

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 SÃO VICENTE (SP) STREET STORE

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 of the Deed to sell the street store located in the city of São Vicente, São Paulo (“Property”), for the total of R\$ 12.7 million.

The financial settlement will occur as follows: R\$2.0 million already received; five monthly installments of R\$80 thousand, with the first due upon execution of the deed and the following in subsequent months; and ten monthly installments of R\$1.03 million, with the first due 150 days after the execution of the deed, adjusted by the IPCA.

The Property comprises a total of 2,479 sq.m. of gross leasable area (GLA) and is fully leased to Lojas Pernambucanas. The street store is located at Rua Quinze de Novembro, 251, São Vicente – SP.

The sale proceeds were 25.3% above the acquisition price, executed in October 2021, and in line with NAV. The sale cap rate was 7.0%, considering the current rental revenue from the Property.

After this transaction, São Carlos’ portfolio will comprise 49 properties, totaling 301.8 thousand sq.m. of owned GLA and an estimated market value of R\$3.1 billion.

São Vicente



São Paulo, July 31, 2025

São Carlos Empreendimentos e Participações S.A.

Gustavo Machado Mascarenhas

Chief Executive and Investor Relations Officer