

TEASER

# PROJECT CELEBRATE

PREMIUM EVENT VENUE &
REAL ESTATE OPPORTUNITY

F&D
FINANCIAL AND BUSINESS DEVELOPMENT CONSULTANCY

**CONFIDENTIAL INFORMATION**
Access only upon signed NDA.
This material does not identify the company.

**INTERESTED?**
Sign the NDA and receive
comprehensive information about the opportunity.

## HIGHLIGHTS

- Consolidated premium event platform, operated by administrators with over 20 years of experience in the sector and more than 10,000 events delivered.
- Projected revenue of approximately R$ 55 million in 2026, with EBITDA margins between 20% and 30% and strong recurring cash flow generation.
- A complex with approximately 20,000 m², complete infrastructure and capacity for simultaneous events.
- Parking with capacity for approximately 200 vehicles, vertically integrated operations, and in-house catering and services.
- Relevant real estate asset with expansion potential within the property and opportunity for complementary development in adjacent land.
- Unleveraged operation, with proprietary working capital and strong cash generation.

TEASER – PROJECT CELEBRATE

# PREMIUM EVENT VENUE & REAL ESTATE OPPORTUNITY



## OPERATIONAL HIGHLIGHTS

- 6 to 8 events per week
- Monthly revenue already reached approximately R$ 4.5 million in 2026
- Approximately 150 employees, including full-time staff and specialized professionals
- Parking with capacity for approximately 200 vehicles

**AVERAGE COST STRUCTURE PER EVENT:**

| 50% | 25% | 15% | 8.5% | 1.5% |
|---|---|---|---|---|
| food & beverage | beverages | general services | rent & infrastructure | commission on sales |

## REAL ESTATE ASSET

The project includes a relevant real estate asset, consisting of:

- Main land plot of approximately 20,000 m²
- Complete infrastructure for large-scale events
- Space available for expansion within the property
- Adjacent plots available for acquisition, ideal for complementary real estate development

The set creates opportunities for:

- Boutique hotel development
- "Mixed-use" projects
- Expansion of the event complex
- Alternative structures such as sale-leaseback

## KEY GROWTH DRIVERS

- Expansion of the corporate segment
- Development of hospitality or boutique hotel projects
- Integration of new spaces within the complex
- Expansion of commercial and digital marketing strategy
- Professionalization of management and implementation of governance
- Regional expansion through new units

## PRELIMINARY FINANCIALS

Management information:

- 2025 Revenue: ~R$ 31 million
- 2026E Revenue: ~R$ 55 million
- Estimated EBITDA margin: 20% – 30%
- Estimated tax burden (IR/CS): approximately 12%
- The operation is not leveraged and has its own capital
- Recent growth reflects expansion of new environments within the complex and increase in the number of events held weekly
- Expected growth of 10% to 15% per year over the next 5 years, with space maturation

## TRANSACTION SNAPSHOT

Shareholders are evaluating strategic alternatives for the business, including:

- 100% sale of the operation
- Inclusion of other operational assets of the group
- Structuring a "sale-leaseback" of the real estate asset
- Strategic partnerships for complementary real estate development

The final transaction structure will be defined throughout the process.

Information is subject to due diligence.

Additional information will be made available upon signing of an NDA.

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EMAIL
daza.rafa@gmail.com

WHATSAPP
+55 (21) 98011-1474

LINKEDIN
https://www.linkedin.com/company/fdconsultancy

TRANSACTION STRUCTURE

# STRUCTURED FOR VALUE AND GROWTH

The proposed transaction structure is designed to align interests, preserve flexibility and drive long-term value creation.

### STRATEGIC ALIGNMENT
Structure designed to align interests between existing shareholders and new investors.

### FLEXIBLE STRUCTURE
Flexible structure that allows for different investment formats and partnership models.

### VALUE CREATION
Focus on operational improvement and selective investments to accelerate growth and profitability.

### RISK MANAGEMENT
Robust governance and controls to support sustainable and transparent growth.

### EXIT OPTIONALITY
Multiple liquidity alternatives for investors at the right time and under the best conditions.

A COMBINATION OF
**OPERATIONAL EXCELLENCE, REAL ESTATE VALUE AND GROWTH POTENTIAL.**



Detailed information will be made available upon signing of an NDA and after a qualified investor screening process.


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WHO WE ARE

# F&D

## FINANCIAL BUSINESS DEVELOPMENT CONSULTANCY

- Boutique advisory firm focused on financial structuring and investment opportunities in differentiated assets in Brazil
- Experience in origination and structuring of strategic projects, connecting investors, operators and real estate assets
- Relationship network with family offices, private equity and institutional investors in Brazil and abroad
- Focus on hospitality, real estate and experiential assets, with high potential for value creation
- Active in identifying off-market opportunities and developing investment teasers
- Ability to connect local opportunities to national and international capital




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