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rocksinvestments.com info@rocksinvestments.com +55 48 991407051

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R-5 of registry no. 67.763, from the 2nd Real Estate Registry of Balneário Camboriú/SC.



THE BEGINNING OF AN INSPIRING JOURNEY

in one of Brazil's top tourist destinations: Balneário Camboriú, SC





UNRIVALED LOCATION Distance from Balneário Camboriú and direct flight time departing from Navegantes Distance and flight time may vary depending on the route selected by the pilot and weather conditions, especially headwinds or tailwinds Sinop 1852km@2h35 Cuiabá 1481km (§2h Golânia 1138km 1h35 Brasília 1222km @ 1h45 ● La Paz 3100km ⊕ 3h30 Campo Grande Belo Horizonte Ribeirão Preto Campinas 455km @45n 509km@45mil Rio de Janeiro São Paulo / 707km@1h10 527km@45min 416km @45min Curitiba 1157km@20min Joinville | 99 km Chapeco 398km@35min Navegantes I 30km Baln. Camboriú Passo Fundo 398km@35min ▼ 70km Costa Esmeralda | 28km Florianópolis | 84km Porto Alegre Santa Maria Mendoza 592km @50min Santiago Buenos Aires Montevideo

15 min from Costa Esmeralda Aeronautical Condominium

Airport designated for private jets/aircraft, with modern hangars in a home-airport concept.

38 min from Navegantes International Airport

International airport located at a strategic point, serving both commercial aircraft and private iets/aircraft.

1h15 from Florianópolis International Airport

International airport with the largest passenger terminal for commercial and domestic flights in Santa Catarina.

BALNEÁRIO CAMBORIÚ: A COMPLETE DESTINATION

A vibrant destination all year round, Balneário Camboriú blends natural beauty with a cosmopolitan and sophisticated atmosphere. In summer, its beaches and marina offer the very best of the Santa Catarina coast, while in winter, the pleasant climate enhances high-end experiences.

Although it is a young city, the strengthening of tourism and the advancement of the construction industry have transformed Balneário Camboriú into a truly unique destination — where the blue of the sea and the green of the forest coexist with the country's most impressive developments. The perfect setting for the construction of Senna Tower.

Close to international and private airports, ports, and dual carriageways, the city offers easy access for residents, tourists, and investors from other major urban centers. Just one hour from Florianópolis, Balneário Camboriú is surrounded by over 50 beaches and stunning islands.

In addition, the region features theme parks, eco-tourism, countryside hotels near the Atlantic Forest and the Santa Catarina mountain range — one of the few places in Brazil where you can see snow in winter.vc

THE CITY WITH THE HIGHEST REAL ESTATE APPRECIATION IN THE COUNTRY

Balneário Camboriú is one of the most important and modern cities in the region. With ongoing investments in infrastructure — such as the recent beachfront revitalization and the expansion of the sandy shoreline in 2021 from 25 to 70 meters — the city saw an approximate 30% increase in real estate appreciation that year, becoming the most valuable square meter in Brazil, with even higher projections for the future.

FIPEZAP INDEX

| 1° | SÃO PAULO | SÃO PAULO | BALNEÁRIO CAMBORIÚ | BALNEÁRIO CAMBORIÚ | BALNEÁRIO CAMBORIÚ | BALNEÁRIO CAMBORIÚ |
|----|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| 2° | RIO DE JANEIRO | BALNEÁRIO CAMBORIÚ | SÃO PAULO | ITAPEMA | ITAPEMA | ITAPEMA |
| 3° | BALNEÁRIC CAMBORIÚ | | RIO DE JANEIRO | VITÓRIA | VITÓRIA | VITÓRIA |
| | DEC/21 | FEB/22 | MAR/22 | JUN/23 | JAN/24 | JAN/25 |



Comparison of the AVERAGE PRICE of residential property sales throughout the city of Balneário Camboriú (BRL/m² of usable area).



THE HERO'S JOURNEY

A tower that is a true work of art on a monumental scale, inspired by the legacy of Ayrton Senna.

Senna Tower was designed to become a new icon of engineering — the tallest residential tower in the world — once again placing Brazil on the global podium.

Boldness and innovative design define the birth of a new Brazilian symbol of prestige and recognition.

PINNACLE

The fulfillment of the hero's earthly journey and the transition to the supreme.

TOWER

A journey toward perfection.

Overcoming obstacles in

pursuit of ideals.

FOUNDATION

The beginning of the hero's journey and the discovery of purpose.

The connection with matter

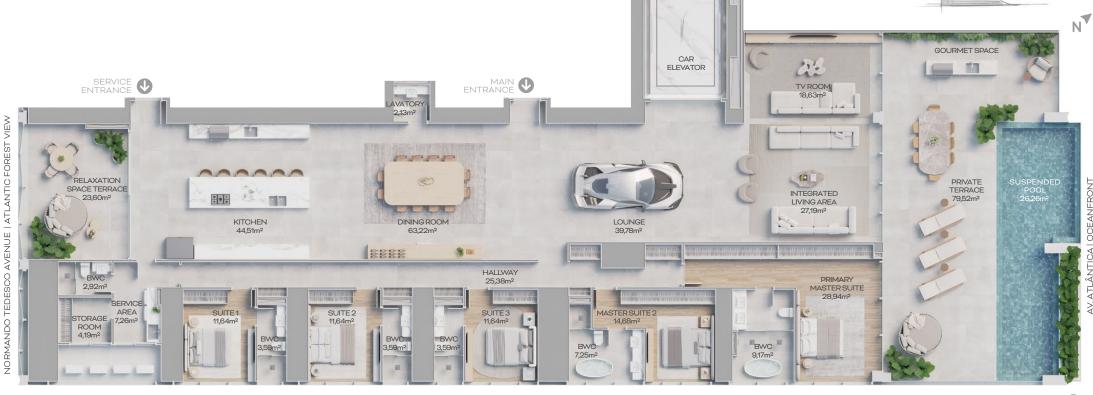




ELEVATED MANSIONS

13th to 21st floor | Terrace with cantilevered pool and gardens

18 oceanfront units with Atlantic Forest views Private area ranging from approximately 420 to 563 $\rm m^2$ Car elevator



The floor plan illustrated in this material has 563 m².

SUNRISE ()

- · Approximate area from 420 to 563 m²
- Floor-to-floor height: 3.67 m
- Private cantilevered pool
- · Oceanfront terrace with gas barbecue
- Terrace facing the Atlantic Forest

- Open-concept integrated spaces
- · Separate social and service entrances
- · American-style kitchen with gas barbecue
- · Service area with bathroom and storage room
- · Delivery elevator

- Freight/move-in elevator
- · Private car elevator
- 5 suites (2 master suites with soaking tubs)
- · 1 oceanfront master suite | Spa-style bathroom
- 4 suites with ocean and Atlantic Forest views















PANORAMIC CAR ELEVATOR

At Senna Tower, car enthusiasts are welcomed in a truly unique way through an external panoramic elevator — an exclusive feature in the region.

For residents of the Elevated Mansions, access is taken a step further: an internal elevator transports vehicles directly from the garage to the residence.

Beyond convenience, this innovation allows the car to become part of the interior design — transforming it into a true centerpiece within the living space.





APARTMENTS

22nd to 131st floor | Oceanfront and Atlantic Forest views

148 units | Approximately 300 m² 56 units | Between 300 and 400 m², varying by floor



The floor plan illustrated in this material has 300 m²

- \cdot Area ranging from approximately 300 to 400 m 2
- •• Floor-to-floor height: 3.15 m
- Integrated living spaces
- · Separate social and service entrances

- · American-style kitchen with gas barbecue
- · Service area with bathroom and storage room
- High-speed elevator
- · Delivery elevator

- Moving elevator
- 5 suites (1 master with soaking tub)
- Oceanfront master suite | Spa-style bathroom + walk-in closet
- · 3 suites with Atlantic Forest and ocean views | 1 suite with Atlantic Forest view

SUNRISE ()















LEISURE AREAS

Over 6,000 m² of private leisure, wellness, and rooftop areas spread across 6 floors 10th floor (31m)

Leisure 1 | Family

Playroom Playground

Swimming pool (Adult and kids)

Multi-sport court

Mini market

Kiosk

Pet place

Game room

10th floor (31m)

Leisure 2 | Social

Wine bar

Gourmet space

Suspended glass-edge pool (adult)

Mini market

63rd floor (212m)

Leisure 3 | Wellness

Spa

Heated pool

Massage room

Dry and wet saunas

64th floor (216m)

Leisure 4 | Fitness

Gym

Pilates

140th and 141st floors (464-468m)

Leisure 5 & 6 | Events

Party hall I

Party hall II

Game room

148th floor (+500m)

Observatory



2 floors open to the public

Senna Space Restaurants Electric go-kart track Events



















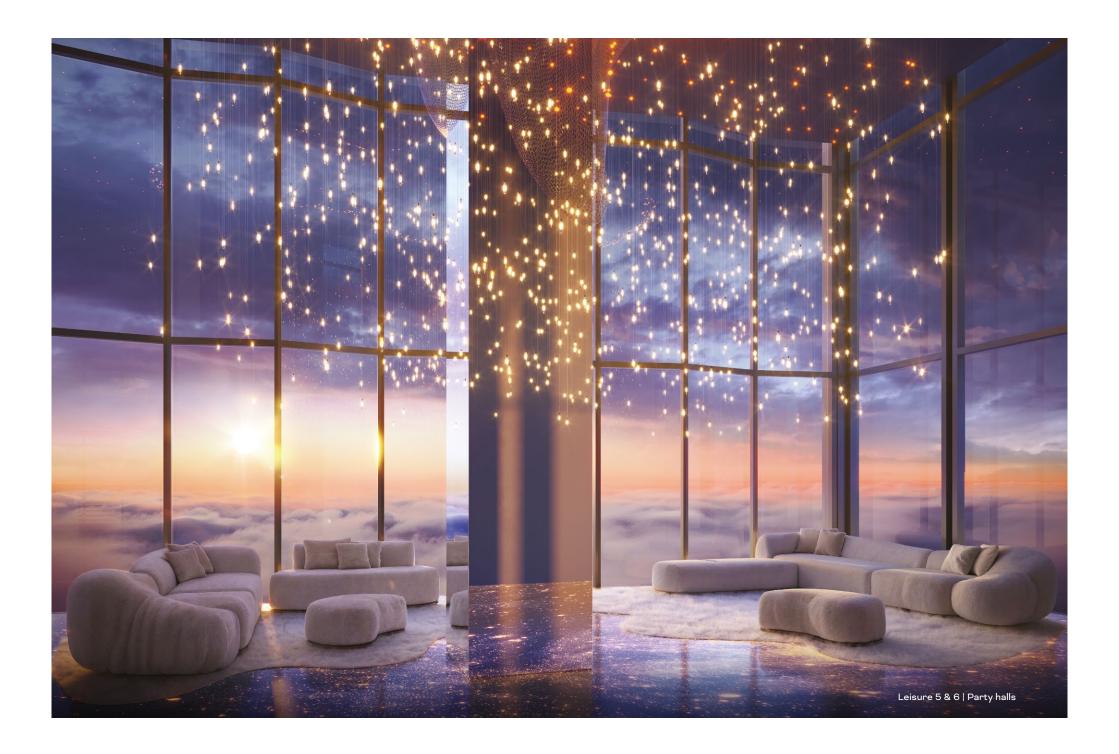












FAMILIES WITH THE SAME PURPOSE

The legacy of Ayrton Senna lives on far beyond the racetracks.

Senna Tower is a monumental work of art that brings together the best in engineering, architecture, and sustainability in a residential tower. This project represents the union of families who share the same values of perseverance, determination, and discipline that guided Ayrton Senna both on and off the track — a symbol that inspires new journeys.



FG Empreendimentos, a Santa Catarina -based company led by co-founders Francisco Graciola, Chairman of the Advisory Board, and Jean Graciola, CEO of FG, is known for pushing the boundaries of civil construction. Currently, the company is behind some of Brazil's largest developments, utilizing the latest construction technologies found in the world's most iconic skyscrapers.

With over 40 years of experience in the construction industry, FG has delivered more than 60 mega-projects, totaling approximately 5,500 units. The company holds the largest landbank in the region, with 3.5 million square meters of future developments, projecting over BRL 120 billion in GAV (Gross Sale Value).



The Senna brand encapsulates and perpetuates the indomitable spirit of Ayrton Senna, inspiring people from all generations around the world to find their true calling and become the best version of themselves.

Through partnerships with renowned brands, the Senna brand identifies premium products that carry Ayrton's core values, such as passion for high performance, determination, boldness, and pushing the limits.

A portion of the revenue generated by the Senna brand is donated to the Ayrton Senna Institute, which fosters the development of children and youth by providing quality education in public schools. Over the past 30 years, the Institute has reached more than 30 million children.



The Havan Group was founded in Brusque (SC), with the opening of a small fabric store by entrepreneur Luciano Hang. Over 38 years, the brand has established itself as a retail giant, with 178 megastores across 23 Brazilian states and the Federal District, in addition to employing over 22,000 direct collaborators.

With a trajectory of rapid growth, Havan stands out for its expansion and positive impact on the cities where it operates, generating jobs, income, and promoting social initiatives.

The group also encompasses companies in other sectors, such as energy and Real Estate Investment Funds, with involvement in significant projects, including One Tower, the first construction in partnership with FG Empreendimentos.







S SENNIN TOWNER

AV. ATLÂNTICA, 4.466 - BARRA SUL - BALNEÁRIO CAMBORIÚ/SC



Authorised International Seller rocksinvestments.com info@rocksinvestments.com

+55 48 991407051





