

Brazilian Securities Companhia de Securitização

Sumário do Emissor

1ª Emissão de CRIs/315ª Série - BRL 5500,000,000

Analistas	Ricardo Aponte	+55 11 3957 3663
	Victor Yen	+55 11 3957 3682
Classe do Ativo	CMBS	

Perspectiva	Observação	Tipo
+	+	Positiva
-	-	Negativa
o	o	Indefinida
o		Estável

Ratings

Série	Código ISIN	Tipo de Rating	Data de Atribuição	Data da Última Ação	Tipo de Ação	Rating Inicial	Perspectiva / Obsevação	Rating Atual	Perspectiva / Obsevação
2013-315	BRBSCSRI8H7	Rating Nacional de Longo Prazo	7-ago-2013	22-dez-2022	Afirmção	A-(exp)sf(bra)	Perspectiva Estável	A-sf(bra)	Perspectiva Estável

Monitoramento

Últimas informações em: 31 de dezembro de 2022

Performance dos Ativos

	Fluxo de Aluguel e Recebimentos	Volume Médio de Aluguel e Recebimentos dos últimos 12 meses	DSCR(x) observado
15-Aug-2013	-	-	-
15-Sep-2013	-	-	-
15-Oct-2013	-	-	-
15-Nov-2013	732,912	-	1.39
15-Dec-2013	878,668	-	1.57
15-Jan-2014	1,269,209	-	1.47
15-Feb-2014	999,677	-	1.67
15-Mar-2014	735,211	-	1.24
15-Apr-2014	790,360	-	1.29
15-May-2014	874,874	-	1.66
15-Jun-2014	941,211	-	1.51
15-Jul-2014	855,457	-	1.39
15-Aug-2014	981,667	-	1.54
15-Sep-2014	759,189	-	1.15
15-Oct-2014	889,657	892,341	1.34
15-Nov-2014	821,485	899,722	1.39
15-Dec-2014	625,575	878,631	0.92
15-Jan-2015	1,319,806	882,847	1.49
15-Feb-2015	1,190,894	898,782	1.79
15-Mar-2015	769,870	901,671	1.17
15-Apr-2015	715,450	895,428	1.04
15-May-2015	838,471	892,394	1.34
15-Jun-2015	901,248	889,064	1.24
15-Jul-2015	768,447	881,813	1.02
15-Aug-2015	663,218	855,276	0.83
15-Sep-2015	783,489	857,301	0.97
15-Oct-2015	722,439	843,366	0.89
15-Nov-2015	794,823	841,144	1.15
15-Dec-2015	996,424	872,048	1.23
15-Jan-2016	1,258,736	866,959	1.18
15-Feb-2016	826,784	836,617	0.99
15-Mar-2016	889,508	846,586	1.09
15-Apr-2016	852,422	858,001	1.02
15-May-2016	944,767	866,859	1.36
15-Jun-2016	848,290	862,446	0.97
15-Jul-2016	892,689	872,799	0.18
15-Aug-2016	984,233	899,550	1.66
15-Sep-2016	805,306	901,368	1.30
15-Oct-2016	742,905	903,074	1.25
15-Nov-2016	1,022,565	922,052	1.84
15-Dec-2016	1,055,408	926,968	0.59
15-Jan-2017	1,185,992	920,906	1.15
15-Feb-2017	807,503	919,299	0.61
15-Mar-2017	949,372	924,288	0.96
15-Apr-2017	868,273	925,609	0.92
15-May-2017	1,084,120	937,221	1.22
15-Jun-2017	842,372	936,728	0.90
15-Jul-2017	973,453	943,458	0.87
15-Aug-2017	988,810	943,840	1.01
15-Sep-2017	664,573	932,112	0.62
15-Oct-2017	1,125,971	964,034	1.40
15-Nov-2017	1,001,599	962,287	0.99
15-Dec-2017	1,254,956	978,916	4.27
15-Jan-2018	1,552,370	1,009,448	2.02
15-Feb-2018	1,006,550	1,026,035	1.39
15-Mar-2018	966,665	1,027,476	1.65

15-Apr-2018	987,426	1,037,405	1.67
15-May-2018	1,013,916	1,031,555	2.17
15-Jun-2018	1,354,542	1,074,236	2.02
15-Jul-2018	924,471	1,070,154	1.33
15-Aug-2018	1,216,993	1,089,169	2.06
15-Sep-2018	1,004,121	1,117,465	1.69
15-Oct-2018	1,110,420	1,116,169	2.15
15-Nov-2018	1,031,121	1,118,629	3.10
15-Dec-2018	1,309,445	1,123,170	2.20
15-Jan-2019	1,631,006	1,129,723	2.60
15-Feb-2019	1,190,436	1,145,047	2.00
15-Mar-2019	976,980	1,145,906	2.07
28-Jun-2019	1,319,533	1,173,582	2.81
31-Jul-2019	1,040,488	1,175,796	2.80
30-Aug-2019	1,084,261	1,153,273	2.04
30-Sep-2019	1,126,463	1,170,106	1.99
15-Oct-2019	1,260,754	1,173,752	2.93
29-Nov-2019	1,172,243	1,187,763	1.89
31-Dec-2019	1,149,228	1,190,997	2.22
31-Jan-2020	1,315,107	1,214,662	4.09
28-Feb-2020	1,388,161	1,221,222	2.30
31-Mar-2020	1,872,227	1,241,323	3.04
30-Apr-2020	1,257,755	1,246,933	2.17
29-May-2020	956,228	1,245,204	2.09
30-Jun-2020	232,834	1,154,646	1.64
31-Jul-2020	-	1,067,938	-
31-Aug-2020	-	977,583	-
30-Sep-2020	665,624	939,180	6.30
15-Aug-2020	272,555	856,830	2.51
15-Sep-2020	561,545	805,939	6.24
15-Oct-2020	767,265	774,108	8.12
15-Nov-2020	936,983	742,598	9.91
15-Dec-2020	1,106,285	719,108	11.70
15-Jan-2021	1,393,793	679,239	14.74
15-Feb-2021	696,175	632,441	7.36
15-Mar-2021	722,088	612,929	8.91
15-Apr-2021	209,900	611,018	0.40
15-May-2021	818,307	679,210	1.96
15-Jun-2021	952,675	758,600	1.44
15-Jul-2021	1,088,614	793,849	1.59
15-Aug-2021	910,252	846,990	1.63
15-Sep-2021	1,140,653	895,249	1.38
15-Oct-2021	995,219	914,245	1.38
15-Nov-2021	1,058,906	924,406	2.01
15-Dec-2021	1,570,172	963,063	1.77
31-Jan-2022	1,676,965	986,660	1.78
28-Feb-2022	1,199,392	1,028,595	1.26
31-Mar-2022	1,370,921	1,082,665	1.81
30-Apr-2022	1,190,310	1,164,365	1.50
31-May-2022	1,243,898	1,199,831	1.89
30-Jun-2022	1,356,873	1,233,515	1.50
31-Jul-2022	1,219,314	1,244,406	1.31
31-Aug-2022	1,248,996	1,272,635	1.85
30-Sep-2022	1,098,187	1,269,096	1.22
31-Oct-2022	855,833	1,257,481	1.09
30-Nov-2022	1,564,434	1,299,608	2.69
31-Dec-2022	1,674,498	1,308,302	1.89

CRI

2013-315	Saldo Devedor Inicial	Pagamento de Juros	Pagamento de Principal	Saldo Devedor Final
15-Aug-2013	55,000,000	-	-	55,438,594
15-Sep-2013	55,438,594	463,897	-	55,460,049
15-Oct-2013	55,460,049	460,814	-	55,917,097
15-Nov-2013	55,917,097	527,777	-	55,980,283
15-Dec-2013	55,980,283	470,077	89,009	55,891,275
15-Jan-2014	55,891,275	477,356	383,414	55,507,860
15-Feb-2014	55,507,860	568,425	29,419	55,478,441
15-Mar-2014	55,478,441	450,502	144,244	55,334,197
15-Apr-2014	55,334,197	533,600	77,468	55,256,729
15-May-2014	55,256,729	487,324	39,232	55,217,497
15-Jun-2014	55,217,497	564,341	59,083	55,158,414
15-Jul-2014	55,158,414	512,179	103,146	55,055,268
15-Aug-2014	55,055,268	588,493	48,449	55,006,819
15-Sep-2014	55,006,819	537,193	124,315	54,882,504
15-Oct-2014	54,882,504	561,756	104,277	54,778,227
15-Nov-2014	54,778,227	592,885	-	54,817,120
15-Dec-2014	54,817,120	527,140	151,295	54,665,825
15-Jan-2015	54,665,825	565,256	323,075	54,342,750

15-Feb-2015	54,342,750	605,627	60,864	54,281,886
15-Mar-2015	54,281,886	505,614	151,989	54,129,896
15-Apr-2015	54,129,896	601,432	87,690	54,042,206
15-May-2015	54,042,206	581,818	45,395	53,996,811
15-Jun-2015	53,996,811	597,327	129,052	53,867,758
15-Jul-2015	53,867,758	670,841	86,188	53,781,570
15-Aug-2015	53,781,570	711,571	82,824	53,698,746
15-Sep-2015	53,698,746	626,144	180,965	53,517,781
15-Oct-2015	53,517,781	655,426	157,342	53,360,439
15-Nov-2015	53,360,439	653,802	34,684	53,325,755
15-Dec-2015	53,325,755	653,471	157,844	53,167,911
15-Jan-2016	53,167,911	651,537	416,836	52,751,074
15-Feb-2016	52,751,074	584,244	254,788	52,496,286
15-Mar-2016	52,496,286	642,916	170,088	52,326,198
15-Apr-2016	52,326,198	671,544	160,641	52,165,557
15-May-2016	52,165,557	608,267	86,595	52,078,962
15-Jun-2016	52,078,962	637,805	233,835	51,845,128
15-Jul-2016	51,845,128	667,574	4,416,645	47,428,483
15-Aug-2016	47,428,483	592,672	-	47,428,483
15-Sep-2016	47,428,483	621,078	-	47,428,483
15-Oct-2016	47,428,483	592,672	-	47,428,483
15-Nov-2016	47,428,483	557,188	-	47,428,483
15-Dec-2016	47,428,483	1,163,070	625,377	46,803,105
15-Jan-2017	46,803,105	592,229	441,992	46,361,113
15-Feb-2017	46,361,113	561,969	757,642	45,603,471
15-Mar-2017	45,603,471	437,163	547,228	45,056,243
15-Apr-2017	45,056,243	517,996	425,850	44,630,393
15-May-2017	44,630,393	391,868	494,127	44,136,267
15-Jun-2017	44,136,267	479,936	455,758	43,680,509
15-Jul-2017	43,680,509	414,885	702,288	42,978,221
15-Aug-2017	42,978,221	387,804	588,760	42,389,461
15-Sep-2017	42,389,461	380,000	691,644	41,697,817
15-Oct-2017	41,697,817	315,955	490,679	41,207,139
15-Nov-2017	41,207,139	313,000	697,808	40,509,331
15-Dec-2017	40,509,331	294,147	-	40,509,331
15-Jan-2018	40,509,331	255,797	511,633	39,997,698
15-Feb-2018	39,997,698	278,122	446,374	39,551,324
15-Mar-2018	39,551,324	255,541	331,440	39,219,884
15-Apr-2018	39,219,884	260,227	330,624	38,889,260
15-May-2018	38,889,260	243,969	224,002	38,665,258
15-Jun-2018	38,665,258	266,904	403,279	38,261,979
15-Jul-2018	38,261,979	252,076	440,778	37,821,201
15-Aug-2018	37,821,201	261,078	329,044	37,492,157
15-Sep-2018	37,492,157	258,806	334,430	37,157,727
15-Oct-2018	37,157,727	221,542	295,404	36,862,323
15-Nov-2018	36,862,323	254,762	77,411	36,784,912
15-Dec-2018	36,784,912	242,632	352,399	36,432,512
15-Jan-2019	36,432,512	217,353	410,594	36,021,918
15-Feb-2019	36,021,918	260,309	335,004	35,686,914
15-Mar-2019	35,686,914	201,668	271,221	35,415,694
15-Apr-2019	35,415,694	233,601	235,869	35,179,825
15-May-2019	35,179,825	220,961	150,218	35,029,607
15-Jun-2019	35,029,607	253,139	277,084	34,752,523
15-Jul-2019	34,752,523	207,331	358,299	34,394,225
15-Aug-2019	34,394,225	242,075	188,824	34,205,400
15-Sep-2019	34,205,400	222,243	398,835	33,806,565
15-Oct-2019	33,806,565	198,137	320,148	33,486,417
15-Nov-2019	33,486,417	205,938	115,528	33,370,889
15-Dec-2019	33,370,889	170,512	432,487	32,938,402
15-Jan-2020	32,938,402	157,007	458,495	32,479,907
15-Feb-2020	32,479,907	175,933	404,375	32,075,532
15-Mar-2020	32,075,532	132,053	326,208	31,749,324
15-Apr-2020	31,749,324	141,583	-	31,452,543
15-May-2020	31,452,543	126,383	-	31,247,472
15-Jun-2020	31,247,472	112,905	-	30,857,816
15-Jul-2020	30,857,816	105,588	-	31,749,079
15-Aug-2020	31,749,079	108,514	-	31,749,079
15-Sep-2020	31,749,079	90,029	-	31,749,079
15-Oct-2020	31,749,079	94,537	-	31,749,079
15-Nov-2020	31,749,079	94,537	-	31,749,079
15-Dec-2020	31,749,079	94,537	-	31,749,079
15-Jan-2021	31,749,079	94,537	-	31,749,079
15-Feb-2021	31,749,079	94,537	-	31,749,079
15-Mar-2021	31,749,079	81,015	-	31,749,317
15-Apr-2021	31,749,317	116,658	412,424	31,336,893
15-May-2021	31,336,893	118,882	298,954	31,037,939
15-Jun-2021	31,037,939	124,135	539,129	30,498,810
15-Jul-2021	30,498,810	151,777	531,594	29,967,216

15-Aug-2021	29,967,216	158,855	399,463	29,567,753
15-Sep-2021	29,567,753	165,736	662,022	28,905,731
15-Oct-2021	28,905,731	178,407	542,850	28,362,881
15-Nov-2021	28,362,881	190,302	337,518	28,025,363
15-Dec-2021	28,025,363	218,528	669,526	27,355,837
31-Jan-2022	27,355,837	261,932	677,878	26,677,960
28-Feb-2022	26,677,960	244,797	703,498	25,974,462
31-Mar-2022	25,974,462	219,965	538,191	25,436,271
30-Apr-2022	25,436,271	294,847	498,042	24,938,229
31-May-2022	24,938,229	246,283	411,980	24,526,249
30-Jun-2022	24,526,249	292,876	613,402	23,912,848
31-Jul-2022	23,912,848	280,999	648,277	23,264,570
31-Aug-2022	23,264,570	276,678	397,359	22,867,212
30-Sep-2022	22,867,212	290,927	607,124	22,260,087
31-Oct-2022	22,260,087	270,252	512,650	21,747,437
30-Nov-2022	21,747,437	251,383	329,474	21,417,968
31-Dec-2022	21,417,968	260,028	625,405	20,792,564

Reforço Inicial de Crédito

Informação Inicial – Série 2013-315

Montante Inicial- 2013-302	55,000,000.00	Índice de Referência	CDI
Carência (meses)	4	Rendimento esperado	1.70%
Prazo Total (meses)	145		
Vencimento Final	7/15/2025		
Moeda	BRL		

Partes da Transação

		Rating de Curto Prazo	Rating de Longo Prazo
Emissor	Brazilian Securities Cia de Securitização	-	-
Originador	Condominio Burity Shopping Guara	NA	NA
Devedor	Nassau Empreendimentos Imobiliarios Ltda	NA	NA
Devedor	Terral Participacoes e Empreendimentos Ltda	NA	NA
Agente Fiduciário	Oliveira Trust DTVM S.A.	NA	NA
Conta Bancária	Banco Itaú Unibanco S.A.	F1+(bra)	AAA(bra)

NA – Não Avaliada.

RET – Retirada.

Perfil da Transação: A emissão é lastreada por recebíveis decorrentes da exploração comercial do Burity Shopping, incluindo receitas de locação, shopping, merchandising e estacionamento, bem como por um contrato de locação complementar. Este foi firmado entre o Condomínio Burity Shopping Guará e a SPE Empreendimentos Imobiliários 800 Ltda. (SPE). Pelo contrato, a SPE é obrigada a assumir a locação toda vez que algum contrato de aluguel for rescindido ou não renovado. A emissão conta, ainda, com alienação fiduciária de 100% da propriedade. Tanto o condomínio quanto a SPE têm como acionistas a Terral, na proporção de 85%, e a Nassau Empreendimentos Imobiliários Ltda. (Nassau), com 15%.