

Fideicomiso Financiero Forestal Bosques del Uruguay III

Forestry Financial Trust Bosques del Uruguay III

Financial Statements for the year ended December 31, 2025, and
Independent Auditor's Report

NOTICE: This document is a translation of the original version in Spanish. It was translated by a third party. In the event of any discrepancy or divergence, the original version prepared by the auditor shall prevail.



**FORESTRY FINANCIAL TRUST FIDEICOMISO FINANCIERO FORESTAL BOSQUES
DEL URUGUAY III**

**Financial Statements and for the Year Ended December 31, 2025,
Independent Auditor's Report**

Table of Contents

Independent Auditor's Report

Statement of Financial Position

Statement of Comprehensive Income

Statement of Cash Flows

Statement of Changes in Equity

Notes to the Financial Statements



Independent Auditor's Report

To the Board of Directors
EF Asset Management Administradora de Fondos de Inversión S.A.

Opinion

We have audited the accompanying financial statements of the Forestry Financial Trust *Fideicomiso Financiero Forestal Bosques del Uruguay III* (hereinafter the "Trust"), which comprise the statement of financial position as of December 31, 2025, and the statements of comprehensive income, cash flows and changes in equity for the year then ended, as well as the notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Trust as of December 31, 2025, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB).

Basis for Opinion

We conducted our audit in accordance with the International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Trust in accordance with the Code of Ethics for Professional Accountants (including International Independence Standards) issued by the International Ethics Standards Board for Accountants (IESBA Code), together with the ethical requirements applicable to our audit of the financial statements in Uruguay, including those established by the Financial Services Superintendency of the Central Bank of Uruguay. We have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements for the current fiscal year. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, we do not provide a separate opinion on these matters.

- **Fair Value Measurement of Land and Biological Assets**

As described in Notes 2.9 and 2.11, as of December 31, 2025, the Trust holds biological assets and land with total carrying amounts of approximately USD 74.3 million and USD 154.3 million, respectively.

To determine the fair value of land and biological assets, the Trustee, with the assistance of independent appraisers, has adopted the income approach (net present value technique) as the valuation technique for biological assets and the market approach for land. The determination of these values involves significant professional judgment (fair value measurements categorized within Level 3 of IFRS 13), as such valuation incorporates key assumptions, including estimated market prices, projected future timber yields, discount rates, operating costs (harvesting, transportation, etc.) for biological assets, and average values derived from available market publications, adjusted to reflect the specific characteristics of the asset, in the case of land.



We have considered this matter to be a key audit matter due to the significance of the balances of biological assets and land, and the complexity of the key assumptions used in the financial model and the related review process.

In this regard, the principal audit procedures performed were as follows:

- We evaluated the procedure adopted by the Trustee for the appointment of independent experts.
- We assessed the technical competence and professional independence of the experts.
- We compared the key underlying data used in the relevant valuation report with external sources (specialized publications on land prices) and, for land acquisitions, verified that such data was consistent with the supporting purchase documentation (notarial purchase and sale deeds).
- In relation to discounted cash flows, we analyzed key assumptions such as discount rates, wood prices, etc. We involved our valuation experts, who assessed the reasonableness of the methodology and the estimated fair values.

Other Matters

Our audit also included a review of the conversion of figures from U.S. dollars to Uruguayan pesos and, in our opinion, such conversion has been carried out in accordance with the methodology described in Note 2.2. The conversion of the financial statements into Uruguayan pesos was performed for the purpose of complying with current regulations in Uruguay regarding the presentation of financial statements.

Responsibilities of Management for the Financial Statements

Management of EF Asset Management Administradora de Fondos de Inversión S.A., Trustee of the Trust, is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB), and for such internal control as Management determines is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error.

In preparing the financial statements, Management is responsible for assessing the Trust's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the ongoing concern basis of accounting unless Management either intends to liquidate the Trust, cease operations, or has no realistic alternative but to do so.

Management is also responsible for overseeing the Trust's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatements, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not a guarantee that an audit conducted in accordance with the ISAs will always detect a material misstatement when it exists. Misstatements may arise from fraud or error, and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit conducted in accordance with ISAs, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions,



misrepresentations, or the override of internal control.

- Obtain an understanding of the internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of the accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Trust's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Trust to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicated with Management regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including, where applicable, significant deficiencies in internal control that we identified during our audit.

We also provided Management with a statement that we have complied with relevant ethical requirements regarding independence and communicated to them all relationships and other matters that may reasonably be thought to bear on our independence, and, where applicable, related safeguards.

From the matters communicated with Management, we determine those matters that were of most significance in the audit of the financial statements for the current period and are therefore the key audit matters. We describe these matters in our auditor's report, unless law or regulation precludes public disclosure about the matter when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

March 2, 2026



Lucia Recalde

Partner, Deloitte S.C.



FIDEICOMISO FINANCIERO FORESTAL BOSQUES DEL URUGUAY III

Statement of Financial Position as of December 31, 2025

(in U.S. dollars and Uruguayan pesos)

	Notes	USD		Equivalent in UYU	
		12/31/2025	12/31/2024	12/31/2025	12/31/2024
Assets					
Non-current assets					
Property, plant and equipment	5	169,759,559	165,944,074	6,627,582,932	7,312,491,567
Biological assets- plantations	4	74,314,623	87,698,186	2,901,317,188	3,864,508,245
Total non-current assets		244,074,182	253,642,260	9,528,900,120	11,176,999,812
Current assets					
Inventories	3.1	1,983,100	2,538,464	77,422,202	111,859,933
Trade receivables and other accounts receivable	3.2	1,965,669	3,730,560	76,741,692	164,390,855
Other non-financial assets	3.3	1,614,039	2,127,555	63,013,715	93,752,856
Cash and cash equivalent	3.4	1,452,320	116,013	56,700,031	5,112,213
Total current assets		7,015,128	8,512,592	273,877,640	375,115,857
Total assets		251,089,310	262,154,852	9,802,777,760	11,552,115,669
Equity					
Participation certificates	7	190,000,000	190,000,000	5,491,141,906	5,491,141,906
Revaluation reserve	7	48,616,033	44,665,054	2,099,410,016	1,945,159,862
Foreign currency translation reserve	7	-	-	1,457,032,197	2,642,284,680
Retained earnings		(13,800,282)	3,835,696	(270,552,363)	431,187,609
Total equity		224,815,751	238,500,750	8,777,031,756	10,509,774,057
Liabilities					
Non-current liabilities					
Loans and borrowings		18,957,562	4,637,915	740,122,175	204,374,378
Deferred tax liabilities	2.15	4,242,403	8,013,298	165,627,667	353,113,985
Total non-current liabilities		23,199,965	12,651,213	905,749,842	557,488,363
Current liabilities					
Trade payables and other accounts payable	3.5	2,393,240	3,297,056	93,434,478	145,288,017
Loans and borrowings	3.6	680,354	7,705,833	26,561,684	339,565,232
Total current liabilities		3,073,594	11,002,889	119,996,162	484,853,249
Total liabilities		26,273,559	23,654,102	1,025,746,004	1,042,341,612
Total liabilities and equity		251,089,310	262,154,852	9,802,777,760	11,552,115,669

The accompanying Notes are an integral part of these financial statements.



FIDEICOMISO FINANCIERO FORESTAL BOSQUES DEL URUGUAY III

Statement of Comprehensive Income for the Year Ended December 31, 2025

(in U.S. dollars and Uruguayan pesos)

	Notes	USD		Equivalent in UYU	
		12/31/2025	12/31/2024	12/31/2025	12/31/2024
Operating revenue	3.7	10,011,458	21,889,130	411,871,830	880,688,922
Change in fair value of biological assets	4	(16,923,694)	(5,032,766)	(660,717,929)	(221,773,859)
Cost of goods sold		(8,784,319)	(22,452,216)	(365,369,904)	(887,456,672)
Gross margin		(15,696,555)	(5,595,852)	(614,216,003)	(228,541,609)
Administrative and selling expenses	3.8	(5,501,073)	(5,128,597)	(224,515,595)	(206,673,177)
Financial results	3.9	(1,818,529)	209,985	(74,800,543)	9,103,278
Profit (loss) for the year before income tax		(23,016,157)	(10,514,464)	(913,532,141)	(426,111,508)
Income tax	2.15	5,380,179	(1,411,990)	211,792,169	(62,543,712)
Profit (loss) for the year		(17,635,978)	(11,926,454)	(701,739,972)	(488,655,220)
Items that will not be reclassified to profit or loss					
Revaluation of property, plant and equipment		4,573,551	11,159,682	178,556,005	491,762,547
Deferred tax associated with revaluation of property, plant and equipment		(622,572)	(1,393,613)	(24,305,850)	(61,410,957)
Items that may be reclassified subsequently to profit or loss					
Foreign currency translation reserve	2.2	-	-	(1,185,252,483)	1,176,998,866
Comprehensive income for the year		(13,684,999)	(2,160,385)	(1,732,742,300)	1,118,695,236

The accompanying Notes are an integral part of these financial statements.



FIDEICOMISO FINANCIERO FORESTAL BOSQUES DEL URUGUAY III

Statement of Cash Flows

for the Year ended December 31, 2025

(in U.S. dollars and Uruguayan pesos)

	Notes	USD		Equivalent in UYU	
		12/31/2025	12/31/2024	12/31/2025	12/31/2024
Cash flows from operating activities					
Profit (loss) for the year before income tax		(23,016,157)	(10,514,464)	(913,532,141)	(426,111,508)
Adjustments					
Depreciation	5	843,802	837,467	34,424,016	33,756,617
Change in fair value of biological assets	4	16,923,694	5,032,766	660,717,929	221,773,859
Cost of standing timber sold		1,222,348	3,641,182	51,914,397	130,738,920
Accrued but unpaid interest	3.6	-	47,307	-	2,084,625
		(4,026,313)	(955,742)	(166,475,799)	(37,757,487)
Changes in assets and liabilities					
Trade receivables and other accounts receivable		1,764,891	849,911	73,337,398	35,308,703
Inventories		91,640	(338,024)	3,807,963	(14,042,869)
Other non-financial assets		513,516	(214,092)	21,338,387	(8,894,238)
Trade payables and other accounts payable		82,860	(473,733)	3,444,619	(19,680,764)
Translation adjustment		-	-	(13,804,769)	(15,826,669)
Net cash used in operating activities		(1,573,370)	(1,131,680)	(78,352,201)	(60,893,324)
Cash flows from investing activities					
Costs incurred in biological assets	4	(4,298,754)	(4,254,956)	(174,731,733)	(170,756,371)
Purchases of property, plant and equipment	5	(85,736)	(102,339)	(3,426,058)	(3,986,605)
Net cash used in investing activities		(4,384,490)	(4,357,295)	(178,157,791)	(174,742,976)
Cash flows from financing activities					
Proceeds from borrowings	3.6	17,380,157	9,781,347	725,761,450	405,382,074
Repayment of borrowings	3.6	(7,385,722)	(6,432,095)	(299,405,970)	(267,661,069)
Net cash from financing activities		9,994,435	3,349,252	426,355,480	137,721,005
Net change in cash and cash equivalents		4,036,575	(2,139,723)	169,845,488	(97,915,295)
Cash and cash equivalents at the beginning of the year	2.14	(2,584,255)	(444,532)	(113,877,775)	(17,346,496)
Effect of foreign currency translation on cash and equivalents		-	-	732,318	1,384,016
Cash and cash equivalents at the end of the year	2.14	1,452,320	(2,584,255)	56,700,031	(113,877,775)

The accompanying Notes are an integral part of these financial statements.



FIDEICOMISO FINANCIERO FORESTAL BOSQUES DEL URUGUAY III

Statement of Changes in Equity for the Year Ended December 31, 2025

(in U.S. dollars)

	PARTICIPATION CERTIFICATES	REVALUATION RESERVE	RETAINED EARNINGS	TOTAL EQUITY
As of December 31, 2023	190,000,000	34,898,985	15,762,150	240,661,135
Profit (loss) for the year	-	-	(11,926,454)	(11,926,454)
Revaluation of property, plant and equipment, net of deferred tax	-	9,766,069	-	9,766,069
As of December 31, 2024	190,000,000	44,665,054	3,835,696	238,500,750
Profit (loss) for the year	-	-	(17,635,978)	(17,635,978)
Revaluation of property, plant and equipment, net of deferred tax	-	3,950,979	-	3,950,979
As of December 31, 2025	190,000,000	48,616,033	(13,800,282)	224,815,751

Statement of Changes in Equity for the Year Ended December 31, 2025

(in Uruguayan pesos)

	PARTICIPATION CERTIFICATES	REVALUATION RESERVE	FOREIGN CURRENCY TRANSLATION RESERVE	RETAINED EARNINGS	TOTAL EQUITY
As of December 31, 2023	5,491,141,906	1,514,808,272	1,465,285,814	919,842,832	9,391,078,824
Profit (loss) for the year	-	-	-	(488,655,220)	(488,655,220)
Foreign currency translation reserve	-	-	1,176,998,866	-	1,176,998,866
Revaluation of property, plant and equipment, net of deferred tax	-	430,351,590	-	-	430,351,590
As of December 31, 2024	5,491,141,906	1,945,159,862	2,642,284,680	431,187,609	10,509,774,057
Profit (loss) for the year	-	-	-	(701,739,972)	(701,739,972)
Foreign currency translation reserve	-	-	(1,185,252,483)	-	(1,185,252,483)
Revaluation of property, plant and equipment, net of deferred tax	-	154,250,154	-	-	154,250,154
As of December 31, 2025	5,491,141,906	2,099,410,016	1,457,032,197	(270,552,363)	8,777,031,756

The accompanying Notes are an integral part of these financial statements.



FORESTRY FINANCIAL TRUST FIDEICOMISO FINANCIERO FORESTAL BOSQUES DEL URUGUAY III

Notes to the Financial Statements for the Year Ended December 31, 2025

NOTE 1 - BASIC INFORMATION ABOUT THE FORESTRY FINANCIAL TRUST FIDEICOMISO FORESTAL BOSQUES DEL URUGUAY III

In the city of Montevideo, on August 22, 2016, the Trust Agreement was made and entered into by and between EF ASSET MANAGEMENT, Administradora de Fondos de Inversión S.A. [EFAM], acting as Trustee, Agroempresa Forestal S.A., acting as Manager, and the Initial Subscribers of the Securities, acting as Trustors, for the purpose of establishing the Forestry Financial Trust *Fideicomiso Financiero Forestal Bosques del Uruguay III*.

On November 16, 2016, the Central Bank of Uruguay [BCU, for its acronym in Spanish] authorized the registration of the Trust in the Securities Market Registry (Notice No. 2016/246).

The capital of the Trust was contributed by the Trustors, acting as the Initial Subscribers of the Securities, under the terms and conditions set forth in the Agreement. The capital is to be allocated solely for the purposes set forth therein.

With the funds obtained from the placement of the Securities (Participation Certificates), the Trustee acquired and/or leased Rural Properties located within the Eastern Republic of Uruguay and carried out forestry activities, thereby incorporating them into the Trust's assets.

The Business Plan outlines the framework within which the Trust's strategy is developed to fulfil its purpose, specifying the general requirements that the Properties shall meet.

The Trustee shall appoint the Manager pursuant to the terms of the Management Agreement. The Manager shall be responsible for managing the Trust Assets and executing the Business Plan, as set forth in the Trust and the Management Agreement. Notwithstanding the foregoing, the Trustee remains responsible for the Manager's performance in relation to the tasks subcontracted by the Manager.

The Trust shall not invest its funds in securities that are not authorized for Pension Savings Funds.

The Trust's assets consist of the assets transferred thereto and all present and future economic rights derived therefrom. Such assets shall be allocated solely and exclusively to the purposes for which they are intended, and only rights and actions relating to such assets may be exercised with respect thereto.

On December 6, 2016 (the Subscription Closing Date), book-entry Participation Certificates in the amount of one hundred ninety million U.S. dollars (USD 190,000,000), issued by the Trustee in respect of the Forestry Financial Trust *Fideicomiso Financiero Forestal Bosques del Uruguay III*, were placed on the Bolsa Electrónica de Valores del Uruguay S.A. (BEVSA).

Participation Certificates entitle Holders to the right to share in the Trust's results, pursuant to the terms and conditions set forth in the Trust Agreement.



The Trust shall remain in full force for a maximum of thirty (30) years, or until all its assets are liquidated and all its liabilities are settled. In accordance with Article 331 of the Central Bank of Uruguay's Compilation of Securities Market Standards, the Trust's accounting and fiscal year ends on December 31 of each year.

These financial statements were authorized for issuance by EF ASSET MANAGEMENT Administradora de Fondos de Inversión S.A., Trustee of the Trust, on March 2, 2026.

NOTE 2 - BASIS OF PREPARATION AND SIGNIFICANT ACCOUNTING POLICIES

2.1 Accounting Standards Applied

These financial statements have been prepared in accordance with Decree 124/11. This Decree, issued by the Executive Branch on April 1, 2011, establishes that the International Financial Reporting Standards (IFRS), adopted by the International Accounting Standards Board (IASB) and translated into Spanish, are the mandatory accounting framework applicable to issuers of publicly offered securities.

Decree 108/22 dated April 4, 2022, offers entities covered by Decree 124/11 the option to apply new presentation criteria for equity items introduced by that decree. The Trust has not opted to apply these presentation criteria.

2.1.1 New Standards, Interpretations and Mandatorily Effective in the Current Fiscal Year

The accounting policies applied by the Trust for the preparation and presentation of these financial statements are consistent with those applied in its financial statements as of December 31, 2024, except for the adoption of new standards effective as of January 1, 2025. The Trust has not early adopted any other standards, interpretations, or amendments that have been issued but are not yet effective.

The new and revised standards issued by the IASB, effective for annual periods beginning on January 1, 2025, are as follows:

- Amendment to IAS 21 – Lack of Exchangeability

The application of these new standards has not significantly affected the Trust's financial statements.

2.1.2 New and Revised Standards Published Whose Application Is Not Yet Mandatory

As of the date of approval of these financial statements, the standards and interpretations issued by the IASB that are not yet effective for annual periods beginning on or after January 1, 2025, and that have not been early adopted by the Trust are as follows:

- Amendment to IFRS 18 – Presentation and Disclosures in Financial Statements (2)
- Amendment to IFRS 19 – Subsidiaries without Public Accountability: Disclosures (2)
- Amendments to IFRS 9 and IFRS 7 – Classification and Measurement of Financial Instruments (1)

(1) Effective for periods beginning on or after January 1, 2026.



(2) Effective for periods beginning on or after January 1, 2027.

Management expects that the application of these amendments will not have a significant impact on the financial statements.

The principal accounting policies applied are set out below:

2.2 Functional Currency and Criteria Used for the Translation of Financial Statements into Uruguayan Pesos

Current regulations in Uruguay establish that the functional currency shall provide useful information about the Trust and reflect the economic substance of the events and circumstances relevant to the Trust. If a certain currency is extensively used by the Trust or has a significant impact on its operations, it may be deemed appropriate as the functional currency. A currency may be deemed functional under the standard when:

- Purchases are financed in that currency.
- Trade receivables are collected in that currency.
- Prices of goods or services sold are denominated in that currency.
- The cost of goods sold or services rendered is denominated in that currency.

The Trust has determined the U.S. dollar to be its functional currency, as the majority of its income and expenses are denominated in that currency.

To comply with applicable legal and tax requirements, the Trust shall present its financial statements in Uruguayan pesos.

In accordance with the applicable regulations, the Trust shall translate its financial statements from the functional currency into the presentation currency as follows:

- Assets and liabilities shall be translated at the closing exchange rate.
- Income and expenses shall be translated at the exchange rates prevailing on the dates of the respective transactions.
- Equity items, other than profit or loss for the period, shall be translated at the closing exchange rate.
- Translation differences shall be recognized directly in equity, without having an impact on the profit or loss for the period.

Equity components have been restated as follows: (1) Capital is presented at its historical value in Uruguayan pesos, with the difference between such value and the amount resulting from the application of the general translation method recognized as an adjustment to equity; (2) Retained earnings correspond to accumulated results since the inception of the Trust in U.S. dollars and translated in accordance with the general foreign currency translation method.

The difference arising from translating assets, liabilities and equity at the closing exchange rate, as well as income and expenses at the exchange rates prevailing on the dates of the respective transactions,



is recognized directly in equity under 'Adjustment to Equity' and in the statement of comprehensive income under 'Foreign Currency Translation Reserve'.

2.3 Balances in Currencies Other Than the Functional Currency

Assets and liabilities denominated in currencies other than the functional currency are translated at the closing exchange rate. Exchange differences are recognized in profit or loss. The balances of assets and liabilities denominated in foreign currencies at the end of the period are summarized in Note 6.

2.4 General Valuation Criteria for Assets and Liabilities

Assets and liabilities (except for biological assets, and properties, plant, and equipment) have been measured based on the cost initially incurred or the commitment undertaken, as applicable, and subsequently measured at amortized cost. In all cases, these amounts have been adjusted as described in the preceding section.

2.5 Cash and Cash Equivalents

Cash and cash equivalents include deposits in current accounts and demand deposits held with financial institutions.

2.6 Financial Assets and Liabilities

Financial assets and liabilities are measured at amortized cost.

The Trust holds bank loans with local financial institutions.

2.7 Trade Receivables and Other Accounts Receivable

Trade receivables and other accounts receivable are presented at amortized cost using the effective interest method. The Trustee's Management has not recognized an allowance for doubtful accounts, based on the expected credit loss model, considering the probability of default and the expected recoverable amount under such scenario. Management considers that the application of this model would not have a material impact on the Trust's financial statements.

2.8 Other Non-Financial Assets

Non-financial assets are presented at their nominal value and primarily consist of tax credits.

2.9 Biological Assets - Plantations

The forest plantations are presented in the statement of financial position at their fair value as of December 31, 2025.

The Trust determines the value of its forest plantations annually, according to an appraisal conducted by independent forestry consultants. The fair value of plantations was estimated by an independent expert using discounted cash flow techniques, primarily applying an income or expectation approach.

Based on this methodology, the external appraiser determined that the fair value of the biological assets as of December 31, 2025, amounted to USD 74,314,623, equivalent to UYU 2,901,317,188.

To this end, the following factors have been essentially considered:



- Estimated representative prices for the projected period.
- Annual variable and fixed costs associated with forestry production.
- A discount rate of 7.5%, estimated based on a capital asset pricing model (CAPM).

Changes in fair value measurement (resulting from a combination of biological growth, price changes, costs and expenses) are recognized in the statement of comprehensive income.

Biological assets are recognized and measured at fair value separately from land.

Fair value was primarily determined using Level 3 inputs of the fair value hierarchy. The most significant input used was the price of comparable assets.

The Trust has a carbon project under the name “Forteko afforestation on degraded grasslands under extensive grazing.” The project is certified by Verra under the VCS and CCB standards, thereby generating carbon credits. During fiscal year 2025, sales from the project totaled USD 72,207.

2.10 Inventories

Inventories are valued at acquisition cost, determined using the FIFO (First-In, First-Out) valuation method for the allocation of products sold. The Trust estimates that the carrying values of the inventories will not exceed their net realizable value.

2.11 Property, Plant, and Equipment

The composition and movement of property, plant and equipment balances for the year ended December 31, 2025, are presented in Note 5 to these financial statements.

In accordance with the terms of the agreement, the land was valued by an independent expert as of December 31, 2025. The carrying amount of land at that date was adjusted to the values determined in the valuation report, which amounted to USD 154,290,931, equivalent to UYU 6,023,672,238.

The fair value was determined primarily using Level 3 inputs of the fair value hierarchy.

These amounts were translated into Uruguayan pesos as described in Note 2.2.

Subsequent expenditures incurred after the acquisition of an item of property, plant and equipment are included in the asset’s carrying amount when it is probable that additional future economic benefits, beyond those originally assessed, will flow to the Trust.

Management estimates that the net carrying amount of the assets does not exceed their value in use and that no impairment loss has occurred in relation to property, plant and equipment.

Depreciation for the period is charged to administrative and selling expenses.

2.12 Accrual Basis and Revenue Recognition

Revenue is recognized when earned and expenses when incurred, regardless of when they are collected or paid. Revenue is generally recognized when it is probable that future economic benefits will flow to the Trust as a result of transactions carried out by the Trust.



Revenue from the sales of goods and the rendering of services is recognized when the significant risks and rewards of ownership have been transferred to the buyer, or when services have been rendered, and the amount of revenue can be measured reliably.

Income and expenses included in the statement of comprehensive income are presented at the amounts originally received or disbursed for the related goods or services.

Administrative and selling expenses, financial results, and other items have been accounted for on an accrual basis.

2.13 Capital Concept Applied

Profit for the period is determined as the difference between equity as of December 31, 2025, and the capital that is required to be maintained. The capital concept applied is that of financial capital.

2.14 Statement of Cash Flows

For the preparation of the statements of cash flows for the years ended December 31, 2025, and December 31, 2024, funds were defined as cash and cash equivalents, and the indirect method was used in their preparation.

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Banks	1,452,320	116,013	56,700,031	5,112,213
Bank overdrafts	-	(2,700,268)	-	(118,989,988)
	1,452,320	(2,584,255)	56,700,031	(113,877,775)

2.15 Taxes, Current Income Tax and Deferred Tax

The Trust is subject to Value Added Tax (VAT), Corporate Income Tax [IRAE, for its acronym in Spanish] and Wealth Tax. It is also a withholding agent for Personal Income Tax [IRPF, for its acronym in Spanish].

The Trust is liable for IRAE on all income sourced in Uruguay, unless such income qualifies for exemptions granted under Law No. 15,939, which promotes the forestry sector.

The Trust is also subject to Wealth Tax. However, forest plantations located in areas declared as priority forestry zones, as well as the land allocated to such plantations, are exempt from this tax.

In 2013, Law No. 19,088 amended the exemption regime applicable to the agricultural sector and introduced a surcharge for the taxpayers covered by the regime. Decree No. 293/013, which regulates the aforementioned Law, extended the Wealth Tax exemption to trusts, mirroring the benefit already granted to certain publicly listed companies. This exemption is applicable for five fiscal years from the subscription of the Trust. Accordingly, for the fiscal year ended December 31, 2025, the Trust is not eligible for the Wealth Tax and surcharge exemption.

The sale of agricultural products in their natural state is subject to the VAT suspension regime. Sales of debarked logs and harvesting of forest stands established by the Trust or acquired as standing timber are considered sales of agricultural products in their natural state. As a result, VAT remains suspended,



allowing for the recovery of VAT paid on acquisitions that form part of the cost. Grazing income is exempt from VAT, and therefore, a portion of input VAT on indirect purchases cannot be recovered, as it is associated with this type of income.

The Trust is also liable for the Rural Real Estate Tax on land acquired for productive use. However, in accordance with Law No. 18,245, land allocated to forest plantations under Quality Timber projects, as defined by the Ministry of Livestock, Agriculture and Fisheries, is exempt from this tax.

In addition, the Trust determines income tax using the deferred tax method, which consists of recognizing—either as an asset or a liability—the tax effect of temporary differences between the carrying amounts of assets and liabilities and their tax bases. These temporary differences are measured at the applicable 25% rate and subsequently recognized in profit or loss in the periods in which they reverse.

A) Income Tax

	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Prior year	-	352	-	13,495
Current tax expense	-	(1,913)	-	-
<u>Gain / (Loss) on Deferred Tax</u>	5,380,179	(1,410,429)	211,792,169	(62,557,207)
	5,380,179	(1,411,990)	211,792,169	(62,543,712)

B) Deferred Income Tax

	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Property, plant, and equipment - Land	(2,996,858)	(4,519,210)	(117,000,327)	(199,143,519)
Other property, plant and equipment – Forestry	569,375	227,824	22,228,971	10,039,314
Biological assets	(1,814,920)	(3,721,912)	(70,856,311)	(164,009,780)
Deferred tax liabilities	(4,242,403)	(8,013,298)	(165,627,667)	(353,113,985)

C) Movements in Deferred Tax During the Period

	USD				
	Balance as of 12/31/2024	Recognized in profit or loss	Translation effect	Adjustment to equity	Balance as of 12/31/2025
Property, plant, and equipment - Land	(4,519,210)	2,704,136	(559,212)	(622,572)	(2,996,858)
Other property, plant and equipment – Forestry	227,824	309,655	31,896	-	569,375
Biological assets	(3,721,912)	2,366,388	(459,396)	-	(1,814,920)
DEFERRED TAX LIABILITIES	(8,013,298)	5,380,179	(986,712)	(622,572)	(4,242,403)



	UYU			
	Balance as of 12/31/2024	Recognized in profit or loss	Adjustment to equity	Balance as of 12/31/2025
Property, plant, and equipment - Land	(199,143,519)	106,449,042	(24,305,850)	(117,000,327)
Other property, plant and equipment – Forestry	10,039,314	12,189,657	-	22,228,971
Biological assets	(164,009,780)	93,153,469	-	(70,856,311)
DEFERRED TAX LIABILITIES	(353,113,985)	211,792,168	(24,305,850)	(165,627,667)

D) Reconciliation of Income Tax Expense and Accounting Profit

	12/31/2025		12/31/2024	
	USD	Equivalent in UYU	USD	Equivalent in UYU
Accounting profit before IRAE	(23,016,157)	(913,532,141)	(10,514,464)	(426,111,508)
	25%	25%	25%	25%
Income tax at statutory rate	5,754,039	228,383,035	2,628,616	106,527,877
<u>Adjustments that do not generate temporary differences:</u>				
Non-taxable income	1,204,472	50,050,024	2,180,097	90,569,969
Expenses related to non-taxable income	(5,722,349)	(237,783,647)	(4,981,557)	(206,953,794)
Tax losses	217,491	9,037,522	(23,290)	(967,567)
Revaluation of land recognized in equity	622,572	24,305,850	1,393,613	61,410,956
Translation adjustment	(986,712)	-	(662,965)	-
Other net items	4,290,666	137,799,385	(1,946,504)	(113,131,153)
	5,380,179	211,792,169	(1,411,990)	(62,543,712)

2.16 Provisions

Provisions are recognized when the Trust has a present obligation (legal or contractual) as a result of a past event; it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation, and a reliable estimate can be made of the amount.

2.17 Financial Instruments

The main financial instruments of the Trust consist of bank current account deposits investments, receivables, and payables.

The primary purpose of holding liquid assets is to provide the Trust with sufficient funds to meet its operating needs. The Trust did not enter into derivative financial instruments during the year.



2.18 Estimates and Assumptions in the Application of Accounting Policies

The preparation of financial statements requires the Trustee to make estimates and assumptions that affect the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The key accounting policies, estimates and assumptions applied in determining the carrying amounts of assets and liabilities, are as follows:

(a) Impairment of Non-Financial Assets

At each annual reporting date, the Trust reviews the carrying amounts of its property, plant and equipment – land – to determine whether there is any indication of impairment. If such indication exists, the recoverable amount of the assets is estimated to assess whether an impairment loss should be recognized.

(b) Fair Value of Land Included in Property, Plant and Equipment and of Biological Assets

The Trust engages independent expert appraisers annually to determine the fair value of land (see Note 2.11) and biological assets (see Note 2.9).

The methods applied to determine fair value require the use of estimates and assumptions based on objective information and business knowledge. These estimates are highly sensitive, and any variation in them may result in a significant change in the fair values of biological assets recognized in the financial statements. Therefore, estimates are periodically reviewed, and adjusted accordingly, if necessary.

(c) Income Tax

The Trust recognizes deferred tax based on estimates and assumptions about the manner in which its assets are expected to be realized and its liabilities settled. Changes in these estimates and assumptions may significantly affect the balances of deferred tax assets and liabilities recognized in the period in which such changes occur. Deferred tax assets and liabilities are not discounted.

Deferred tax assets are reviewed at each reporting date and are recognized only to the extent that it is probable that future taxable profits will be available against which deductible temporary differences can be utilized. Additionally, in determining the portion of deferred tax assets to be recognized in the statement of financial position, consideration is given to the existence of future taxable temporary differences against which deductible temporary differences may be utilized. For these purposes, the Trustee considers the expected reversal of temporary differences, projected future taxable profits, and available tax planning opportunities (see Note 2.15).

2.19 Impairment of Tangible Assets

At each reporting date, the Trust reviews the carrying amount of its tangible assets to determine whether there are any indications of impairment. If any such indications exist, the recoverable amount of the asset is estimated in order to determine the extent of any impairment loss.

If the asset does not generate cash flows that are independent from those of other assets, the Trust estimates the recoverable amount of the cash-generating unit to which the asset belongs.



The recoverable amount is the higher of fair value less costs of disposal and value in use. Value in use is the present value of the estimated cash flows expected to arise from the continuing use of the asset over its useful life and from its disposal at the end of that life. In determining value in use, projected cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

If the recoverable amount of an asset (or cash-generating unit) is less than its carrying amount, the carrying amount is reduced to its recoverable amount, and an impairment loss is recognized immediately.

If an impairment loss is subsequently reversed, the carrying amount of the asset is increased to its recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized. Such reversal is recognized in profit or loss for the period.

Key Assumptions Used in the Impairment Test

For the purpose of the impairment test, Management has engaged an external appraiser who estimated the future cash flows over the remaining life of the Trust.

The determination of the recoverable amount involves complex estimates that require the application of assumptions and the expert's professional judgment, including the following:

(a) Wood Flow

Wood flow projections are prepared through a five-step process:

- Stratification of forest plantations
- Validation of growth and yield tables
- Design of harvesting scenarios
- Scheduling of wood supply
- Wood flow planning

(b) Land Sales Flow

In line with variations of the income approach, the valuation considered land sales projections in the following scenarios:

- The year of divestment
- Year zero of the cash flow model

(c) Operating and Management Costs

- **Forestry Costs:** Direct expenditures incurred to establish and maintain the forest until it is ready for clearfell.
- **Overhead costs:** Expenditures related to activities such as management, office maintenance, forest inventory and certification, vehicles, road maintenance, forest protection, security and communications.



(d) Wood Prices

These are the prices of wood by assortment class, based on delivered prices, net of the company's average transportation and harvesting costs.

(e) Land Price and Cost

This represents the weighted average potential market price of the land.

(f) Determination of the Discount Rate

The discount rate corresponds to the cost of capital of the resources (debt and equity) used to finance net operating assets. It is determined as the weighted average cost of such sources of financing, based on their relative share in the capital structure of the sector in which the Trust operates.

The Weighted Average Cost of Capital (WACC) reflects a blended cost of debt and equity. The cash flows used in the discounted cash flow (DCF) model represent the free cash flows available to both debt and equity holders. Therefore, free cash flow is discounted to present value using the WACC.

(g) Sensitivity Analysis

The Trust has conducted a sensitivity analysis to assess whether changes in key assumptions—such as the discount rate, wood prices, forestry and overhead costs, and land sale prices—could result in a material impairment loss in the financial statements. The sensitivity analysis did not identify any significant impairment losses.

2.20 Consistency of Accounting Policies

The criteria applied in the valuation of assets and liabilities, as well as in determining the profit or loss for the fiscal year ended December 31, 2025, are consistent with those applied for the fiscal year ended December 31, 2024.

NOTE 3 - BREAKDOWN OF ITEMS

3.1 Inventories

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Wood	1,702,673	2,257,222	66,474,045	99,466,689
Herbicides	170,705	158,917	6,664,485	7,002,857
Ant killers	37,883	36,678	1,478,977	1,616,266
Fertilizers	29,143	12,410	1,137,796	546,842
Seeds	24,767	18,006	966,927	793,472
Adjuvants	17,929	19,534	699,972	860,778
Seedlings	-	35,697	-	1,573,029
	1,983,100	2,538,464	77,422,202	111,859,933



3.2 Trade Receivables and Other Accounts Receivable

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Trade receivables	1,852,715	3,642,681	72,331,850	160,518,398
Grazing receivables	74,365	87,879	2,903,289	3,872,457
Notes receivable	38,559	-	1,505,365	-
Beekeeping receivables	30	-	1,188	-
	1,965,669	3,730,560	76,741,692	164,390,855

3.3 Other Non-Financial Assets

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Tax credits	1,590,102	2,127,513	62,079,164	93,751,015
Advances to suppliers	23,937	42	934,551	1,841
	1,614,039	2,127,555	63,013,715	93,752,856

3.4 Cash and Cash Equivalents

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Banks	1,452,320	116,013	56,700,031	5,112,213
	1,452,320	116,013	56,700,031	5,112,213

3.5 Trade Payables and Other Accounts Payable

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Trade payables	1,563,725	2,034,088	61,049,400	89,634,133
Tax payables	770,825	1,143,730	30,093,786	50,399,588
Provisions	33,667	40,704	1,314,387	1,793,646
Customer advances	14,459	28,361	564,502	1,249,767
Other payables	10,564	50,173	412,403	2,210,883
	2,393,240	3,297,056	93,434,478	145,288,017

3.6 Loans and Borrowings

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
<i>Non-current liabilities</i>				
Bank loan	18,957,562	4,637,915	740,122,175	204,374,378
	18,957,562	4,637,915	740,122,175	204,374,378



<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
<i>Current liabilities</i>				
Bank loan	680,354	5,005,565	26,561,684	220,575,244
Bank overdraft	-	2,700,268	-	118,989,988
	680,354	7,705,833	26,561,684	339,565,232

The balance as of December 31, 2025, corresponds to a U.S. dollar-denominated loan obtained from a local bank, in the principal amount of USD 7,000,000, repayable in 120 equal and consecutive monthly installments of principal plus interest, starting on April 7, 2022. As of the date of these financial statements, 45 principal installments have been repaid, totaling USD 2,362,085.

Additionally, a U.S. dollar-denominated loan obtained from a local bank, in the principal amount of USD 15,000,000, repayable in 36 equal and consecutive monthly installments of principal starting on May 15, 2032, and 119 consecutive monthly installments of interest starting on June 15, 2025.

The balance as of December 31, 2024, corresponds to a U.S. dollar-denominated loan obtained from a local bank, in the principal amount of USD 7,000,000, repayable in 120 equal and consecutive monthly installments of principal and interest, starting on April 7, 2022. As of the date of these financial statements, 33 principal installments have been repaid, totaling USD 1,703,466.

Secondly, it includes a U.S. dollar-denominated loan obtained from a local bank, in the principal amount of USD 1,000,000, which is repayable in full in January 2025.

Additionally, it includes a U.S. dollar-denominated loan obtained from a local bank, in the principal amount of USD 249,640, which is repayable in full in October 2025.

Furthermore, it includes a U.S. dollar-denominated loan obtained from a local bank, in the principal amount of USD 1,750,000, which is repayable in full in November 2025.

Finally, it includes a U.S. dollar-denominated loan obtained from a local bank, in the principal amount of USD 1,300,000, which is repayable in full in December 2025.

As of the date of these financial statements, no accrued and unpaid interest is recognized; as of December 31, 2024, such interest amounted to USD 47,307, equivalent to UYU 2,084,625.

3.7 Operating Revenue

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Revenue from wood sales	9,574,695	21,496,779	393,915,226	864,844,962
Revenue from grazing operations	363,782	392,260	14,820,026	15,840,249
Revenue from carbon credits	72,207	-	3,105,283	-
Revenue from beehive operations	774	91	31,295	3,711
	10,011,458	21,889,130	411,871,830	880,688,922



3.8 Administrative and Selling Expenses

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Forestry Operator fees	2,224,332	2,189,316	90,895,474	88,101,204
Depreciation	843,802	837,466	34,424,016	33,756,617
Field expenses	692,226	705,049	28,357,210	28,386,933
Other professional fees	629,852	377,218	25,888,563	15,279,482
Insurance	259,342	191,807	10,607,488	7,804,931
Miscellaneous	224,457	164,158	9,181,974	6,721,878
Taxes	541,743	643,583	21,680,380	25,760,832
Carbon credit expenses	85,319	20,000	3,480,490	861,300
	5,501,073	5,128,597	224,515,595	206,673,177

3.9 Financial Results

<i>Item</i>	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Interest income	102,113	2,271	4,109,364	88,722
Bank charges and interest expenses	(174,231)	(194,969)	(7,209,437)	(7,894,391)
Interest on loans	(780,157)	(278,655)	(31,549,244)	(11,396,549)
Foreign exchange differences	(966,254)	681,338	(40,151,226)	28,305,496
	(1,818,529)	209,985	(74,800,543)	9,103,278

NOTE 4 - BIOLOGICAL ASSETS - PLANTATIONS

Biological assets comprise forest plantations located mainly in the departments Cerro Largo, Lavalleja, Florida and Treinta y Tres. The main species include *Eucalyptus dunnii*, *globulus*, *Pinus taeda* and *hybrid*. As of December 31, 2025, the plantations covered 27,521 hectares within an approximate total area of 45,222 hectares (compared to 26,843 hectares planted as of December 31, 2024).

The change in the biological assets for the years ended December 31, 2025, and December 31, 2024, is detailed below:

	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Opening balance	87,698,186	92,013,015	3,864,508,245	3,590,531,864
Increase due to costs capitalized into biological assets	4,298,754	4,254,957	174,731,733	170,756,370
Decrease due to biological asset harvesting	(758,623)	(3,537,020)	(32,193,565)	(139,114,496)
Change in fair value of biological assets	(16,923,694)	(5,032,766)	(660,717,929)	(221,773,859)
Translation adjustment	-	-	(445,011,296)	464,108,366
	74,314,623	87,698,186	2,901,317,188	3,864,508,245



NOTE 5 - PROPERTY, PLANT AND EQUIPMENT

The composition of property, plant and equipment is as follows:

In U.S. dollars:

Item	12/31/2025										12/31/2024	
	Gross Carrying Amount					Depreciation					Net carrying amount	Net carrying amount
	Opening balances	Additions	Revaluation	Translation adjustment	Closing balances	Accumulated at the beginning of year	Depreciation for the year	Translation adjustment	Accumulated at year-end			
Land	149,717,380	-	4,573,551	-	154,290,931	-	-	-	-	154,290,931	149,717,380	
Improvements	19,867,614	-	-	-	19,867,614	(4,454,393)	(687,065)	-	(5,141,458)	14,726,156	15,413,221	
Others												
Improvements	1,533,897	85,736	-	-	1,619,633	(720,424)	(156,737)	-	(877,161)	742,472	813,473	
Total	171,118,891	85,736	4,573,551	-	175,778,178	(5,174,817)	(843,802)	-	(6,018,619)	169,759,559	165,944,074	

Equivalent in Uruguayan pesos:

Item	12/31/2025										12/31/2024	
	Gross Carrying Amount					Depreciation					Net carrying amount	Net carrying amount
	Opening balances	Additions	Revaluation	Translation adjustment	Closing balances	Accumulated at the beginning of year	Depreciation for the year	Translation adjustment	Accumulated at year-end			
Land	6,597,446,068	-	178,556,005	(752,329,835)	6,023,672,238	-	-	-	-	6,023,672,238	6,597,446,068	
Improvements	875,486,242	-	-	(99,834,756)	775,651,486	(196,287,276)	(28,032,520)	23,592,157	(200,727,639)	574,923,847	679,198,966	
Others												
Improvements	67,592,736	3,426,058	-	(7,786,688)	63,232,106	(31,746,203)	(6,391,496)	3,892,440	(34,245,259)	28,986,847	35,846,533	
Total	7,540,525,046	3,426,058	178,556,005	(859,951,279)	6,862,555,830	(228,033,479)	(34,424,016)	27,484,597	(234,972,898)	6,627,582,932	7,312,491,567	



NOTE 6 - ASSETS AND LIABILITIES DENOMINATED IN CURRENCIES OTHER THAN THE FUNCTIONAL CURRENCY

The statement of financial position includes the following balances denominated in currencies other than the functional currency:

	December 31, 2025		December 31, 2024	
	UYU	Equivalent in USD	UYU	Equivalent in USD
Assets				
Other non-financial assets	62,429,350	1,599,072	93,752,856	2,127,555
Cash and cash equivalents	184,134	4,716	406,027	9,214
Total assets	62,613,484	1,603,788	94,158,883	2,136,769
Liabilities				
Deferred tax	(165,627,667)	(4,242,403)	(353,113,985)	(8,013,298)
Trade payables and other accounts payable	(74,734,654)	(1,914,261)	(107,867,900)	(2,447,871)
Total liabilities	(240,362,322)	(6,156,665)	(460,981,885)	(10,461,169)
Net position	(177,748,838)	(4,552,877)	(366,823,002)	(8,324,400)

The exchange rate of the U.S. dollar as of December 31, 2025, was UYU 39.041, and as of December 31, 2023, it was UYU 44.066.

NOTE 7 - EQUITY

Book-entry Participation Certificates with a nominal value of USD 190,000,000 were registered in the Securities Market Registry. The nominal value of each Participation Certificate is USD 1,000.

The subscription of the Participation Certificates was made on a deferred basis, in accordance with the procedures and schedules provided in the Agreement.

As of December 31, 2025, Participation Certificates were paid in as follows.

Date	USD	Equivalent in UYU
12/07/2016	9,502,000	273,619,592
02/13/2017	161,501,000	4,630,556,672
11/06/2017	10,000,000	291,990,000
09/24/2018	8,997,000	294,975,642
Total Paid-in Capital	190,000,000	5,491,141,906

NOTE 8 - COMMITMENTS AND CONTINGENCIES

As of December 31, 2025, the Trust had commitments arising from grazing contracts on its own land



amounting to USD 207,459, covering 27,058 hectares of grazing land.

NOTE 9 - BALANCES AND TRANSACTIONS WITH RELATED PARTIES

a) Trade payables and other accounts payable to related parties are composed as follows:

	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Trade payables				
Agro Empresa Forestal S.A.	235,549	229,121	9,196,069	10,096,446
	235,549	229,121	9,196,069	10,096,446

b) Transactions with related parties are composed as follows:

	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Accrued fees				
Agro Empresa Forestal S.A.	2,224,332	2,189,316	90,895,474	88,101,204
	2,224,332	2,189,316	90,895,474	88,101,204

NOTE 10 - FINANCIAL RISK MANAGEMENT

The principal types of risks to which the Trust's financial instruments are exposed, together with the related management policies, are described below.

10.1 Credit Risk

Credit Risk is the risk of financial loss that the Trust may face if a debtor or counterparty to a financial instrument fails to meet their contractual obligations.

The Trust is exposed to a low level of credit risk, given that the receivables it holds are not significant and that there are restrictions on the instruments in which it may invest. Its main assets are measured at fair value, as indicated in Notes 2.9 and 2.11.

10.2 Liquidity Risk

Liquidity risk is the risk that the Trust may not be able to meet its financial obligations as they fall due. Its main obligation consists of the redemption of Participation Certificates. As indicated in Note 1, these certificates entitle the Holders to a share in the Trust's results.

The Trust's exposure to this risk is not significant, in light of the business plan set forth in the Trust Agreement and the restrictions on the types of assets in which the Trust may invest.

10.3 Market Risk

Market risk is the risk that changes in market prices, such as exchange and interest rates, may affect the Trust's income or the value of the financial instruments it holds.



a) Currency Risk

The Trust is exposed to currency risk because of its monetary position in Uruguayan pesos (see Note 6). The table below shows the Trust's sensitivity to a 10% appreciation or depreciation of the Uruguayan peso against the U.S. dollar. The sensitivity analysis includes all outstanding monetary items denominated in foreign currency. If the Uruguayan peso were to appreciate by 10% against the U.S. dollar, comprehensive income for the period would decrease by USD 505,875, equivalent to UYU 17,774,884. Conversely, a 10% depreciation of the Uruguayan peso would increase comprehensive income by USD 413,898, equivalent to UYU 17,774,884.

b) Interest Rate Risk

The Trust is exposed to low level of interest rate risk.

c) Price Risk

Price risk refers to the possibility that changes in market prices relevant to the Trust's business activities may affect its income or the value of financial and non-financial instruments the Trust holds. The main assets exposed to this risk at each reporting date are as follows:

	USD		Equivalent in UYU	
	12/31/2025	12/31/2024	12/31/2025	12/31/2024
Property, plant and equipment (Land)	154,290,931	149,717,380	6,023,672,238	6,597,446,068
Biological assets	74,314,623	87,698,186	2,901,317,188	3,864,508,245
Inventories	1,983,100	2,538,464	77,422,202	111,859,933
	230,588,654	239,954,030	9,002,411,628	10,573,814,246

NOTE 11 – ENCUMBRANCES

The Trust has granted a first-priority mortgage in favor of a local bank over the following rural properties: cadastral plots No. 7,517, 557 and 558, located in the 9th cadastral section of the department of Cerro Largo, covering areas of 89, 646 and 518 hectares, respectively; cadastral plots No. 15,867, 15,868 and 15,869, located in the 6th cadastral section of the department of Lavalleja, covering areas of 6,251, 220 and 228 hectares, respectively; in connection with a loan obtained on May 15, 2025, maturing on April 15, 2035, in the amount of USD 15,000,000.

NOTE 12 - SUBSEQUENT EVENTS

After December 31, 2025, no events or circumstances have occurred that would significantly affect the Trust's financial position, operating results, or cash flows.

