

ISADORA BARRETTO DE ALMEIDA

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EDUCATION

University of Pennsylvania Carey Law School, Philadelphia, USA

LL.M. Candidate, May 2024

Wharton Business and Law Certificate, May 2024

Honors: Granted with a partial Dean's Scholarship.

Activities: Climate Leaders at Penn Fellow (<https://www.climateleadersatpenn.com/>); LL.M representative of the Penn Law Real Estate Club and mentee at the Zell/Lurie Real Estate Center's Career Mentor Program (<https://realestate.wharton.upenn.edu/>); Member of the Wharton Restructuring and Distressed Investing Conference committee (<https://2024.wrdic.org/about-wrdic/>); LL.M representative of the Penn Black Law Students Association; Conducts pro bono legal research for the Civil Rights Law Project and the Penn Housing Rights Project.

Fundação Getúlio Vargas – FGV, São Paulo, Brazil

Postgraduate Degree in Corporate Law, June 2023

Pontifícia Universidade Católica Law School, São Paulo, Brazil

LL.B. (J.D. Equivalent), December 2016

Honors: LL.B Final thesis "*The Fiduciary Assignment of Real Estate Properties in the Scope of Capital Markets*" graded 10.0/10.0 with honors; Paper presented to the CESA – Centro de Estudos das Sociedades de Advogados on Apr. 2015 during the VIII Monography Contest held under the theme "*The lawyer's role in conflict resolutions – mediation, conciliation and arbitration*" ranked with honors; Assistant Lecturer to Prof. Dr. Everaldo Cambler in Civil Law (Feb. 2021 – June 2022).

Publications: "*The Evolution of the Fiduciary Assignment of Real Estate Properties from the Perspective of the Financial and Capital Markets: How do the Changes brought by Law 13.465/17 fit into this reality?*" In: Estatuto Fundiário Brasileiro: Comentários à Lei nº 13.465/17 - Tomo 2. 1ed. São Paulo: IASP, 2021, v. 2; "*Illegal Immigration and the Rights of Foreigners: Brazil as an Immigrant Destination of Latin America in the 21st Century*". In: Direito Internacional em Análise. 1ed. São Paulo: Clássica Editora, 2017.

EXPERIENCE

Demarest Advogados Law Firm, São Paulo, Brazil (March 2019 – July 2023) - Last Position: Senior Associate

75 years old top-tier Law Firm rated by IFLR1000, Chambers, Leaders League, Latin Lawyer, Legal 500

Advised international and local clients in the structuring and drafting of financial and capital markets transactions, including public issuance of bonds, securitization transactions and investment funds). Advised on Brazilian SEC regulation for publicly traded companies, investment banks and assets' managers. Led transactions directly with clients and coordinated teams of up to five persons in deals involving legal and economic complex matters.

Honors: Rated by IFLR1000 Leading Lawyers 2022 and 2023 as "Rising Star" as being among the region's leading business lawyers recommended for Investment Funds; Promoted twice reserved only for the top 2% attorneys.

Madrona Advogados Law Firm, São Paulo, Brazil (April 2015 – February 2019) – Last Position: Junior Associate

Top-tier Law Firm rated by IFLR1000, Chambers, Latin Lawyer, Legal 500

Advised on Capital Markets. Supported M&A transactions, including conducting due diligence and drafting of SPAs.

Honors: As a first year associate, earned the best bonus only offered to the 25% top associates.

Tess Advogados Law Firm, São Paulo, Brazil (May 2014 – April 2015) – Intern

Conducted legal research, due diligence and drafted corporate agreements, including in M&A transactions.

Mitsubishi Corporation do Brasil S.A. (November 2012 – April 2014) – Intern

Assisted on business consulting and compliance, mainly involving legal research, preparation of compliance presentations and drafting of corporate agreements in general. Reported directly to lawyers from USA and Japan.

LANGUAGE

Portuguese: native; **English:** fluent; **Spanish:** basic.

BAR ADMISSIONS

Plans to sit for the New York Bar Exam, 2024.

Admitted to the Brazilian Bar Association, São Paulo Chapter, in Jan. 2017.

COMPLEMENTARY ACTIVITIES AND PRO BONO

Member of the Diversity and Inclusion Committee of São Paulo's Regional Section of Brazilian BAR

Guest Member of the IASP – Instituto dos Advogados de São Paulo Real Estate Law Commission

Member of the D&I Committee of Demarest and the Legal Alliance for Racial Equity - Implementation of diversity programs focused on increasing the number of Afro-descendant lawyers in top-tier firms. Mentorship to young Afro-descendant law students.

Pro Bono advisory to Instituto Glória – “Power4girls Program” carried out in partnership with the US Embassy (2022) - Lectures to female high school students about the types of investments for startups and how to raise seed capital in Brazil.

Mentee at Talento Total LAW Prep Program 2022 - <https://www.talentototal.org/>

Exchange Program during High School to Takapunna Grammar School, Auckland, New Zealand (July 2010 – November 2010)

Ballet Dancer graduated from Royal Academy of Dance, attending national and international competitions (1998-2010)

SUMMARY OF SELECTED TRANSACTIONS

- (i) **MULTIPLE INVESTMENT FUNDS/ DISTRESSED INVESTMENTS:** Structured Brazil’s largest-ever chain of investment funds and one of the largest in Latin America, focused on distressed and alternative assets, in the total amount of R\$3,5 billion, all managed by Jive and placed in Brazil and USA. Represented Jive and all banks involved in the placement. As the main associate in charge of the deal, conducted all the deal’s aspects and drafted all the documents (2020). Also lead a similar structure placed in Brazil and USA during 2022 and 2023, which surpassed several legal and market challenges, including the enacting of a whole new regulatory framework for investment funds in Brazil.
- (ii) **DISTRESSED INVESTMENTS:** Structured multiple bonds, investment funds and securitization opportunities to be acquired by Jive’s funds, as mentioned in item (i) above. All investments involved distressed assets and/or real estate issues. (2017-2023)
- (iii) **FINANCING RENEWABLE ENERGY PROJECTS:** As the leading associate in charge of the deals, structured several securitization transactions and investment funds involving the fundraising for real estate projects related to solar energy projects and renewable energy in the approx. amount of US\$185 million. Worked in the development of an innovative legal solution that made it possible for solar energy projects to raise funds through a tax-exempted bond. (2020-2023)
- (iv) **FOREIGN DIRECT INVESTMENT/ REAL ESTATE:** As part of the deal’s conducting team, advised Oaktree Capital Management partner with Brazilian counterpart BlueMacaw to set up a real estate investment fund in the approx. amount of US\$45 million. (2022)
- (v) **PRIVATE EQUITY INVESTMENT FUND:** Structured a private equity feeder fund for Credit Suisse Hedging-Griffo to acquire Jive Investment’s shares. Jive is an asset manager that counts around US\$2.5 billion in assets under management. As part of the deal’s conducting team, drafted all offer documents. (2021)
- (vi) **REAL ESTATE INVESTMENT FUND/ FOREIGN DIRECT INVESTMENT:** Represented Loft Brasil Tecnologia, an unicorn Brazilian proptech, in several issuances of its two real estate investment funds, including the last issuance anchored by CPP IB (a subsidiary of Canada Pension Plan Investment Board, a Canadian pension fund with US\$350 billion in assets under management), in the approx. amount of US\$59,7 million. As the leading associate in charge of the deal, conducted all the deal’s aspects and drafted all the documents, as expressly requested by Loft. (2018-2022)
- (vii) **SECURITIZATION/ AGRIBUSINESS:** Represented Raízen Energia, the largest sugar and ethanol individual producer worldwide, in the structuring of a agribusiness securitization transaction amounting R\$1,08 billion, during COVID-19 lockdown. As part of the deal’s conducting team, drafted all offer’s documents. (2020)
- (viii) **IPO/ LOGISTICS:** Represented Log Commercial Properties, one of Brazil’s largest companies in the sector of logistics, in its primary offering of shares in Brazil and USA, in the approx. amount of US\$150 million. As part of the deal’s conducting team, drafted all offer’s documents. (2020)