

SÃO CARLOS EMPREENDIMENTOS E PARTICIPAÇÕES S.A.
CORPORATE TAXPAYER'S ID (CNPJ): 29.780.061/0001-09
Publicly Held Company

NOTICE TO THE MARKET

SALE OF GO850 BUILDING

São Carlos Empreendimentos e Participações S.A. (“São Carlos” or “Company”; B3: SCAR3) hereby informs to its shareholders and the market in general, the signing on this date, of the Private Instrument of Sale and Purchase Agreement of Quotas and other Covenants (“Contract”), through which it divested its subsidiary GO850 Empreendimentos e Participações Ltda (“SPV”), owner of the totality of the GO850 Building (“Property”), for R\$ 121.0 million. São Carlos owns 60.0% of the SPV.

The financial settlement will occur as follows: (i) R\$ 89.2 million upon the signing of the Contract on the present date, through the assumption of the SPV debt; (ii) R\$ 12.0 million in 6 months from the signing of the Contract, adjusted by IPCA inflation index; and (iii) R\$ 19.8 million as final installment within 12 months of the signing of the Contract, also adjusted by the IPCA inflation index.

The sale cap rate was 7.7%, considering the leasing revenues from existing contracts. The transaction value was 9.6% below the NAV (Net Asset Value).

The Property is a top-quality residential building, located at Rua Gomes de Carvalho, 850, Vila Olímpia, in the city of São Paulo and has 6,795 sq.m of GLA.



GO850

After the transaction, São Carlos' portfolio will be comprised of 86 properties, totaling 380.4 thousand sq.m of owned GLA and an estimated market value of R\$ 3.7 billion.

São Paulo, June 27th, 2024

São Carlos Empreendimentos e Participações S.A.
Gustavo Machado Mascarenhas
Chief Executive and Investor Relations Officer