernization and efficiency of real estate operations in the United States while supporting economic activity, property investment, and housing utilization across the markets it serves.

Founder Background

Mr. Luis Fernando Muradas Stumpf is an experienced business and real estate professional with a background in engineering, accounting, and property management. His professional trajectory includes leadership roles in companies focused on real estate asset management, leasing operations, and financial restructuring of property portfolios.

Throughout his career, Mr. Stumpf has been directly responsible for managing residential and commercial properties, structuring lease agreements, reducing vacancy rates, and improving the financial performance of real estate assets. He has also led initiatives involving cost reduction, operational restructuring, and asset repositioning, including the identification of underperforming properties and the implementation of strategies to enhance their value.

In addition to his real estate experience, Mr. Stumpf has a strong technical and managerial background, having led engineering teams, implemented operational systems, and managed business processes across multiple industries. This combination of technical expertise and financial management enables him to approach real estate operations with a structured and performance-oriented methodology.

U.S. Market Needs and Relevance

The U.S. real estate market continues to face structural challenges related to property utilization, operational efficiency, and access to effective asset management strategies, particularly among small and mid-sized property owners managing multiple assets.[1]

[1] https://www.cbre.com/insights/books/us-real-estate-market-outlook-2026

Many property portfolios operate below their potential due to fragmented management, inefficient leasing practices, and lack of coordinated decision-making across assets.[2] These inefficiencies can lead to higher vacancy rates, inconsistent cash flow, increased maintenance costs, and reduced long-term asset value.

ReProperty Group addresses these challenges by applying a portfolio-based management approach that integrates financial analysis, operational control, and strategic decision-making. By focusing on the performance of multiple properties under unified management, the company aims to improve efficiency, stabilize income generation, and enhance asset utilization.

Additionally, the company's approach to property repositioning and development planning supports the productive use of existing real estate assets, contributing to more efficient land use, improved property conditions, and increased economic activity at the local level.

Through its services, ReProperty Group contributes to:

- improved efficiency in real estate operations
- better allocation of capital in property investments
- increased stability in rental markets
- support for local economic activity through property improvement and development

1.1 Nature and Scope of the Business

ReProperty Group will be a Texas-based real estate investment and asset management company specializing in the optimization, utilization, and long-term performance enhancement of residential and commercial real estate portfolios. The company will serve individual and institutional property owners across the United States, with an initial operational focus in the Texas market, particularly in the Fort Worth region.

As property owners and investors manage increasingly diverse and multi-asset portfolios, they face growing challenges related to operational inefficiencies, fragmented property oversight, inconsistent leasing performance, elevated vacancy rates, rising operating expenses, and suboptimal capital allocation decisions. ReProperty Group will address these challenges by implementing a portfolio-based operational framework that combines financial analysis, performance monitoring, operational coordination, and strategic asset planning to improve property utilization, strengthen portfolio performance, and maximize long-term value creation.

[2] https://www.segalcommercial.com/blog/how-to-handle-property-management-challenges-in-large-commercial-real-estate-portfolios/

The company will deliver its services through a suite of specialized offerings:

- **Real Estate Leasing and Contract Management**: Managing leasing operations through a structured process designed to improve occupancy levels, reduce turnover, and enhance long-term property performance. The service incorporates market analysis, tenant qualification, lease administration, occupancy monitoring, and contract oversight. Through the use of portfolio-level performance metrics and standardized leasing practices, the company seeks to improve housing utilization, stabilize rental income streams, and support the efficient operation of residential and commercial real estate assets. All regulated leasing activities will be conducted by or under the supervision of licensed real estate professionals in accordance with applicable state regulations.
- **Property Acquisition and Disposition Coordination**: Supporting property owners and investors in evaluating acquisition, disposition, and asset allocation opportunities through financial analysis, market research, and portfolio performance assessments. The service focuses on identifying opportunities to improve asset utilization, optimize investment performance, and align real estate holdings with long-term financial objectives. Transaction-related activities, including listing, negotiation, and closing services, will be conducted by licensed real estate professionals, while the company coordinates strategic planning, investment evaluation, and transaction execution support.
- **Portfolio-Based Property Management and Operational Control**: Implementing standardized management practices across multiple properties to improve operational efficiency, control expenses, and strengthen asset performance. Activities include portfolio monitoring, occupancy analysis, maintenance planning, vendor coordination, operating cost management, and performance reporting. By applying a portfolio-wide management framework rather than managing properties individually, the company seeks to reduce inefficiencies, improve property utilization, and enhance long-term financial returns for property owners and investors.
- **Property Repositioning and Development Planning**: Evaluating underperforming, vacant, or underutilized properties to identify opportunities for operational improvement, repositioning, renovation, or future development. The service includes feasibility assessments, market demand analysis, redevelopment planning, budget evaluation, and coordination of third-party professionals involved in implementation. The objective is to increase property functionality, improve occupancy potential, support neighborhood revitalization, and maximize long-term asset value through strategic real estate planning.

ReProperty Group will collaborate with licensed real estate professionals, specialized service providers, and industry stakeholders to ensure that its operations remain fully compliant with U.S. regulations and aligned with market practices.

The company's mission is to modernize and optimize real estate portfolio operations by improving asset utilization, reducing operational inefficiencies, supporting informed investment decisions, and enhancing the long-term performance of income-generating properties. Through structured management practices, disciplined financial oversight, and coordinated operational execution, ReProperty Group seeks to contribute to more efficient, productive, and sustainable real estate markets throughout the United States.

1.2 Mr. Luis Fernando Muradas Stumpf's Expertise

Mr. Luis Fernando Muradas Stumpf is a business and real estate professional with over two decades of experience in management, engineering, and property operations. His career combines technical expertise, financial management, and direct experience in residential and commercial real estate, providing a structured and performance-driven approach to asset management and investment decisions.

Mr. Stumpf currently serves as Director of Penta Administração Patrimonial S.A. (December 2024 – Present), where he is responsible for business operations, financial oversight, and real estate investment decisions, including property acquisition and disposition. Upon assuming this role, the company held a financial liability of approximately R$400,000, which he reduced to approximately R$70,000 within a two-year period through the strategic sale of underperforming assets and reallocation of financial resources. He also organized and classified real estate assets for future development and incorporation initiatives.

In parallel, he serves as Director of Quota Gestão Imobiliária Ltda (December 2024 – Present), a company focused on leasing operations in Brasília, Federal District. In this role, he established standardized property configurations and operational practices to improve market attractiveness, resulting in high occupancy rates and reduced vacancy periods across managed residential and commercial properties.

Mr. Stumpf has also been Director of Alugue Direto (December 2012 – Present), a real estate company based in Porto Alegre, Brazil, where he is responsible for leasing operations, contract negotiation, and client management. He implemented structured tenant screening processes using credit analysis systems such as SPC, Experian, and Boa Vista, which contributed to reducing default rates to near zero. He also developed standardized property inspection procedures, improving asset control during lease transitions and reducing maintenance-related disputes.

In addition to his real estate activities, Mr. Stumpf serves as Director of SEG Máquinas Comércio de Materiais Elétricos Ltda (December 2022 – Present), where he is responsible for structuring information systems, financial controls, and procurement processes that support multiple business operations. He implemented integrated software systems for accounting, billing, and data management, improving operational efficiency and cost control.

Earlier in his career, Mr. Stumpf served as Director of SEG Máquinas Engenharia Ltda (December 2012 – December 2022), where he was responsible for engineering services related to safety and industrial systems across multiple sectors, including manufacturing and construction. His responsibilities included risk analysis, operational procedures, and compliance-related activities, supporting companies in improving safety and operational performance.

Mr. Stumpf also held leadership roles at Schmersal do Brasil between 2004 and 2012, including positions as Regional Sales Manager, Engineering Manager, and Quality Manager. In these roles, he managed multidisciplinary teams, restructured engineering and operational processes, and supported product certification initiatives in international markets, including the United States, Canada, China, and Germany.

His international experience includes professional activities in the United States, Germany, and other countries, where he worked in technical and commercial roles, gaining exposure to different business environments and operational standards.

Mr. Stumpf holds a Bachelor's degree in Mechanical Engineering, a Bachelor's degree in Accounting, and a degree in Real Estate Management. He also completed postgraduate studies in Banking, Investment, and Capital Markets and is currently pursuing additional studies in investment applications. His academic background, combined with his professional experience, supports a structured approach to real estate investment, financial analysis, and operational management.

Through his experience in leasing operations, asset management, financial restructuring, and operational control, Mr. Stumpf has developed the technical and managerial capabilities required to lead REProperty Group, with a focus on improving property performance, optimizing investment decisions, and ensuring long-term asset value.

2.0 The Company

REProperty Group will be a real estate investment and asset management company headquartered in the State of Texas, with an initial operational presence in the Fort Worth metropolitan area and potential expansion into other strategic markets. The company will specialize in residential and commercial property leasing, portfolio management, acquisition and disposition coordination, and property repositioning and development planning, serving property owners and investors across the United States.

To effectively deliver its core services, REProperty Group will be supported by a structured and scalable team composed of the following positions:

- **1 General Manager and Director of Real Estate Investments – Mr. Luis Fernando Muradas Stumpf:** Responsible for overall business strategy, investment decisions, portfolio

performance, and high-level operational oversight, ensuring alignment between financial objectives and service execution.

- **4 Licensed Real Estate Agents:** Responsible for all regulated real estate activities, including property listings, leasing execution, negotiation, and transaction closing, ensuring full compliance with applicable state regulations.
- **1 Property Manager:** Responsible for overseeing property-level performance, including tenant coordination, lease compliance, and day-to-day asset management activities.
- **1 Operations Coordinator:** Responsible for coordinating maintenance activities, managing vendor relationships, and supporting operational efficiency across the property portfolio.
- **2 Portfolio Expansion Managers:** Responsible for identifying new business opportunities, expanding the company's property portfolio, and supporting acquisition strategies aligned with investment objectives.
- **2 Maintenance, Repairs, Cleaning, and Vendors (Outsourced):** Third-party professionals engaged on demand to perform property maintenance, repairs, and operational support services.
- **2 Sales Representatives:** Responsible for client acquisition, relationship management, and supporting leasing and portfolio growth initiatives.
- **1 Administrative Manager:** Responsible for overseeing internal administrative operations, financial coordination, documentation, and process organization.
- **2 Customer Service Representatives:** Responsible for client communication, tenant support, service coordination, and maintaining responsiveness across all managed properties.

This structure enables ReProperty Group to maintain a balanced workforce composed of internal management, licensed professionals, and outsourced service providers, supporting both operational execution and strategic growth. The company's hiring approach allows for scalability while maintaining control over service quality, financial performance, and regulatory compliance.

ReProperty Group will operate through a flexible service delivery model that combines internal management, licensed real estate activities, and third-party operational support. Leasing, transaction, and regulated activities will be conducted by licensed professionals, while maintenance and field services will be executed through specialized vendors. This approach ensures operational efficiency, cost control, and the ability to manage multiple properties and clients across different locations without significant fixed infrastructure.

The company's mission is to improve the performance, efficiency, and long-term value of real estate assets by applying structured management practices, disciplined investment strategies, and coordinated operational execution. Through its services, ReProperty Group will support better asset utilization, stable income generation, and increased economic activity within the real estate sector.

2.1 Company's Target

ReProperty Group will focus on serving property owners, investors, and real estate investment organizations that manage residential and commercial assets and require structured solutions to improve asset performance, operational efficiency, portfolio utilization, and long-term investment returns. The company's primary target customers include individuals and organizations that own multiple properties and seek coordinated strategies to maximize portfolio value through disciplined management, performance monitoring, and strategic asset planning.

The company's target market includes:

- **Real Estate Investment Groups and Property Holding Companies:** Organizations that own and manage multiple residential, commercial, or mixed-use properties and require portfolio-level oversight to improve asset utilization, reduce operational inefficiencies, optimize capital allocation, and enhance long-term investment performance.
- **Institutional Investors and Family Offices:** Investment entities managing diversified real estate holdings that require structured portfolio analysis, acquisition support, operational coordination, and asset repositioning strategies to strengthen portfolio performance and support long-term wealth preservation objectives.
- **Commercial Property Owners:** Owners of retail centers, office buildings, industrial facilities, and mixed-use developments seeking to improve occupancy levels, tenant retention, operating efficiency, and overall asset value through coordinated leasing and portfolio management strategies.
- **Residential Portfolio Owners:** Individuals or entities managing multiple residential properties, including single-family homes, multifamily assets, and rental portfolios, seeking to reduce vacancy, improve tenant stability, optimize operating costs, and increase portfolio-wide financial performance.
- **Small and Mid-Sized Real Estate Investors:** Investors who lack internal management infrastructure and require support in acquisition analysis, leasing strategy, operational coordination, and portfolio performance monitoring to improve returns and support future portfolio growth.
- **Landowners and Development-Oriented Investors:** Property owners evaluating redevelopment opportunities, land utilization alternatives, renovation projects, or asset repositioning initiatives designed to increase property productivity, market competitiveness, and long-term value creation.

These clients typically manage multiple assets with varying operational and financial characteristics, creating a need for coordinated portfolio oversight, performance benchmarking, and structured decision-making. ReProperty Group will work directly with property owners,

investment partners, asset managers, and decision-makers responsible for portfolio performance, capital deployment, and long-term investment strategy. By integrating operational coordination, financial analysis, and asset optimization methodologies, the company will support clients in improving property utilization, strengthening investment performance, and maximizing the long-term value of real estate portfolios.

2.2 Needs for the Company's Services

The demand for ReProperty Group's services is driven by inefficiencies in property management, fragmented operational practices, and the lack of coordinated decision-making across real estate portfolios.

Property owners managing multiple assets often face several challenges:

- **Fragmented Property Management:** Many property portfolios are managed individually, without coordination between assets, resulting in inconsistent leasing strategies, duplicated costs, and reduced overall efficiency.[3]
- **High Vacancy Rates and Tenant Turnover:** Ineffective tenant selection and leasing strategies can lead to frequent vacancies, unstable income, and increased maintenance costs associated with property turnover.[4]
- **Limited Financial Oversight Across Portfolios:** Property owners often lack structured financial analysis to evaluate asset performance, resulting in suboptimal decisions regarding pricing, leasing terms, or asset disposition.[5]
- **Inefficient Maintenance and Cost Control:** Disconnected vendor management and lack of standardized processes increase operational costs and reduce the efficiency of maintenance activities.[6]
- **Underutilization of Property Potential:** Many properties are not optimized for their highest and best use, due to lack of analysis related to renovation, repositioning, or redevelopment opportunities.[7]
- **Lack of Structured Acquisition and Disposition Strategies:** Property owners may not effectively identify the optimal timing for buying, selling, or repositioning assets, limiting long-term return potential.[8]

[3] https://www.forbes.com/councils/forbesbusinesscouncil/2025/07/18/centralization-for-third-party-managers-a-paradigm-shift-here-to-stay/
[4] https://fastercapital.com/content/Tenant-turnover--Tenant-Turnover-and-Vacancy-Rates--A-Balancing-Act.html
[5] https://www.prorealtyusa.com/2026/04/07/mastering-financial-oversight-in-homeowner-associations/
[6] https://facilio.com/blog/disconnected-property-tech/
[7] https://fastercapital.com/content/Highest-and-Best-Use--Maximizing-Potential--The-Appraiser-s-Take-on-Highest-and-Best-Use.html
[8] https://fastercapital.com/content/Acquisitions-and-Dispositions--Smart-Moves--Navigating-Acquisitions-and-Dispositions-in-Real-Estate.html

- **Capital Inefficiencies Across Real Estate Portfolios:** Investors often face challenges in prioritizing capital expenditures and allocating resources across multiple properties, which can result in lower returns and missed opportunities for portfolio optimization.
- **Limited Use of Performance Metrics and Data-Driven Decision Making:** Many property owners rely on asset-level management without utilizing portfolio-wide performance indicators, occupancy trends, operating benchmarks, and financial metrics necessary to support long-term investment planning and strategic decision-making.
- **Operational Limitations for Small and Mid-Sized Investors:** Smaller investors often lack the internal structure required to manage multiple properties efficiently, leading to inconsistent performance and reduced profitability.[9]

ReProperty Group is positioned to address these challenges through a portfolio-based management approach that integrates leasing operations, financial oversight, operational coordination, and development planning. The company's services enable property owners to improve asset performance, reduce operational inefficiencies, and make more structured investment decisions.

2.3 Company's Expansion

ReProperty Group will pursue a structured and phased expansion strategy aligned with the growth of its client base, managed portfolios, and asset optimization capabilities.

In its initial phase, the company will establish operations in Texas, with a focus on the Fort Worth region. This market presents significant opportunities due to population growth, increasing demand for rental housing, ongoing commercial development, and a growing need for more efficient management and utilization of residential and commercial real estate assets.

As operations stabilize, the company's expansion strategy will include:

- **Geographic Expansion:** Expanding operations into additional high-growth markets such as Dallas and other metropolitan areas throughout Texas, followed by potential expansion into states such as Florida and other regions experiencing sustained population growth, strong real estate investment activity, and increasing demand for portfolio management and asset optimization services.
- **Portfolio Growth:** Increasing the number of managed assets through the acquisition of new clients, expansion of existing client relationships, and engagement with investors, property holding companies, and organizations managing multiple residential and commercial properties.

[9] https://www.pgim.com/content/dam/pgim/us/en/pgim-multi-asset-solutions/active/documents/research/ias-pma-rebrand-papers/2024/PMA-The-Scale-Effect-1124.pdf

- **Asset Optimization and Repositioning Expansion:** Expanding capabilities related to property repositioning, redevelopment planning, occupancy improvement strategies, and asset performance enhancement initiatives designed to increase property utilization and long-term portfolio value.
- **Technology and Portfolio Analytics Expansion:** Implementing portfolio analytics tools, performance monitoring systems, occupancy tracking methodologies, and reporting frameworks that support data-driven decision-making and improve visibility across managed assets.
- **Strategic Partnerships:** Establishing relationships with licensed real estate professionals, contractors, maintenance providers, financial institutions, and other industry stakeholders to support leasing activities, transactions, redevelopment initiatives, and portfolio growth.
- **Workforce Expansion:** Gradually expanding the company's workforce by hiring professionals in leasing operations, portfolio management, business development, customer support, and operational coordination to support continued growth and service quality.
- **Operational Standardization:** Enhancing standardized operating procedures, performance benchmarks, reporting systems, and portfolio management frameworks to ensure consistent execution, cost control, and operational efficiency across multiple properties and markets.

ReProperty Group's expansion strategy is designed to support sustainable growth while improving asset utilization, strengthening portfolio performance, and increasing the long-term value of residential and commercial real estate holdings. Through a combination of operational excellence, strategic planning, and performance-driven management practices, the company will be positioned to expand its market presence while maintaining high service standards and regulatory compliance.

2.4 Company's Economic Benefits

ReProperty Group is projected to generate consistent economic benefits during its first five years of operations by supporting the U.S. real estate sector through structured property management, leasing operations, and investment-oriented asset optimization. As property owners increasingly seek to improve portfolio performance, reduce operational inefficiencies, and enhance long-term asset value, the company is positioned to expand its client base and scale its operations across the Texas market and beyond.

By applying a portfolio-based management approach that integrates leasing coordination, financial oversight, operational control, and property repositioning strategies, ReProperty Group will contribute to improved asset utilization, increased rental stability, and more efficient allocation of capital within the real estate market. These activities support local economic

development through property improvements, vendor engagement, and increased occupancy across residential and commercial assets.

Projected Financial Performance

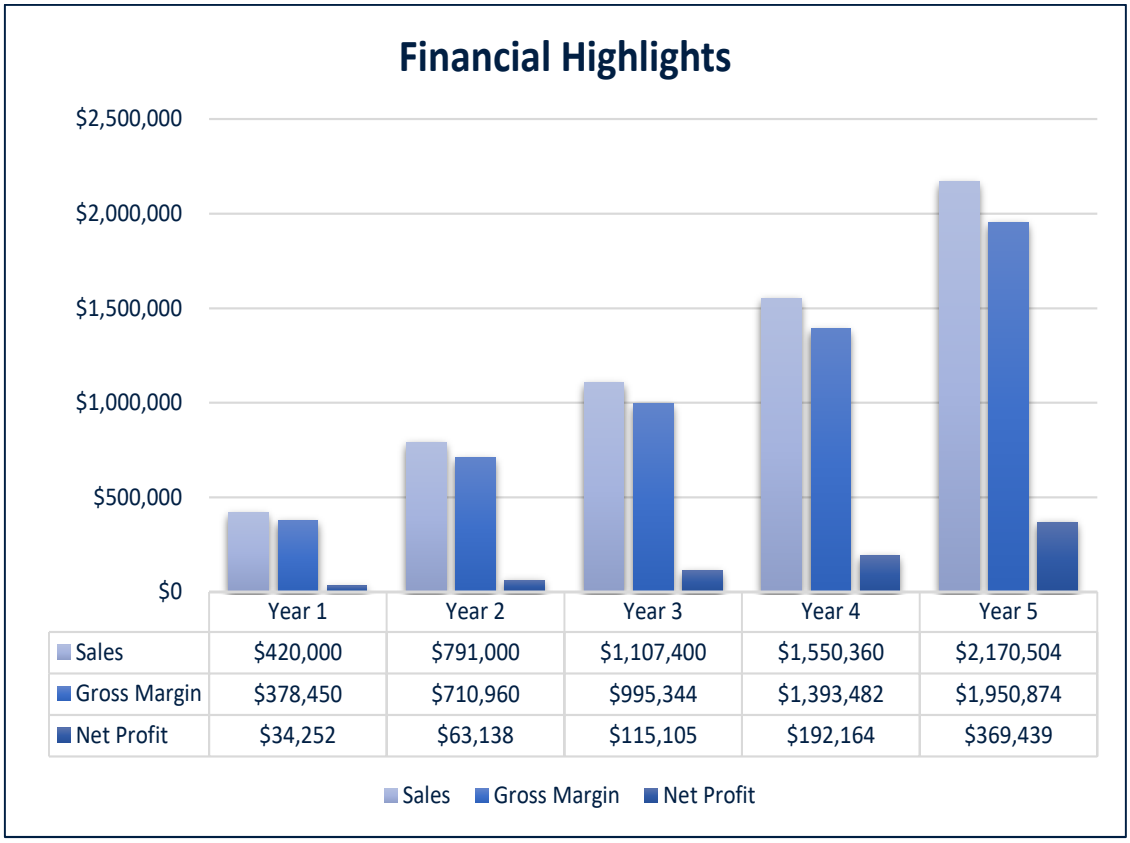
- **Revenue Growth:** Company revenue is projected to increase from approximately $420,000 in Year 1 to $2,170,504 in Year 5, reflecting the company's ability to expand its portfolio of managed properties, increase leasing activity, and develop long-term relationships with property owners managing multiple assets.
- **Gross Margin:** Gross margin is expected to grow from $378,450 in Year 1 to $1,950,874 in Year 5, supported by a scalable operating model that combines internal management with third-party service providers, allowing the company to control costs while expanding service capacity.
- **Net Profit:** Net profit is projected to increase from $34,252 in Year 1 to $369,439 in Year 5, demonstrating the company's ability to achieve operational efficiency while continuing to invest in workforce expansion and portfolio growth.

Tax and Employment Contributions

ReProperty Group's operations will contribute to federal, state, and local economies through tax payments and job creation associated with its expanding workforce and operational activities:

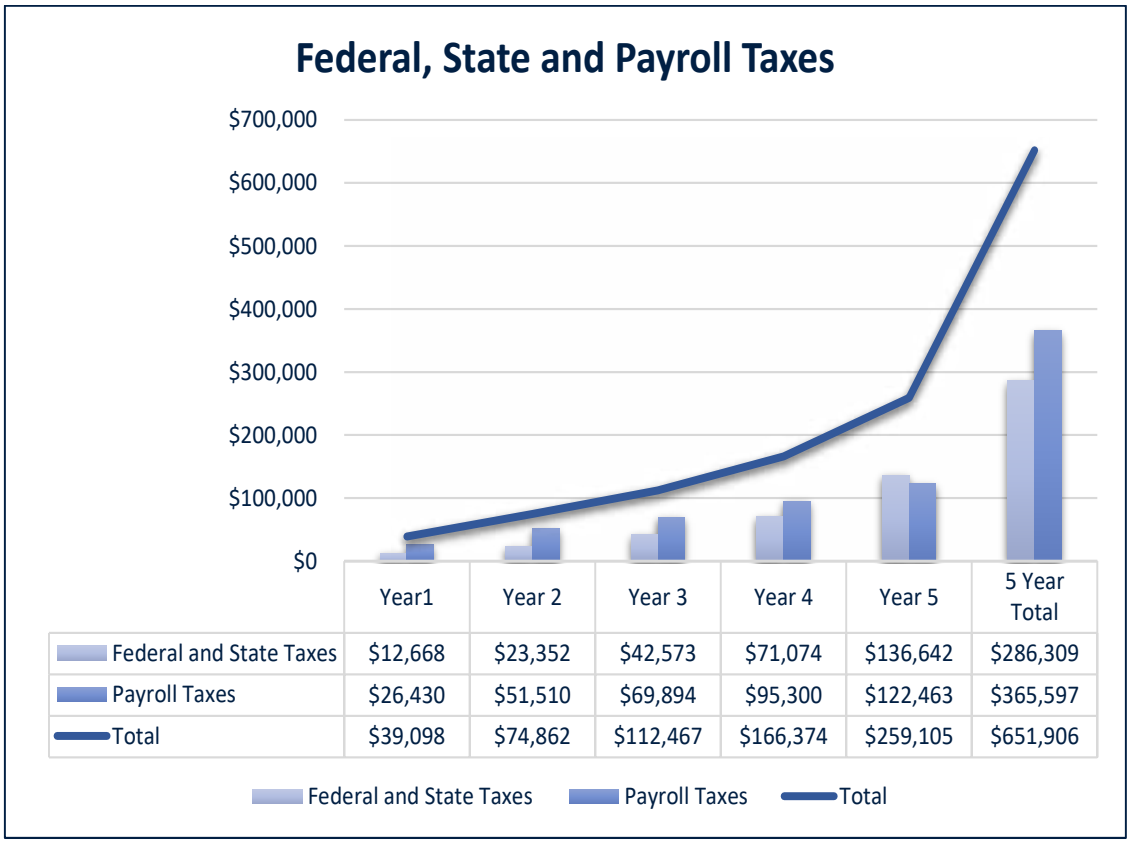
- **Federal and State Tax Contributions:** Tax payments are projected to grow from $12,668 in Year 1 to $136,642 in Year 5, resulting in a cumulative total of approximately $286,309 over five years.
- **Payroll Taxes:** Payroll tax contributions are expected to increase from $26,430 in Year 1 to $122,463 in Year 5, reaching a cumulative total of approximately $365,597 over the same period, reflecting the company's hiring strategy and workforce development.
- **Total Tax Revenue:** Combined tax contributions are projected to reach approximately $651,906 over the first five years of operation.

2.4.1 Financial Highlights Chart



	Year 1	Year 2	Year 3	Year 4	Year 5
Sales	$420,000	$791,000	$1,107,400	$1,550,360	$2,170,504
Gross Margin	$378,450	$710,960	$995,344	$1,393,482	$1,950,874
Net Profit	$34,252	$63,138	$115,105	$192,164	$369,439

2.4.2 Federal, State and Payroll Taxes Chart



	Year1	Year 2	Year 3	Year 4	Year 5	5 Year Total
Federal and State Taxes	$12,668	$23,352	$42,573	$71,074	$136,642	$286,309
Payroll Taxes	$26,430	$51,510	$69,894	$95,300	$122,463	$365,597
Total	$39,098	$74,862	$112,467	$166,374	$259,105	$651,906

2.5 Summary of Investment

ReProperty Group will require an initial investment of **$100,000** to establish and launch its operations in the State of Texas. These funds will be allocated between startup expenses and working capital to support the company's initial activities, including leasing coordination, property management, client acquisition, and operational setup.

Startup expenses are estimated at approximately **$41,000**, covering essential costs required to establish a functional and compliant business structure. These expenses include business formation, licensing, and legal support; office setup and basic equipment; technology and software systems; website development and digital presence; marketing and initial client acquisition; insurance coverage; professional services; and initial office rent and utilities. These investments ensure that the company is properly structured to operate in coordination with licensed real estate professionals and to deliver its core services from the beginning of operations.

Startup assets and working capital are estimated at approximately **$59,000**, which will be maintained as a financial reserve to support early-stage operations. This allocation provides liquidity for payroll, marketing activities, administrative expenses, and coordination of initial property-related operations. It also allows the company to maintain operational stability while building its client base and expanding its managed portfolio.

This investment structure supports a lean and scalable operating model, combining internal management, licensed real estate activities, and third-party service providers for maintenance and operational support. It enables ReProperty Group to initiate operations efficiently, manage costs effectively, and scale its services in alignment with market demand.

Under the leadership of Mr. Luis Fernando Muradas Stumpf, the company will be positioned to execute its core services, including Real Estate Leasing and Contract Management, Property Acquisition and Disposition Coordination, Portfolio-Based Property Management, and Property Repositioning and Development Planning, while maintaining financial discipline and operational flexibility.

2.5.1 Startup Requirements Table

Startup	
Requirements	
Startup Expenses	
Business Formation, Licensing, and Legal Fees	$3,000
Office Setup (Furniture and Basic Equipment)	$5,000
Technology and Software Systems	$6,000
Website Development and Digital Presence	$3,500
Marketing and Initial Client Acquisition	$12,000
Insurance	$2,000
Professional Fees	$3,500
Office Rent and Utilities	$6,000
Total Startup Expenses	$41,000
Startup Assets	
Cash Required	$48,000
Startup Inventory	$0
Other Current Assets	$0
Long-term Assets	$11,000
Total Assets	$59,000
Total Requirements	**$100,000**

3.0 Company's Services

RePproperty Group will provide integrated real estate services focused on improving the performance, utilization, and long-term value of residential and commercial property portfolios. The company's service model combines leasing optimization, investment planning, operational coordination, and asset improvement strategies, allowing property owners and investors to manage real estate assets through a structured and performance-oriented framework.

By integrating financial analysis, portfolio monitoring, occupancy management, and operational oversight, the company will support clients in reducing vacancy, improving tenant retention, optimizing operating expenses, and increasing the productivity of income-generating properties.

All regulated real estate activities will be conducted by or under the supervision of licensed real estate professionals, ensuring full compliance with applicable state regulations.

The company will deliver its services through the following core service lines:

1. Real Estate Leasing and Contract Management

ReProperty Group will manage leasing operations for residential and commercial properties through a structured process designed to improve occupancy levels, strengthen tenant stability, and enhance long-term property performance.

Key activities include:

- Identification and qualification of prospective tenants based on financial and occupancy-related criteria
- Coordination of property listings and marketing activities through licensed real estate professionals
- Development of leasing strategies aligned with local market conditions and portfolio objectives
- Administration and oversight of lease agreements in compliance with applicable regulations
- Monitoring of occupancy levels, lease expirations, and renewal opportunities
- Implementation of tenant retention initiatives aimed at reducing turnover and vacancy periods

• Coordination between property owners and occupants to support effective communication and contract compliance

This service is designed to improve property utilization, stabilize rental income, and support the efficient operation of residential and commercial real estate assets.

2. Property Acquisition and Disposition Coordination

ReProperty Group will support property owners and investors in evaluating acquisition and disposition opportunities based on financial performance, market conditions, and long-term portfolio objectives.

Key activities include:

- Identification of investment opportunities aligned with portfolio strategies
- Financial and operational evaluation of prospective acquisitions
- Analysis of market trends, property performance, and asset positioning
- Development of pricing strategies and transaction planning recommendations
- Coordination of listing, marketing, and transaction activities through licensed real estate professionals
- Oversight of due diligence processes and transaction-related documentation
- Support for acquisition, disposition, or hold decisions based on portfolio performance objectives

This service assists property owners in improving portfolio composition, allocating capital more efficiently, and enhancing long-term investment performance.

3. Portfolio-Based Property Management and Operational Control

RePproperty Group will manage multiple properties under a coordinated portfolio framework, applying standardized procedures to improve operational efficiency, control costs, and strengthen overall asset performance.

Key activities include:

- Monitoring occupancy, revenue generation, and operating performance across managed properties
- Coordination of rent administration and portfolio performance tracking
- Management of vendor relationships and operational service providers
- Coordination of maintenance, repairs, inspections, and property-related services through third-party vendors
- Implementation of cost-control initiatives and operational efficiency measures
- Performance reporting and identification of opportunities for operational improvement
- Alignment of management practices across properties with similar operational characteristics

This approach allows property owners to benefit from improved coordination, greater operational consistency, and stronger financial performance across their portfolios.

4. Property Repositioning and Development Planning

RePproperty Group will evaluate existing, underperforming, or underutilized properties to identify opportunities for repositioning, redevelopment, or operational enhancement aimed at increasing value and income potential.

Key activities include:

- Assessment of current property performance and market positioning
- Identification of renovation and capital improvement opportunities
- Evaluation of alternative uses based on market demand and financial feasibility
- Analysis of opportunities to increase occupancy, functionality, and asset productivity
- Coordination of renovation activities, project scope, and third-party service providers
- Evaluation of development opportunities involving land and underutilized properties
- Support for strategic planning related to redevelopment and long-term asset enhancement

This service is designed to improve property utilization, increase revenue potential, strengthen asset performance, and support long-term value creation through strategic real estate planning.

4.0 Industry Overview

ReProperty Group will operate within the U.S. real estate services industry, specifically at the intersection of residential and commercial property management, real estate investment, and asset performance optimization. This sector is characterized by strong demand, long-term stability, and continued growth driven by demographic trends, housing supply constraints, and increasing investor participation in income-generating properties.

The U.S. residential rental market represents a significant portion of the national housing system. According to the U.S. Census Bureau, approximately 44 million housing units in the United States are occupied by renters, representing nearly one-third of all housing units nationwide. [10] This substantial renter population highlights the importance of rental housing as a core component of the U.S. real estate market.

In addition to its scale, the rental housing sector generates significant economic activity. Research from the Harvard Joint Center for Housing Studies estimates that the U.S. rental housing market exceeds $900 billion in annual value, reinforcing its role as a major contributor to the national economy. Alongside this, the broader property management and real estate services industry continues to expand as property ownership becomes increasingly investment-driven. [11]

Several structural factors will continue to support the long-term growth of this industry. Rising home prices and higher mortgage interest rates have reduced access to homeownership, increasing demand for rental housing.[12] At the same time, population growth, workforce mobility, and household formation will continue to drive demand for both residential and commercial properties across the United States.

Texas will represent one of the most active and attractive real estate markets in the country, with strong population growth, business expansion, and sustained demand for housing and commercial space.[13] The Fort Worth metropolitan area, in particular, has experienced consistent growth driven by economic development, job creation, and inbound migration, creating favorable conditions for property management and real estate investment activities.[14]

As the real estate market evolves, property ownership is increasingly concentrated among investors managing multiple assets. This trend has created a growing need for structured management approaches that go beyond traditional property oversight. Property owners

[10] https://www.census.gov/programs-surveys/ahs.html
[11] https://www.jchs.harvard.edu/americas-rental-housing-2024
[12] https://www.jchs.harvard.edu/press-releases/new-report-shows-housing-costs-strain-owners-and-renters-alike-millions-priced-out
[13] https://homebuyinginstitute.com/mortgage/texas-real-estate-investment/
[14] https://dallasexpress.com/tarrant/fort-worths-2-billion-economic-development-year-reflects-growing-momentum/

require coordinated leasing strategies, financial performance monitoring, cost control, and structured decision-making related to acquisition, disposition, and repositioning of assets.

At the same time, the property management industry will remain highly fragmented, consisting of individual property owners, small firms, and regional companies. This fragmentation creates opportunities for professionally structured businesses that can differentiate themselves through standardized processes, portfolio-based management, and performance-driven strategies.

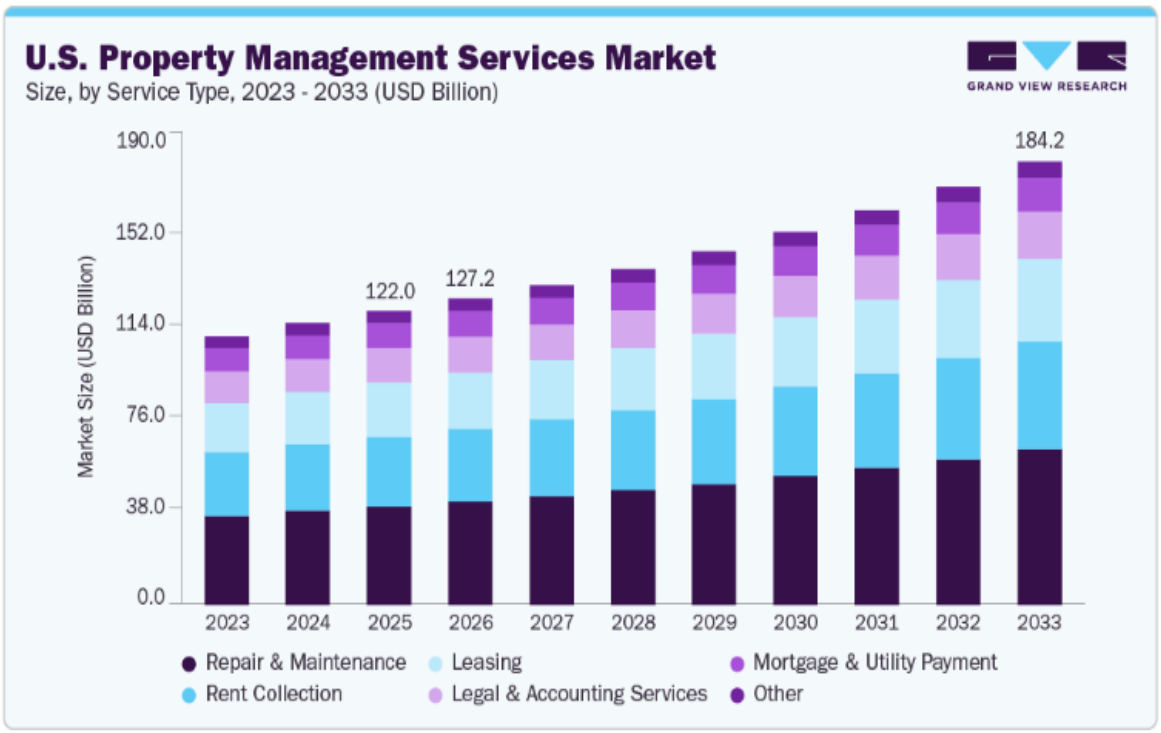
ReProperty Group will be positioned within this evolving market as a provider of integrated real estate services that combine leasing coordination, portfolio management, operational control, and investment-oriented decision-making. By applying a structured and scalable approach, the company will be well positioned to capture opportunities within the Texas real estate market and support property owners in improving asset performance and long-term value.

4.1 Industry Analysis

The U.S. real estate services industry, including property management, leasing, and investment-oriented asset management, will continue to demonstrate consistent growth, supported by increasing demand for structured real estate operations and the expansion of income-generating property portfolios. As property ownership becomes more investment-driven, professional management services will play a critical role in ensuring operational efficiency, financial performance, and long-term asset value.

According to Grand View Research, the U.S. property management market was valued at approximately $122.0 billion in 2025 and is projected to exceed $184 billion by 2033, reflecting steady growth driven by rising real estate investments, urbanization, and increased reliance on professional management services. The United States will continue to represent one of the largest and most mature markets within this sector. [15]

[15] https://www.grandviewresearch.com/industry-analysis/us-property-management-services-market-report



At the national level, IBISWorld estimates that the U.S. property management industry generates more than $109 billion in annual revenue, highlighting the scale and importance of outsourced management services across residential and commercial real estate assets. [16] This growth will continue to be supported by increasing rental demand and the expansion of investor-owned property portfolios.

A key driver of industry growth will be the increasing number of properties held as income-generating assets. As more investors acquire multiple properties, there will be a greater need for coordinated management approaches that integrate leasing operations, financial oversight, and operational control across entire portfolios. This trend creates demand for service providers capable of delivering structured, performance-oriented management rather than isolated property oversight.

Additionally, rising operational complexity across real estate portfolios will require more disciplined approaches to tenant management, maintenance coordination, and cost control. Property owners will increasingly seek solutions that improve occupancy rates, stabilize cash flow, and optimize asset performance over time.

From a cost structure perspective, the industry benefits from a service-based and scalable model. Property management fees for long-term rentals typically range between 6% and 10% of collected rent, depending on the level of service and portfolio size.[17] This structure allows

[16] https://www.ibisworld.com/united-states/industry/property-management/1356/
[17] https://www.baselane.com/resources/how-much-do-property-managers-charge

companies to generate recurring revenue while expanding their portfolio of managed properties without significant capital investment in physical assets.

The industry will also remain highly fragmented, consisting of individual property owners, small firms, and regional operators. This fragmentation creates opportunities for professionally structured companies that can differentiate themselves through standardized processes, portfolio-based management strategies, and integrated service delivery.

Overall, the industry will continue to present strong growth opportunities driven by increasing real estate investment activity, the expansion of rental housing, and the need for more efficient and coordinated property management practices. These factors create a favorable environment for ReProperty Group to establish operations, scale its portfolio, and support property owners in improving financial performance and long-term asset value.

4.2 Major Market Segmentation

The U.S. real estate services market is composed of multiple customer segments with distinct operational needs, investment objectives, and service expectations. ReProperty Group will focus on serving property owners and investors who manage residential and commercial assets and require structured solutions to improve financial performance, operational efficiency, and long-term asset value.

Individual Property Owners

This segment includes individuals who own one or multiple residential properties and require support in leasing coordination, tenant management, and maintenance oversight. Many of these owners do not have the time or operational structure to manage properties efficiently and rely on professional service providers to ensure consistent occupancy and stable income generation.

This group represents a significant portion of the market, particularly in growing regions such as Texas, where population growth and housing demand continue to support rental activity.

Real Estate Investors and Small Investment Groups

This segment includes investors who manage multiple properties as income-generating assets. These clients prioritize financial performance, operational efficiency, and scalability across their portfolios.

ReProperty Group will address this segment through a portfolio-based approach that integrates leasing operations, cost control, and performance monitoring. As portfolios expand, these investors increasingly require structured management solutions to coordinate operations and support investment decisions.

Portfolio Owners and Property Holding Entities

This segment includes companies, partnerships, and entities that own multiple properties within a defined geographic area or asset class. These clients benefit from coordinated management across assets, allowing for standardized leasing strategies, centralized operations, and improved financial outcomes.

ReProperty Group's service model is specifically aligned with this segment, as it focuses on managing properties under a unified structure rather than as isolated assets, enabling more efficient operations and higher overall portfolio performance.

Absentee and Out-of-State Property Owners

This segment includes property owners who do not reside in the same region as their assets and require full operational oversight. These clients depend on local service providers to manage leasing activities, coordinate maintenance, and ensure compliance with contractual and operational requirements.

As real estate investment becomes more geographically diversified, this segment continues to grow, creating demand for reliable and structured property management solutions.

Development-Oriented Property Owners and Landholders

This segment includes property owners seeking to improve asset performance through renovation, repositioning, or development. These clients require evaluation of property potential, coordination of improvement activities, and support in decision-making related to alternative uses and investment strategies.

ReProperty Group will support this segment by providing structured analysis and coordination of property improvements aligned with market demand and financial feasibility.

Service-Based Market Positioning

ReProperty Group will be positioned as a provider of integrated real estate services capable of addressing the needs of multiple customer segments through a structured and scalable operational model. The company's approach combines leasing coordination, portfolio management, operational control, and investment-oriented decision-making, allowing it to serve a diversified client base while maintaining consistent service delivery.

By focusing on portfolio-based management and performance-driven strategies, the company reduces reliance on isolated transactions and establishes recurring revenue streams through long-term client relationships. This positioning allows ReProperty Group to adapt to market conditions, support different types of property owners, and maintain operational stability as its portfolio expands.

4.3 Business Location

ReProperty Group will be headquartered in the State of Texas, with its initial operations based in the Fort Worth metropolitan area, part of the Dallas–Fort Worth (DFW) region. This location offers a favorable environment for real estate operations due to its strong economic growth, population expansion, and sustained demand for both residential and commercial properties.

The Dallas–Fort Worth metroplex is one of the fastest-growing regions in the United States, with a population exceeding 7.8 million residents.[18] The region has consistently ranked among the top U.S. metropolitan areas for population growth, adding approximately 150,000 to 170,000 new residents annually in recent years.[19] This growth has been driven by job creation, corporate relocations, and a lower cost of living compared to other major markets.

Fort Worth, in particular, has experienced steady expansion, with its population surpassing 950,000 residents, making it one of the largest and fastest-growing cities in Texas.[20] The continued increase in population directly supports demand for rental housing, as new residents often enter the market as renters before transitioning to homeownership.

The real estate market in the DFW region remains highly active. Median home prices in the area have ranged between $350,000 and $400,000, while average monthly rents typically range from $1,400 to $2,200, depending on property type and location.[21] Rising home prices and elevated mortgage interest rates have contributed to increased demand for rental properties, reinforcing the need for structured leasing and property management services.

The region also benefits from strong economic fundamentals. The Dallas–Fort Worth area supports over **4 million jobs**, with major industries including logistics, manufacturing, finance, healthcare, and technology.[22] This diversified economic base contributes to stable housing demand and supports long-term real estate investment activity.

Texas offers a business-friendly environment that further strengthens the company's positioning. The absence of a state income tax, combined with relatively lower operating costs, continues to attract both residents and investors. These factors contribute to increased property ownership and the expansion of income-generating real estate portfolios, which directly supports demand for ReProperty Group's services.

ReProperty Group's location in Fort Worth provides access to a broad and growing client base, including individual property owners, real estate investors, and property holding entities. The

[18] https://www.nbcdfw.com/news/local/dallas-fort-worth-leads-all-metro-areas-in-population-growth/3489168/
[19] https://www.nbcdfw.com/news/local/dallas-fort-worth-leads-all-metro-areas-in-population-growth/3489168/
[20] https://www.fortworthtexas.gov/about/population
[21] https://www.realtor.com/research/data/
[22] https://www.dallaschamber.org/why-dallas/dfw-facts/

company will be positioned to serve both residential and commercial segments within the DFW region, while maintaining the flexibility to expand into adjacent markets as operations scale.

The company will operate from a modest office space dedicated to administrative functions, client coordination, and portfolio management. Field operations, including maintenance, repairs, and property-related services, will be conducted through licensed professionals and third-party vendors. This approach supports a lean and scalable operational structure while maintaining service quality and cost control.

Overall, the selection of Fort Worth as the company's initial base of operations provides access to a large and expanding real estate market, supported by strong population growth, active housing demand, and favorable economic conditions. These factors create a solid foundation for ReProperty Group to establish operations, expand its portfolio, and generate long-term value for its clients.

5.0 Strategy and Implementation

The Strategy and Implementation section outlines how ReProperty Group will position itself within the U.S. real estate services market, attract clients, and achieve sustainable growth. The company's strategy is based on a structured approach to portfolio management, leasing coordination, and investment-oriented decision-making, supported by a scalable operational model.

The following components will guide the company's strategic approach:

1. **SWOT Analysis:** ReProperty Group will conduct a comprehensive evaluation of its strengths, weaknesses, opportunities, and threats to support strategic decision-making. This analysis will focus on the company's ability to operate within a competitive real estate environment while differentiating itself through a portfolio-based management approach. By leveraging structured processes, financial oversight, and coordinated operations, the company will position itself to improve asset performance and maintain consistent service delivery across its client base.
2. **Website:** ReProperty Group's website will serve as a central digital platform to present its services, operational model, and value proposition. The platform will provide clear information regarding leasing coordination, portfolio management, acquisition and disposition support, and property repositioning services. It will also include service descriptions, operational approach, and client-oriented content designed to support lead generation and facilitate initial engagement with property owners and investors.
3. **Digital Marketing:** The company will implement a targeted digital marketing strategy focused on reaching property owners, real estate investors, and portfolio managers. Strategies will include search engine optimization (SEO), online advertising, and direct

outreach campaigns. The objective is to generate qualified leads by targeting individuals and entities actively seeking property management, leasing, and investment-related services, particularly those managing multiple assets.

4. **Social Media:** REProperty Group will utilize professional platforms such as LinkedIn and other digital channels to establish its market presence and engage with potential clients. Content will focus on real estate trends, leasing strategies, property performance insights, and operational best practices. This approach will support brand visibility and reinforce the company's positioning as a structured and performance-oriented service provider.
5. **Industry Networking and Local Engagement:** The company will participate in local real estate events, investor meetings, and industry associations within the Texas market, particularly in the Dallas–Fort Worth region. These activities will support relationship building with property owners, investors, licensed real estate professionals, and service providers. Local engagement will play an important role in client acquisition and market positioning during the initial phases of operation.
6. **Referrals and Strategic Relationships:** REProperty Group will prioritize the development of long-term relationships with property owners and investors, supporting repeat business and referral-based growth. The company will also establish relationships with licensed real estate agents, contractors, and service providers to support leasing, transaction execution, and operational activities. These relationships will expand service capabilities while maintaining a lean internal structure.

In Sections 5.3 and 5.4, REProperty Group will further detail its sales strategy and sales forecast. The sales strategy will define how the company will identify opportunities, engage with prospective clients, and expand its portfolio of managed properties. The sales forecast will project revenue growth based on service demand, portfolio expansion, and the company's phased hiring plan.

All of these strategic elements are aligned with REProperty Group's focus on improving asset performance, optimizing property operations, and supporting structured real estate investment strategies. Mr. Luis Fernando Muradas Stumpf's experience in real estate management, financial oversight, and operational coordination will support the execution of this strategy and the company's long-term growth in the United States.

5.1 Swot Analysis

REProperty Group' SWOT analysis provides a structured evaluation of the company's internal capabilities and external market conditions. This assessment supports strategic decision-making and highlights the company's positioning within the infrastructure observability, monitoring, and operational resilience market.

Strengths

- **Portfolio-Based Management Approach:** Focus on managing multiple properties under a unified structure allows for improved efficiency, cost control, and consistent asset performance.
- **Integration of Financial and Operational Oversight:** Combines leasing coordination, financial analysis, and operational management to support structured investment decisions.
- **Experienced Leadership:** Led by Mr. Luis Fernando Muradas Stumpf, whose background in real estate, engineering, and accounting supports disciplined and performance-driven operations.
- **Lean and Scalable Operational Model:** Utilizes a combination of internal staff and third-party vendors, allowing flexibility and cost efficiency as the portfolio expands.
- **Licensed Real Estate Compliance Structure:** Inclusion of licensed real estate professionals ensures that all regulated activities are executed in accordance with state requirements.
- **Diversified Service Offering:** Provides leasing, property management, acquisition support, and repositioning services, reducing reliance on a single revenue stream.
- **Focus on Multi-Property Clients:** Targets investors and property owners with multiple assets, enabling recurring revenue and long-term client relationships.
- **Structured Operational Processes:** Standardized procedures for leasing, maintenance coordination, and performance monitoring improve consistency and service quality.

Weaknesses

- **New Market Entry:** As a newly established company in the U.S., ReProperty Group will require time to build brand recognition and client trust.
- **Dependence on Key Personnel:** Initial operations rely heavily on the founder's experience and decision-making during early growth phases.

Opportunities

- **Growing Rental Demand:** Rising home prices and interest rates continue to increase reliance on rental housing across the U.S.
- **Expansion of Investor-Owned Properties:** Increasing number of individuals and entities acquiring properties as income-generating assets.
- **High Population Growth in Texas:** Continued migration to the Dallas–Fort Worth region supports long-term demand for housing and real estate services.
- **Fragmented Market Structure:** Lack of standardized processes among competitors creates opportunities for professionally structured companies.
- **Demand for Portfolio Management Solutions:** Multi-property owners require coordinated strategies to improve performance and efficiency.

- **Opportunities in Property Repositioning:** Underutilized or underperforming properties can be improved through renovation and redevelopment strategies.
- **Scalability Through Vendor Networks:** Ability to expand operations without significant fixed costs through the use of third-party service providers.
- **Long-Term Client Relationships:** Property management and leasing services support recurring revenue and client retention over time.

Threats

- **Real Estate Market Fluctuations:** Changes in property values, rental demand, or economic conditions may impact investment decisions and service demand.
- **Regulatory and Compliance Requirements:** Changes in real estate regulations or licensing requirements may affect operational processes.

5.2 Website and Digital Marketing

ReProperty Group will implement a structured website and digital marketing strategy to establish its presence in the U.S. real estate market, communicate its service offerings, and attract qualified property owners and investors. The company's digital strategy will focus on clarity, credibility, and targeted outreach to individuals and entities managing residential and commercial real estate assets.

Website

The company's website will serve as a central platform for presenting its services, operational approach, and value proposition. It will be designed to clearly communicate ReProperty Group's focus on leasing coordination, portfolio-based property management, acquisition and disposition support, and property repositioning strategies.

The website will include detailed descriptions of each service line, explaining how the company supports property owners in improving asset performance, reducing vacancy, and optimizing operational efficiency. Content will be structured to provide clear and practical information, allowing potential clients to understand the company's approach and service scope.

In addition, the website will feature:

- Service overviews outlining leasing, portfolio management, and investment coordination processes
- Market insights related to rental trends, property performance, and operational efficiency
- Examples of operational approaches, including tenant management and portfolio coordination
- Clear contact channels for client inquiries and service requests

The platform will be optimized for usability, with straightforward navigation, concise messaging, and efficient lead capture through contact forms and direct communication channels. The website will function as both a marketing tool and an informational resource for property owners seeking structured real estate services.

Digital Marketing Strategy

ReProperty Group will implement a targeted digital marketing strategy designed to reach property owners, real estate investors, and portfolio managers. The company will prioritize channels that allow direct engagement with individuals and entities actively seeking leasing, management, and investment-related services.

Key components of the digital marketing strategy will include:

- **Search Engine Optimization (SEO):** Optimization of website content to improve visibility in search results related to property management, leasing services, and real estate investment support in the Texas market.
- **Content Marketing:** Development of practical content focused on topics such as vacancy reduction, tenant management, cost control, and property performance. This content will demonstrate the company's operational approach and support credibility with potential clients.
- **Email Communication:** Targeted outreach to property owners and investors, providing relevant information, service updates, and opportunities for engagement.
- **Targeted Advertising (PPC):** Digital advertising campaigns focused on geographic areas such as Fort Worth and the broader Dallas–Fort Worth region, aimed at generating qualified leads from property owners and investors.
- **Professional Platforms:** Use of platforms such as LinkedIn to establish a professional presence, share market insights, and connect with real estate investors and property owners.

Strategic Positioning Through Digital Channels

ReProperty Group's digital presence will emphasize its positioning as a structured and performance-oriented real estate service provider. The company will focus on communicating its ability to manage multiple properties under a coordinated approach, improve financial outcomes, and support long-term asset value.

The message will highlight:

- Portfolio-based management rather than isolated property oversight
- Operational efficiency and cost control
- Consistent leasing performance and tenant stability
- Support for investment decisions and asset lifecycle management

By maintaining a consistent and professional digital presence, REProperty Group will build credibility, attract qualified clients, and support long-term business development.

Through a focused and structured website and digital marketing strategy, REProperty Group will establish a foundation for client acquisition and market positioning in the United States. This approach will enable the company to communicate its services effectively, engage with its target audience, and support the growth of its managed property portfolio.

5.3 Sales Strategy

REProperty Group will implement a structured and relationship-driven sales strategy focused on acquiring and retaining property owners and real estate investors managing residential and commercial assets. The company's approach will emphasize direct client engagement, long-term relationships, and consistent service delivery aligned with portfolio performance and investment objectives.

Target Customer Acquisition

The company will focus on identifying and engaging individuals and entities that own and manage multiple properties or are actively investing in income-generating real estate assets. These clients typically require leasing coordination, operational management, and structured support for investment decisions.

Client acquisition efforts will be directed toward:

- Individual property owners with multiple residential or commercial units
- Real estate investors and small investment groups
- Portfolio owners and property holding entities
- Absentee and out-of-state property owners requiring full operational support

REProperty Group will engage directly with property owners and decision-makers responsible for asset performance, income generation, and long-term investment strategy.

Relationship-Based Sales Approach

REProperty Group will adopt a relationship-based sales model in which client engagement begins with an evaluation of the client's property portfolio, operational structure, and leasing performance. This approach allows the company to identify inefficiencies and propose structured solutions aligned with the client's financial objectives.

The sales process will typically include:

- Initial outreach and qualification of potential clients
- Review of property portfolio and identification of operational or financial gaps
- Presentation of service structure, including leasing, management, and coordination activities
- Definition of scope, pricing, and service agreements

- Onboarding of properties and implementation of management processes
- Ongoing client communication and portfolio performance monitoring

This structured approach supports consistent service delivery and establishes long-term relationships with property owners.

Client Retention and Relationship Development

ReProperty Group will prioritize long-term relationships with property owners by delivering consistent service quality and maintaining regular communication regarding property performance and operational status.

This approach will support:

- Recurring revenue through ongoing property management services
- Expansion of services within existing portfolios
- Long-term client retention and referral-based growth

By focusing on portfolio performance and operational efficiency, the company will position itself as a reliable partner in managing real estate assets.

Sales Team Structure and Growth

In the initial phase, sales activities will be led directly by Mr. Luis Fernando Muradas Stumpf, leveraging his experience, professional network, and knowledge of real estate operations to establish the company's client base.

As the company expands, dedicated Sales Representatives will be added to support client acquisition, relationship management, and portfolio growth across the Texas market. The sales team will work in coordination with licensed real estate agents and operational staff to ensure that services are effectively delivered and aligned with client expectations.

ReProperty Group's sales strategy is designed to support sustainable growth through targeted client acquisition, structured service delivery, and long-term relationship development. By focusing on property owners and investors managing multiple assets, the company will build a stable client base and generate consistent revenue through recurring and transaction-based services.

5.4 Sales Forecast

ReProperty Group has developed a structured five-year sales forecast based on its core service lines: Real Estate Leasing and Contract Management, Property Acquisition and Disposition Coordination, Portfolio-Based Property Management and Operational Control, and Property Repositioning and Development Planning. The projections reflect gradual portfolio growth, increasing client acquisition, and expansion of service relationships over time.

The company's revenue model combines recurring income from property management, transaction-based revenue from leasing and acquisition activities, and project-based revenue from repositioning and development planning. This diversified structure supports scalability and reduces reliance on a single revenue source.

Sales Forecast by Service Line

- **Real Estate Leasing and Contract Management:** Revenue for this service is projected to increase from $167,500 in Year 1 to $827,316 in Year 5, driven by growth in the number of managed units and leasing activity. This service includes tenant placement fees typically ranging from 50% to 100% of one month's rent, along with lease renewal and administrative fees. Growth reflects increased client acquisition and higher leasing volume across the portfolio.
- **Property Acquisition and Disposition Coordination:** Sales are projected to grow from $145,000 in Year 1 to $716,184 in Year 5, supported by increasing transaction volume as the company expands its client base. This service generates revenue through coordination and strategy fees typically ranging from $2,000 to $7,500 per transaction, while transaction execution is conducted by licensed real estate professionals. Growth reflects higher deal flow and stronger investor relationships.
- **Portfolio-Based Property Management and Operational Control:** Revenue is expected to increase from $107,500 in Year 1 to $530,964 in Year 5, representing the company's primary source of recurring income. This service is based on monthly management fees typically ranging from 6% to 10% of collected rent for residential properties and 4% to 8% for commercial properties. Growth is driven by the expansion of the managed portfolio and long-term client retention.
- **Property Repositioning and Development Planning:** This service is projected to begin in Year 2, generating $35,000, and increasing to $96,040 by Year 5 as the company expands into more complex projects. Revenue is generated through project-based fees typically ranging from $2,500 to $10,000 per engagement, depending on scope and complexity. Growth reflects increased demand for property improvements and value-enhancement strategies.

Total Sales Forecast

Overall, total sales are projected to grow from **$420,000 in Year 1** to **$2,170,504 in Year 5**, reflecting the company's ability to expand its managed portfolio, increase leasing and transaction activity, and develop additional service opportunities over time.

Direct Costs Forecast

Direct costs are associated with service delivery, including personnel involved in leasing coordination, operational management, and vendor-related expenses.

- **Real Estate Leasing and Contract Management:** Direct costs are projected to increase from $13,400 in Year 1 to $66,185 in Year 5, aligned with increased leasing volume.
- **Property Acquisition and Disposition Coordination:** Direct costs are expected to grow from $17,400 to $85,942, reflecting higher transaction activity.
- **Portfolio-Based Property Management and Operational Control:** Direct costs are projected to increase from $10,750 to $53,096, driven by portfolio expansion and operational support requirements.
- **Property Repositioning and Development Planning:** Direct costs will grow from $0 in Year 1 to $14,406 in Year 5, reflecting gradual expansion into project-based activities.

Total Direct Costs

Total direct costs are projected to increase from **$41,550 in Year 1** to **$219,630 in Year 5**, remaining proportionally controlled relative to revenue due to the company's lean structure and use of third-party vendors for operational activities.

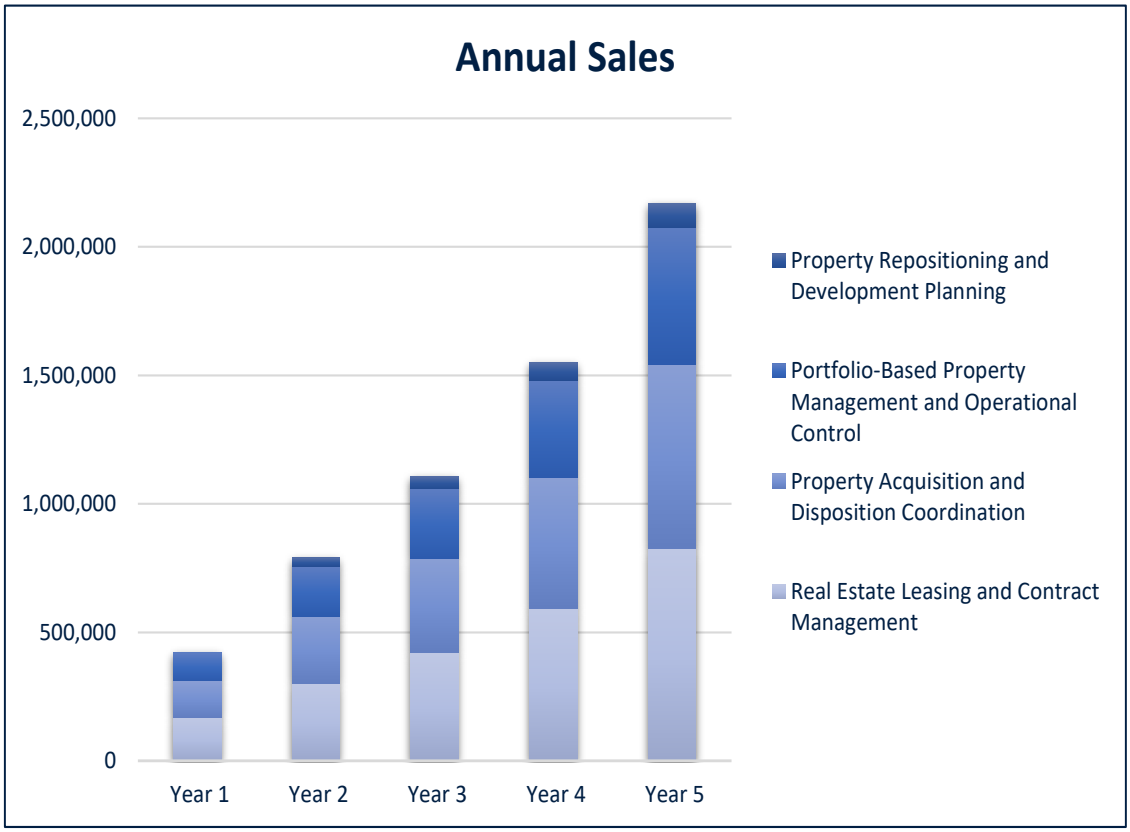
Summary

The sales forecast demonstrates ReProperty Group's ability to scale through a combination of recurring revenue, transaction-based services, and project-based engagements. Growth is supported by increasing demand for structured property management, portfolio optimization, and coordinated real estate operations.

By expanding its client base, maintaining long-term relationships, and applying a portfolio-based management approach, ReProperty Group is positioned to achieve consistent revenue growth while improving asset performance and operational efficiency across its managed properties.

5.4.1 Annual Sales Forecast Table and Chart

Sales Forecast					
	Year 1	Year 2	Year 3	Year 4	Year 5
Sales					
Real Estate Leasing and Contract Management	$167,500	$301,500	$422,100	$590,940	$827,316
Property Acquisition and Disposition Coordination	$145,000	$261,000	$365,400	$511,560	$716,184
Portfolio-Based Property Management and Operational Control	$107,500	$193,500	$270,900	$379,260	$530,964
Property Repositioning and Development Planning	$0	$35,000	$49,000	$68,600	$96,040
Total Sales	$420,000	$791,000	$1,107,400	$1,550,360	$2,170,504
Direct Cost of Sales	Year 1	Year 2	Year 3	Year 4	Year 5
Real Estate Leasing and Contract Management	$13,400	$24,120	$33,768	$47,275	$66,185
Property Acquisition and Disposition Coordination	$17,400	$31,320	$43,848	$61,387	$85,942
Portfolio-Based Property Management and Operational Control	$10,750	$19,350	$27,090	$37,926	$53,096
Property Repositioning and Development Planning	$0	$5,250	$7,350	$10,290	$14,406
Subtotal Direct Cost of Sales	**$41,550**	**$80,040**	**$112,056**	**$156,878**	**$219,630**



6.0 Management Structure

As previously mentioned, Mr. Luis Fernando Muradas Stumpf will serve as the General Manager and Director of Real Estate Investments at REProperty Group. In this role, he will be responsible for overall business strategy, investment decisions, portfolio performance, and high-level oversight of operations.

The Personnel Plan outlines a structured and phased hiring strategy, reflecting gradual expansion aligned with revenue growth and portfolio development. REProperty Group will begin operations with a lean team and expand its workforce as the number of managed properties and client relationships increases.

By Year 5, the company is projected to employ 16 professionals, including Mr. Stumpf, supporting both operational execution and business development activities.

6.1 Staffing Requirements

Under the leadership of Mr. Luis Fernando Muradas Stumpf, REProperty Group will establish a team aligned with its core services, including leasing coordination, property management, acquisition support, and portfolio expansion.

The personnel structure is designed to balance internal management functions, licensed real estate activities, and operational support, while maintaining a scalable and cost-efficient model.

Personnel Plan Details:

- **General Manager and Director of Real Estate Investments – Mr. Luis Fernando Muradas Stumpf:** Mr. Stumpf will lead the company's strategic direction, investment decisions, and portfolio oversight. His salary is projected to grow from $82,500 in Year 1 to $157,411 by Year 5, reflecting the company's growth and increasing responsibilities.
- **Licensed Real Estate Agents:** The company will begin with one licensed agent in Year 1, expanding to four agents by Year 5. Total compensation will increase from $64,800 in Year 1 to $316,032 in Year 5, supporting leasing activities, transaction coordination, and regulatory compliance.
- **Property Manager:** REProperty Group will maintain one Property Manager throughout the five-year period, responsible for overseeing property performance and tenant coordination. Salary will increase from $45,000 in Year 1 to $72,930 by Year 5.
- **Operations Coordinator:** This position will be introduced in Year 3 to support vendor coordination and operational efficiency. Salary will grow from $59,535 in Year 3 to $65,637 in Year 5.

- **Portfolio Expansion Managers:** The company will introduce one manager in Year 2, expanding to two managers by Year 5. Compensation will increase from $73,500 in Year 2 to $170,171 by Year 5, supporting business development and portfolio growth.
- **Maintenance, Repairs, Cleaning, and Vendors (Outsourced):** Third-party providers will be introduced in Year 3, with costs increasing from $41,895 to $92,378 by Year 5, reflecting portfolio expansion and operational demand.
- **Sales Representatives:** The company will begin with one Sales Representative in Year 1, expanding to two representatives by Year 5. Total compensation will increase from $72,000 in Year 1 to $175,033 in Year 5, supporting client acquisition and revenue growth.
- **Administrative Manager:** This position will be introduced in Year 2, with salary increasing from $63,000 to $72,930 by Year 5, supporting internal operations and financial coordination.
- **Customer Service Representatives:** This role will be introduced in Year 3, expanding to two representatives by Year 5, with total compensation increasing from $46,305 to $102,103, supporting tenant communication and service coordination.

By Year 1, ReProperty Group will begin operations with a team of 4 professionals, expanding to 16 team members by Year 5. Total payroll is projected to grow from $264,300 in Year 1 to $1,224,625 in Year 5, reflecting the company's structured growth and increasing operational capacity.

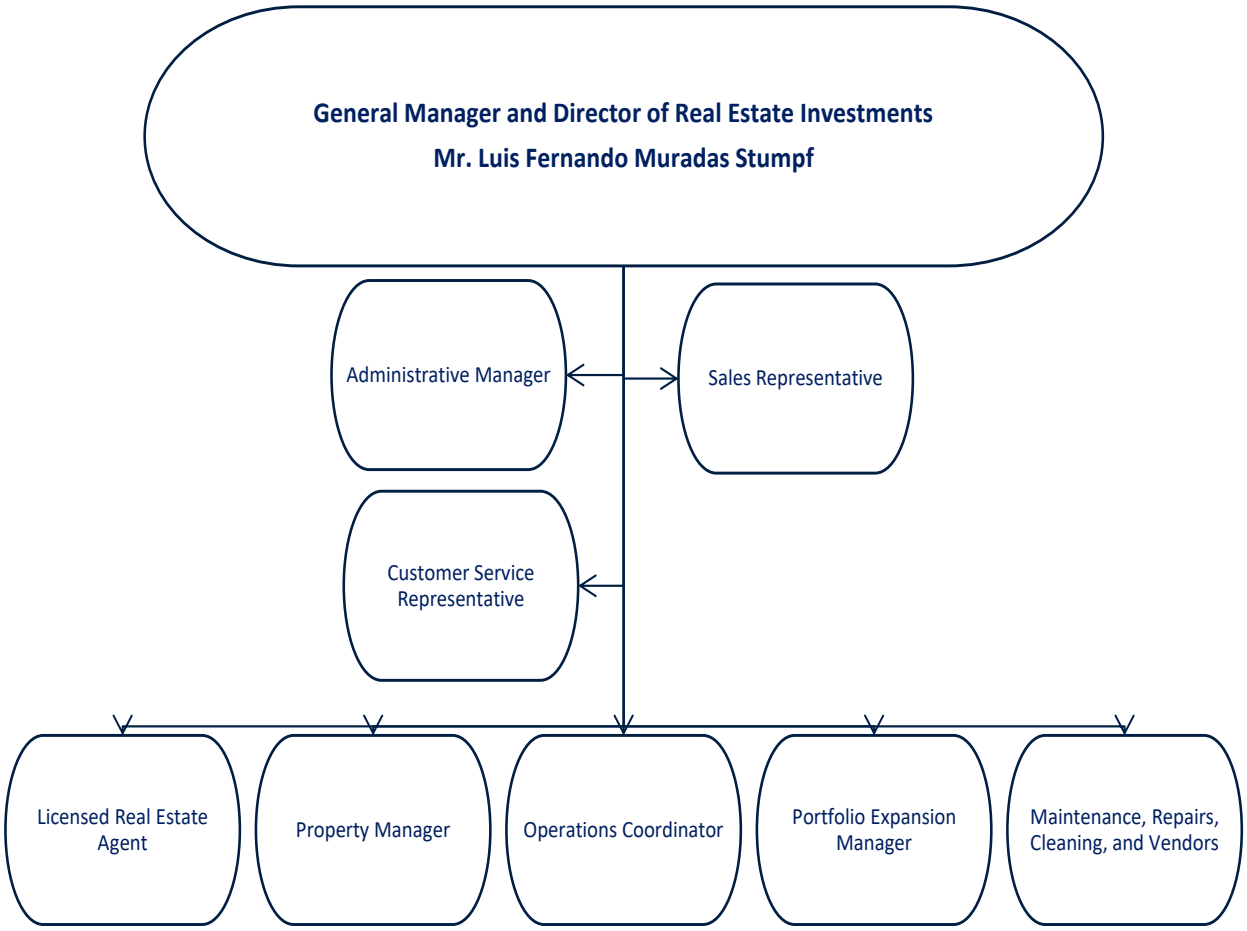
6.2 Annual Personnel Plan Table

Personnel Plan					
	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager and Director of Real Estate Investments – Mr. Luis Fernando Muradas Stumpf	$82,500	$103,500	$119,025	$136,879	$157,411
Licensed Real Estate Agent	$64,800	$136,500	$143,325	$225,737	$316,032
Property Manager	$45,000	$63,000	$66,150	$69,458	$72,930
Operations Coordinator	$0	$0	$59,535	$62,512	$65,637
Portfolio Expansion Manager	$0	$73,500	$77,175	$81,034	$170,171
Maintenance, Repairs, Cleaning, and Vendors	$0	$0	$41,895	$43,990	$92,378
Sales Representative	$72,000	$75,600	$79,380	$166,698	$175,033
Administrative Manager	$0	$63,000	$66,150	$69,458	$72,930
Customer Service Representative	$0	$0	$46,305	$97,241	$102,103
Total People	4	7	10	13	16
Total Payroll	**$264,300**	**$515,100**	**$698,940**	**$953,004**	**$1,224,625**

6.3 Five-Year Personnel Plan Table

Personnel Plan					
	Year 1	Year 2	Year 3	Year 4	Year 5
General Manager and Director of Real Estate Investments – Mr. Luis Fernando Muradas Stumpf	1	1	1	1	1
Licensed Real Estate Agent	1	2	2	3	4
Property Manager	1	1	1	1	1
Operations Coordinator	0	0	1	1	1
Portfolio Expansion Manager	0	1	1	1	2
Maintenance, Repairs, Cleaning, and Vendors	0	0	1	1	2
Sales Representative	1	1	1	2	2
Administrative Manager	0	1	1	1	1
Customer Service Representative	0	0	1	2	2
Total People	**4**	**7**	**10**	**13**	**16**

6.4 Organizational Chart – Year 5



6.5 Duties and Responsibilities

General Manager and Director of Real Estate Investments – Mr. Luis Fernando Muradas Stumpf

Mr. Stumpf will be responsible for the overall strategic direction, investment oversight, and portfolio performance of ReProperty Group. His role is executive in nature and focused on high-level decision-making rather than day-to-day operational execution.

Key responsibilities include:

- Define the company's long-term business strategy, including market positioning, service expansion, and portfolio growth
- Oversee real estate investment decisions, including acquisition, disposition, and asset allocation strategies
- Monitor portfolio performance, including revenue generation, occupancy levels, and overall asset value
- Establish financial objectives, pricing strategies, and revenue targets aligned with business growth
- Supervise key personnel, including Licensed Real Estate Agents, Property Manager, and Portfolio Expansion Managers
- Evaluate market trends and identify opportunities for expansion, repositioning, and development
- Maintain relationships with property owners, investors, and strategic partners
- Ensure that all operations are aligned with regulatory requirements and executed through licensed professionals where required

Licensed Real Estate Agent

Licensed Real Estate Agents will be responsible for all regulated real estate activities in compliance with state requirements.

- Manage property listings, leasing activities, and marketing of available units
- Conduct negotiations with tenants and buyers, including lease terms and transaction conditions
- Coordinate transaction processes, including documentation and closing procedures
- Support acquisition and disposition activities in alignment with company strategy

Property Manager

The Property Manager will oversee day-to-day performance of managed properties.

- Monitor property performance, including occupancy rates and tenant retention
- Coordinate tenant communication and ensure compliance with lease agreements

- Oversee rent collection processes and address operational issues
- Coordinate maintenance and repair activities with vendors and service providers

Operations Coordinator

The Operations Coordinator will support operational efficiency across the portfolio.

- Coordinate maintenance schedules and vendor activities across properties
- Manage relationships with third-party service providers
- Monitor operational workflows and identify efficiency improvements
- Support internal coordination between management, agents, and service providers

Portfolio Expansion Manager

Portfolio Expansion Managers will focus on business development and portfolio growth.

- Identify potential clients, including property owners and investors
- Develop relationships to expand the company's managed property portfolio
- Support acquisition strategies by identifying investment opportunities
- Assist in evaluating properties based on financial and operational performance

Maintenance, Repairs, Cleaning, and Vendors (Outsourced)

Third-party providers will execute field-level operational activities.

- Perform maintenance, repair, and cleaning services as required
- Address property-related issues in a timely and efficient manner
- Support property readiness for leasing and occupancy
- Maintain service quality standards in accordance with company expectations

Sales Representative

Sales Representatives will support client acquisition and revenue growth.

- Identify and engage potential property owners and investors
- Present company services and value proposition to prospective clients
- Support leasing and portfolio expansion efforts
- Maintain relationships with clients to support retention and referrals

Administrative Manager

The Administrative Manager will oversee internal administrative and financial coordination.

- Manage internal documentation, contracts, and administrative processes
- Support financial coordination, including invoicing and recordkeeping
- Ensure organization of operational and client-related information
- Coordinate internal workflows and support management activities

Customer Service Representative

Customer Service Representatives will support communication and service coordination.

- Serve as a point of contact for tenants and property owners
- Coordinate service requests and operational inquiries
- Support communication between clients, management, and vendors
- Maintain responsiveness and service quality across all managed properties

7.0 Financial Summary

The financial plan for REProperty Group will be a critical analysis of the company's financial projections, including revenue, expenses, and overall financial performance. It will offer a comprehensive overview of the expected financial trajectory over a specific period of time and determine the company's financial feasibility. The plan will encompass essential aspects such as startup funding, profit and loss, cash flow, and balance sheet. The financial plan will play a crucial role in determining the company's success and will help in making informed decisions to ensure that the company achieves its financial objectives.

7.1 Break-even Analysis

The Break-even Analysis is a key financial indicator for REProperty Group, identifying the level of revenue required for the company to cover its operating expenses. This analysis reflects the company's service-based model, which combines recurring revenue from property management with transaction-based and project-based income.

Based on the company's financial projections, REProperty Group is expected to reach its break-even point when monthly revenue reaches approximately **$30,661**. At this level, the company's total revenue will be sufficient to cover its fixed and variable operating costs.

Monthly Fixed Costs: The company's estimated monthly fixed costs are approximately **$27,628**, including payroll, administrative expenses, office-related costs, and operational overhead. These costs are expected to remain relatively stable in the early stages of operation.

Understanding the break-even point provides a clear financial benchmark for REProperty Group. It supports planning related to client acquisition, portfolio growth, and operational expansion, ensuring that the company maintains financial discipline while scaling its services.

Reaching this threshold represents a transition from initial operational setup to a phase of financial sustainability, where recurring revenue from managed properties and ongoing service activities begins to support profitability.

7.1.1 Break-even Analysis Chart

Break-even Analysis	
Monthly Revenue Break-even	$30,661
Assumptions:	
Estimated Monthly Fixed Cost	**$27,628**

7.2 Profit and Loss Assumptions

ReProperty Group is expected to establish a solid financial foundation as it initiates operations in the State of Texas, supported by a structured revenue model and a controlled cost structure. The company's financial performance is driven by a combination of recurring income from property management, transaction-based revenue from leasing and acquisition activities, and project-based income from repositioning services.

Sales are projected to grow from $420,000 in Year 1 to $2,170,504 in Year 5, reflecting the gradual expansion of the company's managed property portfolio, increased leasing activity, and the development of additional service lines.

Direct costs are expected to increase from $41,550 in Year 1 to $219,630 in Year 5, remaining proportionally controlled relative to revenue due to the company's lean operational model and use of third-party vendors.

The company is projected to maintain a strong gross margin, ranging from approximately 89% to 90%, supported by its service-based structure and limited reliance on physical assets. Gross profit is expected to grow from $378,450 in Year 1 to $1,950,874 in Year 5.

Operating expenses will increase from $331,530 in Year 1 to $1,444,794 in Year 5, primarily driven by workforce expansion, marketing activities, and operational growth. Payroll represents the largest expense category, reflecting the company's investment in personnel to support service delivery and portfolio expansion.

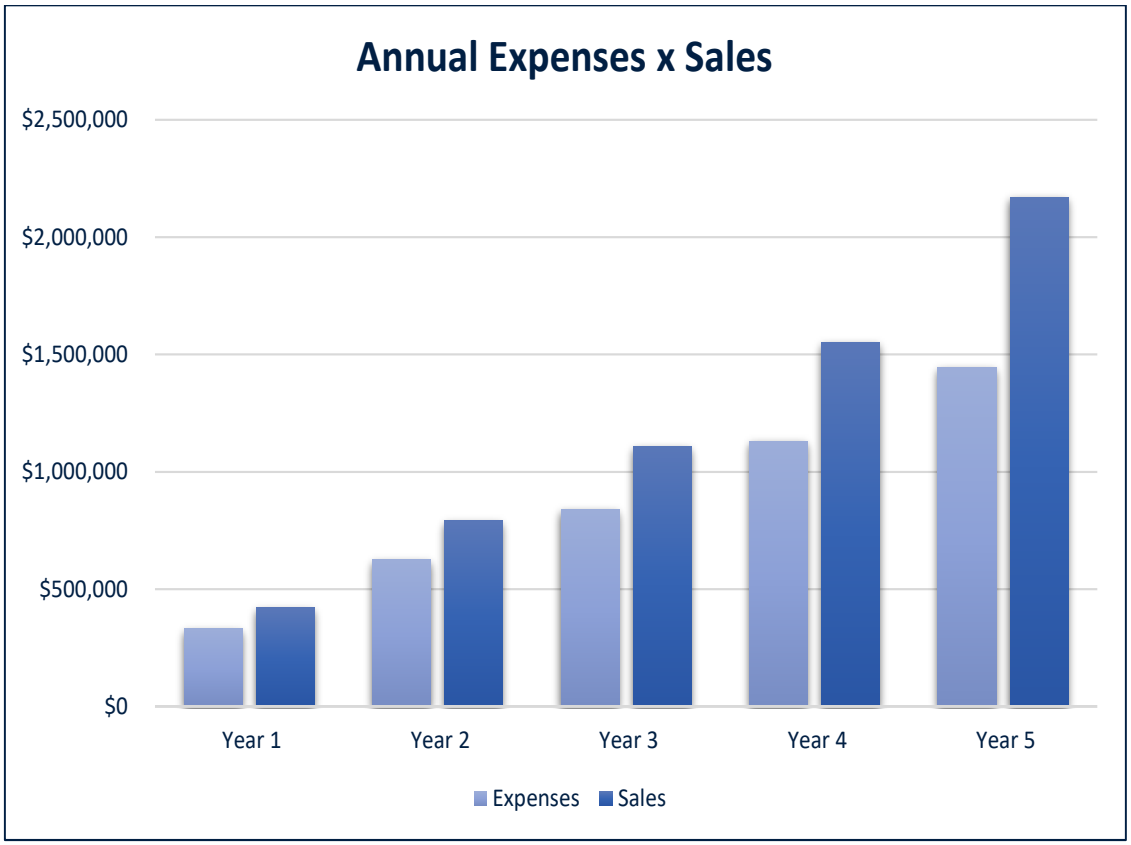
Profit before taxes is projected to grow from $46,920 in Year 1 to $506,081 in Year 5, demonstrating the company's ability to scale operations while maintaining cost control.

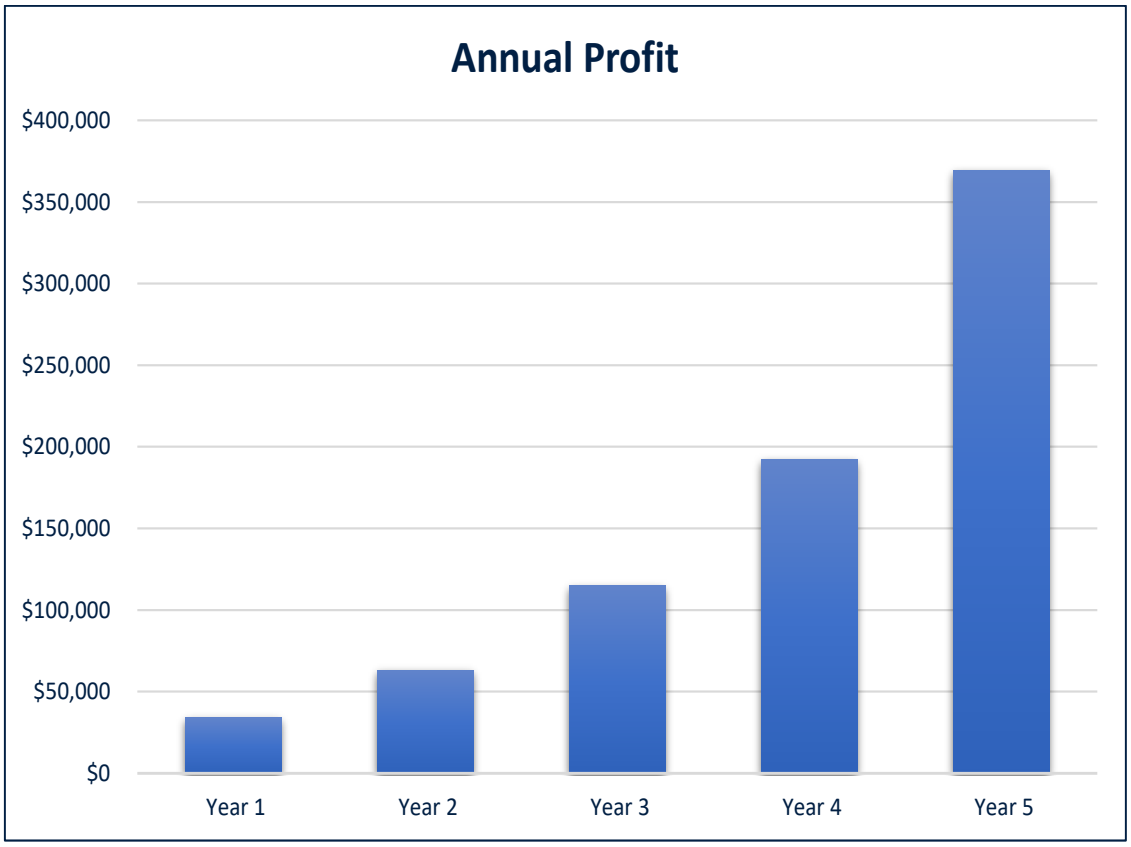
Net profit is expected to increase from $34,252 in Year 1 to $369,439 in Year 5, with net margins improving over time as the company benefits from operational efficiencies and portfolio growth.

Overall, the company's financial projections reflect a balanced approach that supports growth while maintaining profitability and operational discipline.

7.2.1 Annual Profit and Loss Table and Charts

Pro Forma Profit and Loss					
	Year 1	Year 2	Year 3	Year 4	Year 5
Sales	$420,000	$791,000	$1,107,400	$1,550,360	$2,170,504
Direct Cost of Sales	$41,550	$80,040	$112,056	$156,878	$219,630
Other Costs of Sales	$0	$0	$0	$0	$0
Total Cost of Sales	$41,550	$80,040	$112,056	$156,878	$219,630
Gross Margin	$378,450	$710,960	$995,344	$1,393,482	$1,950,874
Gross Margin %	90.11%	89.88%	89.88%	89.88%	89.88%
Expenses					
Payroll	$264,300	$515,100	$698,940	$953,004	$1,224,625
Payroll Taxes	$26,430	$51,510	$69,894	$95,300	$122,463
Depreciation	$0	$1,500	$1,800	$2,100	$2,500
Rent	$21,600	$25,920	$31,104	$37,325	$44,790
Insurance	$2,400	$2,880	$3,456	$4,147	$4,977
Marketing/Promotion	$12,000	$14,400	$17,280	$20,736	$24,883
Utilities/Internet/Phone	$1,800	$2,160	$2,592	$3,110	$3,732
Employees Education	$0	$8,000	$9,600	$11,520	$13,824
Accountant	$3,000	$3,000	$3,000	$3,000	$3,000
Total Operating Expenses	$331,530	$624,470	$837,666	$1,130,243	$1,444,794
Profit Before Interest and Taxes	$46,920	$86,490	$157,678	$263,238	$506,081
EBITDA	$46,920	$87,990	$159,478	$265,338	$508,581
Interest Expense	$0	$0	$0	$0	$0
Taxes Incurred	$12,668	$23,352	$42,573	$71,074	$136,642
Net Other Income	$0	$0	$0	$0	$0
Net Profit	$34,252	$63,138	$115,105	$192,164	$369,439
Net Profit/Sales	**8.16%**	**7.98%**	**10.39%**	**12.39%**	**17.02%**


Annual Expenses x Sales
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$0
Year 1
Year 2
Year 3
Year 4
Year 5
Expenses
Sales


Annual Profit
$400,000
$350,000
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$0
Year 1
Year 2
Year 3
Year 4
Year 5

7.3 Cash Flow Assumptions

ReProperty Group's cash flow structure is designed to support operational stability and gradual growth without reliance on external financing. Cash inflows will be generated primarily through leasing fees, property management income, and transaction-related services.

Cash received from operations is projected to increase from $384,958 in Year 1 to $2,118,764 in Year 5, reflecting the company's revenue growth and expansion of its managed portfolio.

Operational expenditures will represent the majority of cash outflows, including payroll, vendor payments, and administrative expenses. Total operational spending is projected to increase from $363,862 in Year 1 to $1,784,523 in Year 5, aligned with business growth and workforce expansion.

The company also plans to distribute dividends, starting at $20,000 in Year 1 and increasing to $100,000 by Year 5, reflecting profitability and commitment to returns.

Net cash flow is expected to remain positive over the projection period, improving from $1,096 in Year 1 to $234,241 in Year 5, supporting financial sustainability.

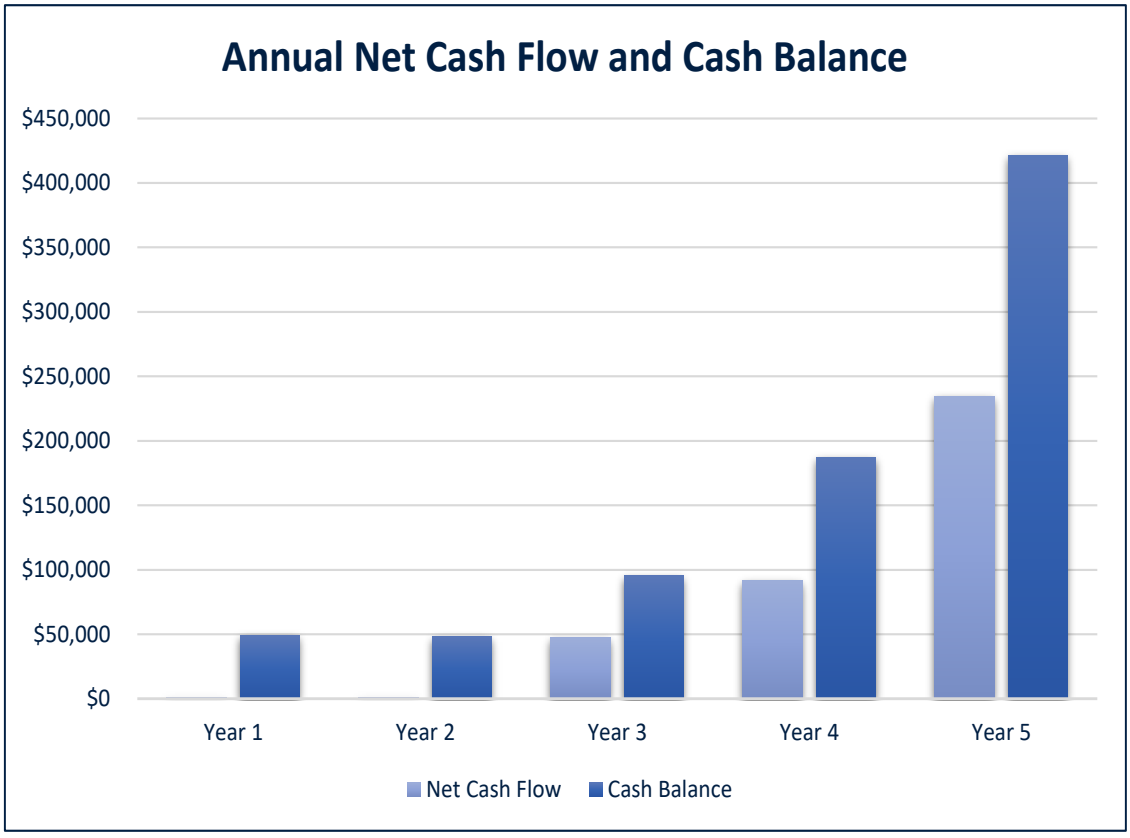
As a result, cash balances are projected to grow from $49,096 in Year 1 to $421,080 by Year 5, providing liquidity to support operations and future expansion.

This disciplined cash flow structure ensures that ReProperty Group can maintain operational flexibility while scaling its services.

7.3.1 Annual Cash Flow Table and Chart

Pro Forma Cash Flow					
	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Received					
Cash from Operations					
Cash Sales	$210,000	$395,500	$553,700	$775,180	$1,085,252
Cash from Receivables	$174,958	$364,547	$527,302	$738,223	$1,033,512
Subtotal Cash from Operations	$384,958	$760,047	$1,081,002	$1,513,403	$2,118,764
Additional Cash Received					
Non-Operating (Other) Income	$0	$0	$0	$0	$0
Sales Tax, VAT, HST/GST Received	$0	$0	$0	$0	$0
New Current Borrowing	$0	$0	$0	$0	$0
New Other Liabilities (interest-free)	$0	$0	$0	$0	$0
New Long-term Liabilities	$0	$0	$0	$0	$0
Sales of Other Current Assets	$0	$0	$0	$0	$0
Sales of Long-term Assets	$0	$0	$0	$0	$0
New Investment Received	$0	$0	$0	$0	$0
Subtotal Cash Received	$384,958	$760,047	$1,081,002	$1,513,403	$2,118,764

Expenditures	Year 1	Year 2	Year 3	Year 4	Year 5
Expenditures from Operations					
Cash Spending	$264,300	$515,100	$698,940	$953,004	$1,224,625
Bill Payments	$99,562	$215,785	$284,956	$393,924	$559,898
Subtotal Spent on Operations	$363,862	$730,885	$983,896	$1,346,929	$1,784,523
Additional Cash Spent					
Non-Operating (Other) Expense	$0	$0	$0	$0	$0
Sales Tax, VAT, HST/GST Paid Out	$0	$0	$0	$0	$0
Principal Repayment of Current Borrowing	$0	$0	$0	$0	$0
Other Liabilities Principal Repayment	$0	$0	$0	$0	$0
Long-term Liabilities Principal Repayment	$0	$0	$0	$0	$0
Purchase Other Current Assets	$0	$0	$0	$0	$0
Purchase Long-term Assets	$0	$0	$0	$0	$0
Dividends	$20,000	$30,000	$50,000	$75,000	$100,000
Subtotal Cash Spent	$383,862	$760,885	$1,033,896	$1,421,929	$1,884,523
Net Cash Flow	$1,096	($838)	$47,106	$91,474	$234,241
Cash Balance	**$49,096**	**$48,258**	**$95,364**	**$186,839**	**$421,080**



7.4 Balance Sheet Assumptions

RePproperty Group is expected to maintain a stable and conservative financial structure, with a focus on liquidity, controlled liabilities, and gradual capital growth.

Total assets are projected to increase from $95,138 in Year 1 to $605,270 in Year 5, driven primarily by growth in cash reserves and accounts receivable as operations expand.

Current assets will grow from $84,138 in Year 1 to $602,170 in Year 5, reflecting increasing operational activity and revenue generation. Cash and receivables will represent the majority of assets, consistent with a service-based business model.

Long-term assets will remain limited, with a stable base of $11,000 in equipment and gradual depreciation over time.

On the liabilities side, the company will maintain a conservative approach, with no long-term debt. Total liabilities will increase moderately from $21,886 in Year 1 to $47,173 in Year 5, primarily related to accounts payable associated with operational growth.

Equity will strengthen significantly over time. Paid-in capital will remain constant at $100,000, while retained earnings will transition from negative in the early stages to $88,658 by Year 5, reflecting recovery of startup costs and sustained profitability.

Total equity is projected to grow from $73,252 in Year 1 to $558,097 in Year 5, demonstrating strong financial performance and increasing net worth.

Overall, RePproperty Group's balance sheet reflects a financially stable operation with controlled risk, strong liquidity, and a clear path toward long-term growth and sustainability.

7.4.1 Annual Balance Sheet Table

Pro Forma Balance Sheet					
	Year 1	Year 2	Year 3	Year 4	Year 5
Assets					
Current Assets					
Cash	$49,096	$48,258	$95,364	$186,839	$421,080
Accounts Receivable	$35,042	$65,995	$92,393	$129,350	$181,091
Inventory	$0	$0	$0	$0	$0
Other Current Assets	$0	$0	$0	$0	$0
Total Current Assets	$84,138	$114,253	$187,758	$316,189	$602,170
Long-term Assets					
Long-term Assets	$11,000	$11,000	$11,000	$11,000	$11,000
Accumulated Depreciation	$0	$1,500	$3,300	$5,400	$7,900
Total Long-term Assets	$11,000	$9,500	$7,700	$5,600	$3,100
Total Assets	$95,138	$123,753	$195,458	$321,789	$605,270

Liabilities and Capital	Year 1	Year 2	Year 3	Year 4	Year 5
Current Liabilities					
Accounts Payable	$21,886	$17,364	$23,963	$33,131	$47,173
Current Borrowing	$0	$0	$0	$0	$0
Other Current Liabilities	$0	$0	$0	$0	$0
Subtotal Current Liabilities	$21,886	$17,364	$23,963	$33,131	$47,173
Long-term Liabilities	$0	$0	$0	$0	$0
Total Liabilities	$21,886	$17,364	$23,963	$33,131	$47,173
Paid-in Capital	$100,000	$100,000	$100,000	$100,000	$100,000
Retained Earnings	($61,000)	($56,748)	($43,611)	($3,506)	$88,658
Earnings	$34,252	$63,138	$115,105	$192,164	$369,439
Total Capital	$73,252	$106,389	$171,494	$288,658	$558,097
Total Liabilities and Capital	$95,138	$123,753	$195,458	$321,789	$605,270
Net Worth	**$73,252**	**$106,389**	**$171,494**	**$288,658**	**$558,097**

8.0 Mr. Luis Fernando Muradas Stumpf's National-level Impact

Mr. Luis Fernando Muradas Stumpf's proposed endeavor through REProperty Group aligns with key economic and housing priorities in the United States, particularly those related to housing efficiency, real estate market stability, and economic development.

Housing Availability and Efficiency

The U.S. housing market continues to face structural challenges, including limited housing supply, rising home prices, and increasing demand for rental properties.[23] Federal priorities, including initiatives supported by the U.S. Department of Housing and Urban Development (HUD), emphasize the importance of improving housing access and maximizing the utilization of existing housing stock.[24]

REProperty Group contributes to these objectives by improving the utilization of existing real estate assets, reducing vacancy periods, enhancing occupancy performance, and increasing the productivity of residential and commercial properties through structured portfolio management and asset optimization strategies. By implementing structured leasing strategies and coordinated management practices, the company supports more efficient use of existing housing units, which is critical in addressing housing demand without relying solely on new construction.

[23] https://www.realtor.com/research/us-housing-supply-gap-2026/
[24] https://www.hud.gov/

Economic Development and Job Creation

Real estate operations are directly connected to local economic activity and employment generation. ReProperty Group's activities will support job creation through both direct hiring and engagement with third-party service providers, including maintenance professionals, contractors, and vendors.

This operational model contributes to economic development at the local and regional levels by supporting small businesses, increasing demand for contractors and service providers, and encouraging reinvestment in existing real estate assets through property improvement, repositioning initiatives, and portfolio expansion activities.

Support for Investment-Driven Real Estate Markets

The U.S. real estate market has seen a growing shift toward investment-based property ownership, with individuals and entities managing multiple properties as income-generating assets.[25] This trend requires more structured approaches to asset management, financial oversight, and operational coordination.

ReProperty Group supports this evolution by providing portfolio performance optimization, asset utilization analysis, operational benchmarking, and strategic planning solutions that improve financial performance, enhance operational efficiency, and enable property owners to make more informed investment and capital allocation decisions.

Alignment with Small Business and Entrepreneurship Initiatives

The company's development is aligned with national priorities related to small business growth and entrepreneurship. Federal initiatives supported by the U.S. Small Business Administration (SBA) emphasize the importance of scalable businesses that generate employment and contribute to economic resilience.[26]

ReProperty Group's phased hiring strategy and scalable operational model support these objectives by creating employment opportunities and fostering business growth within the real estate services sector.

Efficient Capital Allocation and Asset Optimization

ReProperty Group contributes to more efficient capital allocation within the real estate sector by supporting acquisition, disposition, and repositioning decisions. By assisting property owners in identifying underperforming, vacant, or underutilized assets and implementing strategies to

[25] https://www.grandviewresearch.com/industry-analysis/us-real-estate-market-report
[26] https://statranker.org/economy/small-and-medium-sized-enterprises-smes/government-support-for-small-businesses-programs-and-impact/

improve performance, occupancy, and market competitiveness, the company promotes more efficient allocation of capital and stronger long-term investment outcomes.[27]

This includes the repositioning of properties through renovation or operational improvements, leading to increased property value, improved housing conditions, and enhanced long-term returns.

Revitalization of Underutilized Properties and Communities

Across many U.S. markets, vacant, underperforming, or underutilized properties represent missed economic opportunities and contribute to reduced property productivity. Through property repositioning, redevelopment planning, occupancy improvement strategies, and operational enhancements, REProperty Group seeks to support the productive reuse of existing real estate assets. These activities can contribute to neighborhood revitalization efforts, improve property conditions, attract investment, and strengthen the economic performance of local real estate markets.

Operational Standardization in a Fragmented Industry

The property management industry in the United States remains highly fragmented, with many small operators lacking standardized processes.[28] REProperty Group addresses this gap by implementing standardized portfolio management frameworks, performance monitoring systems, operational benchmarks, and data-driven asset management methodologies designed to improve consistency, transparency, and long-term portfolio performance.

This approach contributes to improved consistency, transparency, and operational efficiency across managed properties, supporting the modernization of real estate operations and strengthening overall market performance.

Through its focus on real estate asset optimization, housing utilization, capital efficiency, property revitalization, economic development, and operational modernization, REProperty Group is positioned to contribute to key areas of national relevance. Mr. Stumpf's experience and structured approach to real estate management support the company's ability to improve asset performance, generate economic activity, and contribute to the long-term stability of the U.S. real estate sector.

9.0 Indirect jobs creation - Economic Policy Institute

Each industry has backward linkages to economic sectors that provide the materials needed for the industry's output, just as each industry has forward linkages to the economic sectors where

[27] https://samasset.co/how-to-identify-underperforming-assets-in-a-portfolio/
[28] https://www.doorloop.com/blog/property-management-industry-stats

the industry's workers spend their income. Therefore, in addition to the jobs directly supported by an industry, a large number of indirect jobs may also be supported by that industry. The subtraction or addition of jobs and output in industries with strong backward and forward linkages to other economic sectors can cause large ripple effects.

According to the national job multipliers published by the Economy Policy Institute (EPI) on January 23, 2019,[29] 100 direct jobs in the Real estate and rental leasing industry generate a total of 879.7 total indirect jobs, as demonstrated in the following table:

TABLE 1

Employment multipliers per 100 direct jobs, by major private-sector industry group

Major industry group	Direct jobs	Supplier jobs*	Induced jobs**	Total indirect jobs
Information	100	252.0	321.1	573.1
Finance and insurance	100	149.7	214.7	364.4
Real estate and rental leasing	100	396.6	483.1	879.7
Professional, scientific, and technical services	100	142.1	276.2	418.3
Management of companies	100	144.4	255.4	399.9
Administrative and support services and waste management	100	45.5	89.1	134.5

Since Mr. Stumpf will create 16 direct jobs by the end of Year 5, the total number of indirect jobs to be generated in the same period will reach 140 according to the multipliers provided by the EPI. In addition to its in-house team, ReProperty Group will hire a number of independent contractors on a project basis, including legal professionals and technicians. Additionally, the company will mediate in the hiring of professionals that will perform services that are deemed to be required. Therefore, the company will stimulate the employment of a number of workers of different profiles. Furthermore, the company will hire an outsourced marketing company to develop its website and work with marketing campaigns.

The direct and indirect job creation by ReProperty Group, as well as the utilization of independent contractors and outsourced services, will have a significant positive impact on the

[29] https://www.epi.org/publication/updated-employment-multipliers-for-the-u-s-economy/

local and national economy, fostering job growth, generating income, and contributing to overall economic prosperity.

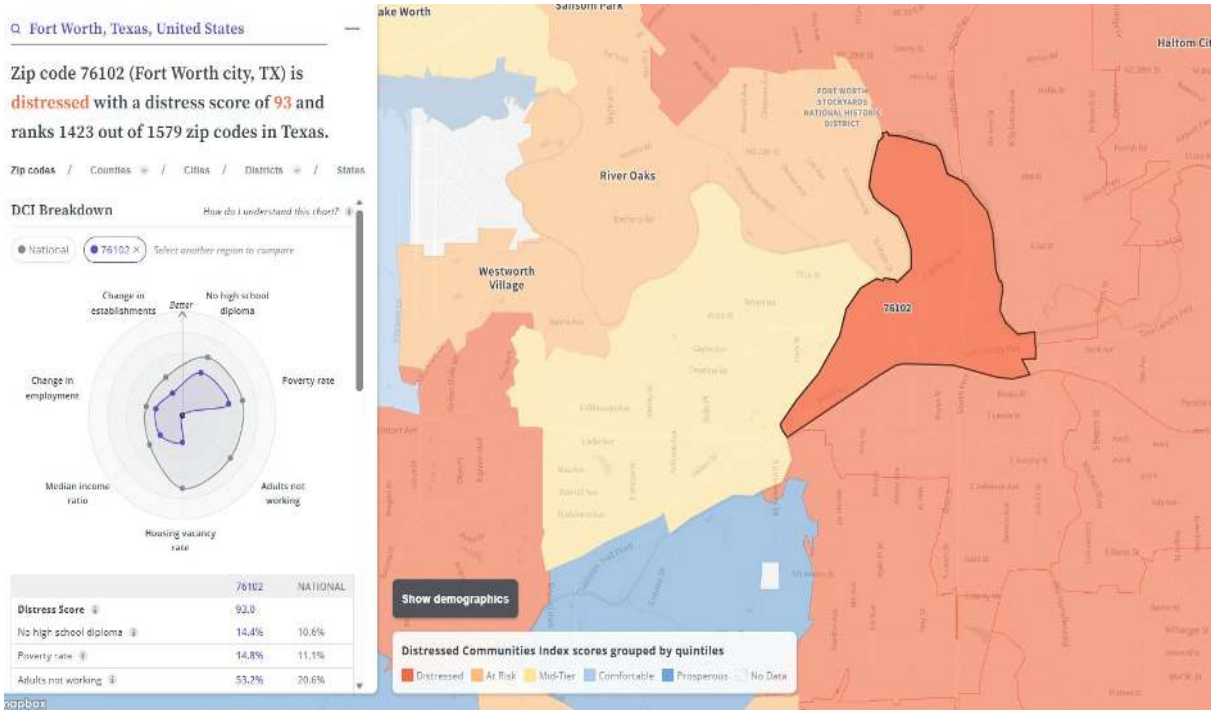
ReProperty Group's expansion plans, under the leadership of Mr. Luis Fernando Muradas Stumpf, encompass the creation of direct and indirect employment opportunities, the payment of substantial taxes, and the utilization of local resources and services. By contributing to job creation, tax revenue, and economic growth, ReProperty Group aims to make a lasting and positive impact on both the local community and the broader U.S. economy.

9.1 Distressed Communities

ReProperty Group will operate in the Fort Worth metropolitan area, including ZIP Code 76102, which has been identified as a distressed community based on the Distressed Communities Index (DCI). The area presents socioeconomic challenges that reflect broader issues related to housing utilization, employment, and economic activity, creating an environment where structured real estate services can contribute to improvement.[30]

Distress Indicators and Economic Conditions

ZIP Code 76102 has a Distress Score of 93.0, ranking 1423 out of 1579 ZIP codes in Texas, indicating a high level of economic distress relative to other regions in the state.



[30] https://eig.org/distressed-communities-interactive/?regions%5B0%5D=76102&geo=zctas&lat=32.76&lon=-97.33&z=12.91

Key indicators include:

- **Adults Not Working:** 53.2%, significantly higher than the national average of 20.6%
- **Housing Vacancy Rate:** 15.3%, compared to 7.0% nationally
- **Poverty Rate:** 14.8%, above the national average of 11.1%
- **No High School Diploma:** 14.4%, compared to 10.6% nationally
- **Median Income Ratio:** 85.2% of the national average
- **Change in Employment:** -3.4%, compared to national growth of 5.1%
- **Change in Establishments:** -3.1%, compared to national growth of 5.0%

These indicators reflect challenges related to underutilized properties, reduced economic activity, and limited access to stable employment opportunities.

Housing and Real Estate Challenges

The elevated housing vacancy rate of 15.3% indicates a significant number of underutilized residential and commercial properties within the area. High vacancy levels are often associated with inconsistent property management, limited investment in property improvements, and inefficient leasing strategies.

Additionally, economic constraints and lower median income levels can affect tenant stability, increasing turnover rates and reducing long-term occupancy. These conditions create a need for structured management approaches that improve leasing performance, reduce vacancy, and stabilize rental income.

Alignment with ReProperty Group's Services

ReProperty Group's service model is directly aligned with addressing these challenges through:

- **Leasing Coordination:** Improving occupancy rates by implementing structured tenant placement and retention strategies
- **Portfolio-Based Management:** Enhancing operational efficiency across multiple properties, reducing costs and improving performance
- **Property Repositioning:** Supporting the improvement of underperforming or vacant properties through renovation and operational adjustments
- **Investment Coordination:** Assisting property owners in making informed decisions to optimize asset utilization and financial outcomes

By applying these services, the company contributes to more efficient use of existing real estate assets within distressed areas.

Economic and Community Impact

ReProperty Group's operations in distressed communities will contribute to:

- Reduction of vacancy rates through improved leasing strategies

- Increased economic activity through property-related services and vendor engagement
- Support for local employment through both direct hiring and third-party service providers
- Improvement of property conditions through repositioning and operational coordination

These contributions support broader economic recovery and stabilization efforts at the local level.

The presence of economic distress indicators within ZIP Code 76102 highlights the need for structured and performance-driven real estate management. ReProperty Group's operational model is positioned to address these challenges by improving property utilization, supporting investment activity, and contributing to economic development.

Through its services, the company will play a role in enhancing the efficiency of local real estate markets while supporting broader community-level improvements.

APPENDIX

Monthly Sales Forecast Table

Sales Forecast													
		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Sales													
Real Estate Leasing and Contract Management		$2,500	$2,500	$5,000	$7,500	$10,000	$12,500	$15,000	$17,500	$20,000	$22,500	$25,000	$27,500
Property Acquisition and Disposition Coordination		$5,000	$5,000	$7,500	$7,500	$10,000	$10,000	$12,500	$12,500	$15,000	$15,000	$17,500	$27,500
Portfolio-Based Property Management and Operational Control		$2,500	$2,500	$5,000	$5,000	$7,500	$7,500	$10,000	$10,000	$12,500	$12,500	$15,000	$17,500
Property Repositioning and Development Planning		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Sales		$10,000	$10,000	$17,500	$20,000	$27,500	$30,000	$37,500	$40,000	$47,500	$50,000	$57,500	$72,500
Direct Cost of Sales		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Real Estate Leasing and Contract Management	8%	$200	$200	$400	$600	$800	$1,000	$1,200	$1,400	$1,600	$1,800	$2,000	$2,200
Property Acquisition and Disposition Coordination	12%	$600	$600	$900	$900	$1,200	$1,200	$1,500	$1,500	$1,800	$1,800	$2,100	$3,300
Portfolio-Based Property Management and Operational Control	10%	$250	$250	$500	$500	$750	$750	$1,000	$1,000	$1,250	$1,250	$1,500	$1,750
Property Repositioning and Development Planning	15%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Direct Cost of Sales		**$1,050**	**$1,050**	**$1,800**	**$2,000**	**$2,750**	**$2,950**	**$3,700**	**$3,900**	**$4,650**	**$4,850**	**$5,600**	**$7,250**

Monthly Personnel Plan Table

Personnel Plan												
		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
General Manager and Director of Real Estate Investments – Mr. Luis Fernando Muradas Stumpf		$0	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500
Licensed Real Estate Agent		$5,400	$5,400	$5,400	$5,400	$5,400	$5,400	$5,400	$5,400	$5,400	$5,400	$5,400	$5,400
Property Manager		$0	$0	$0	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Operations Coordinator		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Portfolio Expansion Manager		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Maintenance, Repairs, Cleaning, and Vendors		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales Representative		$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000	$6,000
Administrative Manager		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Customer Service Representative		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total People		2	3	3	4	4	4	4	4	4	4	4	4
Total Payroll		**$11,400**	**$18,900**	**$18,900**	**$23,900**	**$23,900**	**$23,900**	**$23,900**	**$23,900**	**$23,900**	**$23,900**	**$23,900**	**$23,900**

Monthly Profit and Loss Table

Pro Forma Profit and Loss													
		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Sales		$10,000	$10,000	$17,500	$20,000	$27,500	$30,000	$37,500	$40,000	$47,500	$50,000	$57,500	$72,500
Direct Cost of Sales		$1,050	$1,050	$1,800	$2,000	$2,750	$2,950	$3,700	$3,900	$4,650	$4,850	$5,600	$7,250
Other Costs of Sales		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Cost of Sales		$1,050	$1,050	$1,800	$2,000	$2,750	$2,950	$3,700	$3,900	$4,650	$4,850	$5,600	$7,250
Gross Margin		$8,950	$8,950	$15,700	$18,000	$24,750	$27,050	$33,800	$36,100	$42,850	$45,150	$51,900	$65,250
Gross Margin %		89.50%	89.50%	89.71%	90.00%	90.00%	90.17%	90.13%	90.25%	90.21%	90.30%	90.26%	90.00%
Expenses													
Payroll		$11,400	$18,900	$18,900	$23,900	$23,900	$23,900	$23,900	$23,900	$23,900	$23,900	$23,900	$23,900
Payroll Taxes	10%	$1,140	$1,890	$1,890	$2,390	$2,390	$2,390	$2,390	$2,390	$2,390	$2,390	$2,390	$2,390
Depreciation		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Rent		$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800	$1,800
Insurance		$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200	$200
Marketing/Promotion		$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Utilities/Internet/Phone		$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150
Employees Education	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Accountant	0%	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250	$250
Total Operating Expenses		$15,940	$24,190	$24,190	$29,690	$29,690	$29,690	$29,690	$29,690	$29,690	$29,690	$29,690	$29,690
Profit Before Interest and Taxes		($6,990)	($15,240)	($8,490)	($11,690)	($4,940)	($2,640)	$4,110	$6,410	$13,160	$15,460	$22,210	$35,560
EBITDA		($6,990)	($15,240)	($8,490)	($11,690)	($4,940)	($2,640)	$4,110	$6,410	$13,160	$15,460	$22,210	$35,560
Interest Expense		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Taxes Incurred		($1,887)	($4,115)	($2,292)	($3,156)	($1,334)	($713)	$1,110	$1,731	$3,553	$4,174	$5,997	$9,601
Net Other Income		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Net Profit		($5,103)	($11,125)	($6,198)	($8,534)	($3,606)	($1,927)	$3,000	$4,679	$9,607	$11,286	$16,213	$25,959
Net Profit/Sales		**-51.03%**	**-111.25%**	**-35.42%**	**-42.67%**	**-13.11%**	**-6.42%**	**8.00%**	**11.70%**	**20.22%**	**22.57%**	**28.20%**	**35.81%**

Monthly Cash Flow Table

Pro Forma Cash Flow													
		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Cash Received													
Cash from Operations													
Cash Sales		$5,000	$5,000	$8,750	$10,000	$13,750	$15,000	$18,750	$20,000	$23,750	$25,000	$28,750	$36,250
Cash from Receivables		$167	$5,000	$5,125	$8,792	$10,125	$13,792	$15,125	$18,792	$20,125	$23,792	$25,125	$29,000
Subtotal Cash from Operations		$5,167	$10,000	$13,875	$18,792	$23,875	$28,792	$33,875	$38,792	$43,875	$48,792	$53,875	$65,250
Additional Cash Received													
Non-Operating (Other) Income		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales Tax, VAT, HST/GST Received	0.00%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
New Current Borrowing		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
New Other Liabilities (interest-free)		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
New Long-term Liabilities		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales of Other Current Assets		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales of Long-term Assets		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
New Investment Received		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Cash Received		$5,167	$10,000	$13,875	$18,792	$23,875	$28,792	$33,875	$38,792	$43,875	$48,792	$53,875	$65,250
Expenditures		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Expenditures from Operations													
Cash Spending		$11,400	$18,900	$18,900	$23,900	$23,900	$23,900	$23,900	$23,900	$23,900	$23,900	$23,900	$23,900
Bill Payments		$123	$3,653	$2,311	$4,792	$4,719	$7,234	$8,113	$10,627	$11,506	$14,021	$14,900	$17,562
Subtotal Spent on Operations		$11,523	$22,553	$21,211	$28,692	$28,619	$31,134	$32,013	$34,527	$35,406	$37,921	$38,800	$41,462
Additional Cash Spent													
Non-Operating (Other) Expense		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sales Tax, VAT, HST/GST Paid Out		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Principal Repayment of Current Borrowing		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Liabilities Principal Repayment		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Long-term Liabilities Principal Repayment		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Purchase Other Current Assets		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Purchase Long-term Assets		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dividends		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$20,000
Subtotal Cash Spent		$11,523	$22,553	$21,211	$28,692	$28,619	$31,134	$32,013	$34,527	$35,406	$37,921	$38,800	$61,462
Net Cash Flow		($6,357)	($12,553)	($7,336)	($9,901)	($4,744)	($2,342)	$1,862	$4,265	$8,469	$10,871	$15,075	$3,788
Cash Balance		**$41,643**	**$29,090**	**$21,754**	**$11,853**	**$7,109**	**$4,767**	**$6,629**	**$10,894**	**$19,362**	**$30,233**	**$45,308**	**$49,096**

Monthly Balance Sheet Table

Pro Forma Balance Sheet													
		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Assets	Starting Balances												
Current Assets													
Cash	$48,000	$41,643	$29,090	$21,754	$11,853	$7,109	$4,767	$6,629	$10,894	$19,362	$30,233	$45,308	$49,096
Accounts Receivable	$0	$4,833	$4,833	$8,458	$9,667	$13,292	$14,500	$18,125	$19,333	$22,958	$24,167	$27,792	$35,042
Inventory	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Current Assets	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Current Assets	$48,000	$46,477	$33,923	$30,212	$21,520	$20,400	$19,267	$24,754	$30,227	$42,320	$54,400	$73,100	$84,138
Long-term Assets													
Long-term Assets	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000
Accumulated Depreciation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Long-term Assets	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000	$11,000
Total Assets	$59,000	$57,477	$44,923	$41,212	$32,520	$31,400	$30,267	$35,754	$41,227	$53,320	$65,400	$84,100	$95,138
Liabilities and Capital		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
Current Liabilities													
Accounts Payable	$0	$3,579	$2,151	$4,638	$4,479	$6,966	$7,760	$10,246	$11,040	$13,527	$14,320	$16,807	$21,886
Current Borrowing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Other Current Liabilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Subtotal Current Liabilities	$0	$3,579	$2,151	$4,638	$4,479	$6,966	$7,760	$10,246	$11,040	$13,527	$14,320	$16,807	$21,886
Long-term Liabilities	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Liabilities	$0	$3,579	$2,151	$4,638	$4,479	$6,966	$7,760	$10,246	$11,040	$13,527	$14,320	$16,807	$21,886
Paid-in Capital	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000
Retained Earnings	($41,000)	($41,000)	($41,000)	($41,000)	($41,000)	($41,000)	($41,000)	($41,000)	($41,000)	($41,000)	($41,000)	($41,000)	($61,000)
Earnings	$0	($5,103)	($16,228)	($22,426)	($30,959)	($34,566)	($36,493)	($33,492)	($28,813)	($19,206)	($7,920)	$8,293	$34,252
Total Capital	$59,000	$53,897	$42,772	$36,574	$28,041	$24,435	$22,507	$25,508	$30,187	$39,794	$51,080	$67,293	$73,252
Total Liabilities and Capital	$59,000	$57,477	$44,923	$41,212	$32,520	$31,400	$30,267	$35,754	$41,227	$53,320	$65,400	$84,100	$95,138
Net Worth	**$59,000**	**$53,897**	**$42,772**	**$36,574**	**$28,041**	**$24,435**	**$22,507**	**$25,508**	**$30,187**	**$39,794**	**$51,080**	**$67,293**	**$73,252**

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Treasury Opens the New Designation Cycle for Opportunity Zones

July 1, 2026

The Working Families Tax Cuts Permanently Established a Process for States to Drive More Capital to Overlooked Communities Across America

WASHINGTON – The U.S. Department of the Treasury announced the opening of the next nomination period for states, territories, and the District of Columbia to nominate eligible communities to be designated as Qualified Opportunity Zones (QOZs). Under President Trump's Working Families Tax Cuts, the Opportunity Zone tax incentive was permanently renewed, enhanced incentives for investment in eligible rural communities were added, and a process was established for redesignating zones every 10 years.

"Under President Trump's leadership, the Working Families Tax Cuts permanently renewed and strengthened Opportunity Zones, giving investors, entrepreneurs, and local leaders the long-term certainty they need to commit capital to communities that have been overlooked for too long," **said Treasury Secretary Scott Bessent**. "With the nomination period now open, governors have the opportunity to help direct private investment to communities that stand to benefit most. Treasury looks forward to working with states to expand economic opportunity, support job creation, and unlock long-term growth in communities across the country."

To assist with this process, the Community Development Financial Institutions Fund (CDFI Fund) has developed an Opportunity Zone Nomination Tool, through which governors can identify and select communities, and access detailed instructions for completing and submitting nominations.

Background

Under President Trump's Working Families Tax Cuts, the permanent renewal of the Opportunity Zone tax incentives, including enhanced incentives for investment in eligible rural communities, will continue to boost private investment to underserved communities across America, building on tens of billions of private sector dollars already invested since these tax incentives were established by the 2017 Tax Cuts and Jobs Act.

The current nomination period will determine which census tracts are eligible for new investment beginning January 1, 2027. Because new designations will occur only once every 10 years, jurisdictions that do not nominate an eligible tract during this window would not have another opportunity until the next designation cycle.

The census tracts eligible for designation include some of the most distressed areas in the country, and designation as a QOZ can help attract new investment, create jobs, stimulate economic growth, and provide meaningful opportunities for residents. The poverty rate, median family income rate and other variables will be available in the CDFI Fund's Community Investment Mapping System (CIMS) and on the Treasury Department's data transparency page which is available here.

On April 6, the Treasury Department and the IRS also released a list of 25,332 eligible census tracts for nomination, of which 8,334 are eligible for rural benefits enacted as part of the Working Families Tax Cuts. Additional information on nomination procedures was sent directly to the Governors and the Mayor of the District of Columbia. The list of eligible census tracts is available here.

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U.S. Department of Housing and Urban Development

News (/news) / ICYMI: Secretary Scott Turner Visits Atlanta to Witness How Opportunity Zones Are Spurring Growth, Expanding Housing Affordability

ICYMI: Secretary Scott Turner Visits Atlanta to Witness How Opportunity Zones Are Spurring Growth, Expanding Housing Affordability



ATLANTA, Ga. - U.S. Housing and Urban Development (HUD) Secretary Scott Turner visited Centennial Yards in Atlanta, an expansive 50-acre mixed use development located within one of the city's Opportunity Zones. Secretary Turner and stakeholders toured the site, including several new residential and commercial properties under construction, and met with key partners to discuss how the project is transforming downtown Atlanta.

"Since day one, President Trump has made it clear that housing affordability is a top priority of this administration," **said HUD**

Secretary Scott Turner. "Centennial Yards shows how HUD is delivering on that promise – championing innovative, data driven solutions like Opportunity Zones to transform forgotten communities into vibrant neighborhoods bustling with new businesses, housing units, and economic development."

Established under the Tax Cuts and Jobs Act (TCJA), Opportunity Zones incentivize investment and development in traditionally underserved areas. Since the creation of the program, Opportunity Zones have nearly doubled (https://eig.org/opportunity-zones-housing-supply/) the number of new housing units in respective areas, increased housing supply by more than 300,000 (https://eig.org/wp-content/uploads/2025/02/The_Impact_of_Opportunity_Zones_on_Housing_Supply.pdf) new residential addresses, and raised home values by more than 3.4 percent (https://eig.org/wp-content/uploads/2024/03/EIG-Opportunity-Zones-Housing-One-Pager.pdf). Opportunity Zone investments have helped lift more than one million people out of poverty, attracting more than $89 billion (https://www.urban.org/urban-wire/opportunity-zones-need-be-retooled-achieve-impact#:~:text=Analysis%20by%20researchers%20at%20the,billion%20during%20the%20pro in investment and creating more than half a million jobs (https://trumpwhitehouse.archives.gov/wp-content/uploads/2020/08/The-Impact-of-Opportunity-Zones-An-Initial-Assessment.pdf).

With the passage of President Trump's One Big Beautiful Bill (/news/hud-no-25-089), which provided the largest working families tax cut in history, Opportunity Zones were made a permanent part of the U.S. tax code ensuring the continuity of the program for generations to come.

Visit Highlights:



Secretary Turner views ongoing construction at the Centennial Yards development. Once complete, the development will host a robust mix of retail, office, and hospitality spaces.



Secretary Turner meets with stakeholders at one of the many newly constructed properties at Centennial Yards to discuss the impacts of Opportunity Zone redevelopment.



Project leaders show Secretary Turner a model of the long-term plan for the Centennial Yards development.

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U.S. Department of Housing and Urban Development

Opportunity Zones

Explore Your Community's Opportunity Zones 1.0 and Rural Area Census Tracts



View larger map

Interested in your State's or Territory's Opportunity Zone strategy? Click here to learn more.

Please select a State or Territory

Opportunity Zones are economically distressed communities, defined by individual census tract, nominated by America's Governors, and certified by the U.S. Secretary of the Treasury via their delegation of authority to the Internal Revenue Service. Under certain conditions, new investments in Opportunity Zones may be eligible for preferential tax incentives.

The initial designation of Opportunity Zone census tracts and related tax benefits is known as “OZ 1.0” from the 2017 Tax Cuts and Jobs Act. The new, permanent Opportunity Zones tax incentive program is known as “OZ 2.0” providing more certainty for communities and investors.

In OZ 1.0 there are 8,764 designated census tracts in the United States, many of which have experienced a lack of investment for decades. The OZ 1.0 map is in effect through the end of 2028. In 2026, Governors will nominate census tracts for Treasury to designate, creating a new OZ 2.0 map. The OZ 2.0 map will be in effect through the end of 2036. New OZ maps with designated census tracts will be chosen every 10 years.

The Opportunity Zones initiative is not a top-down government program from Washington, D.C. but an incentive to spur private and public investment in America’s under invested communities.



The Council (/opportunity-zones/council)



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OZ Best Practices Report (/sites/dfiles/PA/documents/OZ_Best_Practices_Report.pdf)



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1-Year Council Report (/sites/dfiles/PA/documents/OZ_One_Year_Report.pdf)

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PRESIDENTIAL ACTIONS

REMOVING REGULATORY BARRIERS TO AFFORDABLE HOME CONSTRUCTION

Executive Orders

March 13, 2026

EXECUTIVE ORDER 14394

By the authority vested in me as President by the Constitution and the laws of the United States of America, it is hereby ordered:

Section 1. Purpose. The American dream of homeownership depends on a dynamic housing market in which a varied inventory of new homes is built and renovated each year. Layers of unnecessary regulatory barriers, slow permitting processes, and onerous mandates at all levels of government have delayed construction, restricted development, and driven up the costs of new housing. These constraints have made housing less affordable for many Americans.

It is the policy of my Administration to reduce regulatory barriers to building homes and to steward taxpayer dollars in a manner that promotes housing affordability.

Sec. 2. Targeting Federal Regulatory Barriers to Residential Development. (a) The Secretary of the Army, acting through the Assistant Secretary of the Army for Civil Works, and the Administrator of the Environmental Protection Agency shall review and revise requirements related to stormwater, wetlands, lakes, rivers, and other bodies of water to reduce housing construction and ownership costs, streamline regulatory and agency decision-making processes, reduce property tax burdens, and increase insurability, as appropriate and consistent with applicable law. Such requirements shall include:

(i) the Construction General Permit for stormwater discharges from constr

(ii) federally issued Total Maximum Daily Loads;

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(iii) construction site and post-construction requirements for Municipal Separate Stormwater System permits;

(iv) Federal standards for permits under section 404 of the Clean Water Act (CWA), 33 U.S.C. 1344, for the discharge of dredged and fill material into waters of the United States; and

(v) Federal standards for assumption of dredge and fill permitting by States and tribes under section 404(g) of CWA.

(b) The Secretary of Commerce, the Secretary of Housing and Urban Development, the Secretary of Transportation, and the Director of the Federal Housing Finance Agency (FHFA) shall, within their respective authorities, consider eliminating unduly burdensome rules and reforming programs that constrain residential development and impede housing affordability, especially the construction of affordable single-family homes as well as suburban and exurban neighborhoods, including, as needed:

(i) the Economic Development Administration's guidelines and investment priorities concerning development density;

(ii) the Department of Transportation's Reconnecting Communities Pilot Program;

(iii) the Department of Housing and Urban Development's Pathways to Removing Obstacles to Housing Program; and

(iv) the FHFA's guidelines and regulations regarding chattel lending for manufactured housing and incentivizing low-balance home mortgages.

(c) The Secretary of Agriculture, the Secretary of Housing and Urban Development, the Secretary of Energy, and the Director of FHFA shall, within their respective authorities, take appropriate action to reform and, where appropriate, eliminate unduly burdensome or costly energy-efficiency, water-use, or alternative-energy requirements regarding housing, including manufactured housing, to the maximum extent practicable and consistent with applicable law. Such action shall include reviewing and revising, as needed:

(i) the Energy Conservation Program's Energy Conservation Standards for Manufactured Housing;

(ii) the Adoption of Energy Efficiency Standards for New Construction of HUD- and USDA-Financed Housing;

(iii) residential building energy codes subject to review by the Secretary of Energy; and

(iv) water and energy efficiency improvement standards for FHFA's duty to serve underserved market properties.

Sec. 3. Streamlining Federal Permitting Requirements for Residential Development. (a) The Chairman of the Council on Environmental Quality shall provide guidance to executive departments and agencies (agencies) on implementing the National Environmental Policy Act of 1969, including through the establishment, adoption, or application of categorical exclusions, in a manner that maximally exempts or reduces burdens on housing constructio

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adaptive re-use, and infrastructure that facilitates housing construction, such as roads, water, sewer, and other projects.

(b) The Chairman of the Advisory Council on Historic Preservation shall develop guidance on maximally exempting, or reducing burdens on, housing construction and infrastructure that facilitates housing construction, such as roads, water, sewer, and other projects under section 106 of the National Historic Preservation Act so that reporting requirements are no more burdensome than necessary.

Sec. 4. Boosting Housing Affordability Through State and Local Regulatory Best Practices. (a) Within 60 days of the date of this order, the Secretary of Housing and Urban Development, in coordination with the Assistant to the President for Domestic Policy, shall develop and promulgate a series of regulatory best practices for State and local governments to promote housing construction and affordability, including:

(i) streamlining permitting processes for housing developments by, for example, capping permitting timelines and fees; allowing by-right development for single-family homes; limiting retroactive application of new or changed building codes; allowing third-party inspections and appropriate builder choice on certified entities for inspections and studies; and ensuring swift dispute resolution with government agencies and private parties regarding construction matters;

(ii) curtailing mandates that increase housing construction costs, such as green-energy building requirements or other energy-choice restrictions, non-evidence-based building codes, and unreasonable building-code-adoption timelines;

(iii) re-examining restrictions on the use of manufactured or modular housing on the basis of the construction method rather than objective standards for building and safety, aesthetic requirements, or prohibitions on construction when comparable site-built housing is permitted; and

(iv) removing arbitrary limitations on residential housing development beyond urban centers, such as urban growth boundaries, growth moratoria, and commuting penalties.

(b) The Secretary of Agriculture, the Secretary of Housing and Urban Development, the Secretary of Transportation, and the Administrator of the Environmental Protection Agency shall, within their respective authorities, take steps to revise, as appropriate and consistent with applicable law, regulations, guidance, grant applications and requirements, technical assistance, and other relevant agency documents or practices to advance the best practices issued pursuant to subsection (a) of this section.

Sec. 5. Facilitating New Residential Construction in Opportunity Zones. (a) The Secretary of the Treasury and the Secretary of Housing and Urban Development shall jointly evaluate Administration actions to better align programs and incentives with the Opportunity Zone tax incentives to expand investment in single-family home construction, including [illegible] mechanisms to link grants, financing tools, or other incentives with new or i[illegible] in Qualified Opportunity Funds engaged in the development and sale of single-family homes.

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(b) The Secretary of the Treasury and the Secretary of Housing and Urban Development shall also assess opportunities to coordinate the Opportunity Zone incentives described in subsection (a) of this section with the New Markets Tax Credit under 26 U.S.C. 45D to promote single-family home construction in census tracts that qualify both as Qualified Opportunity Zones and as low-income communities for the purposes of the New Markets Tax Credit.

Sec. 6. General Provisions. (a) Nothing in this order shall be construed to impair or otherwise affect:

(i) the authority granted by law to an executive department or agency, or the head thereof; or

(ii) the functions of the Director of the Office of Management and Budget relating to budgetary, administrative, or legislative proposals.

(b) This order shall be implemented consistent with applicable law and subject to the availability of appropriations.

(c) This order is not intended to, and does not, create any right or benefit, substantive or procedural, enforceable at law or in equity by any party against the United States, its departments, agencies, or entities, its officers, employees, or agents, or any other person.

(d) If any provision of this order, or the application of any provision or circumstance, is held to be invalid, the remainder of this order and the application of its provisions to any other persons or circumstances shall not be affected thereby.

(e) The costs for publication of this order shall be borne by the Department of Housing and Urban Development.

DONALD J. TRUMP

THE WHITE HOUSE,

March 13, 2026.

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C.II – Second Prong – Well-Positioned to Advance the Proposed Endeavor:

Please refer to all of the documents from Exhibit B

GOETHE INSTITUTE

for the cultivation of the German language abroad
and for the promotion of international cultural cooperation, Registered Association
and

GERMAN ADULT EDUCATION ASSOCIATION, REGISTERED ASSOCIATION

CERTIFICATE

German as a Foreign Language

LUIS FERNANDO STUMPF MURADAS

First Name, Last Name

Place of Origin, Country of Origin

05/23/67, PORTO ALEGRE, BRAZIL

Date of Birth, Place of Birth

has passed the examination for the
Certificate in German as a Foreign Language

06/28/89, GOETHE-INSTITUT MURNAU

Examination Date, Examination Location

with the Satisfactory overall grade.

He/She achieved 67.75 points in the written examination section (max. 90 points)

and 26.5 points in the oral examination section (max. 30 points).

MURNAU, 06/28/89

Place, Date

Examination Board:

GOETHE INSTITUTE

for the cultivation of the German language abroad
and for the promotion of international cultural cooperation, Registered Association
and

GERMAN ADULT EDUCATION ASSOCIATION, REGISTERED ASSOCIATION

Certificate in German as a Foreign Language

*

The learning objectives for the Certificate in German as a Foreign Language were jointly established by the German Adult Education Association, Registered Association, and the Goethe-Institut for the cultivation of the German language abroad and for the promotion of international cultural cooperation, Registered Association.

By passing the examination, the participant has successfully demonstrated that he possesses basic knowledge of the German language enabling him to:

*

communicate linguistically in everyday situations;

*

understand and participate in a conversation concerning situations of daily life; and

*

express simple matters orally and in writing.

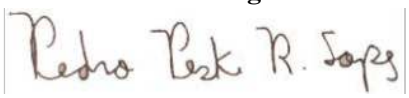
The examination consists of the written examination sections of reading comprehension, written expression, listening comprehension, and structures/vocabulary, as well as an individual examination in oral expression.

The examination is considered passed if at least 60% of the available points are achieved in each of the written and oral examinations.

The grade is determined according to the following scale:
From 60% to less than 70% (72–83.75 points): Sufficient
From 70% to less than 80% (84–95.75 points): Satisfactory
From 80% to less than 90% (96–107.75 points): Good
From 90% to 100% (108–120 points): Very Good

No certificate is issued if the examination is not passed.

I, Pedro Peski Ribeiro Lopes, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from German to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 19, 2026.

GOETHE-INSTITUT

zur Pflege der deutschen Sprache im Ausland
und zur Förderung der internationalen kulturellen Zusammenarbeit e.V.
und

DEUTSCHER VOLKSHOCHSCHUL-VERBAND E.V.

ZERTIFIKAT

Deutsch als Fremdsprache

LUIS FERNANDO STUMPF MURADAS

Vorname, Name

Herkunftsort, Herkunftsland

23.05.67 , PORTO ALEGRE/BRASILIEN

Geburtsdatum, Geburtsort

hat die Prüfung zum
Zertifikat Deutsch als Fremdsprache

28.06.89 , GOETHE-INSTITUT MURNAU

Prüfungsdatum, Prüfungsort

mit der Gesamtnote befriedigend bestanden.

Er/~~Sie~~ hat in der schriftlichen Teilprüfung 67,75 Punkte (max. 90 Punkte)

und in der mündlichen Teilprüfung 26,5 Punkte (max. 30 Punkte) erreicht.

MURNAU , 28.06.89

Ort, Datum

GOETHE INSTITUT

Prüfungskommission:

D. M. Lu — I. Trad — Bast

GOETHE-INSTITUT

zur Pflege der deutschen Sprache im Ausland
und zur Förderung der internationalen kulturellen Zusammenarbeit e.V.
und

DEUTSCHER VOLKSHOCHSCHUL-VERBAND E.V.

Zertifikat Deutsch als Fremdsprache

*

Die Lernziele zum Zertifikat Deutsch als Fremdsprache wurden vom Deutschen Volkshochschul-Verband e.V. und vom Goethe-Institut zur Pflege der deutschen Sprache im Ausland und zur Förderung der internationalen kulturellen Zusammenarbeit e.V. gemeinsam festgelegt.

Mit der Prüfung hat der Teilnehmer erfolgreich nachgewiesen, daß er über Grundkenntnisse in der deutschen Sprache verfügt, die es ihm ermöglichen,

*

sich in Alltagssituationen sprachlich zurechtzufinden,

*

ein Gespräch über Situationen des täglichen Lebens zu verstehen und sich daran zu beteiligen und

*

einfache Sachverhalte mündlich und schriftlich zu formulieren.

Die Prüfung besteht aus den schriftlichen Prüfungsteilen Leseverstehen, schriftlicher Ausdruck, Hörverstehen und Strukturen/Wortschatz sowie einer Einzelprüfung im mündlichen Ausdruck.

Die Prüfung gilt dann als bestanden, wenn in der schriftlichen und in der mündlichen Prüfung jeweils mindestens 60% der zu vergebenden Punkte erreicht wurden.

Die Note wird nach folgendem Verfahren ermittelt:

von 60% bis unter 70% (72–83,75 Punkte) = ausreichend
von 70% bis unter 80% (84–95,75 Punkte) = befriedigend
von 80% bis unter 90% (96–107,75 Punkte) = gut
von 90% bis 100% (108–120 Punkte) = sehr gut

Bei nicht bestandener Prüfung wird kein Zertifikat ausgestellt.

CERTIFICATE

This is to certify, for all due purposes, that Mr.

Luis Fernando Muradas Stumpf

completed a practical academic enrichment internship through the IAESTE International Exchange Program for University Students in Technical Fields, during the period from 10/01/94, to 11/30/94.
At the following company/country: DRESDEN UNIVERSITY - Germany

IAESTE (The International Association for the Exchange of Students for Technical Experience) is an international organization that promotes the exchange of students and recent graduates for the completion of academic internships at companies and universities in its 72 affiliated countries.

São Paulo, April 12, 1995.

CELSO LUIZ GARCIA
National Secretary
IAESTE BRAZIL

I, Pedro Peski Ribeiro Lopes, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 19, 2026.

CERTIFICADO

Certificamos para os devidos fins, que o(a) Sr.(a)

Luis Fernando Muradas Stumpf

realizou um estágio prático de complementação acadêmica através do Programa de Intercâmbio Internacional de Estudantes Universitários das Areas Técnicas - IAESTE, no período de 01/10/94 a 30/11/94.
na empresa/país: UNIVERSITAT DRESDEN - Alemanha

A IAESTE (The International Association for the Exchange of Students for Technical Experience) é uma entidade internacional que promove o intercâmbio de estudantes e recém formados para a realização de estágios de complementação acadêmica em empresas e universidades de seus 72 países associados.

São Paulo, 12 de abril de 1995.

CELSO LUIZ GARCIA
Secretário Nacional
IAESTE BRASIL

CERTIFICATE

Mr. **Luis Fernando Stumpf**

participated at SCHMERSAL-EOT GmbH & Co. KG
Engesserstraße 4 b
79108 Freiburg

from April 16 to April 17, 1998, in the following training course:

Optoelectronics Training

Training Topics:

- Basic concepts of optoelectronics
- SLB Series Safety Light Barriers
  - System features
  - Technical data / configuration
  - Competition
  - Fields / areas of application
- SLC Series Safety Light Curtains / Safety Light Guards
  - System features
  - Technical data / configuration
  - Cascading
  - Blanking
  - Fields / areas of application
- LSS Series Safety Laser Scanners
  - System features
  - Technical data / configuration
  - Competition
  - Fields / areas of application
  - Comparison of advantages and disadvantages of alternative products
  - User interface

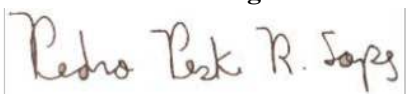
We thank Mr. Stumpf for his interest and active participation in this training course.

Marketing and Sales Department

Freiburg, April 24, 1998

The Optoelectronics Product Training took place at the facilities of Schmersal-EOT, Freiburg.
This was an informational event within the meaning of DIN ISO 9001

I, Pedro Peski Ribeiro Lopes, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from German to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 19, 2026.

URKUNDE

Herr **Luis Fernando Stumpf**

hat bei der Firma SCHMERSAL-EOT GmbH & Co. KG
Engesserstraße 4 b
79108 Freiburg

vom 16. bis 17. April 1998 an der

Schulung Optoelektronik

teilgenommen.

Tagungsthemen:

- Optoelektronische Grundbegriffe
- Sicherheits-Lichtschranken der Reihe SLB
  - Systemmerkmale
  - Technische Daten / Aufbau
  - Wettbewerb
  - Einsatzbereiche / -gebiete
- Sicherheits-Lichtgitter /-Vorhang der Reihe SLC
  - Systemmerkmale
  - Technische Daten / Aufbau
  - Kaskadierung
  - Blanking
  - Einsatzbereiche / -gebiete
- Sicherheits-Laserscanner der Reihe LSS
  - Systemmerkmale
  - Technische Daten / Aufbau
  - Wettbewerb
  - Einsatzbereiche / -gebiete
  - Vergleich Vor- und Nachteile Alternativprodukte
  - Benutzeroberfläche

Wir danken Herrn Stumpf für sein Interesse und die aktive Mitarbeit bei dieser Schulung.

Abteilung Marketing und Vertrieb

Freiburg, 24. April 1998

Die Produktschulung Optoelektronik fand in den Räumlichkeiten von Schmersal-EOT, Freiburg statt.
Es handelte sich hierbei um eine Informationsveranstaltung im Sinne der DIN ISO 9001.

SCHMERSAL
INDUSTRIESCHALTGERÄTE

CERTIFICATE

Mr. **Luis Fernando Stumpf**

Company ACE Schmersal
Elektroelectrônica Industrial Ltda.

participated in the following event at K. A. SCHMERSAL GMBH & CO.
Industrieschaltgeräte

from March 3 to 5, 1999

Sales Conference 1999

Conference Topics:

- Business development
- Market development
- Information regarding sales and marketing activities
- Review of 1998 sales and incoming orders
- Presentation of new products
- BAP status and outlook
- Sales-oriented product analysis
- EOT product workshop
- Emergency-stop control devices:
  - Design
  - Mode of operation
  - Standards compliance
- Review of Steute's 1998 sales and incoming orders
- New Steute product-group classification
- Steute sales analysis of product groups by sales territories
- ZS 75 S pull-wire switch
- ZS 75 SR belt misalignment switch
- Two normally closed contacts in accordance with EN 418
- New EEx 95 explosion-protected switch series with cable connection compartment
- New Steute foot-switch generation
- Medical technology
- Requirements for medical device consultants

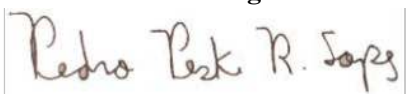
We thank Mr. Stumpf for his interest and active participation in this sales conference.

Sales/Marketing Department

Wuppertal, March 5, 1999

The sales conference took place at the Lindner Golfhotel Juliana in Wuppertal.
This was an informational event within the meaning of DIN ISO 9001

I, Pedro Peski Ribeiro Lopes, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from German to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 19, 2026.

SCHMERSAL
INDUSTRIESCHALTGERÄTE

URKUNDE

Herr **Luis Fernando Stumpf**

Firma ACE Schmersal
Elektroelectrônica Industrial Ltda.

hat bei der Firma K. A. SCHMERSAL GMBH & CO.
Industrieschaltgeräte

vom 03. bis 05. März 1999 an der

Vertriebstagung 1999

teilgenommen.

Tagungsthemen:

- Geschäftsentwicklung
- Marktentwicklung
- Information über Vertriebs- und Marketing-Aktivitäten
- Rückblick Umsätze und Auftragseingänge 1998
- Vorstellung neuer Produkte
- Stand BAP und Ausblick
- Verkaufsorientierte Produktanalyse
- Workshop EOT-Produkte
- Not-Aus-Befehlsgeräte:
  - Aufbau
  - Wirkweise
  - Normenkonformität
- Rückblick Umsätze und Auftragseingänge steute 1998
- Neue steute Produktgruppen-Einteilung
- steute Umsatzanalyse der Produktgruppen nach Vertretungsgebieten
- Seilzugschalter ZS 75 S
- Bandschieflaufschalter ZS 75 SR
- 2 Öffnerkontakte nach EN 418
- Neue Ex-Schalterbaureihe EEx 95 mit Kabelanschlußraum
- Neue Fußschalter-Generation steute
- Medizintechnik
- Anforderung an Medizinproduktberater

Wir danken Herrn Stumpf für sein Interesse und die aktive Mitarbeit bei dieser Vertriebstagung.

Abteilung Vertrieb/Marketing

Wuppertal, 05. März 1999

Die Vertriebstagung fand in den Räumlichkeiten des Lindner Golfhotel Juliana, Wuppertal statt.
Es handelt sich hierbei um eine Informations-Veranstaltung im Sinne der DIN ISO 9001.

Sicherheit im System:
Schutz für Mensch
und Maschine!

FIERGS
SESI
SENAI

Regional Department of Rio Grande do Sul
certifies that

LUÍS FERNANDO STUMPF

participated in the seminar as a speaker
Safety Systems
on **10/28/1998**
with a workload of **8 hours**.
Held at the SENAI Mechatronics Technology Center in partnership with the companies ACE Schmersal and Incotrol do Brasil.

Caxias do Sul, October 28, 1998

Holder

Unit Director

The holder of this certificate has acquired the knowledge / skills listed below:

- **ACE Schmersal Safety Products and Equipment**
- **Incotrol do Brasil Safety Systems**
- **DBW By-Product Management**

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 25, 2026.

FIERGS
SESI
SENAI

Departamento Regional do Rio Grande do Sul
certifica que

LUÍS FERNANDO STUMPF

participou do seminário, como palestrante
Sistemas de Segurança
no dia **28/10/1998**
com duração de **08 horas.**
Realizado no Centro Tecnológico de Mecatrônica SENAI em parceria com as empresas ACE Schmersal e Incotrol do Brasil.

Caxias do Sul, 28 de **Outubro** de 1998

Portador

Diretor da Unidade

O portador deste certificado adquiriu os conhecimentos / habilidades relacionados abaixo :

- **Produtos e Equipamentos de Segurança ACE Schmersal**
- **Sistemas de Segurança Incotrol do Brasil**
- **Gerenciamento de Sub Produtos DBW**

ASSOCIATION OF OCCUPATIONAL HEALTH AND SAFETY PROFESSIONALS OF JOINVILLE

Invitation

The Association of Occupational Health and Safety Professionals of Joinville, in partnership with Ferramentas Gerais (FG), has the pleasure of inviting its members and CIPA representatives from Joinville and the surrounding region to the **Annual CIPA Representatives Meeting** that will take place on **October 4, 2007**, at the GW Auditorium of the WETZEL Electrotechnical Division. Address: Rua Visconde de Taunay, 427 Centro, Joinville – Santa Catarina.

Schedule:

Time	Lecture	Speaker
8:30 AM to 9:00 AM	Opening - Wetzel Vice President and Occupational Safety Coordinator.	**André Luis Wetzel da Silva Sergio Antonio Maliseski**
9:00 AM to 10:00 AM	Chemical Agents in the Industrial Environment - Quantitative Assessment	**Cid Justen Santana.** Chemical Engineer (USP/1998)(PUC-RS2003)
10:00 AM to 10:15 AM	Coffee Break	
10:15 AM to 12:00 PM	Administrative Process for Retirement	Adriane Berti, Dayse Mary Pinto Paredes Rodrigues and Kelly Eliane Benzak
12:00 PM to 1:30 PM	Lunch break	
1:30 PM to 2:30 PM	Motivation, Productivity and Quality of Life.	**Thiago Gabriel**. UNASP Social Communication Student
2:30 PM to 3:30 PM	Be an Agent of Change, create safety Yourself	**Salésio Maliseski –** Whirlpool CIPA President
3:30 PM to 3:45 PM	Coffee Break	
3:45 PM to 4:45 PM	Machine Safety	**Luis Fernando M. Stumpf –** SCHMERSAL ACE Engineer
4:45 PM to 5:00 PM	Closing	**Amaro Manoel dos Santos**

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 25, 2026.

ASSOCIAÇÃO DOS PROFISSIONAIS DE SEGURANÇA E SAÚDE OCUPACIONAL DE JOINVILLE

FERRAMENTAS GERAIS

Convite

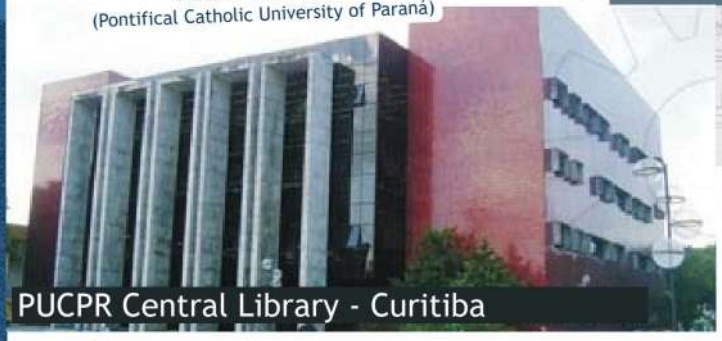
A Associação dos Profissionais de Segurança e Saúde Ocupacional de Joinville em parceria com a Ferramentas Gerais (FG), tem a satisfação de convidar seus associados e representantes de CIPA, de Joinville e região para o **Encontro Anual de Representantes de CIPA**, que acontecerá no dia **04 de outubro de 2007**, tendo como local o Auditório GW da WETZEL Divisão Eletrotécnica.

Endereço: Rua Visconde de Taunay, 427 Centro, Joinville – SC.

Agenda:

Horário	Palestra	Palestrante
8:30às 9:00h.	Abertura – Vice Presidente da Wetzel e o Cood.da Segurança do Trabalho.	**André Luis Wetzel da Silva Sergio Antonio Maliseski**
9:00 às 10:00h.	Os Agentes Químicos no Ambiente Industrial - Avaliação Quantitativa	**Cid Justen Santana.** Engenheiro Químico (USP/1998)(PUC-RS2003)
10:00 às 10:15h.	Intervalo para Coffee	
10:15 às 12:00h	Processo Administrativo Para Aposentadoria	Adriane Berti, Dayse Mary Pinto Paredes Rodrigues e Kelly Eliane Benzak
12:00h às 13:30h	Intervalo para almoço	
13:30 às 14:30h	Motivação, Produtividade e Qualidade de Vida.	**Thiago Gabriel**. Universitário da UNASP em Comunicação Social
14:30 às 15:30h.	Seja Agente de Mudança faça você a Segurança	**Salésio Maliseski** – Presidente da CIPA da WHIRLPOOL
15:30 às 15:45	Intervalo para Coffee	
15:45 às 16:45h	Segurança em Máquinas	**Luis Fernando M. Stumpf** – Engenheiro da SCHMERSAL ACE
16:45 às 17:00h	Encerramento	**Amaro Manoel dos Santos**

6th ENECA 2006
PUCPR - CURITIBA
(Pontifical Catholic University of Paraná)


PUCPR Central Library - Curitiba

University-Industry Collaboration

curitiba

A city with a world-renowned standard of living
Known for implementing innovative urban solutions, Curitiba has one of the highest ratios of green area per inhabitant.

learn more

Schedule

04/29/2006
SCHEDULE

The event took place between September 3rd and 7th, 2006.

Check out the event schedule below:

- Short Courses Schedule
- Technical Visits Schedule

Sunday (09/03)

9:00 AM - 12:00 PM	Check-in and Information *(PUCPR Sports Gymnasium)*
12:00 PM	Gymnasium gates open for the Robot Combat
2:00 PM - 9:00 PM	**Robot Combat** *(PUCPR Sports Gymnasium)* *Tickets available at the venue on the day of the event for R$ 10.00 (admission is free for ENECA registrants)*

Monday (09/04)

Time	TUCA (CCET - Blue Block)	Bento Munhoz (Mechanical Engineering Block - Technology Park)	Valdomiro Teixeira (Mechanical Engineering Block - Technology Park
8:00 AM - 9:30 AM	Check-in *(Only for those who did not pick up their badge and attendee kit on Sunday - CCET Hall)*		
9:30 AM - 10:00 AM	Opening Ceremony	-----	-----
10:00 AM - 11:00 PM	Opening Lecture	-----	-----
11:00 AM - 12:00 PM	P1	-----	-----
12:00 PM - 2:00 PM	Break		
2:00 PM - 3:00 PM	Smart Challenge (Tests)	P2	P3
3:00 PM - 4:00 PM		MR1	P4
4:00 PM - 4:30 PM	Coffee Break (CCET Hall)		
4:30 PM - 5:00 PM	Smart Challenge (Part 1)	ENECA06-4501	ENECA06-2601
5:00 PM - 5:30 PM		ENECA06-4701	ENECA06-4502
5:30 PM - 6:00 PM		ENECA06-6603	ENECA06-6501
6:00 PM - 6:30 PM		ENECA06-6605	ENECA06-5501

Tuesday (09/05)

Time	Gregor Mendel (CCET - Green Block)	Bento Munhoz (Mechanical Engineering Block - Technology Park)	Valdomiro Teixeira (Mechanical Engineering Block - Technology Park)
9:30 AM - 11:00 AM	Q1	-----	-----
11:00 AM - 12:30 PM	P5	-----	-----
12:30 PM - 2:00 PM	Break		
2:00 PM - 4:00 PM	P6	P7	P8
4:00 PM - 4:30 PM	Coffee Break (CCET Hall)		
4:30 PM - 5:00 PM	P9	ENECA06-6701	ENECA06-2101
5:00 PM - 5:30 PM		ENECA06-6801	ENECA06-2301
5:30 PM - 6:00 PM		ENECA06-5402	ENECA06-2302
6:00 PM - 6:30 PM	-----	ENECA06-5504	ENECA06-2303

Wednesday (09/06)

Time	TUCA (CCET - Blue Block)	Bento Munhoz (Mechanical Engineering Block - Technology Park)	Valdomiro Teixeira (Mechanical Engineering Block - Technology Park)
10:00 AM - 11:00 AM	P10	P11	MR2
11:00 AM - 12:00 PM	P12	P13	P14
12:00 PM - 2:00 PM	Break		
2:00 PM - 3:00 PM	Smart Challenge (Tests)	P15	P16
3:00 PM - 4:00 PM			P17
4:00 PM - 4:30 PM	Coffee Break (CCET Hall)		
4:30 PM - 5:00 PM	Smart Challenge (Final)	-----	-----
5:00 PM - 5:30 PM		-----	-----
5:30 PM - 6:00 PM		-----	-----

Thursday (09/07)

Time	TUCA (CCET - Blue Block)	CCET Hall
9:00 AM - 10:30 AM	Closing Lecture	Distribution of Certificates
10:30 AM - 11:00 AM	Presentation of the Host City Candidates and Voting	
11:00 AM - 11-30 AM	Awards and Feedback on Scientific Papers / Smart Challenge Awards	
11:30 AM - 12:00 PM	Closing Ceremony	
12:00 PM - 2:00 PM	Break	
2:00 PM - 8:00 PM	Closing Social Event (Venue to be defined)	

Lectures:

- **Opening Lecture: Technological challenges in satellite development - Dr. Hélio Koiti Kuga (National Institute for Space Research)**
- P1: Fuel Cell Monitoring and Control System (Presentation of the FH2-V1 Hydrogen Electric Kart) - Emilio Hoffmann Gomes Neto and Willian Záccaro Gomes (Brasil H2)
- P2:ISA Institutional Lecture
- P3: Solutions in Safety and Automation Systems - Luis Fernando Muradas Stumpf (ACE Schmersal)
- P4: Basic Hydraulics (Parker Automation)
- P5: Home Automation - Fabio Schwanke (X-Home Lar & Tecnologia)
- P6: Basic Pneumatics (Parker Automation)
- P7: Maintenance Management and Control Software - Gilnei Schimit (Manuservice)
- P8: Safety Instrumented Systems - Victor Finkel (ISA)
- P9: Chico Mendes Hybrid Environmental Robot - Gustavo Medeiros Freitas, Procópio Silveira Stein and Ney Robinson Salvi dos Reis (CENPES - Petrobras)
- P10: Artificial Intelligence Applications - Leandro dos Santos Coelho (PUCPR)
- P11: Solutions in Safety and Automation Systems - Luis Fernando Muradas Stumpf (ACE Schmersal)
- P12: Artificial Vision Systems - Ricardo Eiji Kondo (Full Time Automation)
- P13: Sensors: Applications and Operating Principles - Irionson Antônio Bassani (PUCPR)
- P14: Remote Geodetic Instrumentation with GEOSSEGURA Hybrid Networks - Gelson Luiz Carneiro (Lactec)
- P15: Integrated Solutions for Mechanical Design - Hélio Guerra Borchardt (GRAPHO Design Software)
- P16: Non-linear Dynamics and Chaos in an Electrical Circuit - Rodrigo Feder Paraná (Sanepar)
- P17: Readjustment of a Robot Rail Curvature Measurement System using Gyroscopes - Gustavo Emmendoerfer (Lactec)
- Closing Lecture: To be confirmed

Round Tables:

- MR1: Employability of the Control and Automation Engineer (ISA)
- MR2: Panel Discussion among Academic Centers

Workshops:

- O1: Conquering the job market: Selection Process of Major Companies - Jordana Feltrin and Suzana Blanski (Grupo Foco)

Source: ENECA

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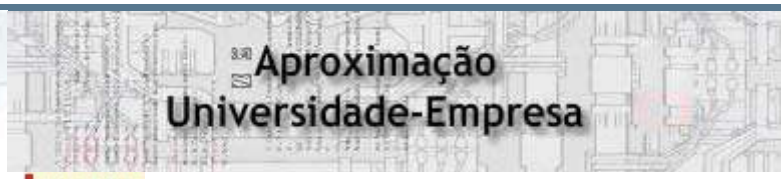
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Rua Imaculada Conceição, 1155 - Prado Velho
Technology Park - Block 3 (2nd Floor) - ZIP Code 80.215-901 - Curitiba/Paraná
Phone: (41) 3271-1458 / 3271-1333 eneca@eneca.com.br

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: August 24, 2026.





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Programação

29/04/2006
PROGRAMAÇÃO

O evento aconteceu entre os dias 3 e 7 de setembro de 2006.

Confira o que rolou na programação:

- Programação dos Mini-cursos
- Programação das Visitas Técnicas

Domingo (03/09)

9:00 - 12: 00	Credenciamento e Informações *(Ginásio Poliesportivo da PUCPR)*
12:00	Abertura dos portões do Ginásio para a Guerra de Robôs
14:00 - 21:00	**Guerra de Robôs** *(Ginásio Poliesportivo da PUCPR)* *Ingressos à venda no dia e no local a R$ 10,00 (para os inscritos no ENECA, a entrada é franca)*

Segunda (04/09)

Horário	TUCA (CCET - Bloco Azul)	Bento Munhoz (Bloco de Mecânica - Parque Tecnológico)	Valdomiro Teixeira (Bloco de Mecânica - Parque Tecnológico)
8:00 - 9:30	Credenciamento *(somente para aqueles que não retiraram sua credencial e kit-congressista no domingo - Hall do CCET)*		
9:30 - 10:00	Cerimônia de Abertura	-----	-----
10:00 - 11:00	Palestra de Abertura	-----	-----
11:00 - 12:00	P1	-----	-----
12:00 - 14:00	Intervalo		
14:00 - 15:00	Desafio Inteligente (Testes)	P2	P3
15:00 - 16:00		MR1	P4
16:00 - 16:30	Coffee-Break (Hall do CCET)		
16:30 - 17:00	Desafio Inteligente (1ª Parte)	ENECA06-4501	ENECA06-2601
17:00 - 17:30		ENECA06-4701	ENECA06-4502
17:30 - 18:00		ENECA06-6603	ENECA06-6501
18:00 - 18:30		ENECA06-6605	ENECA06-5501

Terça (05/09)

Horário	Gregor Mendel (CCBS - Bloco Verde)	Bento Munhoz (Bloco de Mecânica - Parque Tecnológico)	Valdomiro Teixeira (Bloco de Mecânica - Parque Tecnológico)
9:30 - 11:00	O1	-----	-----
11:00 - 12:30	P5	-----	-----
12:30 - 14:00	Intervalo		
14:00 - 16:00	P6	P7	P8
16:00 - 16:30	Coffee-Break (Hall do CCET)		
16:30 - 17:00	P9	ENECA06-6701	ENECA06-2101
17:00 - 17:30		ENECA06-6801	ENECA06-2301
17:30 - 18:00		ENECA06-5402	ENECA06-2302
18:00 - 18:30	-----	ENECA06-5504	ENECA06-2303

Quarta (06/09)

Horário	TUCA (CCET - Bloco Azul)	Bento Munhoz (Bloco de Mecânica - Parque Tecnológico)	Valdomiro Teixeira (Bloco de Mecânica - Parque Tecnológico)
10:00 - 11:00	P10	P11	MR2
11:00 - 12:00	P12	P13	P14
12:00 - 14:00	Intervalo		
14:00 - 15:00	Desafio Inteligente (Testes)	P15	P16
15:00 - 16:00			P17
16:00 - 16:30	Coffee-Break (Hall do CCET)		
16:30 - 17:00	Desafio Inteligente (Final)	-----	-----
17:00 - 17:30		-----	-----
17:30 - 18:00		-----	-----

Quinta (07/09)

Horário	TUCA (CCET - Bloco Azul)	Hall do CCET
9:00 - 10:30	Palestra de Encerramento	Entrega dos Certificados
10:30 - 11:00	Apresentação das Candidatas à Próx. Sede e Votação	
11:00 - 11-30	Premiação e Comentários dos Trabalhos Científicos / Premiação do Desafio Inteligente	
11:30 - 12:00	Cerimônia de Encerramento	
12:00 - 14:00	Intervalo	
14:00 - 20:00	Confraternização de Encerramento (Chácara à definir)	

- **Palestras:**
  - **Palestra de Abertura: Os desafios tecnológicos no desenvolvimento de satélites - Dr. Hélio Koiti Kuga (Instituto Nacional de Pesquisas Espaciais)**
  - P1: Sistema de Controle e Monitoramento da Célula a Combustível (Apresentação do Kart Elétrico a Hidrogênio FH2-V1) - Emilio Hoffmann Gomes Neto e Willian Záccaro Gomes (Brasil H2)
  - P2: Palestra Institucional ISA
  - P3: Soluções em Sistemas de Segurança e Automação - Luis Fernando Muradas Stumpf (ACE Schmersal)
  - P4: Hidráulica Básica (Parker Automation)
  - P5: Automação Residencial - Fabio Schwanke (X-Home Lar & Tecnologia)
  - P6: Pneumática Básica (Parker Automation)
  - P7: Software para Controle e Gestão de Manutenção - Gilnei Schimit (Manuservice)
  - P8: Sistemas Instrumentados de Segurança - Victor Finkel (ISA)
  - P9: Robô Ambiental Híbrido Chico Mendes - Gustavo Medeiros Freitas, Procópio Silveira Stein e Ney Robinson Salvi dos Reis (CENPES - Petrobras)
  - P10: Aplicações da Inteligência Artificial - Leandro dos Santos Coelho (PUCPR)
  - P11: Soluções em Sistemas de Segurança e Automação - Luis Fernando Muradas Stumpf (ACE Schmersal)
  - P12: Sistemas de Visão Artificial - Ricardo Eiji Kondo (Full Time Automation)
  - P13: Sensores: Aplicações e Princípios de Funcionamento - Irionson Antônio Bassani (PUCPR)
  - P14: Instrumentação Geodésica a Distância com Redes Híbridas GEOSSEGURA - Gelson Luiz Carneiro (Lactec)
  - P15: Soluções Integradas de Projetos Mecânicos - Hélio Guerra Borchardt (GRAPHO Design Software)
  - P16: Dinâmica não-linear e Caos em um Circuito Elétrico - Rodrigo Feder Paraná (Sanepar)
  - P17: Readequação de um Sistema de Medição da Curvatura de um Trilho de Robô através de Giroscópios - Gustavo Emmendoerfer (Lactec)
  - Palestra de Encerramento: A confirmar

- **Mesas Redondas:**
  - MR1: Empregabilidade do Engenheiro de Controle e Automação (ISA)
  - MR2: Mesa Redonda entre Centros Acadêmicos

- **Oficinas:**
  - O1: Conquistando o mercado de trabalho: Processo de Seleção das Grandes Empresas - Jordana Feltrin e Suzana Blanski (Grupo Foco)

Fonte: ENECA

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CERTIFICATE

TÜV NORD

Following the successful completion of the training provided by Pilz, this certificate has been issued by TÜV NORD CERT GmbH, certifying that

Luis F. M. Stumpf

has obtained the qualification of

CMSE® - Certified Machinery Safety Expert

which complies with the requirements of the certification scheme for Certified Machinery Safety Expert (CERT-P12VA101)
(Training and examination summary on the reverse side.)

Certificate No.: 44 506 14 429883 334

Date of Issue: 09/19/2014

Valid Until: 09/19/2018

CERTIFIED MACHINERY SAFETY EXPERT
CMSE®

Dr. Klaus Oberste-Lehn
Head of the Certification Body

TÜV NORD CERT GmbH
Langemarckstr. 20
45141 Essen, Alemanha
technology@tuev-nord.de

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Pilz is the official company responsible for providing the CMSE® training.

Training and Examination Summary for Qualification as a Certified Machinery Safety Expert (CMSE)

Module 1

- Safety Principles
- Introduction to safety legislation and standards
- Safety motivation
- Responsibilities of stakeholders and responsible parties

Module 2

- Machinery Safety Legislation
- Legislative requirements for the design, construction, and maintenance of machinery and work equipment
- Conformity assessment procedures for placing machinery on the market or commissioning machinery
- Workplace and equipment regulations
- Occupational health and safety considerations and machinery safety regulations

Module 3

- Risk Assessment
  - Definitions and terminology applicable to risk assessment
  - Analysis of different risk assessment methodologies
  - Risk assessment in accordance with the international standard ISO 12100 and industry best practices
  - Introduction to risk reduction following the completion of a risk assessment

Module 4

- Mechanical Safeguarding
  - Requirements of relevant international standards for machinery safeguarding
  - Definitions, types of safeguards, and their application for risk reduction
- Safety Components
  - Analysis of safety components, their requirements, and applications
  - Specification, use, advantages, and disadvantages
- Electrical Safety
  - Review of the international standard IEC 60204-1
  - Safety of electrical, electronic, and programmable electronic equipment
  - Safe use and maintenance of electrical machinery

Module 5

- Specification, Design, and Validation of Functional Safety Control Systems
  - ISO 13849 – Safety of Machinery – Safety-related parts of control systems
  - IEC 62061 – Functional Safety of Electrical, Electronic, and Programmable Electronic Control Systems
- Functional Safety of Fluid Power Systems
  - Safety requirements for pneumatic and hydraulic systems
  - Pneumatic and hydraulic safety control systems
- Functional Safety Workshop with Worked Examples
  - Practical examples of ISO 13849-1 circuits
  - Practical examples of IEC 62061 circuits

I, Marina Viana Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that I have performed the professional translation of this document from Portuguese to English as a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.

Marina Viana

Date: July 28, 2026

CERTIFICADO

TÜV NORD

Na sequência da conclusão do treinamento providenciado pela Pilz, este certificado foi emitido pela TÜV NORD CERT GmbH atestando que

Luis F. M. Stumpf

obteve a qualificação de

CMSE® - Certified Machinery Safety Expert

a qual cumpre os requisitos da diretiva relativa a Certificação de Certified Machinery Safety Expert (CERT-P12VA101)

(Sumário do treinamento e do exame no verso)

Certificado n.º: 44 506 14 429883 334

Data de emissão: 2014-09-19

Validade: 2018-09-19

CERTIFIED MACHINERY SAFETY EXPERT
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Dr. Klaus Oberste-Lehn
Chefe do Organismo de certificação

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45141 Essen, Alemanha
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Pilz é a empresa oficial que realiza os treinamentos da CMSE®

Sumário do treinamento e exame para qualificação como Perito Certificado de Máquinas (CMSE)

Módulo 1

- Princípios de segurança
- Introdução à legislação e normas de segurança
- Motivação para a segurança
- Responsabilidades dos intervenientes e responsáveis

Módulo 2

- Legislação da segurança de máquinas
- Requisitos de legislação para ~~design~~ projeto, construção e manutenção de máquinas e equipamentos de trabalho
- Procedimentos de conformidade para comercialização ou comissionamento de máquinas
- Regulamentos de equipamentos e do local de Trabalho
- Considerações sobre saúde ocupacional e regulamentos de segurança relativos à máquinas

Módulo 3

- Avaliação de riscos
  - Definições e terminologia aplicáveis à avaliação de risco
  - Análise de diferentes metodologias de avaliação de riscos
  - Avaliação de riscos de acordo com a norma internacional ISO 12100 e melhores práticas
  - Introdução à redução de risco na sequência da conclusão da avaliação de risco

Módulo 4

- Proteções Mecânicas
  - Requisitos das normas internacionais relevantes para proteções de máquinas
  - Definições, e tipos de proteções e aplicação para redução de riscos
- Componentes de segurança
  - Análise de componentes de segurança, requisitos e aplicação
  - Especificação, e uso, vantagens e desvantagens
- Segurança elétrica
  - Revisão da norma internacional IEC 60204-1
  - Segurança de equipamento elétrico, eletrônico e eletrônico programável
  - Uso e manutenção seguros de máquinas elétricas

Módulo 5

- Especificação, projeto e validação de sistemas de controle de segurança funcional
  - ISO 13849 - Segurança de máquinas -- Peças de comando relativas à segurança
  - IEC 62061 - Segurança funcional de sistemas de comandos elétricos, eletrônicos, e eletrônicos programáveis
- Segurança funcional de sistemas de líquidos pressurizados
  - Requisitos de segurança de sistemas pneumáticos e hidráulicos
  - Sistemas pneumáticos e hidráulicos de comando de segurança
- Workshop de segurança funcional com exemplos trabalhados
  - Exemplos práticos de circuitos ISO 13849-1
  - Exemplos práticos de circuitos IEC 62061

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We certify, at the request of partner **LUIS FERNANDO MURADAS STUMPF**, registered under Creci No. **45907**, for all due purposes, that the legal entity **ALUGUE DIRETO ADMINISTRACAO LTDA** is registered under Creci No. **24.502** since **05/31/2016**.

Finally, we certify that the aforementioned Broker's registration status is currently **Active.**

Certificate Validity: **05/24/2026.**

Porto Alegre, 02/24/2026.

Marcio Bins Ely
President of CRECI/RS
2025-2027 Administration

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CERTIDÃO

Certificamos a pedido do sócio **LUIS FERNANDO MURADAS STUMPF**, registrado sob o Creci nº **45907**, para fins que se fizerem necessários que a pessoa jurídica **ALUGUE DIRETO ADMINISTRACAO LTDA** é registrada sob o Creci nº **24.502** desde **31/05/2016.**

Certificamos por fim que, a pessoa jurídica supramencionada, encontra-se com a sua situação cadastral **Ativa.**

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Porto Alegre, 24/02/2026.

Marcio Bins Ely
Presidente do CRECI/RS
Gestão 2025-2027

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We certify, at the request of the interested party and for all due purposes, that Mr. **LUIS FERNANDO MURADAS STUMPF** is a Real Estate Broker, registered under Creci No. **45.907** since **06/14/2013.**

Finally, we certify that the aforementioned Broker's registration status is currently **Active.**

Certificate Validity: **05/24/2026.**

Porto Alegre, 02/24/2026.

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Date: July 27, 2026.

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CERTIDÃO

Certificamos a pedido do mesmo, para fins que se fizerem necessários que, o Sr**. LUIS FERNANDO MURADAS STUMPF** é Corretor de Imóveis, registrado sob o Creci nº **45.907** desde **14/06/2013.**

Certificamos por fim que o Corretor supramencionado, encontra-se com a sua situação cadastral **Ativa.**

Validade da Certidão: **24/05/2026.**

Porto Alegre, 24/02/2026**.**

Marcio Bins Ely
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Real estate manager salary in Brazil

How much does a Real Estate Manager make in Brazil?

Average base salary

R$ 104,662 Pay by: Year

The salary range for a real estate manager is R$ 104,662 per month in Brazil. 86 salaries reported. Updated on August 14, 2026

Real Estate Manager jobs open in Brazil

Commercial Manager - Real Es...
Ellare RH
Campinas, SP
R$ 1,719.69 – R$ 13,181.33 per month
3 days ago

LAUNCH MANAGER
Pleno Imóveis
Campinas, SP
R$ 30,000 per month
1 week ago

Top paying companies for Real Estate Managers in Brazil

The average annual salary is based on job advertisements posted on Indeed over the past 36 months.

CURY CONSTRUTORA E INCORPORADO...
R$ 300,000 per year
View company

Cury Construtora
R$ 300,000 per year
View company

Cury Vendas

R$ 126,000 per year

View company

PLANO & PLANO

R$ 93,773 per year

View company

Tibério Construções e Incorpor...

R$ 81,750 per year

View company

Imóveis Crédito Real

R$ 67,457 per year

View company

Cities with the highest salaries for Real Estate Manager near Brazil

Belo Horizonte, Minas Gerais
R$ 178,294 per year
3 salaries reported

Rio de Janeiro, Rio de Janeiro
R$ 138,739 per year
3 salaries reported

São Paulo, São Paulo
R$ 137,703 per year
22 salaries reported

Goiânia, Goiás
R$ 130,219 per year
5 salaries reported

Campinas, São Paulo
R$ 118,589 per year
4 salaries reported

Show more nearby cities

Where does a Real Estate Manager earn the most?

Compare salaries for a Real Estate Manager in different locations

Enter first location

Enter a location

x

Enter second location

Enter a location

Compare

Frequently asked questions about Real Estate Managers

What is the average salary for a Real Estate Manager in Brazil?

What is the salary range for a Real Estate Manager?

Which cities pay the most for Real Estate Managers?

Which companies pay the highest salaries for Real Estate Managers?

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Date: August 25, 2026.

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Construa uma carreira que você ame

Gerente Imobiliário
Brasil

Página inicial Navegador de carreiras Salário de Gerente Imobiliário

Salário de Gerente imobiliário para Brasil

Quanto ganha uma pessoa no cargo de Gerente Imobiliário na localidade de Brasil?

Salário-base médio

R$ 104.662 Pagar por: Ano

A faixa salarial para o cargo de gerente imobiliário é de R$ 104.662 por mês para Brasil. 86 salários informados. Atualização em 14 de agosto de 2026

Vagas de Gerente Imobiliário abertas para Brasil

Gerente Comercial – Mercado Im...
Ellare RH
Campinas, SP
R$ 1.719,69 – R$ 13.181,33 por mês
3 days ago

GERENTE DE LANÇAME
Pleno Imóveis
Campinas, SP
R$ 30.000 por mês
1 week ago

Empresas com os maiores salários para Gerente Imobiliário em Brasil

O salário médio de ano baseia-se nos anúncios de vaga de emprego feitos no Indeed nos últimos 36 meses.

CURY CONSTRUTORA E INCORPORADO...
R$ 300.000 por ano
Ver empresa

Cury Construtora
R$ 300.000 por ano
Ver empresa

Cury Vendas

R$ 126.000 por ano

Ver empresa

PLANO & PLANO

R$ 93.773 por ano

Ver empresa

Tibério Construções e Incorpor...

R$ 81.750 por ano

Ver empresa

Imóveis Crédito Real

R$ 67.457 por ano

Ver empresa

Cidades com os maiores salários para o cargo de Gerente Imobiliário perto da localidade de Brasil

Belo Horizonte, MG
R$ 178.294 por ano
3 salários informados

Rio de Janeiro, RJ
R$ 138.739 por ano
3 salários informados

São Paulo, SP
R$ 137.703 por ano
22 salários informados

Goiânia, GO
R$ 130.219 por ano
5 salários informados

Campinas, SP
R$ 118.589 por ano
4 salários informados

Mostrar mais cidades próximas

Onde o cargo de Gerente Imobiliário ganha mais?

Compare salários para o cargo de Gerente Imobiliário em diferentes locais

Insira o primeiro local

Insira um local

x

Insira o segundo local

Insira um local

Comparar

Perguntas frequentes sobre Gerente Imobiliário

Qual é o salário médio para um/uma Gerente Imobiliário em Brasil?

Qual é a faixa salarial para um/uma Gerente Imobiliário?

Quais cidades pagam mais para Gerente Imobiliário?

Quais empresas pagam os maiores salários para Gerente Imobiliário?

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COFECI • CRECI SYSTEM
CRECI·RS
REGIONAL COUNCIL OF REAL ESTATE BROKERS
3rd REGION - RIO GRANDE DO SUL
RECONSTRUCTION MANAGEMENT 2016-2018

COFECI·CRECI
SYSTEM
FEDERAL COUNCIL OF REAL ESTATE BROKERS

FEDERAL PUBLIC SERVICE

CRECI-RS
10 years

Certificate of Merit
Real Estate Broker Bronze Series - 10 Years

The Federal Council and the Regional Council of Real Estate Brokers, exercising their duties and in accordance with Article 4, Section XXI of the CRECI Regulations "To Establish the Regional Book of Merit and Medal of Merit", hereby award real estate broker:

LUIS FERNANDO MURADAS STUMPF

with the ***Certificate of Merit – Bronze Series***, in recognition of outstanding services rendered to real estate, and notably for completing 10 years of professional activity, having been registered on **06/14/2013**

43 years of Law No. 6.530, of May 12, 1978.

Márcio Bins Ely
President

Antonio Nascimento Fernandes
Executive Secretary

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Date: August 21, 2026.

SISTEMA COFECI-CRECI

CRECI-RS

CONSELHO REGIONAL DE CORRETORES DE IMÓVEIS
3ª REGIÃO - RS
GESTÃO RECONSTRUÇÃO 2016-2018

SISTEMA COFECI-CRECI

SERVIÇO PÚBLICO FEDERAL

CRECI-RS

10 anos

Diploma de Honra ao Mérito
Corretor(a) de Imóveis Série Bronze – 10 anos

O Conselho Federal e o Conselho Regional de Corretores de Imóveis, no uso de suas atribuições e de acordo com o art. 4º inciso XXI do Regimento dos CRECIs "Instituir o Livro do Mérito e a Medalha de Mérito Regionais" condecora o(a) corretor(a) de imóveis:

LUIS FERNANDO MURADAS STUMPF

com o ***Diploma de Honra ao Mérito Série Bronze*** em reconhecimento aos relevantes serviços prestados à corretagem, e em especial por ter completado 10 anos de atividade, tendo sido registrado(a) em **14/06/2013**

43 anos da Lei Nº 6.530, de 12 de maio de 1978.

Márcio Bins Ely
Presidente

Antonio Nascimento Fernandes
Diretor Secretário

C.II – Second Prong: Letters of Support

Paraná, Brazil
March 6, 2026
To Whom It May Concern,

My name is Rafael Fontes, and I am currently a Law student at the Pontifical Catholic University of Parana (PUC-PR). Despite my current academic background, since the beginning of 2025, I have been serving as the condominium manager of the Castel di Carrara Residential Condominium, located at Rua David Abbud 200, Santa Felicidade, Curitiba, Paraná, having been unanimously elected at the annual general meeting.

As early as 2019, I was already familiar with the condominium where I currently carry out my management activities. At that time, I was able to observe firsthand the work of Mr. Stumpf, who served as the professional condominium manager of the premises. I closely followed his administration from 2019 to 2022, which allows me to accurately describe the practices I observed and the results achieved under his leadership.

During his administration, Mr. Stumpf adopted continuous dialogue with residents and the promotion of collective participation in condominium decisions as core practices. Numerous meetings were held to discuss and approve proposals, including during the COVID-19 pandemic period, ensuring that deliberations were conducted transparently and with the involvement of all unit owners. This approach reflected a consistent capacity for participatory governance and the management of groups with distinct

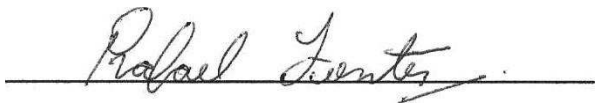
In the area of physical improvements, Mr. Stumpf led the modernization of the condominium's facilities, which included installing an electric fence and a new perimeter enclosure, implementing a closed-circuit television monitoring system, and completely replacing the internal street lighting by installing new lampposts and light fixtures; enhancing the residents' comfort and security while also appreciating the value of the properties. The most noteworthy aspect of these achievements was the diligence with which they were executed: only strictly necessary work was performed, and the search for simpler, cost-effective solutions was a constant during his administration, always focused on protecting the community assets.

Parallel to the structural improvements, Mr. Stumpf spearheaded a significant financial restructuring. Condominium fees were reduced relative to revenues, bank loans were paid off, and judicial collection lawsuits were successfully resolved. This resulted in an increase in the condominium's reserve fund, which remains active and continues to fund emergency repairs to this day. The quantitative data from this administration are

objective: between October 2011 and January 2022, the condominium fee was reduced from R$ 320.00 to R$ 150.00, while the reserve fund grew from R$ 2,364.74 to R$ 11,823.00, all of this during a period marked by an accumulated inflation rate of 58%, as measured by the Broad National Consumer Price Index (IPCA) calculated by the Brazilian Institute of Geography and Statistics (IBGE). At the conclusion of his administration, the condominium was handed over with a lower fee, a robust reserve fund, and no outstanding financial liabilities.

Based on what I was able to observe throughout his administration, Mr. Stumpf demonstrated technical capacity and professional maturity in leading projects that demand disciplined financial planning, responsible decision-making, and results-oriented leadership. These qualities, consistently evidenced over years of performance, ground my firm conviction that he possesses the necessary competencies to develop larger-scale and more complex initiatives with the same rigor and commitment that have characterized his career trajectory.

Sincerely,



fontesraa2005@gmail.com
+55 (41) 99696-3802

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: July 27, 2026.

Paraná, Brasil
06 de março de 2026
A Quem Possa Interessar,

Sou Rafael Fontes e atualmente estudo Direito na Pontifícia Universidade Católica do Paraná (PUC-PR). Apesar da formação acadêmica atual, desde o início do ano de 2025 exerço o cargo de síndico do Condomínio Residencial Castel di Carrara, localizado na Rua David Abbud, 200, Santa Felicidade, Curitiba, Paraná, tendo sido eleito por unanimidade na assembleia ordinária.

Já em 2019 conhecia o condomínio o qual hoje exerço a atividade condominial, nesta época pude ver de perto o trabalho do Sr. Stumpf, que exercia a função de síndico profissional do local. Acompanhei de perto sua administração durante o período de 2019 a 2022, o que me permite descrever com precisão as práticas que observei e os resultados alcançados sob sua liderança.

Durante sua gestão, o Sr. Stumpf adotou como práticas centrais o diálogo contínuo com os moradores e a promoção da participação coletiva nas decisões do condomínio. Foram realizadas diversas reuniões para discussão e aprovação de propostas, inclusive durante o período pandêmico causado pela COVID-19, garantindo que as deliberações fossem conduzidas de forma transparente e com o envolvimento de todos os condôminos. Essa postura refletiu uma capacidade consistente de governança participativa e de gestão de grupos com interesses distintos.

No campo das intervenções físicas, o Sr. Stumpf conduziu a modernização das instalações do condomínio, com a instalação de cerca elétrica e de novo cercamento em todo o perímetro, a implantação de circuito fechado de monitoramento e a substituição completa da iluminação interna de rua, com a instalação de novos postes e luminárias; trazendo mais conforto e segurança aos moradores, proporcionando também a valorização dos imóveis. O aspecto que mais se destacou nessas realizações foi o critério com que foram executadas: apenas as obras estritamente necessárias foram realizadas, e a busca por soluções mais simples e economicamente viáveis foi uma constante em sua gestão, sempre com foco na proteção do patrimônio coletivo.

Paralelamente às melhorias estruturais, o Sr. Stumpf promoveu uma reestruturação financeira significativa. As taxas de condominiais foram reduzidas em relação às receitas, os empréstimos bancários foram encerrados e os processos judiciais de cobrança foram concluídos. Resultando no aumento do fundo de reserva condominial, que permanece ativo e continua a custear reparos emergenciais até os dias de hoje. Os dados quantitativos dessa gestão são objetivos: entre

outubro de 2011 e janeiro de 2022, a taxa condominial foi reduzida de R$ 320,00 para R$ 150,00, enquanto o fundo de reserva cresceu de R$ 2.364,74 para R$ 11.823,00, tudo isso em um período marcado por uma inflação acumulada de 58%, conforme medido pelo Índice Nacional de Preços ao Consumidor Amplo (IPCA), calculado pelo Instituto Brasileiro de Geografia e Estatística (IBGE). Ao final de sua gestão, o condomínio foi entregue com taxa condominial mais baixa, fundo de reserva robusto e sem passivos financeiros pendentes.

Com base no que pude observar ao longo de sua gestão, o Sr. Stumpf demonstrou capacidade técnica e maturidade profissional para conduzir projetos que exigem planejamento financeiro disciplinado, tomada de decisão responsável e liderança orientada a resultados concretos. Essas qualidades, evidenciadas de forma consistente ao longo de anos de atuação, fundamentam minha convicção de que ele reúne as competências necessárias para desenvolver iniciativas de maior escala e complexidade com o mesmo rigor e comprometimento que caracterizaram sua trajetória.

Atenciosamente,

fontesraa2005@gmail.com
+55 (41) 99696-3802

Porto Alegre, 04/06/2026

To the USCIS Immigration Officer

I am Luiz Roberto Voelcker, and I hold a graduate degree in Real Estate Law, working at LRV Participacoes Ltda. My trajectory for over 50 years in the real estate sector involves the supervision of assets and the structuring of contractual relationships, activities that demand technical rigor and a strategic vision regarding the profitability and legal certainty of properties and investments.

I met Mr. Luís Fernando Muradás Stumpf in the context of real estate asset management and leasing administration. Our professional interaction was consolidated when Mr. Stumpf and, subsequently, the real estate agency Alugue Direto, assumed the management of contracts that were previously under my responsibility. This transition process, initiated in 2010, was conducted with remarkable technical competence, resulting in operational continuity without complications, lawsuits, or loss of clients, which attests to his capability to assume complex portfolios with security and professionalism.

During the period in which I followed his performance, I observed that Mr. Stumpf implemented management methods aimed at optimizing financial results. One of his most relevant initiatives was the restructuring of maintenance and cleaning services through strategic outsourcing. This measure, I believe, eliminated fixed internal administration costs and increased agility in customer service. Such an approach demonstrates a vision focused on operational efficiency and the constant pursuit for cost reduction, essential competencies for the economic sustainability of any operation in the real estate market.

In addition to administrative efficiency, Mr. Stumpf demonstrates a constant focus on risk mitigation and litigation reduction. His management is characterized by close and preventive monitoring, allowing the anticipation of maintenance needs and the resolution of conflicts before they become legal or financial problems. This level of control and deep knowledge of the managed assets give his performance a market advantage, ensuring that the properties maintain their valuation and functionality.

Considering his professional maturity and technical competence, I would certainly collaborate with Mr. Stumpf again in future projects. His ability to manage resources, optimize processes, and ensure the financial viability of real estate operations fully qualifies him to act in high-complexity initiatives. For these reasons, I offer my support to his professional trajectory, confident that his skills will contribute significantly to the development of new ventures and to the strengthening of the sector.

Sincerely,

Luiz Roberto Voelcker
luizvoelcker@gmail.com +55 (51)99987-4139

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Date: July 28, 2026.

Porto Alegre, 06/04/2026

Ao Oficial de Imigração da USCIS

Sou Luiz Roberto Voelcker, pós-graduado em Direito Imobiliário, atuando profissionalmente na LRV Participações Ltda. Minha trajetória há mais de 50 anos no setor imobiliário envolve a supervisão de ativos e a estruturação de relações contratuais, atividades que demandam rigor técnico e uma visão estratégica sobre a rentabilidade e a segurança jurídica de propriedades e investimentos.

Conheci o Sr. Luís Fernando Muradás Stumpf no contexto da administração de ativos imobiliários e da gestão de locações. Nossa interação profissional consolidou-se quando o Sr. Stumpf e, posteriormente, a imobiliária Alugue Direto, assumiram a gestão de contratos que anteriormente estavam sob minha responsabilidade. Esse processo de transição, iniciado em 2010, foi conduzido com notável competência técnica, resultando em continuidade operacional sem intercorrências, processos judiciais ou perda de clientes, o que atesta sua capacidade de assumir carteiras complexas com segurança e profissionalismo.

Durante o período em que acompanhei sua atuação, observei que o Sr. Stumpf implementou métodos de gestão voltados à otimização dos resultados financeiros. Uma de suas iniciativas mais relevantes foi a reestruturação dos serviços de manutenção e limpeza por meio da terceirização estratégica. Essa medida, creio, eliminou custos fixos de administração interna e aumentou a agilidade no atendimento aos clientes. Tal abordagem demonstra uma visão voltada à eficiência operacional e à busca incessante de redução de despesas, competências essenciais para a sustentabilidade econômica de qualquer operação no mercado imobiliário.

Além da eficiência administrativa, o Sr. Stumpf demonstra foco constante na mitigação de riscos e na redução de litígios. Sua gestão caracteriza-se por um acompanhamento próximo e preventivo, permitindo a antecipação de necessidades de manutenção e a resolução de conflitos antes que se tornem problemas jurídicos ou financeiros. Esse nível de controle e o conhecimento profundo sobre os ativos geridos conferem à sua atuação um diferencial de mercado, garantindo que os imóveis mantenham sua valorização e funcionalidade.

Considerando a maturidade profissional e sua competência técnica, certamente voltaria a colaborar com o Sr. Stumpf em projetos futuros. Sua capacidade de gerir recursos, otimizar processos e garantir a viabilidade financeira das operações imobiliárias o qualifica plenamente para atuar em iniciativas de alta complexidade. Por esses motivos, ofereço meu apoio à sua trajetória profissional, confiante de que suas habilidades contribuirão significativamente para o desenvolvimento de novos empreendimentos e para o fortalecimento do setor.

Atenciosamente,

Luiz Roberto Voelcker
luizvoelcker@gmail.com +55 (51)99987-4139

04/10/2026

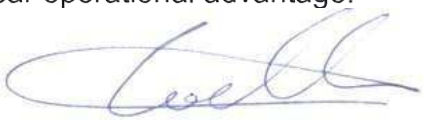
To USCIS,

Grupo RBS, one of the main media and communication organizations in Brazil, with its registered office in Porto Alegre. My professional journey spans over two decades of experience in technology and infrastructure, including eighteen years of dedication to Grupo RBS, three years at Brasil Telecom, and eight years at ADP Brasil. Throughout this period, I developed a solid vision on resource management and operational processes that demand precision and reliability.

I professionally met Mr. Luís Fernando Muradás Stumpf in May 2025, when he was hired to act in the identification, sourcing, and negotiation of real estate investments for our institution. At that moment, our company was seeking a strategic solution for the physical expansion of its service area and logistical support. The work performed by Mr. Muradás Stumpf was central to the acquisition of a property adjacent to our registered office, which proved to be fundamental for the development of our commercial and operational activities.

During our collaboration, I was able to closely observe the work method of Mr. Muradás Stumpf, which stands out for its focus on efficiency and legal certainty. He demonstrated technical mastery when conducting a negotiation process that included qualified marketing and legal advice. A relevant point of his intervention was the ability to avoid the speculative overpricing that normally occurs in transactions involving neighboring properties. Through his performance, from the initial stages until the closing of the deal, it was possible to acquire the asset under normal market conditions, eliminating unnecessary expenses and ensuring an effective asset increase for the organization.

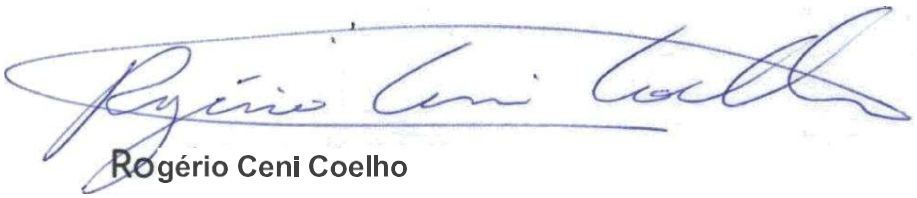
In addition to the negotiation itself, Mr. Muradás Stumpf provided continuous technical support through the real estate agency Alugue Direto, anticipating legal procedures and demands. This proactive stance resulted in greater security at the closing of the deal, significantly reducing the possibility of future disputes or litigation. Obtaining this new space allowed the simultaneous performance of work by different teams at the same address and the provision of private parking spaces to serve our clients, generating a clear operational advantage.



The performance of Mr. Muradás Stumpf revealed a professional maturity and a delivery capability that differentiate him in the real estate investment sector. His search for concrete results and his ability to manage complex transactions with tranquility and speed were determining factors for the success of the project. My direct experience with his work confirms that he possesses the necessary competencies to act with excellence in initiatives that demand market analysis and strategic asset management.

Given the solidity and technical quality demonstrated in our professional interaction, I fully support the recognition of his trajectory and capability. I believe that his profile and consolidated experience qualify him to contribute significantly in broad professional contexts, where technical competence and a strategic market vision are fundamental requirements.

Sincerely,



Rogério Ceni Coelho
Infrastructure Engineer
Grupo RBS

rogeriocenicoelho@gmail.com
+55 51 981862933

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Date: July 28, 2026.

10/04/2026

À USCIS,

Meu nome é Rogério Ceni Coelho e atuo como engenheiro de infraestrutura no Grupo RBS, uma das principais organizações de mídia e comunicação do Brasil, com sede em Porto Alegre. Minha trajetória profissional soma mais de duas décadas de experiência em tecnologia e infraestrutura, incluindo dezoito anos de dedicação ao Grupo RBS, três anos na Brasil Telecom e oito anos na ADP Brasil. Ao longo desse período, desenvolvi uma visão sólida sobre gestão de recursos e processos operacionais que exigem precisão e confiabilidade.

Conheci profissionalmente o senhor Luís Fernando Muradás Stumpf em maio de 2025, quando foi contratado para atuar na identificação, captação e negociação de investimentos imobiliários para a nossa instituição. Naquele momento, nossa empresa buscava uma solução estratégica para a expansão física de sua área de atendimento e de suporte logístico. O trabalho desempenhado pelo senhor Muradás Stumpf foi central para a aquisição de um imóvel lindeiro à nossa sede, o que se mostrou fundamental para o desenvolvimento de nossas atividades comerciais e operacionais.

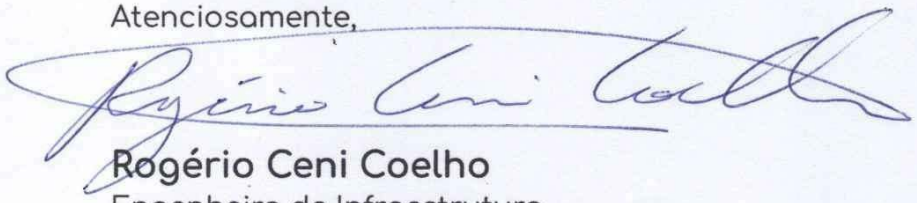
Durante nossa colaboração, pude observar de perto o método de trabalho do senhor Muradás Stumpf, que se destaca pelo foco na eficiência e na segurança jurídica. Ele demonstrou domínio técnico ao conduzir um processo de negociação que incluía o assessoramento mercadológico .e jurídico qualificado. Um ponto relevante de sua intervenção foi a capacidade de evitar o sobrepreço especulativo que normalmente ocorre em transações envolvendo imóveis vizinhos. Por meio de sua atuação, desde as etapas iniciais até o fechamento do negócio, foi possível adquirir o ativo em condições normais de mercado, eliminando despesas desnecessárias e garantindo um acréscimo patrimonial efetivo para a organização.

Além da negociação propriamente dita, o senhor Muradás Stumpf disponibilizou suporte técnico contínuo por meio da imobiliária Alugue Direto, antecipando procedimentos e demandas jurídicas. Essa postura proativa resultou em maior segurança na conclusão do negócio, reduzindo significativamente a possibilidade de questionamentos futuros ou de litígios. A obtenção desse novo espaço permitiu a realização simultânea de trabalhos por diferentes equipes no mesmo endereço e a oferta de vagas de estacionamento privativo para o atendimento de nossos clientes, gerando uma vantagem operacional clara.

O desempenho do senhor Muradás Stumpf revelou uma maturidade profissional e uma capacidade de entrega que o diferenciam no setor de investimentos imobiliários. Sua busca por resultados concretos e sua habilidade de gerenciar transações complexas com tranquilidade e rapidez foram determinantes para o sucesso do projeto. Minha experiência direta com o seu trabalho confirma que ele possui as competências necessárias para atuar com excelência em iniciativas que demandem análise de mercado e gestão estratégica de ativos.

Diante da solidez e da qualidade técnica demonstradas em nossa interação profissional, apoio plenamente o reconhecimento de sua trajetória e de sua capacidade. Acredito que o seu perfil e sua experiência consolidada o qualificam para contribuir de forma significativa em contextos profissionais amplos, nos quais a competência técnica e a visão estratégica de mercado são requisitos fundamentais.

Atenciosamente,



Rogério Ceni Coelho
Engenheiro de Infraestrutura
Grupo RBS

rogeriocenicoelho@gmail.com
+55 51 981862933

Contact

www.linkedin.com/in/rogério-ceni-coelho-3689563 (LinkedIn)
www.gruporbs.com.br (Company)
www.clicrbs.com.br (Company)

Top Skills

Vulnerability Management
Graylog
Zabbix

Certifications

Google Cloud Essentials

Rogério Ceni Coelho

Infrastructure Engineer at Grupo RBS
Porto Alegre, Rio Grande do Sul, Brazil

Summary

TI Analyst with 19 years of experience.

Specialties: Linux (RedHat, CentOS, Oracle Linux), Unix (HP-UX, Solaris), EMC (VPLEX, RecoverPoint, Data Domain,VNX,CX, Avamar, Networker), SAN, NAS, Vmware, Citrix

Experience

Grupo RBS
19 years 2 months

Infrastructure Engineer
May 2013 - Present (13 years 5 months)

TI Analyst
August 2007 - May 2013 (5 years 10 months)

Brasil Telecom
TI Analyst
September 2004 - August 2007 (3 years)

Brasil Telecom S/A
TI Analyst
September 2004 - August 2007 (3 years)

ADP Brasil Ltda
Suporte Analyst
November 1995 - September 2004 (8 years 11 months)

Education

Pontifícia Universidade Católica do Rio Grande do Sul
· (1993 - 1998)

SCHMERSAL

Date: May 18,, 2002

To: Whom It May Concern

Subject: Letter of Reference for Luis Stumpf

Ladies/Gentlemen:

It is with pleasure that I prepare this letter of reference for Luis Stumpf.

Initially, Luis joined us from our Brazilian affiliate as an Application Engineer. Though excellent in this role, it soon became clear that he was underutilized ... and willing to accept a greater challenge and responsibility.

Armed with his innate intelligence, initiative and enthusiasm, Luis accepted the role as our Southeastern Regional Manager. In this capacity he was responsible for training, motivating evaluating and providing direction for our Sales Representatives and Authorized resellers... and for growing our business in his territory.

He quickly gained the respect of our sales partners and customers, becoming a valuable and contributing member of our field sales team.

His analytical skills, computer proficiency, and training capabilities are already missed ... both in the field and at our headquarters.

I have no doubt that his commitment and competent support contributed to strengthening our customer and reseller relationships, and to our success.

I am confident that wherever he lands, he will be a dedicated team player, a valuable asset, and a respected contributor.

Sincerely,

Peter M. Engstrom
Managing Director
SCHMERSAL North American Operations

100 Grasslands Road • Suite 110 • Elmsford, NY 10523 • Tel. 914-347-4775 • Fax 914-347-1567 • Web: www.schmersalusa.com

Contact

www.linkedin.com/in/petermengstrom (LinkedIn)
www.mainly-marketing.com (Company)

Top Skills

New Business Development
Product Development
Business Strategy

Languages

German (Elementary)

Publications

Requirements are Many for ‘Medical-Grade’ Foot Controls
Wireless Foot Switch Design Considerations
Navigation Aids Enhance Foot Controls
Playing Smarter Tennis: Tips to Win More Points & Have More Fun!
Wireless Advances are Afoot

Peter Engstrom

Industrial Marketing Consultant
New York City Metropolitan Area

Summary

Peter Engstrom is a strategic thinker, skilled project manager, exceptional listener and seasoned leader with over 30 years of management, sales and marketing experience. His successes include the creation and successful launch of SCHMERSAL's and STEUTE MEDITECH's North American sales and distribution operations. During his tenure as Managing Director of these subsidiaries, each profitably grew from zero to double-digit sales of machine-guarding safety components and medical-grade foot controls respectively … establishing each as market share leaders.

Experience

Mainly Marketing
Managing Director
June 1981 - Present (45 years 4 months)
Wilton, CT

Providing small and mid-size industrial firms assistance in business development, strategy formulation and implementation, new product evaluation, sales organization development, and marketing. Clients whom he has served include Eaton Corporation, EG&G Corporation, Panasonic, Signal Transformer, Unimax Switch Corporation, APM Hexseal Inc., Tecknit, Measurement Systems Inc., Kollmorgen Corporation, Electrovert Inc., K.A. Schmersal GmbH KG, and Steute Technologies Inc.

Steute Meditech, Inc.
11 years

Director of Marketing (Client Assignment)
July 2015 - December 2019 (4 years 6 months)
Ridgefield, CT

Creating and implementing business strategies, sales tools, print advertising, e-marketing and PR programs for parent firm's diverse business units in North America.

Managing Director (Client Assignment)
January 2009 - June 2015 (6 years 6 months)
Ridgefield, CT

Founded STEUTE's North American operation .... STEUTE MEDITECH, INC. Organized, staffed, managed and profitably grew STEUTE MEDITECH's North American operation into a technological leader in medical-grade foot controls - with an estimated 30% to 35% share of the served market.

K.A. Schmersal GmbH & Co. KG
Managing Director (Client Assignment)
January 1995 - December 2008 (14 years)
Tarrytown, NY

Founded SCHMERSAL's North American operation ... SCHMERSAL, INC. Organized, staffed, managed and profitably grew the business, establishing the firm as the recognized leader in safety interlock switches and related accessories ... with an estimated 35% to 40% share of the served market.

Education

Harvard Business School
Key Executives Program (KEY) · (2002)

The University of Connecticut School of Business
Master of Business Administration (MBA), Marketing/Marketing Management, General Management · (1969 - 1975)

Purdue University
Master of Science (MS), Mechanical Engineering · (1966 - 1967)

Polytechnic Institute of New York
Bachelor of Science (BS), Mechanical Engineering · (1959 - 1966)

Exhibit D - Personal Documents

26.483

STATE OF RIO GRANDE DO SUL

JUDICIARY

Joao Francisco Magalhães

Civil Registry Office of Births, Marriages, and Deaths

3rd Zone of the City of Porto Alegre

Rua Moura Azevedo, 637 – 1st Floor – Phone 2-3475

I CERTIFY that on page 84 of book A - 153 under No. 147.357 the birth record of LUIS FERNANDO MURADÁS STUMPF was registered on May 31, 19 67 having occurred on May 23, 19 67 (May twenty-third, nineteen sixty-seven) in Porto Alegre, in this State, male, white legitimate son of Gert Norbert Stumpf and Marion Muradás Stumpf,

paternal grandson of Willy Stumpf and Cecilia Stumpf and maternal grandson of Manoel Muradás and Irene Muradás.

The declarant was the father.

The witnesses were: Alberto Gullich and Fernando Enio Gandolfi.

Notes:

The above is true and I certify

Porto Alegre, May 31, 19 67

-----//Signature//----

Civil Registry Registrar

Certificate NCr$ 0.50

Search NCr$ 0.20

Total NCr$ 0.70

-----//Signature//----

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: March 2, 2026.

26.483

ESTADO DO RIO GRANDE DO SUL

PODER JUDICIÁRIO

João Francisco Magalhães

Oficial do Registro Civil de Nascimentos, Casamentos e Óbitos da 3.ª Zona da Cidade de Pôrto Alegre

Rua Moura Azevedo, 637 — 1.º Andar — Fone 2-3475

Certifico que à fl. 84 do livro A—153 sob n.º 147.357 foi lavrado em 31 de maio de 1967 o assento de nascimento de LUIS FERNANDO MURADÁS STUMPF ocorrido aos 23 de maio de 1967 (vinte e três de maio de mil novecentos e sessenta e sete) em Pôrto Alegre, neste Estado do sexo masculino de côr branca filho legítimo de Gert Norbert Stumpf e Marion Muradás Stumpf, neto paterno de Willy Stumpf e Cecilia Stumpf e materno de Manoel Muradás e Irene Muradás.

Foi declarante o pai.

Serviram de testemunhas Alberto Gullich e Fernando Enio Candolfi.

Observações:

O referido é verdade e dou fé

Pôrto Alegre, 31 de maio de 1967

Certidão NCr$ 0,50
Busca NCr$ 0,20
Total NCr$ 0,70

Oficial do Registro

FUNARPEN

INSPECTION SEAL
JNepd.F3D9h.Ivf9N
KtHDM.XkePj
http://funarpen.com.br

FEDERATIVE REPUBLIC OF BRAZIL
CIVIL REGISTRY OF NATURAL PERSONS

MARRIAGE CERTIFICATE

Name	CPF
LUIS FERNANDO MURADAS STUMPF **	489.278.050-20 **
Name	CPF
CLAUDIA MITTELMANN STUMPF **	665.518.209-30 **

Registration
079939 01 55 2009 2 00053 248 0016448 87

Full birth names, dates of birth, city of birth, nationality, and filiation of the spouses

LUIS FERNANDO MURADAS STUMPF, born on May 23, 1967, in Porto Alegre-RS, Brazilian, divorced, engineer, son of GERT NORBERT STUMPF and MARION MURADAS STUMPF, residing at Rua David Abbud, house 06, No. 200, Santa Felicidade neighborhood, in Curitiba-PR ******

CLAUDIA MITTELMANN, born on September 27, 1965, in Curitiba-PR, Brazilian, single, speech therapist, daughter of ISRAEL MITTELMANN and RACHEL MITTELMANN, residing at Rua Desembargador Motta, No. 2350, Apartment 1505, Centro neighborhood, in Curitiba-PR ******

Date of marriage registration (in full)	Day	Month	Year
May thirtieth, two thousand nine **	30	05	2009

Property regime
Total Separation of Property, with the Prenuptial Agreement deed executed on 04/17/2009, in book 146-N, pages 030/031 of the 13th Notary Office of Curitiba-PR ******

Name each spouse began to use (if changed)
CLAUDIA MITTELMANN STUMPF **

Notes/Annotations to be added
Marriage celebrated at the Ana e Ana Restaurant, Mercure Hotel, at Rua Desembargador Motta, 2044, Centro neighborhood, in Curitiba-PR, before the Justice of the Peace, Mr. SUED JORGE NASSAR. Fees: R$33.77 (VRC 175.00), Funarpen Seal: R$2.34, Fraction Search: R$1.93, ISS: R$1.43, FADEP: R$1.79, Total = (R$33.77 + R$2.34 + R$1.93 + R$1.43 + R$1.79) ******

Registration notes
No record ******

Name of Office
1st Civil Registry and 13th Notary Office
Registrar
Ricardo Augusto de Leão
City and Judicial District / State
Curitiba - State of Paraná
Address
Travessa Nestor de Castro, 271
ZIP Code: 80.020-120 - Phone: (41) 3888-2765

The content of this certificate is true. I certify.

Curitiba-PR, February 17, 2020.

----//signature//----
Michele Lopes Morais
clerk

1ST CIVIL REGISTRY - 13TH NOTARY OFFICE
RICARDO AUGUSTO DE LEÃO
REGISTRAR
CURITIBA - PR

FUNARPEN AA 00534065 3 P

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: February 20, 2026.

FUNARPEN

SELO DIGITAL
JNepd.F3D9h.Ivf9N
KtHDM.XkePj
http://funarpen.com.br

REPÚBLICA FEDERATIVA DO BRASIL
REGISTRO CIVIL DAS PESSOAS NATURAIS

CERTIDÃO DE CASAMENTO

Nome	CPF
LUIS FERNANDO MURADAS STUMPF ••	489.278.050-20 ••
CLAUDIA MITTELMANN STUMPF ••	665.518.209-30 ••

Matrícula

079939 01 55 2009 2 00053 248 0016448 87

Nomes completos de solteiro, datas de nascimento, naturalidade, nacionalidade e filiações dos cônjuges

LUIS FERNANDO MURADAS STUMPF, nascido aos 23 de maio de 1967, natural de Porto Alegre-RS, de nacionalidade brasileira, divorciado, engenheiro, filho de GERT NORBERT STUMPF e de MARION MURADAS STUMPF, residente e domiciliado à Rua David Abbud, casa 06 nº 200, bairro Santa Felicidade, em Curitiba-PR ••

CLAUDIA MITTELMANN, nascida aos 27 de setembro de 1965, natural de Curitiba-PR, de nacionalidade brasileira, solteira, fonoaudióloga, filha de ISRAEL MITTELMANN e de RACHEL MITTELMANN, residente e domiciliada à Rua Desembargador Motta nº 2350 apto. 1505, bairro Centro, em Curitiba-PR ••

Data do registro do casamento (por extenso)	Dia	Mês	Ano
Trinta de maio de dois mil e nove ••	30	05	2009

Regime de bens do casamento

Separação Total de Bens, sendo a Escritura de Pacto Antenupcial lavrada no dia 17/04/2009, no livro 146-N, folha 030/031 do 13º Tabelionato de Curitiba-PR ••

Nome que cada um dos cônjuges passou a utilizar (quando houver alteração)

CLAUDIA MITTELMANN STUMPF ••

Averbações/Anotações à acrescer

Casamento celebrado no Restaurante Ana e Ana Hotel Mercure, à Rua Desembargador Motta, 2044, bairro Centro em Curitiba-PR, perante o Juiz de Paz, Sr. SUED JORGE NASSAR. Emolumentos: R$33,77(VRC 175,00) Selo Funarpen: R$2,34, Busca Fração: R$1,93, ISS: R$1,43, FADEP: R$1,79, Total = (R$33,77+R$2,34+R$1,93+R$1,43+R$1,79) ••

Anotações de cadastro

Nada consta. ••

Nome do Ofício
1º Registro Civil e 13º Tabelionato de Notas

Oficial Registrador
Ricardo Augusto de Leão

Município e Comarca / UF
Curitiba - Estado do Paraná

Endereço
Tv. Nestor de Castro, 271
CEP: 80.020-120 - Fone: (41)3888-2765

O conteúdo da certidão é verdadeiro. Dou fé.

Curitiba-PR, 17 de fevereiro de 2020.

Michele Lopes Morais
escrevente

1º OFÍCIO DO REGISTRO CIVIL - 13º TABELIONATO DE NOTAS
RICARDO AUGUSTO DE LEÃO
OFICIAL
CURITIBA - PR

FUNARPEN AA 005340653 P

TABOÃO REGISTRY OFFICE

NOTARY PUBLIC OFFICE AND CIVIL REGISTRY OFFICE

RUA MATEUS LEME, No. 1425 – *[unreadable]*

ZIP Code: *[unreadable]*

JOSÉ MARCELO *[unreadable]*

NOTARY PUBLIC AND *[unreadable]*

Book B-069

Page 217

Entry 004387

TABOÃO REGISTRY OFFICE
NOTARY PUBLIC OFFICE AND CIVIL REGISTRY OFFICE
Rua Mateus Leme, No. 1425 - Centro Cívico
ZIP Code: 80530-010 Curitiba, Paraná
Phones: (PABX) 3352-3212 - (FAX) 3352-3222

MARRIAGE CERTIFICATE No. 004387
WITH DIVORCE ANNOTATION

I HEREBY CERTIFY that, under the book, page, and entry number cited in the MARRIAGE RECORD of this Registry Office it appears that, before Justice of the Peace Shyrlei Therezinha Jungton Vernick and the witnesses identified in the record, the marriage / . /
between - **<u>LUIS FERNANDO MURADAS STUMPF</u>**: - / .
and - **<u>FERNANDA FERREIRA FELIPPIN</u>** - / .
was solemnized on September 10, 1999, under the **Partial Community Property** Regime. / . / . / . / . / . / . / .
the bride started signing as - **<u>FERNANDA FERREIRA FELIPPIN STUMPF</u>** - / ./ . / . / . / . / . / . / . / . / . / . / . / . / . / .
HE, single, mechanical engineer, born in Porto Alegre-Rio Grande do Sul, on May 23, 1967, son of **Gert Norbert Stumpf** and **Marion Muradas Stumpf**, both born in the State of Rio Grande do Sul. / . / . / . / . / . / . /
SHE, single, physical therapist, born in Londrina-Paraná, on September 23, 1972, daughter of **Fabio Fernando Felippin** and **Maria Elizabeth Ferreira**, both born in the State of Paraná. / . / . / . . / . / . / . . / . / . / .

Note: The following ANNOTATIONS appear on the aforementioned record: ANNOTATION: In compliance with the Court Order issued by Judge Dr. Fabiana Passos de Melo, Judge of the 2nd Family Court of this Judicial District of Curitiba-Paraná, filed under No. 1438, folder No. 05, extracted from Case No. 1264/2007, in which **LUIS FERNANDO MURADAS STUMPF** and **FERNANDA FERREIRA FELIPPIN STUMPF**, are the requesting parties, I hereby annotate the Consensual Legal Separation, granted by judgment on 05/11/2007, which became final and unappealable on 05/11/2007, with the legally separated wife resuming her maiden name, namely **FERNANDA FERREIRA FELIPPIN**, annotated on 05/24/2007. ANNOTATION: In compliance with the Court Order issued by Judge Dr. Joseane Ferreira Machado Lima, Judge of the 2nd Family Court of this Judicial District of Curitiba-Paraná, extracted from Case No. 1869/2008, in which **LUIS FERNANDO MURADAS STUMPF** and **FERNANDA FERREIRA FELIPPIN STUMPF** are the requesting parties, I hereby annotate the Divorce of the couple, granted by judgment on 10/28/2008, which became final and unappealable on 10/28/2008, with the divorced wife resuming her maiden name, namely **FERNANDA FERREIRA FELIPPIN**, annotated on 03/20/2009. / .
Fees: R$18.37 (VRC 174.95); FUNARPEN Seal: R$1.00. Inspection Seal No. CPH78544.

The above is true and I certify.

Curitiba, March 20, 2009.

-----//**Signature**//----

Ilena Redes Lejambre Siqueira
Clerk

TABOÃO REGISTRY OFFICE – REGISTERING LIFE FROM BIRTH TO ETERNITY FOR OVER A CENTURY
FUNARPEN SEAL
CIVIL REGISTRY
CPH78544

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



Date: July 27, 2026.

CARTÓRIO DO TABOÃO
TABELIONATO E REGISTRO CIVIL
RUA MATEUS LEME, 1462
JOSÉ MARCELO LEMBRE DE OLIVEIRA

Livro B-069

Folha 217

Termo 004387

CERTIDÃO DE CASAMENTO Nº 004387 COM AVERBAÇÃO DE DIVÓRCIO

CERTIFICO que, do livro, folha e termo citados de ASSENTO DE CASAMENTOS, deste Ofício, consta que perante o Juiz de Paz Shyrlei Therezinha Jungton Vernick e as testemunhas constantes do termo, foi celebrado no dia 10 de setembro de 1999 sob o regime de **Comunhão Parcial de Bens** o Casamento: /. /. /. /. /. /. /. /. /. /. /. /. /. /
de - **LUIS FERNANDO MURADAS STUMPF** - /. /. /. /. /. /. /. /. /. /. /. /. /. /. /. /. /. /. /. /
com - **FERNANDA FERREIRA FELIPPIN** - /. /
que passou a assinar - **FERNANDA FERREIRA FELIPPIN STUMPF** - /. /. /. /. /. /. /
ELE solteiro, engenheiro mecânico, natural de Porto Alegre-RS, onde nasceu no dia 23 de maio de 1967, filho de **Gert Norbert Stumpf** e de **Marion Muradas Stumpf**, naturais do Estado do Rio Grande do Sul. /
ELA solteira, fisioterapeuta, natural de Londrina-PR, onde nasceu no dia 23 de setembro de 1972, filha de **Fabio Fernando Felippin** e de **Maria Elizabeth Ferreira Felippin**, naturais do Estado do Paraná. /

Observação: Consta do referido Assento, as seguintes AVERBAÇÕES: AVERBAÇÃO: Em cumprimento ao Mandado Judicial expedido pela Dra. Fabiana Passos de Melo MMª Juíza de Direito da 2ª Vara de Família desta Comarca de Curitiba-PR, que fica arquivado sob nº 1438, em pasta nº 05, extraído dos autos nº 1264/207, em que são requerentes **LUIS FERNANDO MURADAS STUMPF** e **FERNANDA FERREIRA FELIPPIN STUMPF**, averbo a Separação Consensual, decretado por sentença em 11/05/2007, e transitado em julgado em 11/05/2007, voltando a separanda a usar o nome de solteira, qual seja, **FERNANDA FERREIRA FELIPPIN,** averbado no dia 24/05/2007. AVERBAÇÃO: Em cumprimento ao Mandado Judicial expedido pela Dra. Joseane Ferreira Machado Lima MMª Juíza de Direito da 2ª Vara de Família desta Comarca de Curitiba-PR, extraído dos autos nº 1869/2008, em que são, requerentes **LUIS FERNANDO MURADAS STUMPF** e **FERNANDA FERREIRA FELIPPIN STUMPF** averbo o Divórcio, do casal, decretado por sentença em 28/10/2008, e transitado em julgado em 28/10/2008, voltando a divorciando a usar o nome de solteira, qual seja, **FERNANDA FERREIRA FELIPPIN**, averbado no dia 20/03/2009. /
Custas: R$18,37 (VRC 174,95); Selo Funarpen: R$1,00.. Selo de Fiscalização Nº CPH78544.

O referido é verdade e dou fé.

Curitiba, 20 de março de 2009.

Ilena Redes Lejambre Siqueira
Escrevente

SELO FUNARPEN
REGISTRO CIVIL
CPH78544

DESDE 1891 REGISTRANDO A VIDA, DO NASCIMENTO À ETERNIDADE.

REPÚBLICA FEDERATIVA DO BRASIL

Assinatura do titular / *Signature du titulaire / Bearer's signature / Firma del titular*

GJ080177

Este passaporte deve ser assinado pelo titular, salvo em caso de incapacidade.

Ce passeport doit être signé par le titulaire, sauf en cas d'incapacité.

This passport must be signed, except where the bearer is unable to do so.

Este pasaporte debe ser firmado por el titular, salvo en caso de incapacidad.



REPÚBLICA FEDERATIVA DO BRASIL

PASSAPORTE
PASSPORT

TIPO / *TYPE*: P

PAÍS EMISSOR / *ISSUING COUNTRY*: BRA

PASSAPORTE Nº / *PASSPORT No.*: GJ080177

SOBRENOME / *SURNAME*
MURADAS STUMPF

NOME / *GIVEN NAMES*
LUIS FERNANDO

NACIONALIDADE / *NATIONALITY*
BRASILEIRO(A)

DATA DO NASCIMENTO / *DATE OF BIRTH*: 23 MAI/MAY 1967

CPF / *PERSONAL NUMBER*: 489278060-20

SEXO / *SEX*: M

NATURALIDADE / *PLACE OF BIRTH*: PORTO ALEGRE/RS

FILIAÇÃO / *FILIATION*
GERT NORBERT STUMPF

MARION MURADAS STUMPF



DATA DE EXPEDIÇÃO / *DATE OF ISSUE*: 26 MAR/MAR 2024

AUTORIDADE / *AUTHORITY*: SR/PF/PR

VÁLIDO ATÉ / *DATE OF EXPIRY*: 25 MAR/MAR 2034

P<BRAMURADAS<STUMPF<<LUIS<FERNANDO<<<<<<<<<<

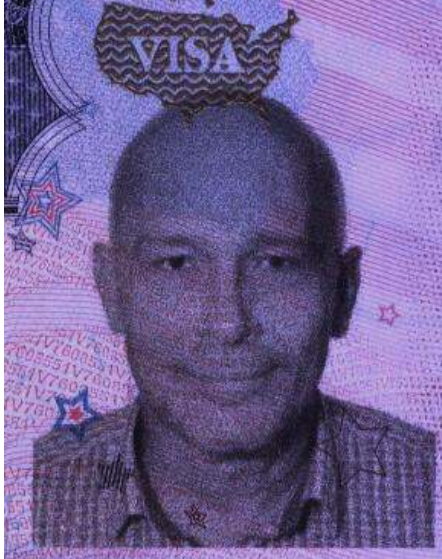
GJ080177<6BRA6705237M4032554892780502O<<<36

REPÚBLICA FEDERATIVA DO BRASIL

VISTOS / VISAS

THE UNITED STATES OF AMERICA

VISA



Issuing Post Name
PORTO ALEGRE

Control Number
20251201270002

Surname
MURADAS STUMPF

Given Name
LUIS FERNANDO

Visa Type /Class
R B1/B2

Passport Number
GJ080177

Sex
M

Birth Date
23MAY1967

Nationality
BRZL

Entries
M

Issue Date
08MAY2025

Expiration Date
29APR2035

Annotation

V7608551

VNUSAMURADAS<STUMPF<<LUIS<FERNANDO<<<<<<<<<<

GJ080177<6BRA6705237M3504299B3PTAOBQDX310937

Booklet No. -701-

Page No. -109-

Bachelor Ermelino Agostinho de Leão Neto
Registrar of the Civil Registry of Births and Deaths.
JUSTICE OF THE PEACE CLERK of the 1st Zone of Curitiba.
ALDIA MACIURA
DEPUTY REGISTRAR
STATE OF PARANÁ

Federative Republic of Brazil

INPS
[unreadable]
124,778

CIVIL REGISTRY

State of Paraná - Judicial District of Curitiba - 1st Zone

Bachelor Ermelino Agostinho de Leão Neto

Permanent Registrar of the Civil Registry of Births and Deaths and Justice of the Peace Clerk of the 1st Zone of this District of Curitiba, Capital of the State of Paraná, etc.

BIRTH No. -5,839-

I CERTIFY that on pages -262- of book no. -333- of birth records, the entry of "CLÁUDIA MITTELMANN". :X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X: was drawn up, born on SEPTEMBER X:X:X: TWENTY-SEVENTH X:X:X:X:X:, 1965. ,(nineteen sixty-five) at 9:50 p.m.::, FEMALE.:X:X:X:X:, WHITE.:X:X:X:X: :X:X:X:X:, at São Lucas Hospital, in this city. :X:X:X:X:X:X:X:X:X:X:X:X:X: Legitimate daughter of ISRAEL MITTELMANN and his wife RACHEL MITTELMANN, she was born on this State, and he was born in Rio Grande do Sul, married and residing in this City. :X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:

:X:X:X:X:X:X:X:X:

:X:X:X:X:X:X:X:X:

Paternal grandparents: SAUL MITTELMANN and SARA MITTELMANN. :X:X:X:X:X:X:X:X:X:X:

:X:X:X:X:X:X:X:X:

Maternal grandparents: ARON GINSBERG and GOLDA GINSBERG. :X:X:X:X:X:X:X:X:X:X:X:

:X:X:X:X:X:X:X:X:

The declarant was THE FATHER. :X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:X:

The witnesses were: ANTONIO FERREIRA ZIEMMER and AURINO BENTO PEREIRA DA COSTA.

:X:X:X:X:X:X:X:X:

NOTES: :X:X:X:X:X:X:X:X:

The above is true and I certify.

1st Copy *[unreadable]*
No. 4857 of November 9, 1939

Curitiba, SEPTEMBER 30. :X:X:X:X: 19 65.

-----//Signature//----

Civil Registry Registrar

NOTE: In the event of death, this certificate must be presented to the registrar in order for the death certificate to be issued.

DEPUTY REGISTRAR

afd./.

I notarize this signature. Ritno de Voe de Oliveira Duarte

In witness whereof

DEPUTY REGISTRAR

Curitiba, September 30, 1965

NESTOR ERICHSEN GUIMARAES
2ND NOTARY PUBLIC
MYRIAN T. GUIMARÃES
2ND DEPUTY REGISTRAR
RUA [UNREADABLE] FLORIANO, 05
CURITIBA - PARANÁ

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: March 2, 2026.

Talão N.º -701-   Pág -109-

República dos Estados Unidos do Brasil

REGISTRO CIVIL

Estado do Paraná - Distrito de Curitiba - 1.ª Zona

Bacharel Ermelino Agostinho de Leão Neto

Oficial Vitalício do Registro Civil de Nascimentos e Óbitos e Escrivão de Paz da 1.ª Zona dêste Distrito de Curitiba, Capital do Estado do Paraná, etc.

Bacharel Ermelino Agostinho de Leão Neto
Oficial do Registro Civil de Nascimentos e Óbitos
ESCRIVÃO DE PAZ da 1.ª Zona de Curitiba
ALDIA MACIURA
OFICIAL MAIOR
ESTADO DO PARANÁ

124.448

NASCIMENTO N. -5.839-

CERTIFICO, que às fls. -262- do livro N.º -333- de registro de nascimentos foi lavrado o assento de "CLÁUDIA MITTELMANN". :x:x:x:x:x:x:x:x:x:x:x:x:x:, nascid a aos VINTE E SETE. :x:x:x:x:x:x:x de SETEMBRO. :x:x:x:x:x:x: de 1965. mil novecentos e sessenta e cinco, às VINTE E UMA HORAS E CINCOENTA MINUTOS.:: :x:x:x:x:x:x:x:x:x:x:x:x:x do sexo FEMININO. :x:x:x:x:x: de côr BRANCA. :x:x:x:x:x:x: :x:x:x:x:x: em o Hospital São Lucas, nesta Cidade. :x:x:x:x:x:x:x:x:x:x:x:x:x:x

filh a legítima de ISRAEL MITTELMANN e de sua mulher dona RACHEL MITTELMANN, esta natural dêste Estado e aquêle natural do Estado do Rio Grande do Sul, casados e residentes nesta Cidade. :x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:
:x:x:x:x:x:x:x:
:x:x:x:x:x:x:x:, sendo

Avós paternos: SAUL MITTELMANN e SARA MITTELMANN. :x:x:x:x:x:x:x:x:x:x:x:x:x:x:x: :x:x:x:x:x!

Avós maternos: ARON GINSBERG e GOLDA GINSBERG. :x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x :x:x:x:x:x:

Foi declarante O PAI. :x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x:x

Serviram de testemunhas: ANTONIO FERREIRA ZIEMMER e AURINO BENTO PEREIRA DA COSTA.

1ª Via ... deral n.º 4857 de 9 de Novembro, 1939

OBSERVAÇÕES: :x:x:

O referido é verdade e dou fé.

Curitiba, 30 de SETEMBRO. :x:x:x:x:x de 19 65.

José de Oliveira Peixoto

Oficial do Registro Civil

OFICIAL MAIOR

NOTA:- No caso de falecimento êste certificado deverá ser apresentado ao oficial do registro para poder ser expedida a certidão de óbito.

afd./.

Reconheço a firma Ritno de
Noé de Oliveira —
Duarte

Em test. Verd.

OFICIAL MAIOR

Curitiba 30 de Setembro de 1965.

NESTOR EMMANUEL GUIMARÃES
2.º TABELIÃO
MYRIAN T. GUIMARÃES
2.º OFICIAL MAIOR
RUA GAL. FLORIANO, 85
CURITIBA - PARANÁ

FUNARPEN

DIGITAL SEAL
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ryHzd.NCo3n
http://funarpen.com.br

FEDERATIVE REPUBLIC OF BRAZIL
CIVIL REGISTRY OF NATURAL PERSONS

BIRTH CERTIFICATE

Name

GIOVANA MITTELMANN STUMPF

CPF: 154.957.929-04 **

Registration
079939 01 55 2020 1 00792 169 0091169 71

Date of birth in full	Day	Month	Year
May thirty-first, two thousand fifteen **	31	05	2015

Time of birth	City of birth
10:47 PM	Apiaí-SP **

City of registration and state	Place, City of Birth and state	Sex
Curitiba-PR **	Apiaí Hospital, Apiaí-SP **	Female

Filiation
LUIS FERNANDO MURADAS STUMPF and **CLAUDIA MITTELMANN STUMPF**, he was born in Porto Alegre/RS, she was born in Curitiba/PR, both residents at Rua Davi Abbud, 200, Santa Felicidade in Curitiba/PR **

Grandparents
GERT NORBERT STUMPF, MARION MURADAS STUMPF, ISRAEL MITTELMANN AND RACHEL MITTELMANN **

Twin	Name and Registration Number of the twin(s)
No	---------- **

Date of registration in full	Live birth registration number
April seventh, two thousand twenty **	No Record

NOTES/ANNOTATIONS TO BE ADDED
---------- No Record. Fees: Exempt (Pursuant to Federal Law 9,534/97). **

Registration notes
No record. **

Name of Office *1st Civil Registry and 13th Notary Office*
Registrar *Ricardo Augusto de Leão*
City and Judicial District / State *Curitiba - State of Paraná*
Address *Travessa Nestor de Castro, 271* *ZIP Code: 80.020-120 - Phone: (41) 3888-2765*

The content of this certificate is true. I certify.

Curitiba-PR, April 7, 2020.

----//signature//----
Solange Aparecida Cubas de Toledo
clerk

1ST CIVIL REGISTRY - 13TH NOTARY OFFICE
RICARDO AUGUSTO DE LEÃO
REGISTRAR
CURITIBA - PR

001411385 BRP
FUNARPEN

I, Carolina Favero da Silva, telephone number 415 425-2508, mailing address P.O. Box 90487, San Diego, CA 92169, certify that the professional translation of this document from Portuguese to English has been performed by myself, a qualified translator fluent in both languages, and that the following is an accurate and complete translation of the document.



_____ Date: February 23, 2026.

FUNARPEN

SELO DIGITAL
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ryHzd.NCo3n
http://funarpen.com.br

REPÚBLICA FEDERATIVA DO BRASIL
REGISTRO CIVIL DAS PESSOAS NATURAIS

CERTIDÃO DE NASCIMENTO

Nome

GIOVANA MITTELMANN STUMPF

CPF: 154.957.929-04 ••

Matrícula

079939 01 55 2020 1 00792 169 0091169 71

Data do nascimento por extenso	Dia	Mês	Ano
Trinta e um de maio de dois mil e quinze ••	31	05	2015

Hora	Naturalidade
22h 47min	Apiaí-SP ••

Município de registro e unidade de federação	Local, Município de Nascimento e UF	Sexo
Curitiba-PR ••	Hospital de Apiaí, Apiaí-SP ••	Feminino

Filiação

LUIS FERNANDO MURADAS STUMPF e **CLAUDIA MITTELMANN STUMPF**, ele natural de Porto Alegre/RS, ela natural de Curitiba/PR, residentes à Rua Davi Abbud, 200, Santa Felicidade em Curitiba/PR ••

Avós

GERT NORBERT STUMPF, MARION MURADAS STUMPF, ISRAEL MITTELMANN E RACHEL MITTELMANN ••

Gêmeo	Nome e Matrícula do(s) gêmeo(s)
Não	---------- ••

Data do registro por extenso	Número da D.N.V
Sete de abril de dois mil e vinte ••	Sem Informação

OBSERVAÇÃO/ANOTAÇÕES A ACRESCER

----------. Nada Consta. Emolumentos: Isentas (Face a Lei Federal 9.534/97). ••

Anotações de cadastro

Nada consta. ••

Nome do Ofício
1º Registro Civil e 13º Tabelionato de Notas

Oficial Registrador
Ricardo Augusto de Leão

Município e Comarca / UF
Curitiba - Estado do Paraná

Endereço
Tv. Nestor de Castro, 271
CEP: 80.020-120 - Fone: (41)3888-2765

O conteúdo da certidão é verdadeiro. Dou fé.

Curitiba-PR, 07 de abril de 2020.

Solange Apª Cubas de Toledo
escrevente

1º OFÍCIO DO REGISTRO CIVIL - 13º TABELIONATO DE NOTAS
RICARDO AUGUSTO DE LEÃO OFICIAL
CURITIBA - PR

Indústria Gráfica Brasileira Ltda

FUNARPEN BC 00141385 BRP

REPÚBLICA FEDERATIVA DO BRASIL

Assinatura do titular / *Signature du titulaire* / *Bearer's signature* / *Firma del titular*

GJ080180

Este passaporte deve ser assinado pelo titular, salvo em caso de incapacidade.

Ce passeport doit être signé par le titulaire, sauf en cas d'incapacité.

This passport must be signed, except where the bearer is unable to do so.

Este pasaporte debe ser firmado por el titular, salvo en caso de incapacidad.



REPÚBLICA FEDERATIVA DO BRASIL

PASSAPORTE
PASSPORT

TIPO / *TYPE*
P

PAÍS EMISSOR / *ISSUING COUNTRY*
BRA

PASSAPORTE Nº / *PASSPORT No.*
GJ080180

SOBRENOME / *SURNAME*
MITTELMANN STUMPF

NOME / *GIVEN NAMES*
CLAUDIA

NACIONALIDADE / *NATIONALITY*
BRASILEIRO(A)

DATA DO NASCIMENTO / *DATE OF BIRTH*
27 SET/SEP 1965

CPF / *PERSONAL NUMBER*
665518209-30

SEXO / *SEX*
F

NATURALIDADE / *PLACE OF BIRTH*
CURITIBA/PR

FILIAÇÃO / *FILIATION*
ISRAEL MITTELMANN

RACHEL MITTELMANN

DATA DE EXPEDIÇÃO / *DATE OF ISSUE*
26 MAR/MAR 2024

VÁLIDO ATÉ / *DATE OF EXPIRY*
25 MAR/MAR 2034

AUTORIDADE / *AUTHORITY*
SR/PF/PR





P<BRAMITTELMANN<STUMPF<<CLAUDIA<<<<<<<<<<<<<

GJ080180<2BRA6509273F3403255665518209 30<<<54

SPECIMEN

Giovana n Stumpf

Assinatura do titular / *Signature du titulaire /*
Bearer's signature / Firma del titular

GJ080178

REPÚBLICA FEDERATIVA DO BRASIL

Este passaporte deve ser assinado
pelo titular, salvo em caso de incapacidade.

Ce passeport doit être signé
par le titulaire, sauf en cas d'incapacité.

This passport must be signed,
except where the bearer is unable to do so.

Este pasaporte debe ser firmado
por el titular, salvo en caso de incapacidad.



PASSAPORTE
PASSPORT

REPÚBLICA FEDERATIVA DO BRASIL

TIPO / TYPE P

PAÍS EMISSOR / ISSUING COUNTRY BRA

PASSAPORTE Nº / PASSPORT No. GJ080178

SOBRENOME / SURNAME
MITTELMANN STUMPF



NOME / GIVEN NAMES
GIOVANA

NACIONALIDADE / NATIONALITY
BRASILEIRO(A)

DATA DO NASCIMENTO / DATE OF BIRTH
31 MAI/MAY 2015

CPF / PERSONAL NUMBER
154957929-04

SEXO / SEX
F

NATURALIDADE / PLACE OF BIRTH
APIAI/SP

FILIAÇÃO / FILIATION
LUIS FERNANDO MURADAS STUMPF

CLAUDIA MITTLEMANN STUMPF

O titular, enquanto menor, está autorizado pelos genitores, pelo prazo deste documento, a viajar apenas com um dos pais, indistintamente. Res. CNJ 131/11, Art. 13.

DATA DE EXPEDIÇÃO / DATE OF ISSUE
26 MAR/MAR 2024

AUTORIDADE / AUTHORITY
SR/PF/PR

VÁLIDO ATÉ / DATE OF EXPIRY
25 MAR/MAR 2029

P<BRAMITTELMANN<STUMPF<<GIOVANA<<<<<<<<<<<<<<
GJ080178<9BRA1505317F2903253154957929O4<<<18

REPÚBLICA FEDERATIVA DO BRASIL

VISTOS / VISAS

THE UNITED STATES OF AMERICA

VISA



Issuing Post Name
PORTO ALEGRE

Surname
MITTELMANN STUMPF

Given Name
CLAUDIA

Passport Number
GJ080180

Entries
M

Annotation

Control Number
20251201260067

Visa Type /Class
R B1/B2

Sex
F

Birth Date
27SEP1965

Nationality
BRZL

Issue Date
08MAY2025

Expiration Date
29APR2035

V7608552

VNUSAMITTELMANN<STUMPF<<CLAUDIA<<<<<<<<<<<<<<

GJ080180<2BRA6509273F3504299B3PTAOBQDY052063

REPÚBLICA FEDERATIVA DO BRASIL

VISTOS / VISAS

THE UNITED STATES OF AMERICA

VISA



Issuing Post Name
PORTO ALEGRE

Control Number
20251201270001

Surname
MITTELMANN STUMPF

Given Name
GIOVANA

Visa Type /Class
R B1/B2

Passport Number
GJ080178

Sex
F

Birth Date
31MAY2015

Nationality
BRZL

Entries
M

Issue Date
08MAY2025

Expiration Date
29APR2035

Annotation

V7608550

VNUSAMITTELMANN<STUMPF<<GIOVANA<<<<<<<<<<<<<

GJ080178<9BRA1505317F3504299B3PTAOBQDW252593