



## MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A.

Public traded Company

### NOTICE TO THE MARKET

*Multiplan concludes the stake acquisition of 7.5% in ParkShopping, increases it to the entire 12.0% stake offered and acquires 20.0% of ParkShopping Corporate*

MULTIPLAN EMPREENDIMENTOS IMOBILIÁRIOS S.A. (“Multiplan” or “Company”; B3: MULT3), in continuation to the Notice to the Market published on November 19, 2019, announces that concluded the acquisition of 7.5% and the remaining parcel of the offer in ParkShopping, totaling 12.0%<sup>1</sup> of the shopping center’s Gross Leasable Area (“GLA”). In a subsequent transaction, Multiplan acquired a 20.0% stake held by the same co-owner at ParkShopping Corporate, a mixed-use complex connected to ParkShopping.

Both acquisitions were concluded today. ParkShopping acquisition had an R\$18.0 million payment in November, 2019, R\$94.5 million today and the balance of R\$112.5 million will be indexed to 120% of the CDI and paid within 180 days. ParkShopping Corporate was settled in a single payment of R\$18.0 million.

Multiplan now holds 73.4% of ParkShopping's GLA and 70.0% of ParkShopping Corporate.



### About ParkShopping Complex

Opened in November 1983 with 117 stores, ParkShopping is part of Brasilia’s growth history. After nine expansions, ParkShopping currently has 396 stores and 53,325 sq.m of GLA, distributed over two floors. The

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<sup>1</sup> The acquisition considers a stake of 20.0% of the ideal fraction of ParkShopping’s original condominium, equivalent to a percentage of 12.0% referred to the weighted ownership considering the GLA of each condominium composing the shopping center (53,325 sq.m of GLA).



shopping center is part of a mixed-use complex that includes the two corporate towers of ParkShopping Corporate, with 13,360 sq.m, totaling 66,685 sq.m.

Tenant's sales in ParkShopping reached R\$1.3 billion in 2019 and its year end occupancy rate was 97.6%. ParkShopping Corporate ended the year 66.8% occupied.

### About Minority Stakes Acquisitions

In the last 12 months Multiplan announced R\$969.3 million in minority stake acquisitions in 7 properties, which correspond to a GLA of 40,589 sq.m<sup>2</sup> and a Net Operating Income of R\$68.4 million<sup>2</sup> in 2019. With these acquisitions the Company increased its ownership to 100% in two assets.



In the last five years, Multiplan announced R\$1.7 billion in minority stake acquisitions in 10 properties, which reinforces Company's strategy of capital allocation in leading assets with potential for future growth.

Rio de Janeiro, February 20, 2020

Armando d'Almeida Neto

Executive Vice President - Chief Financial Officer and Investor Relations Director

<sup>2</sup> Does not include key money. DiamondMall has a ground lease until 2030 and its NOI and GLA figures were already included in Multiplan's 2019 reports. For analysis purpose only, the figures include 50.1% of DiamondMall's GLA and NOI as of 2019. For additional information please refer to the Notice to the Market published in January 21, 2020.

<sup>3</sup> Pending conclusion.