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RISK RATING AGENCY

RISK RATING UPDATE OF THE
PARTICIPATION CERTIFICATES OF
BOSQUES DEL URUGUAY 4
FORESTRY FINANCIAL TRUST
(FIDEICOMISO FINANCIERO
FORESTAL BOSQUES DEL
URUGUAY 4)

Montevideo, April 2026

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Public Offering Rating Update of the Participation Certificates of the Bosques del Uruguay 4 Forestry Financial Trust

April 10, 2026

Name: Fideicomiso Financiero Forestal Bosques del Uruguay 4 (Bosques del Uruguay 4 Forestry Financial Trust)
Manager and Organizer: Agro Empresa Forestal S.A.
Registrar and Paying Agent: EF Asset Management Administradora de Fondos de Inversión
Representative Entity: Bolsa Electrónica de Valores del Uruguay S.A.
Securities: Participation Certificates
Currency: U.S. Dollars
Issue Amount: USD 330,000,000
Initial Offering Date: April 10, 2019
Distributions: Whenever there are Net Distributable Funds according to the results, as provided by the established procedure.
Trust Assets: Land and forest plantations
Term: Maximum 30 years
Validity of the Rating: November 30, 2026
Risk Rating: BBB+.uy¹
Rating Committee: Julio Preve, Martín Durán Martínez and Adrián Tamblor
Manual used: *Manual de Calificación de Finanzas Estructuradas Administradas por Terceros* [Third Party Managed Structured Finance Rating Manual]²

¹. The rating assigned may be subject to change at any time, as derived from CARE's methodology.

². Available at www.care.com.uy

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GENERAL OVERVIEW

CARE has updated the rating of the Participation Certificates of the Bosques del Uruguay 4 Forestry Financial Trust, maintaining its BBB+.uy investment-grade rating.

Based on the overall assessment of the main considerations in this review, the Rating Committee highlights the following:

- A financial structure that, from a legal standpoint, provides the necessary safeguards, as outlined in the legal report included in Annex I of the original rating.
- A project that, from an economic-financial standpoint, meets the requirements of the various stress tests to which it has reasonably been subjected by the issuer and the rating agency.
- A project that, in its essential features, shares its core structure with three other initiatives involving the same business model and key stakeholders, all of which have been reasonably complying with their Business Plans. All of the Trusts have been assigned investment-grade ratings and are rated by CARE. The deviations observed have been duly justified by the Manager and the Surveillance Committee and are attributable to temporary market conditions. In principle, they do not appear to materially affect the project's performance.
- A business comprising the acquisition of approximately 55,400 hectares of timberland, of which approximately 34,000 hectares had been planted as of year-end 2025, and the lease of approximately 6,000 hectares, of which 3,600 hectares had been planted. Total planted area, including both owned and leased properties, amounted to approximately 38,000 hectares as of December 2025. The land was acquired together with an ongoing forestry operation, which significantly mitigated acquisition and planting risks.
- On September 25, 2025, a meeting of Participation Certificate holders was held in which the Manager requested approval for the early sale of a series of real estate properties and forest assets located in the departments of Rivera and Tacuarembó. The transaction also included the related improvements and structures, as well as the assignment of lease agreements related to those properties. The proposal was unanimously approved, with 100% of Participation Certificate holders in attendance. The area comprises slightly less than 19,000

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hectares and approximately 15,000 effective hectares of forest plantations, including both the plantations located on the properties to be sold and those established on the leased farms. The transaction amount is approximately USD 180 million.

- The latest update of the financial projections was presented in March 2025, based on actual information as of December 2024, and therefore does not consider the sale of the properties located in Rivera and Tacuarembó. That update had estimated an Internal Rate of Return (IRR) of 9.1% under the scenario reflecting the rating agency's long-term view of the business. In the next update, once the sale transaction has been completed, a new financial projection and updated expected IRR for investors will be available.
- The management capacity of the Project's Manager, Agro Empresa Forestal, continues to meet the efficiency standards assessed in the previous rating update reports, as confirmed by information provided by the relevant parties.
- A corporate governance structure that mitigates investor risk and has operated properly up to the date of this report.
- The Manager's interests are aligned with those of the Trust, as it has acquired Participation Certificates in the different Trusts. As of December 2024, the Manager holds Participation Certificates amounting to approximately USD 14 million.
- In 2025, approximately 677 hectares were harvested (clearfell operations) and 475 hectares were planted. The Trust's total gross revenue reached USD 50 million, approximately 7% below projections for the period. Production costs declined to a lesser extent than revenues, resulting in margins below those projected for the year. This weaker performance is explained by the increase in certain domestic costs as a result of the depreciation of the U.S. dollar, a higher proportion of pulpwood sales—which carry lower unit margins—and lower export sales, as well as the operating losses of the Olimar plant.
- The Olimar plant achieved production and sales volumes in line with the budget, showing a significant improvement in exports during the fourth quarter of the year. However, production costs remain above the levels estimated in the financial models, while

sales prices, despite having improved, remain below projections.

- As of December 2025, the annual valuation of the Trust's land and plantations reached a total amount of USD 506.5 million. This value is comprised of USD 181.6 million for land and USD 324.9 million for forest plantations³. This new valuation shows an 11.3% reduction in the value of the forests, largely explained by adjustments to yield tables and lower projected wood prices for both the domestic and export markets. As reported in the Trust's financial statements as of December 31, 2025, equity amounted to USD 518 million, a figure significantly higher, in nominal terms, than the original issuance amount of USD 330 million.
- Global wood product consumption is expected to outpace population growth, driven by rising demand from low- and middle-income countries. This higher demand will need to be met by boosting productivity through sustainable forest management, in line with increasingly stringent environmental requirements. Uruguay's forestry production, and particularly that of this Trust, satisfactorily meets the environmental requirements of international markets.
- However, this expected long-term trend may be affected in the shorter term by adverse conditions that could exert downward pressure on demand and, consequently, on prices. Demand and international prices for the products marketed by the Trust (pulp, eucalyptus solid wood and pine) have shown significant fluctuations in recent years as a result of cyclical factors (pandemic effects, geopolitical conflicts, trade disputes, etc.). In particular, 2025 has been characterized by the impact and uncertainty generated by tariffs imposed by the United States. Recent geopolitical conflicts are also likely to have short-term effects on prices and their volatility.
- The agricultural land market (including timberland) shows long-term upward price trends, driven by sustained increase in demand for food, fiber and timber. Additionally, opportunities to expand the agricultural frontier are becoming increasingly limited. In Uruguay, land price increases are expected to be more moderate than those recorded between 2004 and 2014. After a period of adjustment and erratic behavior, with few transactions between 2015 and 2020, land prices have

³. The valuation considered all assets as of December 31, 2025, including the land and forest plantations involved in the sale.

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increased steadily over the past five years. According to the Agricultural Statistics Directorate of the Ministry of Livestock, Agriculture and Fisheries [DIEA-MGAP, for its acronym in Spanish], the average land price in 2025, in nominal terms, exceeds the 2014 record by 6.2%.

- Regarding public policy, there is a specific regulatory framework governing the sector which, to date, has not significantly restricted forestry development, although it has, in some cases, slowed investment. However, the current administration could promote the implementation of changes to the regulatory framework aimed at restricting land use for forestry activities, with potential impacts on the sector. This Trust, however, has already completed its planting phase and obtained the relevant permits; therefore, no immediate threats to the project are currently identified.

I. INTRODUCTION

1. Scope and Conceptual Framework of the Rating

CARE Risk Rating Agency has been engaged to update the rating of the Participation Certificates of the Bosques del Uruguay 4 Forestry Financial Trust.

A risk rating represents the expression of a specialized opinion issued by an entity authorized for such purpose by the Central Bank of Uruguay [BCU, for its acronym in Spanish], which supervises and regulates both the financial system and rating agencies. The rating assigned does not constitute a recommendation or guarantee by CARE for prospective investors and should therefore be considered as one factor among others in any investment decision. CARE does not audit or verify the accuracy of the information provided, although it is sourced from entities deemed reliable by the agency.

The conceptual framework of this rating involves a forward-looking assessment that assigns a grade reflecting the Trust's expected performance and its capacity to generate returns over time, in accordance with the forestry business plan its Management is mandated to execute. While the initial rating accepted as reasonable the IRR range derived from multiple simulations, subsequent reviews are not strictly tied to achieve those figures. Indeed, this issuance does not involve a fixed return commitment. Therefore, the assigned rating does not solely depend on the IRR estimated in the project or the investors' opportunity cost of capital. Ultimately, the rating reflects, among other factors, the project's performance and the achievement of a minimum return considered acceptable at the time of each review.

CARE Risk Rating Agency is a credit rating agency whose records and manuals have been authorized by the Central Bank of Uruguay since April 1998. The agency assigns ratings in accordance with its methodology duly approved by such authority, selecting the appropriate professionals to constitute the Rating Committee in each case, which renders its opinion based on its internal manuals. These manuals, together with its Code of Ethics, records, and background information, are available on CARE's website (www.care.com.uy) as well as on the regulator's website (www.bcu.gub.uy). In this case, the Rating Committee was composed of Martín Duran Martínez, Julio Preve and Adrián Tamber. CARE engaged the services of Leandro Rama, Attorney-at-Law, to conduct the legal risk assessment at the time of the original rating. In addition, CARE regularly commissions supplementary field reports, when deemed necessary, and conducts site visits to the farms.

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Beyond standard updates, the rating may change due to new relevant events. The semiannual progress of the Business Plan outlined in the Prospectus shall be considered a material event.

2. General Background and Key Events of the Period

A. General Background

- The Bosques del Uruguay 4 Forestry Financial Trust aims to provide investors with long-term returns, primarily generated from the sale of harvested and standing timber, as well as from the appreciation of land assets. To a lesser extent, returns are expected from grazing rental income from non-planted land. The Trust operates under investment and management protocols consistent with appropriate production, environmental, and social standards.
- The most relevant precedents are the Bosques del Uruguay I, II and III Forestry Financial Trusts, which issued Participation Certificates in August 2011, October 2014, and December 2016, for amounts of USD 50, 70 and 190 million, respectively. These Trusts, managed by the same entity as the present Trust, have satisfactorily complied with their original Business Plans, which are similar to the one presented in this report.
- The development of this forestry project begins with the acquisition of land and forest plantations, continues with the silvicultural management of trees and finishes with the harvesting and sale of timber, either for pulp production or sawmilling.
- The maximum term of the Trust is 30 years, or until the Participation Certificates issued by the Trustee are fully paid and all other obligations under the Agreement have been met. However, given the scope of this project and the current age of the acquired asset, its estimated duration is approximately 20 years.
- The Bosques del Uruguay 4 Financial Forestry Trust was established on December 17, 2018, through the execution of the corresponding Trust Agreement entered into by and between EF ASSET MANAGEMENT Administradora de Fondos de Inversión S.A., acting as Trustee, Agroempresa Forestal S.A., acting as Manager, and the Initial Subscribers of the Securities, acting as Trustors.
- The proceeds from the issuance were allocated to acquire a forest estate that was already planted and fully operational. A total of 55,365 hectares were acquired, divided into two blocks: the Northern Block (Terena) covering 18,802 hectares, and the Northeastern Block (Guanare) covering 36,563 hectares. The farms of the Northeast Block are located in the departments of

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Cerro Largo and Treinta y Tres, while those comprising the Northern Block are in the departments of Tacuarembó and Rivera.

- As of December 2025, the area planted on freehold land amounted to approximately 34,000 hectares, of which around one-third was planted with pine. The Trust also leased approximately 6,000 hectares, of which around 3,600 hectares were planted. The leased properties are located in the departments of Cerro Largo, Treinta y Tres, Tacuarembó, Rivera, and Durazno.
- By the end of the project, the total estimated sales revenue will be 51% from timber sales, 33% from the sale of standing timber, and 15% from land sales when the project is completed. Revenue from grazing activities is expected to be marginal. These projections were calculated by discounting expected cash flows at a 6% rate.
- The Business Plan provides that, as pine forests are clearfelled, the harvested areas will be replanted with eucalyptus species to produce knot-free saw timber. In the less productive areas, eucalyptus species will be planted for pulp production.
- On August 28, 2019, the Trust took possession of the acquired properties, and the Manager started operations.
- The Trust holds FSC® (Forest Stewardship Council) certification covering 91% of its hectares.
- To address cash deficits arising from harvesting costs and export process, the Trust has obtained short-term financing from local private banks (export pre-financing facilities), which have been renewed on several occasions. The Trust has also taken on long-term loans, which have been amortized without inconvenience. In all cases, the approval of the Surveillance Committee was obtained, and the Trustee duly informed the Rating Agency.
- On December 28, 2020, a meeting of the holders of the Participation Certificates was held, with 100% of holders in attendance. At that meeting, it was resolved to amend certain terms and conditions of the Participation Certificates. The changes included modifying the fee adjustment formula for Agro Empresa Forestal and publishing Trust-related information on the Bosques del Uruguay WEBSITE once a year.

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- In January 2022, the Trust Agreement was amended to include the execution of “Industrial Projects” in the Business Plan, which would allow investors to receive a higher return.
- On June 16, 2022, a meeting of the beneficiaries unanimously approved the early sale of a 139-hectare farm located on Route 27, approximately 3 km from the city of Rivera. Due to its proximity to the city, the property was considered difficult to reforest because of the fire risk associated with nearby populated areas.
- This meeting of beneficiaries also approved by an absolute majority the execution of the Olimar Project, which was financed with a long-term loan (10 years).
- On July 7, 2023, a meeting of the holders of Participation Certificates was held, during which the Manager presented an update on the status of the Olimar Project and the projected capital expenditures for the plant. The meeting approved the capital expenditure projections submitted by the Manager.
- On December 12, 2023, a meeting of the holders of the Participation Certificates was held, at which an amendment to the Trust Agreement was approved to modify the adjustment mechanism applicable to the fees payable to the Trust Manager.
- The construction of the Olimar plant was completed in the fourth quarter of 2023 and inaugurated in March 2024. The final capital expenditure amounted to USD 6.98 million.
- Agro Empresa Forestal (AF) has been a signatory to the PRI (Principles for Responsible Investment) since 2022. In this regard, the company is required to submit annual reports and evaluations related to responsible investment practices and must comply with minimum standards and specific indicators to maintain its membership. In 2023, AF submitted its first report (voluntary on that occasion, although it will become mandatory in the future), obtaining three stars in Policy, Governance and Strategy (PGS) and four stars in Confidence-Building Measures (CBM). The highest possible rating is five stars, with PGS being the most relevant module.

B. Key Highlights of the Period

- On September 25, 2025, a meeting of the holders of the Participation Certificate was held with 100% attendance. At this meeting, the Manager requested approval for the early sale of

real estate properties and forest assets located in the departments of Rivera and Tacuarembó. The transaction also included the related improvements and structures, as well as the assignment of lease agreements related to those properties. The proposal was unanimously approved, with it being noted that the purpose of the sale is to distribute at least 80% of the proceeds among the holders.

- The area to be sold comprises slightly less than 19,000 hectares, together with the assignment of the leases related to the properties located in Rivera and Tacuarembó. The effective planted area amounts to approximately 15,000 hectares, with a high proportion of pine plantations (slightly more than 70%).
- At year-end 2025, the Manager submitted the budget for 2026, which was approved by the Surveillance Committee. Gross revenues of USD 45.9 million were projected, consisting of 53% from timber sales to the domestic market (pulp and sawmills), 46% from export timber sales, and the remainder from other income (grazing activities). After deducting operating costs and expenses, net income is projected to reach approximately USD 10.1 million. Capital expenditures of approximately USD 3.1 million are projected.

Table 1. Projected Operating Budget 2026 (USD)

	Budget
Gross Revenue from Domestic Sales	24,508,457
Gross Revenue from Export Sales	20,890,590
Other Revenue	493,381
Total Revenues	45,892,428
Operating Costs	-27,117,448
Expenses	-8,658,460
Net Operating Income	10,116,520
Capital Expenditures	-3,051,611
Net Operating Income after Capital Expenditures	7,064,909

Source: Manager

- In 2025, total gross revenues amounted to USD 50.0 million. Of total revenues, 53% came from timber sales to the domestic market (pulp mills, sawmills, and veneer production), 46% from timber and veneer export sales, and 1% from grazing agreements.
- Considering total timber sales, 78% came from commercial thinning and 22% from clearfell operations (final harvest). The cost of timber sales relates exclusively to timber harvested through clearfell operations.

- Regarding domestic market sales, 88% corresponded to eucalyptus timber sales destined for pulp mills, while the remainder consisted of pine and eucalyptus logs, as well as veneer sales to local sawmills. Export sales, in turn, consisted of 68% eucalyptus logs, 16% pine logs and 16% veneer. Pine sales declined compared to the previous year, while veneer sales increased significantly compared to 2024, particularly during the second half of the year.

Table 2. Trust Revenue for Fiscal Year 2025 (USD)	
	Actual 2025
Gross Revenue from Domestic Sales	26,674,504
Gross Revenue from Export Sales	22,961,330
Grazing Revenue	388,973
TOTAL	50,024,807

Source: Manager

- According to the Surveillance Committee, production costs per cubic meter of timber sold in 2025 were slightly above budget, considering harvesting, loading, roading and transport costs. This increase in costs was partly due to the depreciation of the U.S. dollar, which affected most service rates, particularly transport-related ones.
- In 2025, approximately 677 hectares were harvested through clearfell operations.
- Capital expenditures amounted to USD 2.8 million, of which 44% was allocated to reforestation and 56% to pruning activities. During the year, 475 hectares were planted.

Table 3. Costs and Capital Expenditures for 2025 (USD)	
	Actual 2025
Production Costs	37,428,054
SG&A, Management, Fixed and Financial Expenses	9,760,163
Capital Expenditures – Establishment and Silvicultural Management	2,789,101
Total	49,977,318

Source: Manager

- EBITDA (gross revenues – production costs – overhead costs) amounted to only USD 2.8 million. After deducting the cost of timber sales associated with the reduction of the forestry asset, the margin becomes negative. This result was influenced by the increase in certain domestic costs as a result of the depreciation of the U.S. dollar, a higher proportion of pulpwood sales—which

carry lower unit margins—lower export sales, and the operating losses of the Olimar plant.

- In 2025, the Olimar plant sold nearly all of the year's production, resulting in only a slight increase in veneer inventory compared to the beginning of the year. During the fourth quarter, the highest export prices of 2025 were achieved; however, they remained below those projected in the budget and in the financial models approved for the investment. This situation could improve, as a high proportion of the lower-quality veneer has already been sold, while higher-quality veneer remains in inventory.
- Production and export costs were above budget. The cost variance was mainly due to higher expenses associated with holding large veneer inventories in storage facilities outside the Olimar plant while pending export.
- The Surveillance Committee reports that deviations from the budget and operating plan do not generally exceed 25%, except in the case of the Olimar plant, where deviations in prices, sales volumes, and costs exceed the minimum standard.
- During the reporting period, installments under the Trust's long-term loan were repaid, while export pre-financing facilities and short-term operating loans remained outstanding.
- In 2025, the annual valuation of the Trust's forest plantations and land amounted to an estimated total value of USD 506.4 million, consisting of USD 181.6 million for land and USD 324.9 million for forest plantations. Land values increased by 2.9% (+USD 5.1 million), while forest values declined by 11.3% (USD -41.4 million), resulting in a negative revaluation of assets of 6.7% (USD -36.3 million). According to the appraiser, this reduction in forest plantation values is largely explained by adjustments to yield tables and lower projected wood prices for both the domestic and export markets.

3. Information Reviewed

The following information was reviewed for this update:

- Statement of Financial Position of Agroempresa Forestal as of December 31, 2024, with the corresponding audit report
- Financial Statements of the Trustee as of December 31, 2025
- Financial Statements of the Trust as of December 31, 2025
- Quarterly reports of the Manager, the most recent dated December 2025
- Quarterly reports of the Surveillance Committee, the most recent dated December 2025
- Ratings of the Forestry Financial Trusts Bosques del Uruguay I, II and III issued by CARE, and their successive updates
- Relevant information on the forestry sector
- Minutes of the Meeting of Participation Certificate Holders dated September 25, 2025
- Valuations of land and forest plantations as of December 2025 (Indufor)

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II. THE TRUST AND THE PARTICIPATION CERTIFICATES

Participation Certificates of the Forestal Bosques del Uruguay 4 Forestry Financial Trust, established under the relevant Financial Trust Agreement, were issued through a public offering. This agreement, the certificates and the other referenced contracts are analyzed in this section.

1. General Description

Name: Fideicomiso Financiero Forestal Bosques del Uruguay 4 (Bosques del Uruguay 4 Forestry Financial Trust)

Trustee: EF Asset Management Administradora de Fondos de Inversión S.A.

Manager: Agro Empresa Forestal S.A.

Registrar and Paying Agent: EF Asset Management Administradora de Fondos de Inversión S.A.

Representative

Entity: Bolsa Electrónica de Valores S.A.

Stock Exchange

listing: Bolsa Electrónica de Valores S.A.

Organizer: Agro Empresa Forestal S.A.

Securities

Issued: Participation Certificates

Trust Assets: The Trust invested in the acquisition and leasing of rural properties for the development of forestry operations.

Currency: U.S. Dollars

Issue

Amount: USD 330,000,000

Distributions: Whenever Distributable Net Funds are available after each fiscal year-end, upon the sale of Trust Assets, or upon the final distribution of Remaining Net Funds. (During years 0 through 2, no distributions will be made, even if such funds are available, as they will be allocated to financing the Business Plan.)

Risk Rating: BBB+.uy

2. Legal Analysis

The legal analysis is included in Annex I (Legal Report of the Bosques del Uruguay 4 Forestry Financial Trust). It ruled out any possible conflict arising from, for example, the legal structure, the relevant agreements, the compliance with current regulations, etc.

At the beginning of the report, the introduction states that "*following the review of all such documentation, it is concluded that the legal and regulatory provisions governing financial trusts have been complied with, both in terms of the Trust's formal establishment and aspects related to its capacity and standing of the contracting parties. As for the substance, no legal obstacles have been identified that could prevent or jeopardize the expected returns under the Participation Certificates to be issued.*"

This report concludes: "***In summary, considering all aspects involved, the Trust has a reasonable degree of coverage, and no substantial legal risks related to legal contingencies are posed to the issuance process.***"

3. Risks Considered

Structural Legal Risk. This refers to the analysis of the potential for failures to make payments to the beneficiaries resulting from defects in the legal structure due to non-compliance with applicable regulations, as well as from the possible enforcement of court rulings resulting from claims brought by parties who may have been adversely affected by the structure previously described. Based on the aforementioned legal report—which is essentially consistent with those prepared for analogous Trusts I, II and III—CARE concludes that structural legal risk is *virtually nil*.

Liquidity Risk. The Certificates have been structured to be liquid. Hence, liquidity is deemed adequate, considering the characteristics of the Uruguayan market. However, this process is not instantaneous and may require an indeterminate amount of time. *This risk is categorized as medium-low.*

III. THE MANAGEMENT

The characteristics of the issuance require the analysis of two management entities: EF Asset Management (EFAM), acting as the Issuer and Trustee of the Financial Trust, and Agro Empresa Forestal S.A. (AF) acting as Project Manager.

1. EF Asset Management (EFAM)

The Trustee is EF Asset Management Administradora de Fondos de Inversión S.A. (EFAM), a closed joint-stock company whose corporate purpose is the management of investment funds and trusts of all types. It was registered with the National Commercial Registry on April 7, 2003, under No. 2014 - Tax ID: 214769530012.

On August 20, 2003, the Central Bank of Uruguay authorized the company to operate under the Investment Funds Law No. 16,774, dated September 27, 1996, as amended by Law No. 17,202, dated September 24, 1999.

On July 9, 2004, the Central Bank of Uruguay (Notice No. 2004/188) authorized EFAM to act as a Financial Trustee under Law No. 17,703, dated October 27, 2003. On that same date, the company was registered as a Financial Trustee in the Securities Market Registry of the Central Bank of Uruguay.

On May 23, 2005, EFAM was further authorized by the Central Bank to act as a Professional Trustee under the same Law (No. 17,703) and was registered with the Register of Professional Trustees, General Trustees Section of the Central Bank of Uruguay.

Economic and Financial Situation

The analysis of EFAM's financial statements as of December 31, 2025, continues to show a strong solvency position.

The liquidity ratio for the fiscal year, measured as the current ratio, remains below one. It is worth noting that non-current assets mainly consist of guarantee deposits that the company is required to maintain, pursuant to applicable regulations, for the trusts it manages. Accordingly, these funds are subject to restricted availability. This explains the financial liabilities incurred to establish these guarantees, which are subsequently settled once the guarantees are released. Regarding any potential temporary funding needs to meet short-term obligations, the company has access to financing from related parties; therefore, liquidity risk is considered very limited. This mitigates the significance of the current ratio being below one, as previously noted.

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A summary of the statement of financial position and statement of profit or loss as of December 31, 2025, together with a comparison with prior years, is presented below.

Table 4. Statement of Financial Position - EFAM (thousands of UYU)			
Item	12/31/2025	12/31/2024	12/31/2023
Current Assets	32,193	33,440	26,198
Non-current Assets	287,528	290,099	248,688
Total Assets	319,720	323,539	274,886
Current Liabilities	38,988	45,457	38,315
Non-current Liabilities	250,654	249,374	211,246
Total Liabilities	289,642	294,830	249,561
Equity	30,079	28,708	25,325
Total Liabilities and Equity	319,720	323,539	274,886
Current Ratio	0.83	0.74	0.68

Source: Financial Statements of EFAM

The results at the end of fiscal year 2025 show a level of revenue broadly in line with the previous year, but higher expenses, resulting in a decline in profit.

Table 5. Statement of Profit or Loss - EFAM (thousands of UYU)			
Item	12/31/2025	12/31/2024	12/31/2023
Operating Revenue	103,621	95,753	85,442
Administrative and Selling Expenses	(89,335)	(78,523)	(71,408)
Operating Profit	14,286	17,230	14,033
Finance Result	(11,407)	(11,495)	(11,743)
Profit (Loss) before Income Taxes	2,879	5,735	2,290
Corporate Income Tax (IRAE)	(1,508)	(2,352)	(1,477)
Profit (Loss) for the Period	1,371	3,383	812
Operating Profit / Revenue	13.79%	17.99%	16.42%
Profit for the Period / Revenue	1.32%	3.53%	0.95%

Source: Financial Statements of EFAM

EFAM manages a substantial and diverse portfolio of trusts; therefore, its suitability to perform this role is beyond doubt.

Accordingly, no risks have been identified concerning EFAM's performance as Trustee.

2. Agro Empresa Forestal S.A. (AF)

The operating and management company has been previously analyzed by CARE in the original rating for this Trust and three similar ones, as well as in subsequent updates. On all occasions, the company's performance and its capacity to execute the various projects have been assessed positively. Accordingly, the analysis will focus on monitoring its performance and identifying any material developments that may warrant a revision of this assessment.

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CARE's own review of the progress of each project under AF's management remains the most reliable source of information for assessing the company's management capacity.

In summary, AF Global S.R.L. is the holding company under which AF Administraciones Forestales operates. The group also includes two other business units: La Novillada, which specializes in weed control and the sale of agrochemicals, and AF Maderas, which focuses on the export of sawlogs and timber sales in the domestic market.

AF began operations in Uruguay in 2000, later expanding to Chile in 2007, and to Brazil in 2010. Combining the three countries, the company has managed more than 100,000 hectares.

In Uruguay, its most significant track record is the management of the assets of four Trusts (including this one) rated by CARE. These four Trusts together had an original value of more than USD 640 million. All of them have received investment-grade ratings, reflecting their solid performance to date.

The structure has been adjusted over time to meet the demands arising from the growth in the assets under management. Currently, it maintains the same organizational framework established several years ago. More recently, a Risk Committee was created, led by Economist María Stella, with the participation of professionals such as Economist Aldo Lema, among others.

Key Personnel

The basic structure is composed of a Board of Directors, an Audit Committee and a Compliance Committee. No relevant changes to this structure have been reported.

- **Francisco Bonino, Agricultural Engineer**, continues to be the key figure, who serves as Chair of the Board of Directors and member of the Audit Committee.
- **Dan Guapura, Mechanical Industrial Engineer**, is the General Manager.
- **María Stella, Economist (MSc.)**, is responsible for investor reporting, annual valuations (BEVSA/Independent/AF), financial projections and monitoring key variables (prices, comparable transactions, etc.).

Economic and Financial Situation

The company's fiscal year ends on December 31. On this occasion, the most recent available financial statements audited by Grant Thornton as of December 31, 2024, were considered.

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According to those financial statements, the company shows a positive and growing equity position, consistent with its performance. It is worth highlighting AF's role in the four Trusts it manages. As of year-end 2024, its assets included Participation Certificates issued by the four Trusts, totaling approximately USD 14 million.

In view of the above, CARE maintains a favorable opinion regarding AF's capacity to manage this and other related operations. It is also worth recalling that, as the Trust's Asset Manager, AF is subject to standard oversight mechanisms, including the possibility of its replacement in the event that any of the contingencies provided in the relevant agreements may occur.

3. The Trust

The Trust Agreement was made and entered into on December 17, 2018, by and between EFAM (Trustee) and AF (Manager). On March 18, 2019, the Central Bank of Uruguay authorized the Trust registration in the Stock Market Registry and the subsequent issue of the Participation Certificates amounting to USD 330 million.

Therefore, Participation Certificates were issued for USD 330 million and fully paid in three successive issues made between April 11 and August 26, 2019, thereby enabling the implementation of the forestry Business Plan described in another section of this report.

The Trust's financial statements as of year-end 2025 are presented below.

Table 6. Statement of Financial Position of the Trust (USD thousands)

Thousands of USD	12/31/2025	12/31/2024	12/31/2023
Current Assets	112,892	21,212	17,629
Non-current Assets	449,811	569,241	526,001
Total Assets	562,703	590,453	543,631
Current Liabilities	27,182	24,091	24,340
Non-current Liabilities	17,401	15,448	11,580
Liabilities	44,583	39,539	35,919
Equity	518,120	550,915	507,711
Total Liabilities and Equity	562,703	590,454	543,631
Current Ratio	4.15	0.88	0.72

Source: Financial Statements of the BDU 4 Trust

It should be noted that the Olimar plant is included in non-current assets under the Property, Plant and Equipment item, with a net book value of approximately USD 6.6 million.

The significant decline in equity is mainly explained by the negative adjustment in the appraisal of biological assets.

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As of December 31, 2025, the Trust's equity amounted to USD 518 million, USD 32.8 million lower than the previous year. However, in nominal terms, it remains above the original issuance amount of USD 330 million.

On September 25, 2025, according to the minutes of the meeting of holders, the sale of certain assets located in the departments of Rivera and Tacuarembó, as well as the assignment of leases related to some of those assets, was authorized. This transaction involves a total area of approximately 18,800 hectares, including around 15,000 hectares of forest plantations. The authorization was subject to the condition that at least 80% of the proceeds from the sale be distributed among the holders.

For this reason, those assets previously recorded as non-current were reclassified, as the transaction is expected to be completed during fiscal year 2026. Accordingly, the biological assets to be sold are recorded as current assets in the amount of USD 84.2 million, while the properties are recorded as non-current assets held for sale in the amount of USD 72.2 million.

Financial liabilities continue to fluctuate, as some obligations are repaid and new loans are incurred. At year-end, financial liabilities totaled USD 27.9 million.

Table 7. Statement of Profit or Loss of the Trust (USD thousands)

In thousands of USD	12/31/2025	12/31/2024	12/31/2023
Operating Revenue	50,025	50,959	30,075
Change in Fair Value of Biological Assets	(34,466)	38,548	42,470
Cost of Goods Sold	(40,620)	(43,101)	(24,045)
Gross Profit	(25,061)	46,406	48,500
Administrative and Selling Expenses	(10,726)	(9,054)	(9,624)
Financial Results	(2,537)	(834)	(1,085)
Other Results	-	-	-
Profit (Loss) for the period before Taxes	(38,323)	36,518	37,790
Corporate Income Tax (IRAE)	845	(1,660)	81
Profit (Loss) for the Period	(37,479)	34,857	37,871
Revaluation of property, plant and equipment	5,133	8,700	6,756
Related deferred income tax	(449)	(353)	(578)
Total Comprehensive Income for the period	(32,795)	43,204	44,050

Source: Financial Statements of the BDU 4 Trust

Operating revenues recorded during the period were mainly derived from timber sales (USD 45.7 million). Revenue of USD 3.9 million was also generated by the Olimar plant (against costs of USD 6 million); therefore, it continues to operate at a loss.

The details of the Trust's operating activities and the valuations performed are discussed in another section. As shown in the preceding

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table, the negative adjustment in biological assets amounting to USD 34.5 million largely explains the loss reported for the year, partially offset by the revaluation of properties and improvements totaling slightly more than USD 5 million.

Risks Considered

Management Risk: Given the proven suitability of AF S.A. and EFAM to fulfill their roles and based on all the analyses carried out, CARE considers that the risk of non-compliance with project-related responsibilities by either the Manager or the Trustee to be virtually nonexistent. *Virtually no risk.*

Conflict Risk: This refers to the potential for legal disputes that may interfere with the assigned mandate, and to the extent to which provisions exist to address them. For the same reasons noted above, it is highly unlikely that, even in the event of a conflict, the Trustee and the Manager would be unable to resolve it satisfactorily. *Very low risk.*

Risk of Change in Trustee: This risk is duly provided for in the relevant cases, which grant properly represented investors the ability to replace the Trustee.

Risk of Change in Forestry Manager: This risk is also provided for under the Agreement, based on various performance outcomes and circumstances.

IV. UNDERLYING ASSET AND PROJECTED CASH FLOW

1. Trust Assets and Project Overview

Investments were made in the acquisition of a forestry project under the terms and conditions set forth in the Trust Agreement. The acquired assets became part of the Trust Estate, and forestry operations are conducted in accordance with the Business Plan.

Since the forestry project was already established, operations will be conducted over an approximately 20-year period, consisting of the harvesting and sale of timber, as well as the replanting of harvested areas with eucalyptus. At the end of the project, the land and standing timber will be sold.

2. Evaluation of Investment Profitability, Internal Rate of Return, Associated Risks, and Sensitivity Analysis

In the original Prospectus, the base case scenario presented an IRR of 7.7% for the investor. Subsequently, the Manager made adjustments to the projected cash flow, resulting in higher IRR values.

The most recent update of the cash flow projection was prepared by the Manager in March 2025, using actual data as of December 2024 and projections for the 2025–2039 period. This projection did not include the sale of the farms and forest assets located in Tacuarembó and Rivera; therefore, the cash flow does not include either the proceeds from such sale or the adjustment to future revenues resulting from the operation of a smaller planted area.

A range of possible scenarios was presented, assuming different trajectories for wood prices, production costs and land values from 2025 until the termination of the Trust in 2039. Among the scenarios presented, the one that meets CARE's criteria for long-term projections is as follows:

- **Product prices** are assumed to adjust in line with U.S. inflation, estimated at 2.1% per year⁴. No real increases in wood prices are projected, either for pulpwood or for solid wood.
- **Land prices** are expected to increase by 3% per year in nominal U.S. dollar terms.
- **Domestic costs** are projected to adjust in line with inflation in both the U.S. and Uruguay. For Uruguay, an average annual depreciation of 3.5% and an inflation rate of 6.2% are projected.

Additionally, projected yields are consistent with the actual performance observed in the plantations, while prices and costs are based on current levels. The terminal value of the forests is calculated as the present value of 20 years of future cash flows at a rate of 8.5%. This rate is higher than the one applied in the valuation (7.5%) and also above the opportunity

⁴. It is still slightly above those levels today; however, it is expected to adjust to historical levels.

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cost of capital estimated by CARE for this update (5.9%), which represents a conservative assumption.

Based on this projection, the IRR for the entire term of the Trust, under the scenario that reflects the Rating Agency's criteria, would be 9.1%, slightly lower than the estimate made one year earlier (9.5%). This IRR is calculated under the assumption that the investor acquired the Participation Certificates at par value in year zero.

The table below presents, for sensitivity analysis purposes, the results of different IRR scenarios, some more favorable and others less so.

Table 8. IRR Results under Different Scenarios	
Scenario	IRR
1 Wood prices adjust in line with U.S. inflation plus an additional 1.5% growth. Costs adjust by U.S. and Uruguayan inflation, and land values increase by 1.5%.	9.0%
2 Wood prices adjust in line with U.S. inflation. Costs adjust by U.S. and Uruguayan inflation, and land values increase by 1.5%.	8.9%
3 Both wood and land prices increase by 1.5%.	9.1%
4 Land prices increase by 1.5%.	7.8%
5 All factors remain constant.	7.7%
6 Same as Scenario 2, but land prices increase by 3%.	7.4%

Source: Manager

The projected IRRs under the different scenarios show little variation.

Scenario 3 is the one that aligns with the criteria used by CARE for preparing projections. It assumes that wood prices will increase in line with U.S. inflation, remaining stable in real terms. According to the World Bank's most recent projections through 2035, annual growth is expected to range between 1.1% and 1.5%, depending on the source region (see Section V). Regarding land, an annual increase of 3% is considered both reasonable and conservative, and is the value typically used by the rating agency in its projections.

Scenario 6 represents the real IRR. It assumes that wood prices, production costs, and land prices remain constant in nominal terms throughout the entire period. In this case, the IRR would be 7.4% in real terms.

The sale of the farms located in Tacuarembó and Rivera, which as previously mentioned is not considered in the projections, is nevertheless expected to contribute positively to the investor's IRR, as it accelerates cash inflows and captures the appreciation in asset values since their acquisition.

2. New Estimate of the Opportunity Cost of Capital

One method to assess the attractiveness of an IRR is to compare it with the opportunity cost of equity. This rate serves as a benchmark for the

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expected profitability of a project and is the key indicator for discounting projected cash flows.

CARE estimates the opportunity cost of capital using the Capital Asset Pricing Model (CAPM)⁵. This model considers the risk-free rate, the market risk premium, and the risk premium assigned to the specific production system, in this case forest production. To avoid abrupt fluctuations in the rate and ensure a medium-term perspective, CARE used the average values from the past five years for all variables.

To account for systemic risk, the average “beta”⁶ of forest companies in emerging markets is used, which stands at 0.98. This figure indicates that investments in the forest sector have a level of risk and variability broadly in line with the average of all activities in that market. For the risk-free rate, the yield on 10-year U.S. Treasury Bonds (3.42%) is used. Country risk (UBI index) is assumed at 90 basis points⁷, and the equity market risk premium is set at 5.3%.

Applying these values results in an expected return on equity of 6.2%. This figure is lower than the IRR estimated for the scenario that reflects the rating agency’s criteria (9.1%), indicating that the investment would generate a return above the opportunity cost of capital.

In the current context, the risk-free rate is higher than the five-year average; however, country risk is lower than in that period. Therefore, if current values are applied, the opportunity cost of capital would be lower (5.9%).

Other indicators against which the Trust’s expected IRR could be compared include yield curves, which represent potential investment alternatives, as they are estimated specifically for Uruguay⁸. As of April 2026, the 10-year U.S. dollar yield curve [CUD, for its acronym in Spanish] stands at 5.2%. The IRR estimated under Scenario 3 also exceeds the USD yield curve. It should be noted that the CUD reflects only sovereign risk.

Based on these criteria, the project’s return for investors remains above the opportunity cost of capital.

While these short-term comparisons cannot be interpreted strictly, they serve as a reference that—among others—helps to form a judgment about the original investment in light of the current context.

⁵. The Capital Asset Pricing Model (CAPM) is a financial valuation model used to calculate the expected return that an investor should require when investing in a financial asset, based on the level of risk assumed

⁶. This value is provided by Damodaran.

⁷. This corresponds to the 5-year average; as of March 2026, country risk stands at approximately 65 basis points.

⁸. Spot Yield Curve of Uruguayan Sovereign Bonds issued either in inflation-indexed local currency or in U.S. dollars, as applicable.

3. Forestry Production Performance Risks

This category includes risks related to forest management, as well as climate-related risks such as droughts and wildfires.

Forest management risk refers to decisions related to forest operations, including species selection and site suitability; seedling production and establishment; tree improvement programs through genetic selection; the design and implementation of spacing regimes and silvicultural practices; and the protection of plantations and land from disturbances such as fire, pests and diseases, animals, and invasive weeds.

The productive management risk is minimal because it is mitigated by the Manager's proven track record and experience. The forest sector in Uruguay is in a mature stage characterized by the presence of important entities involved in primary and industrial production, support services, logistics, and foreign trade.

Considering biological risks, the selected species have shown a strong performance in the ecosystems where they have been planted, and their pathologies are well known. However, as this is a long-term project, if the species were to present biological issues in the future, the country and the region would have access to an extensive network of highly skilled professionals specializing in basic and applied research. These professionals are primarily based at the National Institute of Agricultural Research and the University of the Republic, particularly in the School of Agronomy and the School of Sciences.

Regarding climate risks, the most significant is the occurrence of extreme droughts, such as the one experienced in 2022/2023, whose negative impacts offer very limited possibilities for mitigation. These risks are difficult to prevent and estimate in terms of their future impact. The severe drought experienced in 2022/2023 has provided valuable real-world information on the effects that such events may have on forest production.

In the case of forest fires, they are an increasingly relevant risk in the forest sector, and these types of projects have appropriately internalized it. Management measures are in place to minimize the occurrence of fire, including the establishment of firebreaks, waste removal, continuous monitoring in summer months, and contracting insurance policies. Additionally, the wide geographic dispersion of the farms helps to mitigate this risk, as any fire event would likely be confined to the affected property.

Finally, the Manager conducts ongoing monitoring of the plantations to enable early detection of any phytosanitary or management issues that could affect their normal development.

4. Land and Forest Plantation Valuation

As of December 2025, the annual valuation of the Trust's land and plantations was performed by the same appraisers as in 2024: land was appraised by Consur UIT and the forest plantations by Indufor.

Indufor considers only the value of the land (as calculated by Consur) and the forest plantations in the valuation of the assets. Unlike other appraisers, Indufor does not consider grazing income or potential revenue from carbon credit sales (which would not apply in this case). According to the methodology applied, these concepts are reflected in the value of the land.

The methodology applied to forest plantations (timber) is a combination of a comparable sales approach and a valuation of the forest asset using a discounted cash flow method at a rate of 7.5%, assigning a notional land rental. The value assigned to the forest plantations under this methodology amounted to USD 324.9 million, representing a decrease of 11.3% compared to the previous year.

Regarding the land, its appraised value amounted to USD 181.6 million, which results in an average value of USD 3,034 per hectare, and reflecting a 2.9% increase compared to the previous year. The land valuation is based on a combination of three factors: (i) historical trends in land prices, (ii) the market value of comparable transactions, and (iii) the intrinsic characteristics of the farms, including soil type, effective planted area, geographic location, and native forest area.

The table below presents the evolution of the Trust's land and forest plantation values based on information from the annual appraisals. It should be noted that the 2020 values were prepared by a different firm using a different methodology, which undervalued the land and overvalued the forests.

Table 9. Evolution of the Land and Plantations Valuation (USD million)				
	Land	Forest Plantations	Grazing	Total
2020	113.0	275.5	-	388.4
2021	154.4	246.1	3.7	404.1
2022	161.1	288.4	3.2	452.6
2023	167.8	331.4	3.7	502.9
2024	176.5	366.3	-	542.8
2025	181.6	324.9	-	506.5
Variation 2025/2024	2.9%	-11.3%		-6.7%
Annual Growth Rate				5.5%

Source: Valuation reports

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The appraised value of the Trust's land and forest plantations as of December 2025 amounted to USD 506.5 million, representing a decrease of USD 36.3 million, or 6.7%, compared to the appraisal performed in 2024.

Between 2020 and 2025, the compound annual growth rate of the total assets was 5.5%, while the compound annual growth rate considering the value of the issuance in 2019 was 7.4%.

Valuations of the plantations represent a snapshot of the forests as of December 31. Therefore, compared to the previous year's valuation, they reflect factors such as biological growth of the trees, changes in the number of planted hectares, yields, adjustments in wood prices and costs, among other factors. In this case, there was no change in appraisers, consequently no variations attributable to changes in appraisal criteria or methodologies should be expected.

The main factors contributing to the slight decline in the valuation of the plantations are as follows:

- The main negative impact is driven by changes in yield assumptions. Yield tables for the forest stands were revised following a reassessment.
- Prices for pulpwood sold in the domestic market were reduced and, given the difficult conditions in export markets, wood prices were also adjusted downward. As a result, future revenues declined.
- The overall increase in costs also contributes to the decline in value, particularly overhead expenses related to maintenance and fire protection.

5. Risks considered

Cash Flows Generation Risk. Considering management, biological and physical variables, as well as the economic and financial variables included in the sensitivity analysis; CARE concluded that *the cash flow generation risk is minimal*.

Currency Mismatch Risk. The most relevant income and expenses are projected in the same currency; therefore, this risk is considered *virtually nil*.

V. THE ENVIRONMENT

The environment analysis assesses future factors that may have an impact on the generation of the projected cash flows, but which arise from circumstances outside the company's control and relate to the broader context. These factors include the expected evolution of domestic and international markets for inputs and products, as well as the analysis of public policies that may directly influence the achievement of the stated objectives. Public policies include not only domestic policies but also those of countries with which Uruguay maintains trades relation.

Growth in the consumption of wood products is expected to exceed the projected increase in the global population, driven primarily by rising demand from low- and middle-income countries. Meeting this increased demand will require boosting productivity through sustainable forest management practices, in line with increasingly stringent environmental requirements.

Regarding the international forest products market, trade barriers—at least for the time being—remain relatively subject to predictable regulatory frameworks; therefore, no significant risks are expected. Considering the potential expansion of environmental barriers, both the country and this project in particular stand out for their environmental stewardship and related certifications.

There is substantial evidence and sound reasoning to support the long-term upward trend in land prices, driven by increasing demand for food and fiber, improvements in productivity, and the limited scope for expansion of the agricultural frontier. In parallel, the growing implementation of environmental protection measures could introduce medium-term constraints on land use.

The current geopolitical context, if not resolved in the near term, could adversely affect the forest products market. Armed conflicts may lead to disruptions in international trade, characterized by higher logistics costs, volatility in commodity prices (oil, food and fiber), and supply constraints.

Given the extended projection horizon, consistent with the nature of the project, the analysis of the environment is presented in terms of broad trends in wood and land prices.

With respect to the country's sectoral policy, there are some uncertainties regarding the possibility that the current administration may reconsider the implementation of regulatory adjustments aimed at limiting land use for forestry—an initiative proposed in Parliament in 2021 but vetoed by the president in office at the time. Such measures could have a material impact on the current development and growth of

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the forestry sector. However, to date, they have not yet been implemented by the government.

1. Economic and Market Risk

This section outlines the key aspects of the two price variables that influence the investment's returns: wood and land prices, both of which are fundamental to the Trust's business model.

A) Wood Prices

The most critical—and therefore most decisive—variable for the rating agency is wood prices, as they account for more than 84% of the investment returns.

For this specific project, the price with the greatest impact on the final outcome is that of high-quality eucalyptus and pine timber. As mentioned above, the Business Plan provides the replacement of pine with eucalyptus species managed for high-quality timber production. While the long-term objective is to produce solid wood from eucalyptus, the acquired forest estate initially had slightly over 39% of its area planted with pine. These pine stands have been gradually harvested and commercialized over the initial years. Finally, as in all forestry projects, some areas are specifically planted for pulp production, and thinning operations and commercial residues from high-quality stands are also used for this purpose.

The Food and Agriculture Organization of the United Nations (FAO), in its report *Global Forest Sector Outlook 2050*,⁹ predicts that global consumption of primary processed wood products is expected to grow 37% by 2050. This increase in wood product consumption, compared to the projected 25% growth in the global population, *will be driven by higher incomes in emerging world regions, resulting in catch-up effects for consumer goods (e.g. paper, packaging, clothing and furniture) and in more construction sector activities.*

The report also states that meeting future demand for wood should be achieved through a combination of increased sustainable production in naturally regenerated temperate and boreal forests, as well as planted forests, which are increasingly located in the Global South.

Approximately 70% of Uruguay's wood production is used for short-fiber pulp production, which is largely derived from eucalyptus. Global demand for these products has been increasing, driven by urbanization and rising living standards in emerging countries.

The global pulp and paper market continues to grow, albeit at a more moderate pace, with a gradual expansion projected through the 2030s, driven by demand in packaging, tissue, and specialty paper. The dissolving pulp market (used for sustainable textile fibers and chemical applications) shows more robust growth, with expectations of reaching

⁹. FAO 2022 Latest available report.

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significantly higher levels by 2030–2034, supported by demand for sustainable fibers. Meanwhile, regenerated cellulose (used for textile fibers such as viscose and lyocell) is also experiencing accelerated growth, reflecting sustainability trends and a shift from synthetic to natural materials.

The solid wood market, in turn, is driven by sustainable construction and urbanization. Solid wood is a key construction material, particularly in residential, commercial, and infrastructure projects. In this context, demand for wood is supported by population growth, urban expansion, and the transition toward environmentally sustainable construction practices. Innovations such as cross-laminated timber (CLT) and glued laminated timber (glulam) are further boosting demand, as these materials enable the construction of tall timber buildings while reducing the carbon footprint of the sector. Governments in many countries are promoting mass timber construction as part of their climate change mitigation strategies. Accordingly, sustained growth in demand is expected over the medium to long term.

Rising demand is facing constrained supply due to increasing measures to protect native forests, as well as regulatory controls over production forests. At the same time, policies aimed at mitigating the impacts of climate change also promote forest conservation, due to their significant role as carbon sinks. In this context, the development of a carbon market appears to be consolidating, implying that the sale of carbon credits could represent an additional source of income for forestry projects. Ongoing international negotiations continue to make progress toward securing environmental commitments to reduce emissions, suggesting that demand for carbon credits is likely to grow over the medium to long term.

Based on this outlook, it can be concluded that wood prices are expected to show an upward trend in the long term, at least in nominal terms. However, this trend may be affected by unfavorable circumstances that could depress demand and, consequently, prices. The effects of the COVID-19 pandemic, the repercussions of the Russia-Ukraine conflict, and the slowdown of the global economy—particularly that of China—have contributed to heightened volatility in international trade and in wood and forest product prices.

In the long term, there are no elements to suggest changes in the trends set out in the Issuance Prospectus. However, adverse conditions such as those mentioned above cannot be ruled out.

For this rating update, CARE has updated key sector information, confirming that no significant deviations from the expected trajectory are anticipated in the future.

World Economic Growth Outlook

The International Monetary Fund, in its January 2026 report, projected global growth rates of 3.3% for 2025 and 2026, and 3.2% for 2027, representing a slight upward revision compared to its October 2025 report. Investment in technology, monetary and fiscal support, broadly accommodative financial conditions, and adaptability of the private sector are expected to offset changes in trade policies. Advanced economies are projected to grow at around 1.8% in 2026, while emerging markets and developing economies are expected to expand by 4.2%. Inflation is projected to continue declining globally, albeit with differences across countries. The growth rate remains below the historical average (2000–19) of 3.7%.

The outlook remains exposed to adverse factors, as a rebound in effective tariff rates could dampen growth, while elevated uncertainty may further weigh on activity.



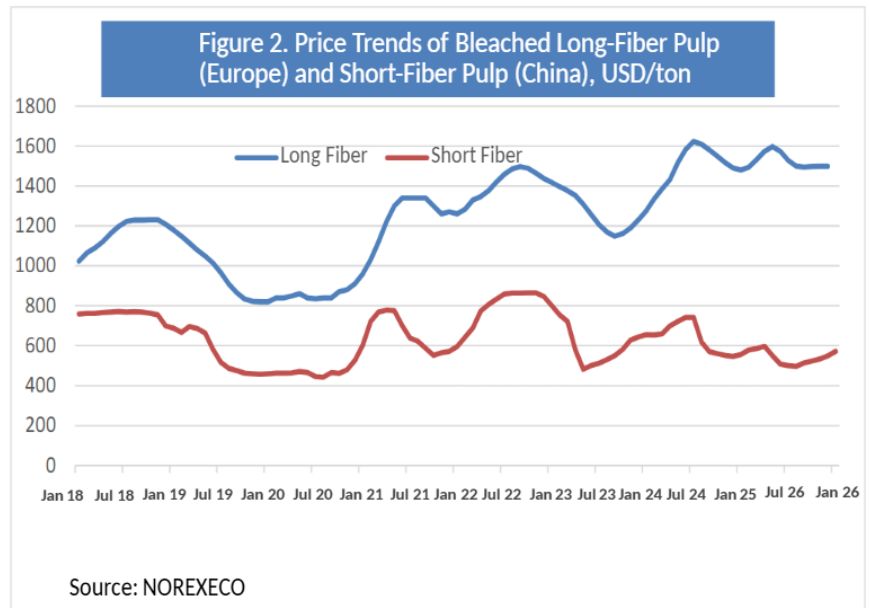
Historical Price Trends

In recent years, international prices of forest products have shown high volatility, driven by a range of factors that have affected global demand, including the COVID-19 pandemic, armed conflicts, weak global economic growth, and inventory build-ups, among others.

Regarding pulp, the main end-use of the timber produced by this Trust, the decline in consumption resulting from the pandemic initially led to a sharp drop in demand and prices. Thus, after a marked sharp peak in prices in 2018, pulp prices at the international, regional, and domestic levels experienced a very significant drop of around 35-40%. The greatest fall of pulpwood prices occurred in 2019, after which prices either recovered slightly or remained at depressed levels for most of 2020. This decline was temporary, and in 2021 pulpwood prices recovered rapidly, maintaining their upward trajectory until the end of 2022. In 2023, international prices fell sharply for much of the year before beginning to recover toward year-end and throughout the first

half of 2024. Since mid-2024 to date, international prices have shown a relatively stable trend, although with a clear cyclical pattern, and in the case of short-fiber pulp, they appear to show a slight downward tendency.

The figure below presents data on prices per ton for two types of pulp: NBSK¹⁰ (the main international benchmark price for long-fiber conifer pulp in Europe), and BHKP¹¹ (short-fiber pulp in China). The trends mentioned in the previous paragraph are shown in the figure below.



In 2024, the implicit price¹² received for Uruguay’s pulp exports was USD 610 per ton FOB, representing a 10% increase compared to the average export price in 2023, but still 13% below the levels recorded in 2022. In 2025, the average implicit price was approximately USD 531 per ton FOB, around 13% below the 2024 average.

This decline in international prices is largely explained by an imbalance between supply and demand, which put downward pressure on prices. However, according to some analysts, this situation could change over the course of this year, as a slower pace of growth in new global operating capacity is expected, and production cuts are also likely to occur in the coming months. If so, this would help rebalance supply and demand, and prices are expected to begin to recover in 2026.

The global pulp market, valued at USD 48.8 billion in 2024, is projected to reach USD 102.1 billion by 2032, driven by demand for sustainable, bio-based materials and the transition toward circular economies. Key trends include increased investment in production, growing environmental concerns favoring pulp as an alternative to synthetic polymers, and innovation in its applications, particularly in sectors such as pharmaceuticals, food and textiles. (Source: *Global Cellulose Market*).

¹⁰. Northern Bleached Softwood Kraft. Long-fiber bleached pulp.

¹¹. Blanched Hardwood Kraft Pulp. Short-fiber bleached pulp.

¹². FOB export value / exported tons.

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No information is available to project the long-term outlook for international pulp prices. Over the past 10 years, the annual growth rate of international price for long-fiber pulp (NBSK) has been 3.6%. However, this figure is only indicative, as there is no certainty that future trends will follow the same pattern.

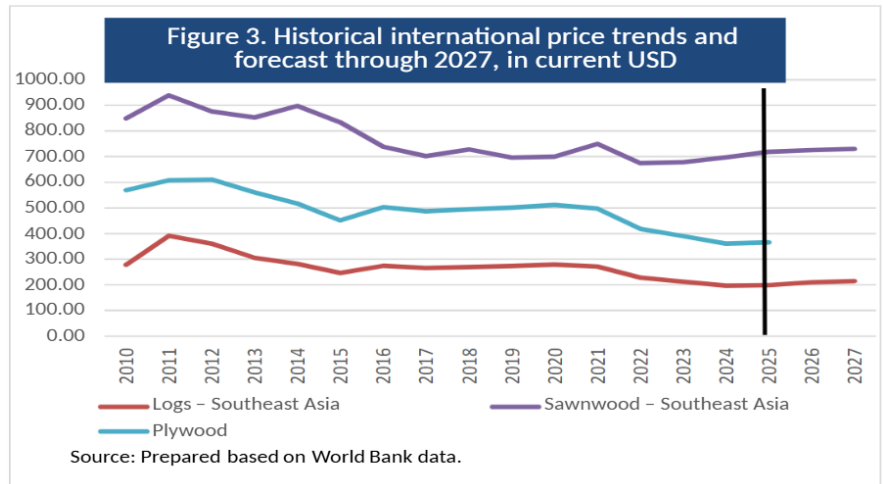
For solid wood, nominal prices have declined at an average annual rate of 0.36% in the last five years, reaching their lowest level since 2014, as a result of a temporary softening in demand. In the U.S. market, housing construction demand has been below expectations, reaching its lowest levels in the past five years due to elevated inventories and slow sales, as well as weak expectations in the construction sector. Meanwhile, in China, the pace of construction activity has declined significantly, reducing demand for solid wood and generating an oversupply that is redirected to pulp production. A potential recovery in China's construction sector is expected to help restore, at least partially, the demand volumes observed in the last three years.

In this context, demand for eucalyptus roundwood for sawmilling has exhibited volatility similar to that of pulp, although less pronounced. Following a highly uncertain start to 2020, marked by the slowdown in exports toward the end of 2019 and the outbreak of the pandemic in early 2020, the second half of the year showed signs of recovery, consolidating a trend that continued throughout 2021 and part of 2022.

In the second half of 2022, external demand for eucalyptus sawlogs declined sharply, beginning a slow recovery only in the second quarter of 2023. In 2024, exports—both in value and volume—recovered again from the second quarter, mainly driven by price improvements. In 2025, Uruguay's eucalyptus timber exports remained, in value terms, at slightly lower levels than in 2024 (-8%). China, Vietnam, India, Cambodia, and Malaysia are the main markets for Uruguayan eucalyptus sawlogs.

In the case of pine sawlogs, the international market for Uruguayan products shows no clear signs of recovery, remaining at levels well below those observed in 2021 and 2022. Both prevailing price levels and international competition have made it difficult to close transactions, with China having largely withdrawn from the market and India remaining as the main—and virtually the only—import market for Uruguayan pine. In addition, New Zealand and Australia are redirecting their pine production toward India, as China, their primary market, has significantly reduced its demand. In 2025, Uruguay's pine log exports stood at levels similar to those of 2024 (+4%).

According to the World Bank's latest commodity price outlook (October 2025), roundwood prices are expected to show slight increases over the next two years, in the range of 1% to 2% annually, although without reversing the downward trend observed since 2011.



In 2021, the World Bank presented a long-term price outlook for roundwood for sawmilling and sawn timber, showing a modest increase in nominal values towards 2035¹³. In the case of logs, an average annual cumulative growth rate of 0.95% was projected, while sawn timber was expected to grow at around 1.5%. These price increases—which have not materialized so far—would not be sufficient to offset the depreciation of the U.S. dollar and would therefore imply a decline in real terms. These projections are consistent with those for food commodities, which are also expected to show a slight reduction in real terms (i.e., positive nominal increases that are lower than the long-term depreciation of the dollar).

Uruguay’s forest product exports reached a new record in 2024, primarily driven by the first full year of operation of its three pulp mills. The total value of forest product exports was 20% higher than in 2023. In 2024, pulp became Uruguay’s leading export product for the first time, surpassing beef, due to both higher prices and increased export volumes.

This trend did not continue in 2025, and the cumulative value of forest product exports declined by 7.4% compared to the previous year, largely explained by lower pulp exports (-9%), reflecting a decrease in the price per ton (-13%). In 2025, pulp exports ranked second among Uruguay’s export products, below beef. Meanwhile, exports of wood chips—the main product of this Trust—showed a strong recovery in total value compared to 2024 (+28%).

The table below presents the value of forest product exports over the past five years, showing a clear upward trend despite the decline in the most recent year.

¹³. World Bank Commodities Price Forecast. In subsequent reports, only two-year price projections are provided.

Table 10. Exports of Selected Forest Products (USD millions, FOB)

	2021	2022	2023	2024	2025	Variation
Pulp	1,576	1,818	2,019	2,546	2,317	-9%
Pine Logs	204	127	69	65	67	4%
Plywood Panels	105	102	80	89	78	-13%
Wood Chips (eucalyptus and pine)	74	113	109	50	64	28%
Sawn timber (coniferous and non-coniferous)	159	184	171	188	188	0%
Paper and Paperboard	26	35	30	27	26	-3%
Eucalyptus Logs	23	34	24	39	36	-8%
Other forest products	2	1	1	4	11	190%
Total	2,170	2,413	2,504	3,007	2,786	-7%

Source: CARE, based on Customs and Uruguay XXI data

Note: Exports of logs to the Free Trade Zone were not included, as pulp exports from this destination were considered.

It is worth noting the upward trend in sawn timber exports (coniferous and non-coniferous combined), which have become the second-largest forest product export after pulp.

B) Prices of Land

The outlook for international demand for land remains encouraging. In the short and medium term, its prices are expected to increase as a consequence of the difficulties for expanding the agricultural frontier and the need for a rational and sustainable use of land resources. However, this does not rule out short-term fluctuations that may deviate from this trend, as a result of changes in various variables that may affect nominal land prices, such as interest rates, currency depreciation, global inflation, or commodity prices.

In this case, land price trends in several relevant countries are updated, as their evolution may provide useful insights into potential developments in Uruguay.

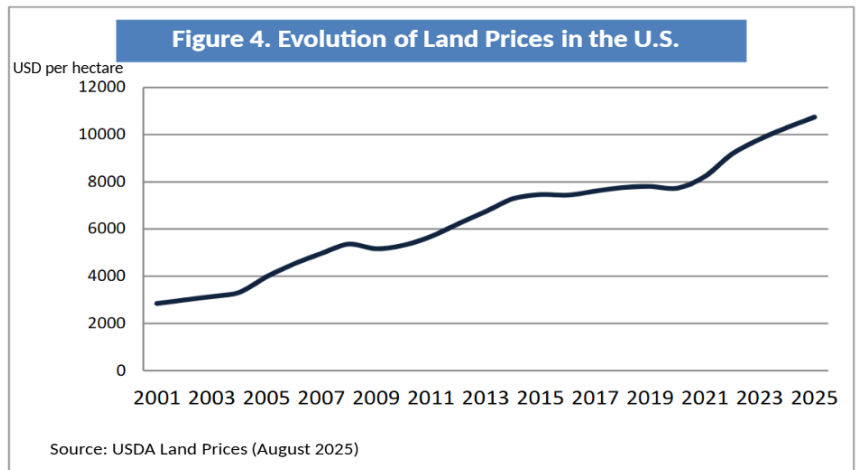
In the 21st century, the price of land in the United States has followed a continuous upward trend, with some exceptions (2009 and 2015) when minimal reductions were verified. However, these exceptions did not change this trend. The price of land in the United States only declined in the early 1980s due to a change in its monetary policy called the “Voelker Plan” and, to a lesser extent, after the Lehman Brothers financial crisis and the COVID-19 pandemic. In all cases, price reductions were very moderate and reversed within a few years.

Between 2000 and 2025, the cumulative annual growth rate of land prices in the U.S., in current dollars, was 5.69%, exceeding the average inflation rate of the U.S. dollar (2.55% per year). This results in a real annual increase of 3.06% over the past 25 years.

The average land price remained relatively stable between 2017 and 2020, with only marginal increases broadly in line with U.S. dollar inflation. However, over the past five years, prices have recovered significantly, improving in real terms and keeping pace with higher

inflation. Between 2020 and 2025, the average price per hectare recorded a cumulative increase of 39%. When analyzed separately, agricultural land prices rose by 43.5% over that period, while grazing land prices increased by 37.1%.

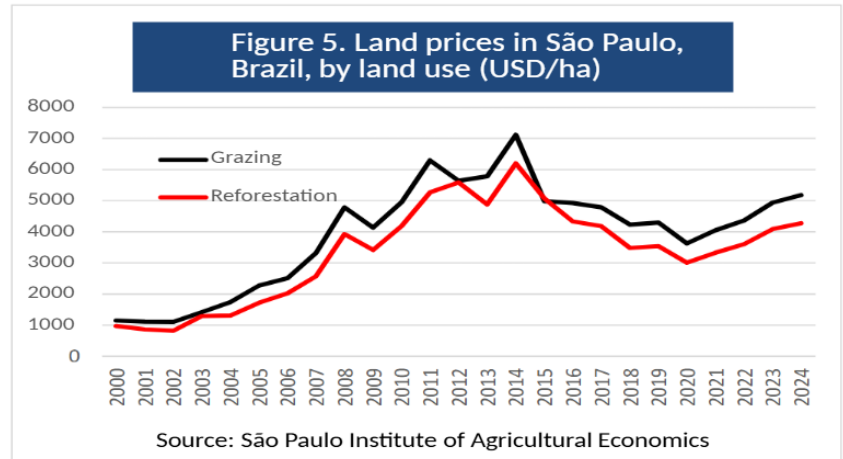
The latest USDA¹⁴ report, which provides 2025 land price data, shows a 4.3% increase in average land values compared to the previous year. Agricultural land prices rose by 4.7%, while grazing land prices increased by 4.9%.



Land prices in Brazil are generally influenced by exchange rate fluctuations, as land is valued in the local currency (Brazilian reais). Consequently, these fluctuations may either amplify or dampen changes in land prices. In U.S. dollar terms, land prices showed sustained growth until 2014, followed by a decline through 2020, mirroring the trend observed in Uruguay. Since 2020, prices have recovered significantly (12% in 2021, 8% in 2022, and 13% in 2023), although they remain well below their historical peak. In Brazilian reais, land prices have shown sustained growth over the past 25 years; by way of illustration, over the last five years (2019–2024), land prices in local currency increased by 45%.

In 2024, the São Paulo Institute of Agricultural Economics reported a 9% increase in land prices in Brazilian reais. However, it is important to note that during the last months of 2024, the Brazilian currency depreciated sharply against the U.S. dollar, which likely resulted in end-of-year land values, in U.S. dollar terms, being below those of the previous year (2023). The figure below considers the average annual land prices and the average exchange rate; therefore, 2024 still shows a slight increase (approximately 5% in U.S. dollar terms).

¹⁴. USDA Land Prices, August 2025.



Argentina’s recent economic history has made it difficult to obtain a reliable and up-to-date series of land prices. High policy volatility, heavy export taxes on agricultural production, macroeconomic imbalances, and foreign exchange restrictions have caused distortions in land values that bear little relation to the trends that land prices would otherwise be expected to follow. The changes currently being implemented in economic policy will likely allow for the restoration of reliable price series in the medium term.

Based on technical studies consulted by CARE, over a 55-year period (1956–2011), the price of high-quality agricultural land in Argentina increased at an average compound annual growth rate of 3.5% in real terms. Following a peak in 2012, agricultural land prices declined until the 2021–2022 period, with a modest recovery over the past three years (*Source: Argentine Chamber of Rural Real Estate*) and are currently at levels similar to those observed in 2012.

According to data reported by *La Nación* (Argentine newspaper, July 2025), average land prices in Argentina’s core agricultural region (southern Santa Fe and northern Buenos Aires)—characterized by high productivity, infrastructure availability, and crop rotation—reached a peak of USD 17,500 per hectare in 2012, declined to around USD 14,000–15,000 per hectare in 2021–2022, and are currently estimated at approximately USD 17,000 per hectare.

The Argentine Chamber of Rural Real Estate [CAIR, for its acronym in Spanish], an institution that analyzes the evolution of this market, reported that market activity (referring to transactions rather than prices) has been recovering steadily since 2024, as a direct result of the change in administration. The activity index estimated by the Chamber¹⁵ stood at 45.5 points in December 2025, compared to 21.5 points in December 2023.

The land market in Argentina remains attractive, supported by strong demand, diversified investor interests, and a macroeconomic environment that—if it consolidates—could further strengthen the

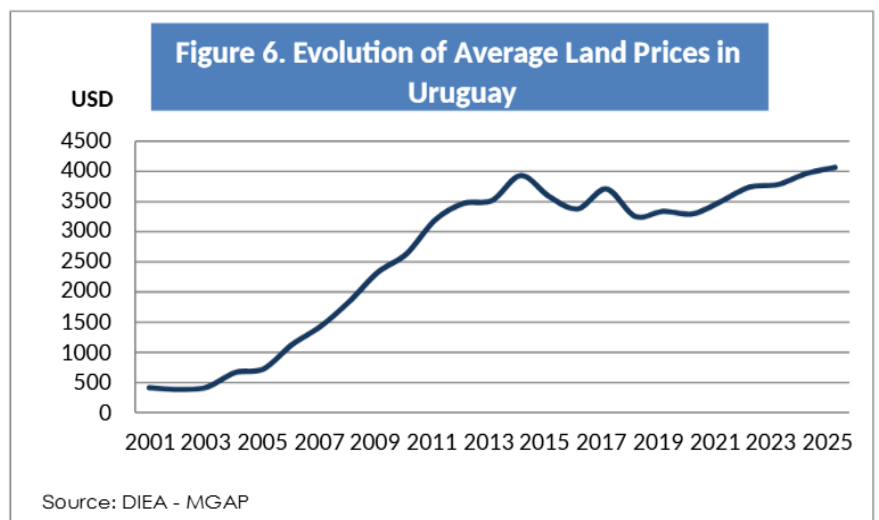
¹⁵. The Rural Real Estate Market Activity Index (InCAIR) is a monthly indicator that reflects level of activity in the rural real estate market. The index uses 100 points as its maximum benchmark, corresponding to the highest level of activity ever recorded. It does not track prices or values—only market activity. The index has been compiled since November 2013.

importance of rural assets. The key appears to lie in ensuring legal predictability and economic stability to sustain this process over time. According to the Chamber, some areas are already showing signs of a slow but steady process of gradual appreciation. This trend is closely linked to the current administration's economic and political outlook, and its scope and duration will depend on how these factors evolve.

In the case of Uruguay, data reported by the DIEA-MGAP, on average, land transactions show a very strong appreciation in land values between 2004 and 2014. Since 2015, prices have undergone a downward adjustment, although with somewhat erratic behavior, probably as a consequence of the low number of transactions, where both the quality and location of the land traded have a significant impact on average value.

Since 2021, land prices in Uruguay seem to have resumed their historical upward trend, increasing by 6.2% in that year and by 6.9% in 2022. These figures were likely influenced by the rebound in international prices, the appreciation of the Uruguayan peso against the U.S. dollar—the currency in which land transactions are conducted—as well as by elevated global inflation.

In 2023, land prices increased by 1.1%, according to DIEA-MGAP, and rose again by 4.9% in 2024. In March 2026, the report on land transactions for 2025 was published, which shows a further upward adjustment in prices. The average value for the year indicates an increase of approximately 5.3% compared to the 2024 average. Notably, in nominal terms, land prices in 2025 exceeded the 2014 peak by 6.2%.



Other sources of information produced by consulting firms and market operators¹⁶, using different valuation methodologies, estimated land values for properties with similar characteristics, considering their respective productive uses. The most commonly used methodologies are the comparison of actual sales of comparable properties and

¹⁶. SERAGRO, Agroclaro, Consur and private operators.

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valuation based on expected rental income. In general, market value is determined by combining both approaches. Based on the review of several land appraisals accessed by CARE, the resulting estimates are consistent with the data provided by the DIEA.

The land market report for the first half of 2025, prepared by the consulting firm Agroclaro and published by *El País* newspaper, indicates that 62 land transactions were completed, totaling 66,500 hectares, including agricultural, grazing, and timberland properties. According to the report, land values show a certain degree of stability, although demand is stronger for land with high agricultural potential and good locations in western and southwestern Uruguay. In contrast, grazing properties face lower demand pressure and, overall, their values have remained stable over the past year. Timberland properties continue to show strong demand and are traded quickly.

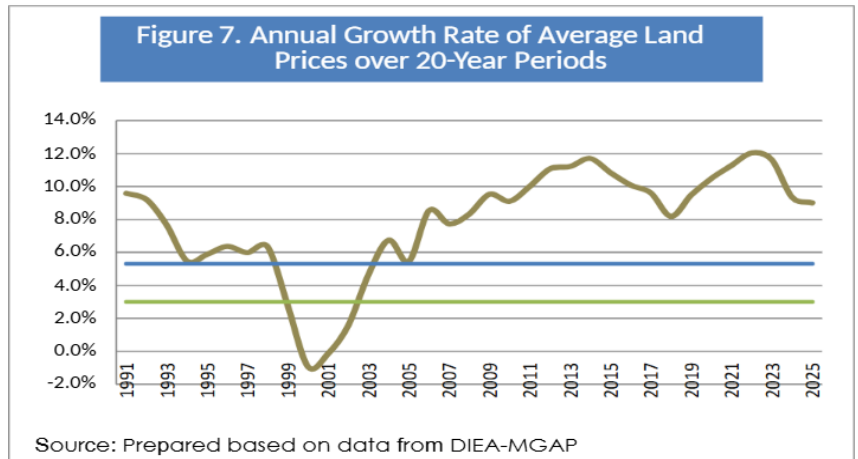
Land price appreciation is a relatively important component of the Trust's final return (20%). As such, its performance will make a substantial contribution to the overall return on investment. The latest update to the financial model, under the scenario considered by the rating agency, assumes an annual compound appreciation of 3% between 2025 and 2031. It is therefore important to analyze past trends as a way of providing a reasonable indication of potential future behavior.

For this purpose, CARE analyzed annual variations in land prices (in current U.S. dollars) using a dataset spanning more than 50 years (1970–2025), based on 20-year rolling periods. The analysis revealed the following:

- On average, the annual growth rate of land prices over 20-year periods was 7.9%.
- The annual growth rate fell below 3% only for properties sold between 1999 and 2002, that is, those acquired in 1979 and 1982.
- For all other periods, the annual growth rate of land prices consistently exceeded 3%.

If the same analysis is conducted for 30-year periods, the annual growth rate falls slightly (7.3%), with a minimum annual growth rate of 5%. Accordingly, in no period does the growth rate fall below the benchmark.

The annual trend of this indicator (based on 20-year intervals) shows an upward trajectory until 2014, after which it begins to decline; however, it remains well above 3%, averaging around 9% annual growth.



CARE considers that, while sustained increases in land prices are expected in the medium and long term, they are unlikely to reach the magnitude observed in the past. Price increases will probably keep pace with long-term U.S. inflation rates¹⁷, with an additional modest component driven by improvements in land productivity, resulting in annual growth rates of approximately 3% to 4%. This does not rule out periods of higher or lower annual growth rates.

2. Public Policy and Political Risk

Public policy risk refers to the possibility of government actions affecting the ownership and operating structures proposed by the Trust.

The National Forestry Policy is based on Forestry Law No. 15,939, dated December 28, 1987, and its regulatory decrees. It is also strongly governed by the Environmental Impact Assessment Law (No. 16,466), the Land Use Planning and Sustainable Development Law (No. 18,306), and the Environmental Protection Law (No. 17,283), as well as their amendments and regulatory decrees. In general, successive amendments to these regulations have introduced new requirements and restrictions on expansion, through Environmental Prior Authorizations and the specific regulations applicable to forest plantations established under the decree issued in December 2021.

The legal framework for the forestry sector has two main objectives: the conservation of native forests and the expansion of the country's forest resource base to support future industrial development.

The Forestry Law provides that the protection, improvement, and expansion of forest resources—and, more broadly, the development of the forestry sector—are matters of national interest. Its implementation is entrusted to the Ministry of Livestock, Agriculture and Fisheries through the General Directorate of Forestry. The Law promotes sustainable forest management through various incentive mechanisms. To access the benefits granted under the Law, forestry plantations must have a project approved by the General Directorate of Forestry in

¹⁷. It is estimated at approximately 2%. Although it is currently still above that level, it is reasonably expected to return to its historical values.

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accordance with the established technical guidelines. Currently, these benefits have been significantly reduced and remain available only for timber production for sawmilling and wood panel industries, as well as for protective forests.

In December 2021, after the Senate approved a bill—already passed by the House of Representatives—to regulate the forestry sector, the Executive Branch vetoed the proposed law. As a result, no legislative changes were implemented at that time. The bill proposed limiting the establishment of forest plantations to priority forestry soils, as well as capping the total forested area at 10% of the country's agricultural land. Although this bill would not have directly affected this project, its approval could have introduced future regulatory constraints for the forestry sector.

Also, in December 2021, the Executive Branch issued Decree No. 405/021, introducing certain changes to the regulation of forestry activities, probably in response to some of the concerns raised by the vetoed bill. This decree reduced the minimum threshold for requiring a Prior Environmental Authorization from the National Directorate for Environmental Quality and Assessment [DINACEA, for its acronym in Spanish] from 100 to 40 hectares. It also established that reforestation activities that had not originally required such authorization—because they were carried out prior to the introduction of this requirement—must now obtain it. This decree also revised certain soil classifications and adjusted the criteria for conducting environmental impact assessments.

On January 13, 2025, shortly before the end of its term, the outgoing administration issued Decree No. 3/025, amending Decree No. 405/021 with the aim, among others, of streamlining the permitting process for reforestation projects. The Prior Environmental Authorization was replaced by a Special Environmental Authorization, facilitating the continuity of land use for subsequent plantings. This change simplifies and accelerates procedures, as producers are no longer required to wait for formal approval from the Ministry of Environment. Instead, they may begin planting once the authorization is in process, provided they notify DINACEA at least 30 days in advance.

The current administration has expressed some reservations about the most recent decree issued by the previous government and has indicated its intention to review the current regulatory framework governing forestry activities. It has not ruled out the possibility of introducing changes similar to those set forth in the 2021 bill, which was vetoed by the Executive Branch. This situation creates a degree of short-term uncertainty; however, should changes to the regulatory framework materialize, they would not have a significant impact on this Trust, as no

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new forest areas are expected to be incorporated, although some reforestation activities could be affected.

Despite these statements, no regulatory changes have been implemented or formally proposed to date.

Environmental and Regulatory Risk: *In conclusion, environmental risk, both in terms of markets and public policy, is considered low.*

VI. RISK RATING

The rating opinion is developed through the assignment of weights and scores to the risks comprising each risk area (securities, trustee, manager, underlying assets, cash flow and the environment). These elements are organized into a matrix where the indicators of each factor within each risk area are evaluated and scored by the Rating Committee. The resulting aggregate score corresponds to a rating grade as defined in the rating manual. In the rating matrix, each area is broken down into factors, and each factor into specific indicators.

Based on the analysis of the main risks identified in each section, and considering the various technical, legal, qualitative, and quantitative approaches presented by the structuring agent and CARE's own assessment, together with publicly available information, CARE's Rating Committee concludes that the securities are rated BBB+.uy¹⁸ in the scale defined by our methodology. The '+' sign indicates that the rating is closer to the higher category. This is an investment-grade rating.

¹⁸. **BBB+.uy**. These instruments present a low-to-moderate investment risk, as they demonstrate acceptable performance and sufficient payment capacity under the agreed terms. The characteristics of the securities themselves, the condition of the Manager and the companies involved, the quality of the assets, their capacity to generate resources and the investment policy, together with the characteristics of the environment, provide an overall moderate degree of satisfaction under the analyses performed, notwithstanding certain weaknesses in any of the four risk areas.

The risk associated with the instruments could increase in the event of foreseeable changes in the assets or their cash flows, in the economic sectors involved, or in the economy as a whole. The probability of foreseeable adverse changes in the environment ranges from low to low-moderate and is considered compatible with the Manager's ability to operate them, although implying a somewhat higher level of risk than in the higher rating categories.

The "+" sign indicates that the rating is closer to the higher category according to the assigned score. Minimum investment grade.

Rating Committee



Julio Preve, Engineer



Martín Durán Martínez, CA



Adrián Tambler, Agr. Eng.