



**REPÚBLICA FEDERATIVA DO BRASIL
FEDERATIVE REPUBLIC OF BRAZIL
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TRANSLATION No. 72966

BOOK No. 222

PAGE No. 001

I, the undersigned Sworn Translator and Commercial Interpreter, hereby CERTIFY this is the description and faithful translation of a DOCUMENT written in Portuguese, which I translate as follows:

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[Letterhead paper of São Paulo / São Paulo Turismo / Prefeitura de São Paulo [São Paulo City Hall]]

Financial Administrative and Investor Relations Board

Special Bidding Commission – CEL

Process No. 7210.2020.0000956-3

International Bid no. 001/2020

INTERNATIONAL BID NO. 001/2020

EXHIBIT III OF THE INVITATION TO BID - DESCRIPTION REPORT

ONEROUS CONCESSION FOR USE OF ANHEMBI COMPLEX FOR REFORM, MANAGEMENT, MAINTENANCE, OPERATION AND EXPLOITATION

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INTRODUCTION

This EXHIBIT presents the description of limits and current characteristics of the ANHEMBI COMPLEX area, owned by São Paulo Turismo S.A., currently consisting of the Grande Otelo Cultural and Sports Pole(SAMBADROME) CONVENTIONS CENTER and NESGAS and EXHIBITIONS PAVILION, and the context of its history, indicating conditions necessary to the plans and design implementations on site.

LOCATION

The location and the existing equipment in ANHEMBI COMPLEX are the key elements to its vocation in organizing events, exhibitions and conventions in the capital of the State of São Paulo.

The project is strategically located, and positioned within a radius of approximately 3 km (three kilometers) from the downtown, 1.5 km (one and half kilometer) from the Portuguese-Tietê subway station and the Tietê Bus Terminal, on the banks of road corridor Marginal Tiete and the Campo de Marte airport and also located between the airports of Guarulhos (18 km away) and Congonhas (13 km away), thus its suitability to hold international events is consolidated in the market.

0. Figure 1 - Location of the Anhembi complex and main access roads of Municipality of São Paulo



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Source: São Paulo Parceiras.

Regarding the zoning, it is an Special Occupation Zone (ZOE), determined by “portions of the area, which by its specific characteristics, require special regulation on division, use and occupation of soil,” according to the arts. 15, heading and §§ 1 and 2, 42, sole paragraph, 92, § 3 and 169, I of the Municipal Law No. 16,402 / 2016.

In turn, the Urban Interventions Program (PIU) for the ZOE area of Anhembi was regulated by the Municipal Law No. 16,886 / 2018 and by Municipal Decree No. 58,623 / 2019.

Such urban aspects, added to the facility capability to receive improvements, caused the ANHEMBI COMPLEX to be strategically selected as a development vector of the macro area of the Macro area of Arco do Tietê Urban Structuring (art. 11 of the Municipal Law 16,050/2014 - Strategic Master Plan of the Municipality of São Paulo).

HISTORY

ANHEMBI COMPLEX came after the finding that the Biennial Pavilion in Ibirapuera Park, only facility existing until 1970 to host the trade fairs held in the city had become small for the demand of São Paulo. The solution found at the time was the construction of a new exhibition center on land owned by the Municipality of São Paulo, located on the banks of the Tietê River. The advertising agent Caio de Alcântara Machado, creator of the industrial fairs and business, saw at that time that the Anhembi should help to transform São Paulo in the largest business tourism pole of South America.

The ANHEMBI COMPLEX design, by Jorge Wilhelm Arquitetos Associados and landscaping, including water surface, by Roberto Burle Marx e Cia Ltda., was drafted in 1967. On November 20, 1970, the Anhembi EXHIBITIONS PAVILION opened with the event of VII Auto Show.

ANHEMBI COMPLEX became geographic and cultural, domestic and international reference, especially for the innovative structure of the EXHIBITION PAVILION and CONVENTIONS CENTER, attended by thousands of Brazilian citizens and international tourists.

Currently, ANHEMBI COMPLEX remains one of the main convention centers and exhibition in São Paulo, occupying total gross area corresponding to 376,952.97 m² and has received an audience over six (6) million visitors from Brazil and the world in about 300 (three hundred) events of all sizes and kinds hosted annually in its spaces, hosting one (1) of each eight (8) major trade fairs in the country (Source: UBRA-FE / Fipe 2015 data).

Besides hosting the main trade fairs and conferences in the country, ANHEMBI COMPLEX has already been used for large concerts of domestic and international stars as well as sports presentations - such as the Brazilian edition of the Indy Racing League, which took place from 2010 to 2013. One of the most important festivals of Brazilian



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culture, the Carnival takes place in Sao Paulo at Anhembi SAMBADROME, which original architectural design was signed by Oscar Niemeyer.

Although the ANHEMBI COMPLEX is the largest space in the City after 45 (forty-five) years of existence, its structure needs to be updated and redesigned, both to compete as leadership in exhibitions in the city, how to meet the demands of the current market of events and global conventions.

The revitalization, modernization, expansion, operation, maintenance, exploitation and management required for the ANHEMBI COMPLEX are featured as PURPOSE of the CONCESSION. This design's assumptions have the following reasons: 1) making the investments necessary to maintain the main vocation of ANHEMBI COMPLEX as anchor of events, entertainment and business tourism, to reposition it in the domestic and international markets; and 2) the choice of ANHEMBI COMPLEX as a development vector of the Macro area of the Arco do Tiete Urban Structuring for diversified use in the Centralization of Metropolis.

On the first point, it is necessary to equalization of the ANHEMBI COMPLEX with the latest international facilities that provide to organizers and visitors the comfort, flexibility, modularity, technology and the appropriate structures for the hosting all kinds of events. The required revitalization and modernization through partnership with the private industry should revitalize existing facilities, minimizing the need for extra investment for the assembly by the organizers and expand the project scope to the major events of domestic and international content.

The second justification, in turn, is related to the location of ANHEMBI COMPLEX considered privileged and strategic, both from the accessibility point of view, for its proximity of airports, hotels and major expressways in the city, and the potential to become the anchor of urban restructuring designs recommended by the Strategic Master Plan (PDE) in the Arco Tiete context.

The Arco Tiete - specific sector of the Macro area of Metropolitan Structuring that covers the ANHEMBI COMPLEX - is the region in which the railway system and the industrial park were implemented that revolutionized the city's economy in the XX century, considered as a suitable territory to receive urban and economic transformation that offer better use of urban land.

ANHEMBI COMPLEX is connected with the city's plans for this territory for its inducing potential for renewal of urban infrastructure and economic development and the offer of jobs by strengthening the activity of fairs, events and business in the region and the implementation of new economic activities in the region.

OWNERSHIP

ANHEMBI COMPLEX is under the records No. 155,260 and No. 155,261 of 3rd Real Estate Registry of São Paulo and No 194,03 of 8th Real Estate Registry of São Paulo , in which states the ownership by SPTuris and indicates the total area of 339,940.19m² as described therein limits (see sub-Exhibits I, II and III) and this footage includes the whole land from the SAMBADROME dispersion area (located at the intersection of Avenida Olavo Fontoura and Avenida Assis Chateaubriand, or Marginal Tietê nearest point to Casa Verde Bridge) to the intersection of the land with Clube de Aerodelismo.

The land is split by Rua Prof. Milton Rodrigues, resulting in block 283 (where the SAMBADROME is) and block 284 (in which are located CONVENTION CENTER, EXHIBITION PAVILION AND A parking lot). Borderlines to the mentioned blocks, also integrate the area currently occupied by ANHEMBI COMPLEX a portion of 36.919,95m² of areas that were later identified as ownee by the Municipality and that still require topographic survey for documentary rectification and respective opening of records. The indicative drawing of mentioned public areas refers currently occupied by SPTURIS should be found in the Sub Exhibit IV.

The original design of ANHEMBI COMPLEX was approved by the City Hall in the processes No. 246,603 / 69 and 216,035 / 71 (SIMPROC 1979-0.027.637-8), and completion certificate of works was registered under No. 252.054³. For the changes made throughout its operation, the rectification of ANHEMBI COMPLEX had Amnesty's application with the Licensing Department - Administrative Proceeding No. 2002-0.064.964-3 (Block 284), completed in 2018. As the block 284 have been framed as ZEPEC by Municipal Law No. 13,885 / 2004 and the Municipal Law No.



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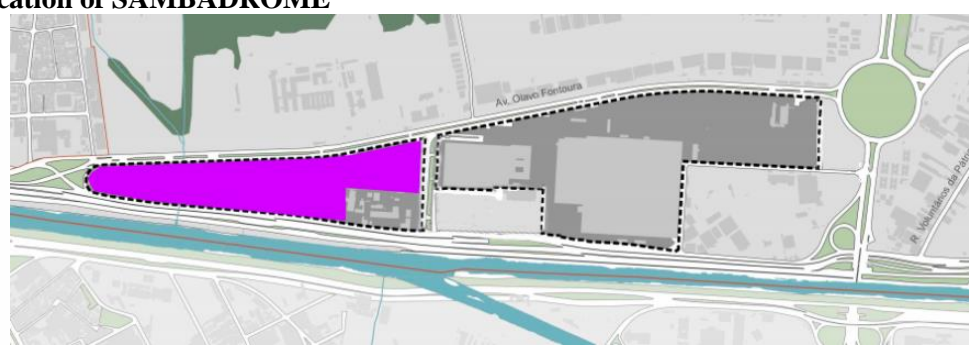
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16,042 / 2016 (Map 02), it was included in the Resolutions No. 26 / CONPESP / 2004 and No. 14 / CONPESP / 2004 as property under listed process and unprotected by municipal listing legislation, which, after the Board's decision, was archived by Resolution No. 36/2017.

Currently, the main facilities in ANHEMBI COMPLEX are:

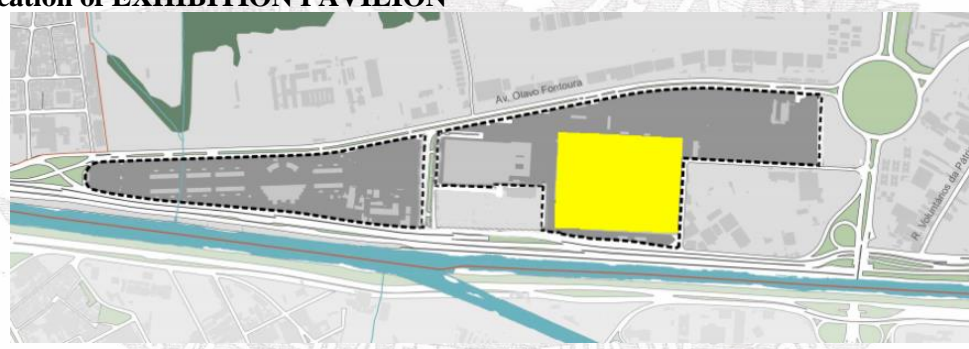
1. Figure 2: Location of SAMBADROME



Source: São Paulo Parcerias.

- SAMBADROME with 102 683 m² area and licensed capacity for 78,023 people should be used in its entirety or in the following sectors:
 - Anhembi Arena (concentration area of SAMBADROME), with an area of 42,800 square meters and a maximum capacity of 27,000 people;
 - New Arena (dispersion area of SAMBADROME) with an area of about 20,000 square meters and a maximum capacity of 24,000 people;
 - Sector I (multipurpose area located next to the percussion band retreat) up to 3,200 people;
 - Sectors A, B, C, D, E, F, G, H and J (other grandstands) with a maximum total capacity of 27,023 people;

2. Figure 3: Location of EXHIBITION PAVILION



Source: São Paulo Parcerias.

- EXHIBITION PAVILION, with 76,000 m²;

3. Figure 4: Location of CONVENTION CENTER



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Source: São Paulo Parcerias.

- CONVENTIONS CENTER with 28 091 m², subdivided in:
 - Celso Furtado Auditorium, with 2,502 people capacity and 5,698 square meters area;
 - Terrace with 1,500 people capacity and 14,560 m² area,
 - Auditorium 8 with 124 people capacity and 187 square meters area;
 - Auditorium 9 with 281 people capacity and 380 square meters area;
 - Halls (Noble 1, 2 Noble, Noble 3, Side and Front) totaling 6,462 m²; and
 - Four modular rooms totaling 794 square meters area.

4. Figure 5: Location of Elis Regina Auditorium



Source: São Paulo Parcerias.

- Elis Regina Auditorium, with 798 people capacity and 1,831 m² area.

CHARACTERISTICS OF ANHEMBI COMPLEX

ANHEMBI COMPLEX omprises 376,952.97 m² and includes, (i) EXHIBITION PAVILION (North-South and West), (ii) the CONVENTIONS CENTER (Auditoriums, Modular Rooms, Halls, Water Mirror) and (iii) the Parking lot, (iv) the SAMBADROME (Grande Otelo Cultural Pole) , (v) administrative areas, and (vi) public NESGAS historically occupied by SPTURIS.

5.

6. Figure 6: Indicated of Anhembi Complex



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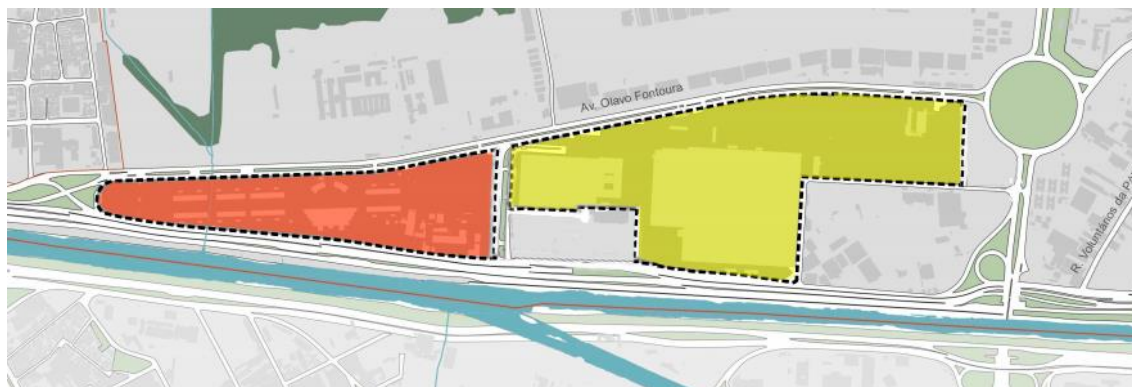
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Source: São Paulo Parcerias.

Therefore, ANHEMBI COMPLEX comprises:

- a) the yellow area referring to block 284 of the sector 073, owned by SPTURIS and AS NESGAS of municipal property, registered under record No. 155,260 of the 3rd Real Estate Registry of São Paulo, comprising the EXHIBITION PAVILION, the CONVENTIONS CENTER and parking lot with 248,372.18 m²; and
- b) The red area, block 283 of Sector 073, owned by SPTURIS and AS NESGAS of municipal property, registered under registration No. 155,261 of the 3rd Real Estate Registry of São Paulo and No. 194,403 8th Real Estate Registry in the same Judicial District where Grande Otelo Cultural and Sports Pole - SAMBADROME and the administrative area are and the concentration of SAMBADROME.

ANHEMBI COMPLEX does not include: (i) northeast area of the concession, facing the Praça Campos de Bagatelle, owned by São Paulo City Hall occupied by Clube de Aeromodelismo with permission to use system, and approximate 12,200 m² area; (ii) area of the Holiday Inn Hotel, with about 5,137.00 m², with easements on behalf of ANHEMBI COMPLEX described in the record of the Sub Exhibit I; and (iii) area declared of public utility by the Municipal Decree No. 51,171 / 2010 and No. 55,595 / 2014 (repealed), located south to the Holiday Inn Hotel, with approximately 25,478.22 m² area.

It is noteworthy that, in the ANHEMBI AREA has 100 m Permanent Preservation Areas (APP) from the banks of Tiete River rectified bed, as required by Federal Law No. 12,651 / 12, amended by Federal Law No. 12,727 / 12. Finally, the equipments nowadays in the CONCESSION AREA are:

- I. EXHIBITION PAVILION The area has more than 76,000 m² area, and two adjoining pavilions, the North / South Pavilion and West Pavilion.
- a. North / South Pavilion: has 58,298 m² leasable area. It has 14 m height and large distance between the ceiling support structures, which gives it greater flexibility and visibility in the assembly of large booths. Its structure was designed by architect Jorge Wilhelm and its design has been innovatively designed to contain the rain, to provide a natural cooling system to pavilion (through its hollow sides) and to allow ceiling height and with few support pillars.
 - b. West Pavilion: next to the North / South, has 17,927 m² and was opened in 2002 and later expanded in 2010. Unlike the North / South, it has 10 m ceiling height and has a higher density of pillars for roof support. The West Pavilion was created in order to expand the supply of lease space for events in the city at a time of strong growth in demand.



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II.CONVENTION CENTER CONVENTIONS CENTER has 4 auditoriums, 5 halls and 4 modular rooms, plus terrace. The flexible structure of space allows hosting events of different sizes and its versatility allows the events production of various kinds.

III.SAMBADROME: culturally relevant facility to the municipality annually hosting the Carnival parades, thus its PREFERRED USE FOR 75 days is included in this CONCESSION.

IV.Parking Lot There are 2,822 parking spaces marked in block 284.

FINAL NOTES

ANHEMBI COMPLEX therefore is arranged in strategic location in the northern region of the capital of State of São Paulo, constituting a relevant metropolitan facility. The facilities have harmonics uses among them, requiring that future interventions are in line with such uses. Historically

ANHEMBI COMPLEX strategy is to offer spaces for mega events and international, and facilities became out of date over the years for this purpose.

SUB EXHIBITS

SUB EXHIBIT I - RECORD NO. 155,260

SUB EXHIBIT II - RECORD NO. 155,261

SUB EXHIBIT II - RECORD NO. 194,403

SUB EXHIBIT IV - ANHEMBI COMPLEX - GENERAL GROUND PLAN

SUB EXHIBIT V - ANHEMBI COMPLEX - TOPOGRAPHY

SUB EXHIBIT VI - PMSP NESGAS

SUB EXHIBIT VII - BORING

SUB EXHIBIT VIII - STRUCTURES IMPLEMENTATION

SUB EXHIBIT IX - PLANT SPECIMENS REPORT

SUB EXHIBIT X - PRIOR ENVIRONMENTAL ASSESSMENT

SUB EXHIBIT XI - CURRENT STATUS.

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Nothing else was contained in said original, which I return with this faithful translation. In witness whereof, I have hereunto set my hand and seal of office. September 25, 2020.

Emoluments according to the law.

**This document has been digitally signed by Antonio Dari Antunes Zhbanova.
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