

# Material Fact

## BRASILAGRO – COMPANHIA BRASILEIRA DE PROPRIEDADES AGRÍCOLAS

Publicly-Held Company with Authorized Capital  
Corporate Taxpayer's ID (CNPJ/MF) No. 07.628.528/0001-59  
State Registry (NIRE) 35.300.326.237

**BrasilAgro – Companhia Brasileira de Propriedades Agrícolas (“Company”)**, in compliance with Article 157, Section 4, of Law No. 6,404/76 and CVM Resolution No. 44/21, hereby informs its shareholders and the market in general that it has entered into an agreement for the sale of an area totaling 921 hectares (501.5 arable hectares) of Fazenda Morotí, located in Paraguay.

The nominal value of the transaction is US\$1.5 million, equivalent to approximately US\$3,062 per arable hectare. The buyer has made an initial payment of US\$350,700 and will make an additional payment of US\$853,000 upon the satisfaction of certain conditions precedent. The remaining balance of approximately US\$300,700 will be paid in three equal annual installments. The transaction remains subject to customary conditions precedent for this type of transaction in Paraguay.

The transaction is consistent with the Company's strategy of actively managing its asset portfolio through the selective sale of properties after capturing real estate appreciation and generating operating returns throughout the development and operating cycle of such assets.

The property was originally acquired for US\$1,756 per arable hectare, representing a gain of more than US\$1,306 per arable hectare. From an accounting perspective, the book value of this area is approximately US\$880,000. Based on the terms of the transaction, the sale is expected to generate an estimated Internal Rate of Return (IRR) of 14.2% in U.S. dollars and 23.2% in Brazilian reais.

Fazenda Morotí was acquired in December 2013 and originally comprised 59,585 total hectares, including 34,053 net hectares. To date, 1,785 hectares have already been sold, leaving 57,800 hectares in the Company's portfolio after all transactions completed to date.

São Paulo, May 4<sup>th</sup>, 2026.

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CFO & IRO

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