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

MATERIAL FACT

São Carlos Empreendimentos e Participações S.A. ("São Carlos" or the "Company"; B3: SCAR3), in compliance with the provisions of Resolution No. 44 of the Brazilian Securities and Exchange Commission (CVM), further to the Material Fact disclosed on March 25, 2026, hereby informs its shareholders and the market in general that all conditions precedent related to the Transaction have been satisfied and that, on this date, it executed the Public Deed of Purchase and Sale ("Deed") for the disposal of a portfolio of four office assets (the "Portfolio"), totaling 76.8 thousand square meters of gross leasable area (GLA), as detailed in the Appendix.

The Transaction amount totaled R$735.0 million. The financial settlement occurred as follows: (i) R$514.5 million received in cash, on this date; and (ii) R$220.5 million in subordinated units of the FII SC Renda Imobiliária ("FII SC Renda Imobiliária"), also received on this date.

The Transaction amount represents an 18.5% discount to NAV (Net Asset Value). The annualized cap rate is 8.1%, considering current lease agreements.

With this transaction, São Carlos further strengthens its strategy focused on the Real Estate Investment Funds segment, acting as Real Estate Advisor to the TGRU, SC JiveMauá and SC Renda Imobiliária FIIs, as well as managing the properties owned by these funds, including the operation and leasing of the assets, which together comprise approximately R$2.0 billion in assets under management.

Following this transaction, São Carlos' consolidated real estate portfolio will consist of 34 properties, with owned GLA of 143 thousand square meters and market value of R$924 million, in addition to R$590.0 million in FII units (FII quotas).

São Paulo, May 6th, 2026

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

Appendix

Asset	Region	State	GLA (sqm)
EZ Towers - Torre A (partial sale)	Chucri Zaidan	SP	24,724
Centro Administrativo Santo Amaro (buildings B and D)	Chácara Santo Antônio	SP	26,322
Pasteur 154	Botafogo	RJ	4,650
City Tower	Centro	RJ	21,080
Total			**76,776**

CASA (B and D)
26,322 sqm

EZ Towers A
24,724 sqm

Pasteur 154
4.650 sqm

City Tower
21.080 sqm