

Interim Financial Information

Allpark Empreendimentos, Participações e Serviços
S.A.

March 31, 2021
With Independent Auditor's Review Report on Quarterly Information



ESTAPAR

Allpark Empreendimentos, Participações e Serviços S.A.

March 31, 2021

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A free translation from Portuguese into English of Independent Auditor's Review Report on individual and consolidated interim financial information prepared in Brazilian currency in accordance with NBC TG 21 and IAS 34 - Interim Financial Reporting and with the rules issued by the Brazilian Securities and Exchange Commission (CVM) applicable to the preparation of Quarterly Information (ITR)

Independent auditor's review report on quarterly information

The Board of Directors and Shareholders

Allpark Empreendimentos, Participações e Serviços S.A.

São Paulo - SP

Introduction

We have reviewed the accompanying individual and consolidated interim financial information, contained in the Quarterly Information Form (ITR) of Allpark Empreendimentos, Participações e Serviços S.A. (the "Company"), for the quarter ended March 31, 2021, comprising the statement of financial position as at March 31, 2021 and the related statements of profit or loss, of comprehensive income, of changes in equity and of cash flows for the three-month period then ended, including the explanatory notes.

Management is responsible for the preparation of the individual and consolidated interim financial information in accordance with Accounting Pronouncement NBC TG 21 - Interim Financial Reporting, and IAS 34 - Interim Financial Reporting, issued by the International Accounting Standards Board (IASB), as well as for the fair presentation of this information in conformity with the rules issued by the Brazilian Securities and Exchange Commission (CVM) applicable to the preparation of the Quarterly Information Form (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

Scope of review

We conducted our review in accordance with Brazilian and international standards on review engagements (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with auditing standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion on the individual and consolidated interim financial information

Based on our review, nothing has come to our attention that causes us to believe that the accompanying individual and consolidated interim financial information included in the quarterly information referred to above are not prepared, in all material respects, in accordance with the NBC TG 21 and IAS 34 applicable to the preparation of Quarterly Information Form (ITR), and presented consistently with the rules issued by the Brazilian Securities and Exchange Commission (CVM).



Other matters

Statements of value added

The abovementioned quarterly information includes the individual and consolidated statements of value added (SVA) for the three-month period ended March 31, 2021, prepared under the Company management's responsibility and presented as supplementary information under IAS 34. These statements have been subject to review procedures performed together with the review of the quarterly information with the objective to conclude whether they are reconciled to the interim accounting information and the accounting records, as applicable, and if their format and content are in accordance with the criteria set forth by NBC TG 09 - Statement of Added Value. Based on our review, nothing has come to our attention that causes us to believe they were not prepared, in all material respects, in accordance with the criteria defined in the abovementioned standard and consistently with the overall individual and consolidated interim financial information.

São Paulo, May 12, 2021.

ERNST & YOUNG Auditores Independentes S.S.
CRC-2SP034519/O-6



Flávio Serpejante Peppe
Partner

Allpark Empreendimentos, Participações e Serviços S.A.

Statements of financial position
March 31, 2021 and December 31, 2020
(In thousands of reais R\$)

	Note	Individual		Consolidated	
		03/31/2021	12/31/2020	03/31/2021	12/31/2020
Assets					
Current assets					
Cash and cash equivalents	4	76,062	5,710	105,320	42,109
Accounts receivable	5	34,485	40,739	41,556	49,942
Taxes recoverable	6	42,162	42,739	49,058	49,415
Prepaid expenses		6,461	1,668	10,859	4,035
Advances to suppliers		1,000	530	1,601	1,183
Advances to employees		1,850	1,724	2,289	2,114
Prepaid leases		313	404	327	418
Transactions with related parties	17.1	8,859	10,083	21,738	22,833
Other receivables	7	6,190	30,787	6,319	30,930
Total current assets		177,382	134,384	239,067	202,979
Noncurrent assets					
Taxes recoverable	6	20,166	20,912	31,032	32,012
Other receivables	7	43,975	14,053	43,975	14,053
Transactions with related parties	17.1	33	18	290	275
Judicial deposits	18	9,757	9,763	11,648	11,265
Prepaid expenses		3,539	3,607	4,095	4,578
Investment property	8	13,716	13,800	13,716	13,800
Investments	9	399,201	446,010	18,508	20,158
Property and equipment	11	161,051	163,646	238,165	238,339
Right of use	10	83,176	88,787	494,176	509,410
Intangible assets	12	537,057	547,117	1,636,266	1,650,236
Total noncurrent assets		1,271,671	1,307,713	2,491,871	2,494,126
Total assets		1,449,053	1,442,097	2,730,938	2,697,105

See accompanying notes.

Allpark Empreendimentos, Participações e Serviços S.A.

Statements of financial position
March 31, 2021 and December 31, 2020
(In thousands of reais - R\$)

	Note	Individual		Consolidated	
		03/31/2021	12/31/2020	03/31/2021	12/31/2020
Liabilities and equity					
Current liabilities					
Loans, financing and debentures	13	231,604	301,366	406,445	473,634
Derivative financial instruments	14	2,383	-	2,383	-
Trade accounts payable		27,754	38,595	84,680	82,511
Lease liability	15	34,160	34,482	119,996	139,059
Concession rights payable	16	-	-	52,257	50,064
Accounts payable for investments made		6,095	2,000	6,095	2,000
Labor obligations		25,645	23,258	29,928	27,557
Tax obligations		6,631	5,278	8,998	8,290
Tax payment in installments		121	133	221	230
Advance from customers		1,497	1,599	14,640	10,158
Transactions with related parties	17.2	737	727	18	22
Provision for losses on investees	9	14,134	15,039	-	-
Other payables		9,647	14,217	12,603	16,882
Total current liabilities		360,408	436,694	738,264	810,407
Noncurrent liabilities					
Loans, financing and debentures	13	395,837	238,088	546,883	391,569
Lease liability	15	65,920	71,019	484,491	475,934
Trade accounts payable		1,407	1,625	1,551	1,768
Concession rights payable	16	-	-	308,026	297,544
Accounts payable for investments made		-	3,815	-	3,815
Tax payment in installments		82	101	125	167
Transactions with related parties	17.2	4,589	5,700	33	18
Provision for contingencies	18	6,862	6,862	25,239	25,239
Other payables		-	-	3,654	3,654
Total noncurrent liabilities		474,697	327,210	1,370,002	1,199,708
Total liabilities		835,105	763,904	2,108,266	2,010,115
Equity					
Capital	20	512,453	512,453	512,453	512,453
Capital reserve		770,059	769,674	770,059	769,674
Accumulated losses		(668,564)	(603,934)	(668,564)	(603,934)
Total equity		613,948	678,193	613,948	678,193
Noncontrolling interests		-	-	8,724	8,797
		613,948	678,193	622,672	686,990
Total liabilities and equity		1,449,053	1,442,097	2,730,938	2,697,105

See accompanying notes.

Allpark Empreendimentos, Participações e Serviços S.A.

Statements of profit or loss
Three-month periods ended March 31, 2021 and 2020
(In thousands of reais - R\$), except for earnings per share

	Note	Individual		Consolidated	
		01/01/2021 to 03/31/2021	01/01/2020 to 03/31/2020	01/01/2021 to 03/31/2021	01/01/2020 to 03/31/2020
Net revenue from services	21	118,748	183,790	165,480	243,381
Cost of services	22	(91,339)	(136,780)	(128,416)	(179,381)
Gross profit		27,409	47,010	37,064	64,000
Operating income (expenses)					
General and administrative expenses	22	(17,158)	(21,778)	(19,616)	(25,564)
Amortization of intangible assets		(15,768)	(16,212)	(36,463)	(22,435)
Other operating income (expenses), net	22	(568)	(30)	(1,275)	(24)
Equity pickup	9	(47,346)	(13,375)	(1,449)	(1,156)
		(80,840)	(51,395)	(58,803)	(49,179)
Operating income (loss) before finance income (costs)		(53,431)	(4,385)	(21,739)	14,821
Finance income (costs)					
Finance income	23	1,123	15,919	1,309	16,422
Finance costs	23	(12,322)	(36,860)	(43,654)	(56,307)
		(11,199)	(20,941)	(42,345)	(39,885)
Loss before income and social contribution taxes		(64,630)	(25,326)	(64,084)	(25,064)
Income and social contribution taxes					
Current	19	-	-	(619)	(462)
		-	-	(619)	(462)
Loss for the period		(64,630)	(25,326)	(64,703)	(25,526)
Attributable to:					
Controlling shareholders		(64,630)	(25,326)	(64,630)	(25,326)
Noncontrolling shareholders		-	-	(73)	(200)
Earnings (loss) per share					
Basic – common shares	24	(0.3335)	(0.1570)	(0.3335)	(0.1570)
Diluted – common shares	24	(0.3335)	(0.1570)	(0.3335)	(0.1570)

See accompanying notes.

Allpark Empreendimentos, Participações e Serviços S.A.

Statements of comprehensive income
Three-month periods ended March 31, 2021 and 2020
(In thousands of reais - R\$)

	Individual		Consolidated	
	01/01/2021 to 03/31/2021	01/01/2020 to 03/31/2020	01/01/2021 to 03/31/2021	01/01/2020 to 03/31/2020
Loss for the period	(64,630)	(25,326)	(64,703)	(25,526)
Total comprehensive income (loss) for the period	(64,630)	(25,326)	(64,703)	(25,526)
Attributable to:				
Controlling shareholders	(64,630)	(25,326)	(64,630)	(25,326)
Noncontrolling shareholders	-	-	(73)	(200)
	(64,630)	(25,326)	(64,703)	(25,526)

See accompanying notes.

Statements of changes in equity
 Three-month periods ended March 31, 2021 and 2020
 (In thousands of reais - R\$)

Note	Capital reserve						Total
	Capital	Capital reserves	Stock option plan	Accumulated losses	Noncontrolling interests	Total	
Balance at December 31, 2019	212,153	773,692	16,265	(432,974)	569,136	11,979	581,115
Instruments granted	30	-	-	1,676	-	1,676	1,676
Dividends		-	-	-	-	(467)	(467)
Loss for the period		-	-	(25,326)	(25,326)	(200)	(25,526)
Total comprehensive income (loss)		-	-	(25,326)	(25,326)	(200)	(25,526)
Balance at March 31, 2020	212,153	773,692	17,941	(458,300)	545,486	11,312	556,798
Balance at December 31, 2020	512,453	750,879	18,795	(603,934)	678,193	8,797	686,990
Instruments granted	30	-	-	385	-	-	385
Loss for the period		-	-	(64,630)	(64,630)	(73)	(64,703)
Total comprehensive income (loss)		-	-	(64,630)	(64,630)	(73)	(64,703)
Balance at March 31, 2021	512,453	750,879	19,180	(668,564)	613,948	8,724	622,672

See accompanying notes.

Statements of cash flows
Three-month periods ended March 31, 2021 and 2020
(In thousands of reais - R\$)

	Individual		Consolidated	
	03/31/2021	03/31/2020	03/31/2021	03/31/2020
Loss before income and social contribution taxes	(64,630)	(25,326)	(64,084)	(25,064)
Non-cash adjustments:				
Depreciation and amortization	20,730	21,188	44,057	30,656
Depreciation of right-of-use asset	5,704	17,534	17,109	28,933
Property and equipment, and intangible assets written off	600	41	1,202	41
Gain/(loss) – right of use / Leases - IFRS 16	-	(4)	28	(4)
(Reversal of) provision for contingencies	-	-	-	569
Expenses with share-based payments	-	1,298	-	1,298
Provision for bonuses	1,710	1,750	1,710	1,350
Equity pickup	47,346	13,375	1,449	1,156
Mark-to-market of derivatives	2,383	(13,427)	2,383	(13,427)
Decrease in lease liability – practical expedient CVM 859	(3,464)	-	(6,696)	-
Provision for interest and monetary difference	8,991	38,232	40,783	59,967
(Increase) decrease in assets and liabilities:				
Accounts receivable	6,254	9,621	8,386	12,793
Taxes recoverable	1,323	(267)	1,337	439
Prepaid expenses	(4,725)	(4,953)	(6,341)	(5,498)
Advances to suppliers	(470)	(1,159)	(345)	(1,084)
Advances to employees	(126)	(377)	(175)	(545)
Prepaid leases	91	-	91	24
Judicial deposits	6	320	(383)	281
Other receivables	(4,116)	19,687	(4,304)	4,412
Trade accounts payable	(11,084)	(21,123)	2,358	(29,874)
Labor obligations	2,387	2,437	2,371	2,910
Tax obligations	1,353	(1,673)	708	(3,122)
Tax payment in installments	(33)	(45)	(51)	(69)
Advances from customers	(102)	62	4,482	203
Other payables	1,013	(648)	2,416	(480)
Payment of bonus	(8,394)	(7,252)	(8,394)	(6,852)
Income and social contribution taxes paid	-	-	(619)	(462)
Net cash flows from operating activities	2,747	49,291	39,478	58,551
Cash flows from investing activities:				
Acquisition of property and equipment	(2,845)	(7,142)	(8,672)	(10,621)
Dividends received	296	398	204	69
Acquisition of intangible assets	(5,721)	(14,633)	(7,442)	(14,626)
Capital increase in investees	(1,738)	(17,842)	(3)	(5)
Acquisition of investments	-	117	-	741
N	(10,008)	(39,102)	(15,913)	(24,442)
Cash flows from financing activities:				
Exercise of options	385	379	385	379
Loans, financing and debentures raised	195,356	101,749	195,356	101,749
Repayment of principal on loans, financing and debentures	(105,784)	(99,453)	(107,879)	(100,082)
Repayment of principal and interest on leases	(4,990)	(33,180)	(24,470)	(58,595)
Interest paid on loans, financing and debentures	(7,354)	(7,910)	(10,682)	(8,593)
Derivative financial instruments	-	3,701	-	3,701
Payment to granting authority	-	-	(13,064)	(3,467)
Net cash flows used in financing activities	77,613	(34,714)	39,646	(64,908)
Net decrease in cash and cash equivalents	70,352	(24,525)	63,211	(30,799)
Cash and cash equivalents at beginning of period	5,710	73,933	42,109	120,196
Cash and cash equivalents at end of period	76,062	49,408	105,320	89,397

See accompanying notes.

Allpark Empreendimentos, Participações e Serviços S.A.

Statements of value added
Three-month periods ended March 31, 2021 and 2020
(In thousands of reais - R\$)

	Individual		Consolidated	
	01/01/2021 to 03/31/2021	01/01/2020 to 03/31/2020	01/01/2021 to 03/31/2021	01/01/2020 to 03/31/2020
Revenue:	137,182	212,814	191,185	281,680
Revenue from services	137,182	212,814	191,185	281,680
Materials acquired from third-parties:	(81,048)	(114,268)	(105,005)	(142,227)
Cost of services	(78,701)	(111,763)	(100,802)	(138,549)
Materials, power, services from suppliers and other	(2,347)	(2,505)	(4,203)	(3,678)
Gross value added	56,134	98,546	86,180	139,453
Depreciation and amortization	(26,059)	(38,723)	(59,873)	(59,589)
Net value added	30,075	59,823	26,307	79,864
Value added received from transfers:	(46,223)	2,544	(140)	15,266
Share of profit of a subsidiary, an associate and a joint venture	(47,346)	(13,375)	(1,449)	(1,156)
Finance income	1,123	15,919	1,309	16,422
Total value added to be distributed	(16,148)	62,367	26,167	95,130
Value added distributed	(16,148)	62,367	26,167	95,130
Salaries - charges				
Salaries	6,838	9,420	7,729	10,788
Benefits	839	1,050	984	1,256
Unemployment Compensation Fund (FGTS)	526	719	598	836
Taxes and contributions				
Federal taxes	12,261	18,532	16,911	24,495
State taxes	242	409	377	622
Local taxes	5,931	10,083	8,417	13,181
Debt remuneration				
Interest	12,322	36,860	43,654	56,307
Rental	296	261	156	984
Other	9,227	10,359	12,043	12,187
Equity remuneration:	(64,630)	(25,326)	(64,703)	(25,526)
Loss for the period	(64,630)	(25,326)	(64,703)	(25,526)

See accompanying notes.

1. Operations

Allpark Empreendimentos, Participações e Serviços S.A. (hereinafter referred to as the “Company”, “Allpark”, or “Individual”) is a publicly-held corporation with main place of business at Av. Pres. Juscelino Kubitschek, 1.830, Torre III, 3º andar, in the city and state of São Paulo. It was incorporated in 1982, and it is mainly engaged in managing, operating and/or controlling vehicle parking lot activities, rendering technical management, advisory and planning services related to vehicle parking lots, whether in own or third-party properties, for public or private companies, including in special short-stay parking areas located in public streets, conducting projects, implementing and maintaining traffic signs and road surface markings for the transportation system, and holding interest in other entities.

On May 15, 2020, the Company went public on the stock market and its shares are traded on B3 S.A. - Brasil, Bolsa, Balcão under ticker symbol “ALPK3”, reporting its information to the Securities and Exchange Commission (“CVM”).

At March 31, 2020, the Company had 651 parking lots (684 at March 31, 2020) and 46 franchises (64 at March 31, 2020) located at the main locations in the states of São Paulo, Rio Grande do Sul, Goiás, Pernambuco, Rio Grande do Norte, Bahia, Paraná, Santa Catarina, Minas Gerais, Rio de Janeiro, Espírito Santo, Tocantins, Alagoas, Sergipe, Paraíba and the Federal District.

On May 19, 2020, the Company signed a concession arrangement with the São Paulo City Government, comprising the operation of pay-and-display parking areas in public streets by private companies in the city of São Paulo, the so-called *Zona Azul*. The concession arrangement was signed in accordance with the provisions of the International Call for Tender No. 001/SMT/2019.

The concession term will be 15 years, from the Notice of Commencement issued by the São Paulo City Government after signature of the arrangement, which provides for the payment of an initial fixed grant in the amount of R\$595,000 and covers a total of approximately 52,000 parking vacancies.

1.1. Impacts of COVID-19

The social distancing measures taken since March 2020 across the country, as a way to curb the spread of COVID-19, have significantly reduced the flow of people on the streets, in public spaces, airports, shopping malls, universities, hospitals, commercial buildings, etc. This reduced flow of people has had a significant impact on our operations since the beginning of the pandemic, resulting in a significant drop in the volume of vehicles parked in our parking lots.

Impacts

The Company management has followed all developments related to Covid-19, by daily monitoring the situation and the guidance from government authorities as of March 2020.

At the beginning of March 2021, some of the Company’s operations, particularly shopping malls and on-street parking, are temporarily without movement or with reduced movement due to the worsening of the COVID-19 pandemic, pursuant to state government guidelines.

At this time of uncertainty and from the point of view of the operation, demand and financial management are being adjusted according to this new reality. In accordance with Circular Letters No. 02/20 and No. 03/20 issued by the Brazilian SEC (CVM) and taking into account the economic scenario and the risks and uncertainties arising from the impacts of Covid-19, we have revised our accounting estimates, listed below, and disclose our assessments in the respective explanatory notes. We also list other measures that have been adopted due to this new economic reality.

Estimates	Note
Allowance for expected credit losses	5
Impairment testing of right-of-use assets	10
Impairment testing of investments and joint ventures	9
Impairment testing of property and equipment	11
Impairment testing of intangible assets and of indefinite-lived assets	12
Determination of fair value of derivative financial instruments	27
Provision for contingencies (tax, civil and labor)	18
Other measures	Note
Loans, financing and debentures – covenants	13
Taxes recoverable	6

Measures in response to the impact of COVID-19

As of March 31, 2021, of our 612 off-street parking lots, 29 are completely shutdown, 11 are partially operating and 572 are open, but virtually all of them presented a substantial drop in revenue due to the significant drop in the volume of vehicles in our parking lots.

With regard to on-street parking lots, until March 31, 2021, our 20 parking lots are operating normally, with a substantial drop in revenue due to the significant drop in the circulation of vehicles.

Company management, after carefully assessing its options to address all the challenges caused by Covid-19, has been adopting some measures to comply with local government decrees:

Health:

- Frequent newsletters and training on prevention, hygiene and health care;
- Online platform with exclusive videos with doctors to support and guide our employees, as well as support through virtual assistant services;
- Distribution of prevention kits (hand sanitizer, face masks, non-contact thermometers) to the teams involved in currently active operations;
- Visits from doctors and from the medical and occupational safety department to support employees currently working in the operations;
- Monitoring of suspected and confirmed cases;
- Removal of employees in risk groups from the workplace;
- More than 90% of the administrative employees working from home at the height of the pandemic;
- Meetings between employees and leaders held through digital platforms; and
- Trips suspended for all employees.

Manpower:

- In our off-street division, 7.8% of the remaining employees are working with a proportional reduction in working hours and salaries, or are on furlough;
- In our on-street division, 29.1% of the remaining employees are working with a proportional reduction in working hours and salaries, or are on furlough; and
- Work schedule and planning for operations reviewed to meet the demand (open, partially open and closed parking lots).

Renegotiations, lease payments / considerations and other costs and expenses

- Reduction of operating costs and expenses to adapt to reduced demand;
- Reduction of costs and administrative expenses;
- Ongoing review and negotiation of most contracts for our operations due to the drop in the volume of vehicles.
- Below are some examples of our initiatives regarding lease payments/considerations of our operations:

Off-street concessions – Airports:

- We have 5 parking lots where we have adopted negotiation initiatives to timely reduce values and/or a review the lease payment/consideration calculation methodology;
- In 4 other parking lots, we have contracts that have downside protection mechanisms, which already guarantee our protection in scenarios of reduced revenue volume.

Off-street concessions - Except for Airports, Zona Azul, Franchise:

- A portion of our contracts has fixed lease payments/consideration amounts or amounts that are payable based on a percentage of revenue, but minimum lease payments/consideration amounts are guaranteed. Based on these contracts, we have already managed to renegotiate virtually all contracts in order to reduce the lease payment/consideration, see Note 15. While most of the contracts have already been renegotiated, they are monitored monthly in order to verify the volume of use of the parking lots in relation to the amount of the consideration paid

On-street concessions:

- Investments related to on-street contracts have a natural hedge, as the term of the contract may be extended in case the operation is temporarily suspended. In addition, the monthly grant/consideration amounts are based on a percentage of revenue. Currently, operations are normalized, however with a reduced volume.

Cash preservation:

- Reduction in expenses with maintenance Capex, IT and others, related to our operations and management;
- Reduction and extension of Capex expenses for the acquisition of new operations;
- Ongoing renegotiation to postpone installments, repayments and debt interest payments;
- Constant negotiation with several commercial banks, with credit facilities already approved and under approval and/or definition of commercial terms;

- A new credit facility of R\$29,200 obtained from Banco Santander to strengthen cash, bearing interest rates of 4.32% p.a. and with maturity in April 2021;
- A new credit facility of R\$70,000 obtained from Banco do Brasil to strengthen cash, bearing interest rates of 3.90% p.a. and with maturity in September 2021;
- First issue of simple debentures by investee Z.A Digital de São Paulo Sistema de Parque Rotativo S.A. of R\$300,000, for more information, see Note 13;
- Seeking new short-term revenues with the car rental segment, logistics and retail companies.
- In February 2021, a new credit facility of R\$20,000 obtained from Finep to strengthen cash, bearing interest of TJLP + 0.08% p.a. and with maturity in February 2030, and a new credit facility of R\$75,000 obtained from Santander to strengthen cash, with a change in debt maturities from short to long term, with an interest rate of 3.65% p.a. with maturities from 2022 to 2026.

Going concern:

At March 31, 2021, the Company and its subsidiaries had negative net working capital, in the amount of R\$499,197, mainly due to the lease liabilities that have been recognized after adoption of CPC 06(R2)/IFRS 16 and liabilities for concession grant payable under the concession agreement for *Zona Azul* in São Paulo. The Company and its subsidiaries generated positive cash flow of R\$39,478 through their operating activities for the three-month period ended March 31, 2021 and, additionally, as described in this Note 1, the Company adopted a number of measures to address the effects arising from the COVID-19. Management continuously monitors the effects of the crisis, and will continue to adopt measures to strengthen its cash position.

In addition, in order to support its internal analyses, the Company engaged an independent consultancy firm to conduct a business continuity analysis for the following 12 months, which considered, among other factors, the impacts of COVID-19 on the Company's operations. The Company also has pre-approved medium to long-term credit facilities with financial institutions, to complement any cash disbursement needs.

Accordingly, based on its projections, the Company understands that its operations for the next 12 months will be sufficient to continue generating positive cash flow and to fulfill contractual and financial obligations, including those maturing in the short term.

2. Accounting policies

This interim financial information was authorized for issue by the Board of Directors on May 11, 2021.

The Company's individual and consolidated interim financial information, contained in the Quarterly Information Form (ITR) for the quarter ended March 31, 2021, have been prepared in accordance with NBC TG 21 (R4) and IAS 34 – Interim Financial Reporting, issued by the International Accounting Standard Board (IASB) and are presented according to the standards issued by the Securities and Exchange Commission (CVM) applicable to the preparation of Quarterly Information (ITR).

All amounts reported in this interim financial information is in thousands of Brazilian reais (R\$), unless otherwise stated.

Significant accounting practices applied in the preparation this individual and consolidated interim financial information are consistent with those adopted and disclosed in Note 2 to the annual financial statements for the year ended December 31, 2020, which were approved on March 9, 2021. In view of the foregoing, the interim financial information should be read in conjunction with the financial statements for the year ended December 31, 2020.

2.1. Basis of consolidation

The consolidated interim financial information includes operations of the Company and the following subsidiaries that have the same business purposes of the Company. Equity interest held in those subsidiaries at the reporting date is as follows:

Company name	Note	% at 03/31/2021		% at 12/31/2020	
		Direct	Indirect	Direct	Indirect
Riopark Estacionamento Ltda. ("Riopark")		99.99%	-	99.99%	-
Hora Park Sist. Estacionamento Rotativo Ltda. ("Hora Park")		100.00%	-	100.00%	-
Saepart Soc. Adm. Empreend. Part. Ltda. ("Saepart")		99.99%	-	99.99%	-
Capital Parking Estacionamento de Veiculos Ltda. ("Capital")		99.99%	-	99.99%	-
Primeira Estacionamentos Ltda. ("Primeira")		100.00%	-	100.00%	-
Azera Parking Ltda. ("Azera")		100.00%	-	100.00%	-
Calvitiun Participações S.A. ("Calvitiun")		100.00%	-	100.00%	-
Autopark S.A. ("Autopark")	(a)	-	99.99%	-	99.99%
Cellopark Estacionamento Ltda. ("Cellopark")	(a)	-	100.00%	-	100.00%
Estacionamentos Cinelândia S.A. ("Cinelândia")	(a)	-	80.00%	-	80.00%
Hospital Marcelino Champagnat Ltda. ("Marcelino")		75.00%	-	75.00%	-
Wellpark Estacionamento e Serviços Ltda. ("Wellpark")		100.00%	-	100.00%	-
E.W.S Estacionamentos Salvador S.A. ("EWS")	(b)	-	100.00%	-	100.00%
Parking Tecnologia da Informação Ltda. ("Parking TI")		99.90%	-	99.90%	-
I-Park Estacionamento Inteligentes S.A. ("I-Park")	(c)	-	83.59%	-	83.59%
Loop AC Participações Ltda. ("Loop AC")		75.48%	-	75.48%	-
SCP Parque Shopping Aracajú ("Parque Aracajú")	(d)	51.00%	-	51.00%	-
SCP Estacionamento do Shopping Monte Carmo ("Monte Carmo")	(e)	51.00%	-	51.00%	-
Praça EDG Congonhas Empreendimentos S.A.		-	100.00%	-	100.00%
Z.A. Digital de São Paulo Sistema de Estacionamento Rotativo S.A.		-	100.00%	-	100.00%
Ecovagas Carregadores Elétricos Ltda. ("Ecovagas")		100.00%	-	100.00%	-

(a) Subsidiary of Hora Park.

(b) Subsidiary of Hora Park (50%) and Wellpark (50%).

(c) Subsidiary of Capital.

(d) Silent partnership (SCP) created for operation in Parque Shopping Aracajú.

(e) SCP created for operation in Shopping Monte Carmo.

Subsidiaries are fully consolidated as of acquisition date, which is the date the Company obtained control thereover, and continue to be consolidated until the date such control ceases to exist. The subsidiary's interim financial information is prepared for the same reporting period used by the Company, under consistent accounting policies. All balances and transactions with related parties, such as revenues, expenses, unrealized gains and losses, resulting from the respective transactions are eliminated on consolidation.

The Company has no investments abroad.

Significant accounting information on the investments above is disclosed in Note 9.

2.2. Investment in associates and joint ventures

An associate is an investee over which the Company has significant influence. Significant influence is the power to participate in the financial and operating policy decisions of the investee, but it is not control or joint control over those policies. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The Company's investments in its associate and joint venture are accounted for using the equity method.

The Company has no investments in associates and joint ventures abroad.

Under the equity method, the investment in an associate or a joint venture is initially recognized at cost. The carrying amount of the investment is adjusted to recognize changes in the Company's share of net assets of the associate or joint venture since the acquisition date.

The statement of profit or loss reflects the Company's share of the results of operations of the associate or joint venture.

The aggregate of the Company's share of profit or loss of an associate and a joint venture is shown on the statement of profit or loss and represents the Company's proportional interests in the associate or joint venture.

The financial statements of the associate or joint venture are prepared for the same reporting period as the Company. When necessary, adjustments are made to bring the accounting policies in line with those of the Company.

After application of the equity method, the Company determines whether it is necessary to recognize an impairment loss on its investment in its associate or joint venture. At each reporting date, the Company determines whether there is objective evidence that the investment in the associate or joint venture is impaired. If there is such evidence, the Company calculates the amount of impairment as the difference between the recoverable amount of the associate or joint venture and its carrying value, and then recognizes the loss in the statement of profit or loss.

Upon loss of significant influence over the associate or joint control over the joint venture, the Company measures and recognizes any retained investment at its fair value. Any difference between the carrying amount of the associate or joint venture upon loss of significant influence and the fair value of the retained investment and proceeds from disposal is recognized in profit or loss.

Equity interest held in associates and joint ventures at the reporting dates is as follows:

Company name	Note	% at 03/31/2021		% at 12/31/2020	
		Direct	Indirect	Direct	Indirect
CCN Centro de Convenções Ltda. ("CCN")	(a)	-	50.00%	-	50.00%
Loop Gestão de Pátios S.A. ("Loop")	(b)	-	49.00%	-	49.00%
Consórcio Enéas de Carvalho Ltda. ("Enéas")	(c)	-	5.60%	-	5.60%
Consórcio Trianon Park Ltda. ("Trianon")	(c)	-	5.00%	-	5.00%
Consórcio Estacionamento Centro Cívico ("Centro Cívico")	(d)	70.00%	-	70.00%	-
Consórcio Estacionamento Novo Centro ("Novo Centro")	(d)	60.00%	-	60.00%	-

(a) Joint venture of Riopark.

(b) Associate of Loop AC.

(c) Company merged into Primeira in 2017.

(d) The Company has significant influence over the investee. While equity interest is higher than 50%, the Company has no control over the entity, as it does not have the necessary amount of voting capital according to the shareholders' agreement.

Significant accounting information on the investments above is disclosed in Note 9.

3. Significant accounting judgments, estimates and assumptions

Judgments, estimates and assumptions

The preparation of the Company's individual and consolidated interim financial information requires management to make judgments, estimates and assumptions that affect the reported amounts of revenues, expenses, assets and liabilities, and the disclosure of contingent liabilities at the end of the period; however, uncertainties about these assumptions and estimates could result in outcomes that require adjustments to the carrying amount of assets or liabilities affected in future periods.

The significant assumptions and estimates used in the preparation of the individual and consolidated interim financial information for the quarter ended March 31, 2021 were the same as those adopted in the individual and consolidated financial statements for the year ended December 31, 2020.

4. Cash and cash equivalents

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Cash and banks	2,375	3,553	3,067	4,796
Bank deposit certificates (a)	73,687	2,157	102,253	37,313
	76,062	5,710	105,320	42,109

(a) Investments in Bank Deposit Certificates are restated at the average rate of 101.90% of the Interbank Deposit Certificate (CDI) at March 31, 2021 (101.86% at December 31, 2020). Such investments may be redeemed at any time without loss in profitability.

5. Accounts receivable

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Trade accounts receivable	17,464	20,273	20,186	22,924
Services rendered in events and guests	424	377	596	491
Agreements with "Tags"	4,940	10,108	5,959	12,368
Agreements and sponsorships	849	2,010	857	2,018
Debit and credit cards	2,419	3,523	5,466	7,590
Accounts receivable from franchisees	887	783	989	886
Accounts receivable – leases	3,916	-	3,916	-
Other accounts receivable	3,836	3,915	3,837	3,915
	34,735	40,989	41,806	50,192
(-) Allowance for doubtful accounts	(250)	(250)	(250)	(250)
	34,485	40,739	41,556	49,942

At March 31, 2021 and December 31, 2020, the aging list of accounts receivable, gross of expected credit losses, is as follows:

Individual							
	Total	Balance falling due, with no impairment losses	Overdue amounts, with no impairment losses				
			< 30 days	30 - 60 days	60 - 90 days	90 - 120 days	> 120 days
03/31/2021	34,735	33,756	488	217	104	83	87
12/31/2020	40,989	39,669	1,098	65	22	5	130

Consolidated							
	Total	Balance falling due, with no impairment losses	Overdue amounts, with no impairment losses				
			< 30 days	30 - 60 days	60 - 90 days	90 - 120 days	> 120 days
03/31/2021	41,806	40,182	627	328	202	181	286
12/31/2020	50,192	48,256	1,300	197	110	93	236

The Company's operations mainly include the provision of services that are settled in cash, TAGs, credit cards, debit cards. The option for bank slips is exclusive to monthly customers or contracts with legal entities. The Company rates the credit risk as low.

Management understands that amounts overdue will be mostly received, as there are specific negotiations for each outstanding amount. Therefore, the Company did not recognize a loss allowance for these amounts. Rescheduling negotiations due to default are already in progress and generating positive results. Monthly parking customers have already been informed about pre-set payment plans. In addition, management actively charges on ad hoc events.

Changes in allowance for expected credit losses are as follows:

	Individual and Consolidated	
	03/31/2021	12/31/2020
Balance at beginning of the period	(250)	(250)
Additions	-	-
Write-offs	-	-
Balance at the end of the period	(250)	(250)

In view of the current scenario of uncertainties in the economy, caused by the Covid-19 pandemic and in compliance with CVM/SNC/SEP Memorandum Circulars No. 02/2020 and No. 03/2020, the Company reviewed the variables that make up the methodology of measurement of expected credit losses and considers that the credit risk is low. As of March 31, 2021, the Company did not identify the need to recognize an additional allowance for doubtful accounts based on the balances receivable.

6. Taxes recoverable

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Withholding Income Tax (IRRF)	9,091	8,965	9,889	9,748
Corporate Income Tax (IRPJ)	8,169	8,135	9,271	9,167
Social Contribution Tax on Net Profit (CSLL)	1,328	1,219	1,781	1,639
Social Security Tax (INSS) and Unemployment Compensation Fund (FGTS)	6,755	6,652	7,590	7,486
Contribution Taxes on Gross Revenue (PIS and COFINS)	34,714	36,463	48,684	50,585
Other taxes recoverable	2,271	2,217	2,875	2,802
	62,328	63,651	80,090	81,427
Current assets	42,162	42,739	49,058	49,415
Noncurrent assets	20,166	20,912	31,032	32,012
	62,328	63,651	80,090	81,427

These taxes are realized based on growth projections, operational issues and debt generation for these tax credits to be used by the Company and its subsidiaries.

7. Other receivables

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Accounts receivable – leases (a)	48,633	43,335	48,633	43,335
Other receivables	1,532	1,505	1,661	1,648
	<u>50,165</u>	<u>44,840</u>	<u>50,294</u>	<u>44,983</u>
Current	6,190	30,787	6,319	30,930
Noncurrent	43,975	14,053	43,975	14,053

- (a) Receivables arising from downside protection clauses in lease contracts of long-term private contract segment, with a term of receipt between 6 and 24 months. The amounts may be deducted from balances determined to be paid or received in cash.

8. Investment property

	Individual and Consolidated	
	03/31/2021	12/31/2020
Opening balance	13,800	14,137
Depreciation	(84)	(337)
Closing balance	<u>13,716</u>	<u>13,800</u>

The amount recorded as investment property refers to the acquisition cost of stores, restaurants and movie theaters in a venture in the city of São Paulo (Brascan Open Mall). This venture was acquired on December 28, 2011, together with the local parking lot. The venture was pledged as collateral for the 9th issue of Company debentures, as disclosed in Note 13.

The fair value of this investment property is R\$41,494, according to an assessment prepared by external consultants at December 31, 2020. At March 31, 2021, due to the impacts of Covid-19 and in accordance with management's assessment, the need to record a provision for assets was not identified. The fair value hierarchy is classified as Level 3.

A summary of the valuation techniques used is as follows:

Valuation techniques	Significant non-observable inputs	Average 2020
Discounted cash flow method	<ul style="list-style-type: none"> • Estimated annual lease amount • Restatement • Perpetuity growth rate • Discount rate 	R\$8,638 Inflation 3.30% 11.00%

We present below a sensitivity analysis of assets and the respective fair value adjustments had there been changes in the discount rates used to calculate fair value.

We used variations of 0.5 percentage points upwards and downwards.

Fair value at 12/31/2020	Effects of changes in the discount rate			
	- 0.5 p.p.	Effect	+ 0.5 p.p.	Effect
41,494	44,223	2,729	39,091	(2,403)

Amounts computed as revenues and expenses, recorded under "Revenues", are as follows:

Individual and Consolidated		
03/31/2021	03/31/2020	
Lease revenue resulting from investment property	586	3,781
Direct operating expenses (including repair and maintenance) that generate lease	(694)	(2,292)
Income from investment properties	(108)	1,489

Future lease receivable from investment properties is as follows:

	12/31/2020
Minimum lease payment:	
Within one year	5,725
From 2 to 4 years	23,999
From 5 to 10 years	56,651
	<u>86,375</u>

This property was pledged as collateral for the Debentures, as described in Note 13.

9. Investments

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Investments:				
Subsidiaries	399,201	446,010	-	-
Associates	-	-	18,508	20,158
Total assets	399,201	446,010	18,508	20,158
Subsidiaries' capital deficiency:				
Subsidiaries	(14,134)	(15,039)	-	-
Total liabilities	(14,134)	(15,039)	-	-
Total investments	385,067	430,971	18,508	20,158

Changes in investments

	Individual	Consolidated
Balance at 12/31/2019	246,510	23,233
Equity pickup	(193,101)	(2,510)
Dividends	(2,810)	(633)
Capital increase in investees	380,372	68
Balance at 12/31/2020	430,971	20,158
Equity pickup	(47,346)	(1,449)
Dividends	(296)	(204)
Capital increase in investees	1,738	3
Balance at 03/31/2021	385,067	18,508

Information on subsidiaries and provision for investment losses

Individual	Information on subsidiaries and associates (01/01 to 03/31/2021)					03/31/2021	12/31/2020	03/31/2020	
	Total assets	Total liabilities	Total equity	Net revenue	Profit or loss for the period	Investment balance	Equity pickup	Investment balance	Equity pickup
Capital Parking Estacionamento de Veículos Ltda.	10,172	88	10,084	46	(449)	10,084	(449)	10,399	(408)
Hora Park Sist. Estacionamento Rotativo Ltda.	928,267	562,176	366,091	25,415	(45,721)	349,697	(45,721)	395,419	(9,239)
Riopark Estacionamentos Ltda.	18,139	16,974	1,165	24	(206)	1,165	(206)	1,362	(19)
Primeira Estacionamentos Ltda.	21,340	1,950	19,390	2,114	108	19,383	108	19,275	110
Saepart Soc. Adm Empreend. Part. Ltda.	1,842	1,781	61	62	(55)	61	(55)	117	(38)
Hospital Marcelino Champagnat Ltda.	303	302	1	502	178	1	178	73	313
Loop AC Participações Ltda.	17,043	-	17,043	-	(1,486)	12,867	(1,122)	13,990	(991)
SCP Estacionamento do Shopping Monte Carmo	1,148	214	934	437	235	477	120	356	255
Calvitium Participações S.A.	5,120	481	4,639	349	66	4,639	66	4,419	19
Praça EDG Congonhas	6	1	5	-	(0)	5	(0)	5	(0)
Shopping Parque Bahia	2,289	679	1,610	830	442	822	225	595	(125)
Ecovagas Carregadores Elétricos Ltda.	-	-	-	-	-	-	-	-	-
						399,201	(46,856)	446,010	(10,123)
Subsidiaries' capital deficiency									
Parking Tecnologia da Informação Ltda.	3,890	6,257	(2,367)	-	(322)	(2,367)	(322)	(2,045)	(377)
Shopping Parque Aracajú	77	181	(104)	137	8	(53)	4	(57)	(24)
Wellpark Estacionamentos e Serviços Ltda.	9,748	21,000	(11,252)	2,727	(217)	(11,253)	(217)	(12,476)	(2,917)
Azera Parking Ltda.	238	699	(461)	-	-	(461)	-	(461)	-
						(14,134)	(535)	(15,039)	(3,318)
Consórcio Estacionamento Centro Cívico	174	174	-	149	61	-	42	-	61
Consórcio Estacionamento Novo Centro	160	160	-	45	4	-	3	-	5
						-	45	-	66
						385,067	(47,346)	430,971	(13,375)

Consolidated	Information on associates (01/01 to 03/31/2021)					03/31/2021	12/31/2020	03/31/2020	
	Total assets	Total liabilities	Total equity	Net revenue	Profit or loss for the period	Investment balance	Equity pickup	Investment balance	Equity pickup
Consórcio CCN Centro de Convenções Ltda. (1)	2,751	1,056	1,695	127	(148)	848	(75)	1,033	8
Consórcio Enéas De Carvalho Ltda.	835	1	834	1,510	1,226	589	69	571	78
Consórcio Trianon Park Ltda.	2,476	2,148	328	200	(12)	29	(1)	25	4
Loop Gestão de Pátios S.A.	43,934	34,871	9,063	3,194	(3,034)	17,042	(1,487)	18,530	(1,312)
Consórcio Estacionamento Centro Cívico	174	174	-	149	61	-	42	-	61
Consórcio Estacionamento Novo Centro	160	160	-	45	4	-	3	-	5
						18,508	(1,449)	20,159	(1,156)

(1) This investment is classified as a Joint Venture, and accounted for using the equity method, in accordance with CPC 18.

The joint venture has no contingent liabilities or capital commitments at March 31, 2021 and December 31, 2020.

At March 31, 2021, management tested its investments and joint ventures for impairment and did not identify the need to recognize losses on the respective assets. Further details on the assumptions used in the projections are described in Note 11.



10. Right of use

At March 31, 2021, the Company had 570 garage lease agreements (636 at December 31, 2020) entered into with third parties. Such agreements were reviewed by management, which concluded that they are classified as operating lease contracts. Some of these contracts provide for a variable lease expense on revenue, with amounts annually restated through contractual indexes. For fixed-installment lease contracts (143 contracts at March 31, 2021 and 180 contracts at December 31, 2020), installments were recognized at present value (considering the nominal incremental interest rate at commencement of the contract or upon any change in scope) as a right of use, matched against lease liabilities.

In addition, the Company recorded, on an accrual basis, directly in the statement of profit or loss under "Leases", the lease contracts for the three-month period ended March 31, 2021 containing: contingent payments, which vary according to ranges and percentages on parking lot billing in the amount of R\$41,071 (R\$50,377 for the three-month period ended March 31, 2020); low value contracts (which the Company has defined as contracts whose asset value when new is less than R\$20) in the amount of R\$36 (R\$25 for the three-month period ended March 31, 2020); and contracts whose term is less than 12 months in the amount of R\$2,239 (R\$13 for the three-month period ended March 31, 2020).

The Company adopted the full retrospective approach as a transition method as of January 1, 2019, and prospectively from the beginning of the first practicable period.

- **Term:** the lease term will be the legally applicable period of the contract and will take into consideration the termination and renewal options by court, the use of which is reasonably certain by the Company. The contractual average term is from 1 to 30 years. Further details on the maturity of contracts are presented in Note 14.
- **Rate:** the discount rate used to calculate the right of use and the lease liability was determined based on certain historical inputs attributable to the Company and/or directly observable in the market. The average contract rate is 13.08% p.a. in 2020 and 2019. More details on rates adopted vis-à-vis the contract terms are presented in Note 14.

Lease payments are restated from time to time, according to the respective agreement and related clauses for restatement by inflation indexes. Such remeasurements are recorded in the right of use account matched against the lease liability account on the respective property lease contract restatement base date.

Changes for the quarter ended March 31, 2021 and year ended December 31, 2020 are as follows:

	Individual	Consolidated
Balance at December 31, 2019	439,291	881,290
Additions	657	641
Write-offs	(311,269)	(311,269)
Remeasurements	21,940	51,029
Depreciation	(61,832)	(112,281)
Balance at December 31, 2020	88,787	509,410
Additions	-	-
Write-offs	-	(11)
Remeasurements	93	1,886
Depreciation	(5,704)	(17,109)
Balance at March 31, 2021	83,176	494,176

The table below shows the potential right to PIS/COFINS tax credits recoverable embedded in the lease/rent consideration, according to expected payment periods. Balances discounted and not discounted to present value:

Individual – 03/31/2021			
Cash flows	Nominal	Present value adjustment	
Lease consideration	143,005	100,080	
Potential PIS/COFINS (9.25%)	11,205	7,842	

Consolidated – 03/31/2021			
Cash flows	Nominal	Present value adjustment	
Lease consideration	1,121,535	604,487	
Potential PIS/COFINS (9.25%)	100,790	54,324	

At March 31, 2021, the Company assessed the impacts of Covid-19 and identified no indication of asset impairment.

11. Property and equipment

Carrying amount	Individual					
	03/31/2021			12/31/2020		
	Cost	Accumulated depreciation	Net carrying amount	Cost	Accumulated depreciation	Net carrying amount
Land	1,310	-	1,310	1,310	-	1,310
Real estate properties	93,527	(28,511)	65,016	93,527	(28,190)	65,337
Leasehold improvements	128,408	(83,376)	45,032	128,624	(82,114)	46,510
Machinery and equipment	85,441	(51,066)	34,375	84,290	(49,373)	34,917
Furniture and fixtures	7,787	(4,882)	2,905	7,780	(4,764)	3,016
Signboards and signs	15,021	(8,575)	6,446	14,643	(8,232)	6,411
Security system	12,253	(7,603)	4,650	12,137	(7,357)	4,780
Other property and equipment	23,368	(22,051)	1,317	23,121	(21,756)	1,365
Total	367,115	(206,064)	161,051	365,432	(201,786)	163,646

Carrying amount	Consolidated					
	03/31/2021			12/31/2020		
	Cost	Accumulated depreciation	Net carrying amount	Cost	Accumulated depreciation	Net carrying amount
Land	1,310	-	1,310	1,310	-	1,310
Real estate properties	129,699	(49,995)	79,704	129,699	(49,360)	80,339
Leasehold improvements	187,697	(113,177)	74,520	187,133	(111,297)	75,836
Machinery and equipment	132,676	(75,753)	56,923	129,920	(74,896)	55,024
Furniture and fixtures	9,789	(5,940)	3,849	9,784	(5,822)	3,962
Signboards and signs	24,770	(12,971)	11,799	24,382	(12,904)	11,478
Security system	14,700	(8,572)	6,128	14,554	(8,280)	6,274
Other property and equipment	35,186	(31,254)	3,932	35,044	(30,928)	4,116
Total	535,827	(297,662)	238,165	531,826	(293,487)	238,339

Changes in property and equipment for the quarter ended March 31, 2021 and year ended December 31, 2020 are as follows:

	Individual					Balance at 03/31/2021
	Balance at 01/01/2021	Additions	Write-offs	Transfers	Depreciation	
Carrying amount						
Land	1,310	-	-	-	-	1,310
Real estate properties	65,337	-	-	-	(321)	65,016
Leasehold improvements	46,510	484	(318)	-	(1,644)	45,032
Machinery and equipment	34,917	1,402	(156)	(4)	(1,784)	34,375
Furniture and fixtures	3,016	26	(8)	-	(129)	2,905
Signboards and signs	6,411	407	(9)	-	(363)	6,446
Security system	4,780	213	(52)	-	(291)	4,650
Other property and equipment	1,365	313	(8)	(7)	(346)	1,317
Total	163,646	2,845	(551)	(11)	(4,878)	161,051

	Individual					Balance at 12/31/2020
	Balance at 01/01/2020	Additions	Write-offs	Transfers	Depreciation	
Carrying amount						
Land	1,310	-	-	-	-	1,310
Real estate properties	67,267	39	-	(682)	(1,287)	65,337
Leasehold improvements	48,458	4,669	(347)	212	(6,482)	46,510
Machinery and equipment	38,163	4,268	(173)	(50)	(7,291)	34,917
Furniture and fixtures	3,022	468	(19)	53	(508)	3,016
Signboards and signs	5,827	1,874	(41)	255	(1,504)	6,411
Security system	4,639	1,129	(16)	251	(1,223)	4,780
Other property and equipment	1,927	950	(80)	(39)	(1,393)	1,365
Total	170,613	13,397	(676)	-	(19,688)	163,646

	Consolidated					Balance at 03/31/2021
	Balance at 01/01/2021	Additions	Write-offs	Transfers	Depreciation	
Carrying amount						
Land	1,310	-	-	-	-	1,310
Real estate properties	80,339	-	-	-	(635)	79,704
Leasehold improvements	75,836	1,646	(331)	(164)	(2,467)	74,520
Machinery and equipment	55,024	5,299	(645)	(4)	(2,751)	56,923
Furniture and fixtures	3,962	62	(17)	-	(158)	3,849
Signboards and signs	11,478	993	(66)	-	(606)	11,799
Security system	6,274	285	(54)	(21)	(356)	6,128
Other property and equipment	4,116	387	(31)	(4)	(536)	3,932
Total	238,339	8,672	(1,144)	(193)	(7,509)	238,165

	Consolidated					Balance at 12/31/2020
	Balance at 01/01/2020	Additions	Write-offs (i)	Transfers	Depreciation	
Carrying amount						
Land	1,310	-	-	-	-	1,310
Real estate properties	86,941	819	-	(4,878)	(2,543)	80,339
Leasehold improvements	119,418	7,330	(39,713)	635	(11,834)	75,836
Machinery and equipment	52,341	7,430	(574)	6,983	(11,156)	55,024
Furniture and fixtures	3,887	749	(51)	(4)	(619)	3,962
Signboards and signs	9,241	4,541	(77)	174	(2,401)	11,478
Security system	5,425	2,013	(20)	265	(1,409)	6,274
Other property and equipment	7,323	2,327	(47)	(3,175)	(2,312)	4,116
Total	285,886	25,209	(40,482)	-	(32,274)	238,339

(i) The main difference results from the return of the parking lot operation in the Salvador International Airport. For more information, see Note 16.

The Company has no contractual obligations arising from the acquisition of property and equipment. In addition, the Company has no property and equipment given in guarantee for transactions.

Management tested property and equipment for impairment, and detected no need to recognize a provision for impairment at March 31, 2021. Further details on the assumptions used in the projections are described in Note 12.

12. Intangible assets

	Individual					
	03/31/2021			12/31/2020		
	Cost	Accumulated amortization	Net carrying amount	Cost	Accumulated amortization	Net carrying amount
Software	81,902	(51,253)	30,649	78,690	(48,750)	29,940
Goodwill	551,950	(196,148)	355,802	549,477	(184,732)	364,745
Lease contract (ii)	122,380	(86,014)	36,366	122,380	(84,378)	38,002
Service concession arrangement	10,230	(6,050)	4,180	10,230	(5,878)	4,352
Goodwill	109,368	-	109,368	109,386	-	109,386
Other	692	-	692	692	-	692
Total	876,522	(339,465)	537,057	870,855	(323,738)	547,117

	Consolidated					
	03/31/2021			12/31/2020		
	Cost	Accumulated amortization	Net carrying amount	Cost	Accumulated amortization	Net carrying amount
Software	102,027	(61,670)	40,357	97,429	(58,579)	38,850
Goodwill	753,438	(241,295)	512,143	750,965	(226,314)	524,651
Lease contract (ii)	117,963	(87,949)	30,014	117,963	(86,090)	31,873
Concession infrastructure use right (iii)	968,406	(47,918)	920,488	953,083	(31,770)	921,313
Service concession arrangement	23,143	(9,640)	13,503	23,143	(9,373)	13,770
Goodwill	118,464	-	118,464	118,482	-	118,482
Other	1,417	(120)	1,297	1,417	(120)	1,297
Total	2,084,858	(448,592)	1,636,266	2,062,482	(412,246)	1,650,236

Changes in intangible assets for the period ended March 31, 2021 and year ended December 31, 2020 are as follows:

	Individual					
	Balance at 01/01/2021	Additions	Write-offs	Transfers (i)	Amortization	Balance at 03/31/2021
Carrying amount						
Software	29,940	3,284	(31)	-	(2,544)	30,649
Goodwill	364,745	2,473	-	-	(11,416)	355,802
Lease contract (ii)	38,002	-	-	-	(1,636)	36,366
Service concession arrangement	4,352	-	-	-	(172)	4,180
Goodwill	109,386	-	(18)	-	-	109,368
Other	692	-	-	-	-	692
Total	547,117	5,757	(49)	-	(15,768)	537,057

	Consolidated					
	Balance at 01/01/2020	Additions	Write-offs	Transfers (i)	Amortization	Balance at 12/31/2020
Carrying amount						
Software	26,086	13,423	(53)	-	(9,516)	29,940
Goodwill	396,809	14,478	(2,286)	-	(44,256)	364,745
Lease contract (ii)	49,002	-	-	-	(11,000)	38,002
Service concession arrangement	5,040	-	-	-	(688)	4,352
Goodwill	109,368	18	-	-	-	109,386
Other	692	-	-	-	-	692
Total	586,997	27,919	(2,339)	-	(65,460)	547,117

	Consolidated					Balance at 03/31/2021
	Balance at 01/01/2021	Additions	Write-offs	Transfers (i)	Amortization	
Carrying amount						
Software	38,850	4,756	(40)	-	(3,209)	40,357
Goodwill	524,651	2,473	-	-	(14,981)	512,143
Lease contract (ii)	31,873	-	-	-	(1,859)	30,014
Concession infrastructure use right (iii)	921,313	15,323	-	-	(16,148)	920,488
Service concession arrangement	13,770	-	-	-	(267)	13,503
Goodwill	118,482	-	(18)	-	-	118,464
Other	1,297	-	-	-	-	1,297
Total	1,650,236	22,552	(58)	-	(36,464)	1,636,266

	Consolidated					Balance at 12/31/2020
	Balance at 01/01/2020	Additions	Write-offs (iv)	Transfers (i)	Amortization	
Carrying amount						
Software	30,591	20,160	(70)	-	(11,831)	38,850
Goodwill	553,171	30,517	(2,280)	-	(56,757)	524,651
Lease contract (ii)	43,767	-	-	-	(11,894)	31,873
Concession infrastructure use right (iii)	140,766	958,185	(137,032)	(434)	(40,172)	921,313
Service concession arrangement	14,838	-	-	-	(1,068)	13,770
Goodwill	118,464	18	-	-	-	118,482
Other	1,293	4	-	-	-	1,297
Total	902,890	1,008,884	(139,382)	(434)	(121,722)	1,650,236

(i) Transfers to others asset accounts.

(ii) Lease contract refers to the 1st purchase price allocation referring to favorable terms in the lease contracts of acquirees Azera, Minas Park, Multivagas, Injetpark, OW, EWS and Calvitium in relation to the market value of the respective leases upon acquisition of these companies.

(iii) On May 19, 2020, the Company entered into a concession arrangement with the São Paulo City Government, comprising the operation of pay-and-display parking areas in public streets in the city of São Paulo, the so-called *Zona Azul*, in accordance with the provisions of the International Call for Tender No. 001/SMT/2019. Due to this arrangement, the Company recorded a grant in the amount of R\$595,355. An additional amount was recorded as a matching entry against obligations payable to grantor (see Note 16).

(iv) The main difference results from the return of the parking lot operations in the Salvador International Airport. For more information, see Note 15.

Impairment testing of goodwill paid for expected future profitability and intangible assets with indefinite useful lives

Assets with indefinite useful lives, such as goodwill, are tested for impairment on an annual basis, regardless of the existence of impairment indications. The Company tested goodwill for impairment at December 31, 2020 and 2019, and no indications of impairment were found.

In conducting impairment tests, the carrying amount of an asset or cash-generating unit is compared to its recoverable amount. The Company has allocated goodwill and performed impairment tests on allocated goodwill based on operating segments, see Note 24 for goodwill allocation. Recoverable amount is the higher of an asset's fair value less costs to sell and its value in use. Considering the specific characteristics of the Company's assets, the recoverable amount used in the impairment test is the value in use, unless otherwise stated.

This value in use is estimated based of the present value of future cash flows, resulting from the Company's best estimates. Cash flows arising from the ongoing use of the related assets are adjusted for specific risks and use the pretax discount rate of 11.81% p.a. to 14.02% p.a. This rate derives from Weighted Average Capital Cost rate (Nominal WACC). At December 31, 2020, significant assumptions are: the Company's economic and financial assessment, a projected horizon comprising the period from March 2021 to December 2031, deriving from its budget for the next ten years, considering the present value of the cash flow perpetuity projected for the last year, with constant nominal growth of 3.3% p.a. This corresponds to the expected long-term inflation, as projected by the Central Bank of Brazil. The impairment test of the Company's intangible assets concluded that the Company does not need to recognize losses on said assets.

As an assumption of growth in net revenue from services provided, we use GDP + inflation for the period from March 31, 2021 to 2025 and from 2026 to 2031 (and perpetuity) 0% p.a. real growth + inflation for the leased and managed segments, own operations, off-street concessions, long-term private contracts and others; -19% p.a. real (revenue losses estimated by management due to non-renewal of contracts expiring in the period) + inflation for the period from March 31, 2021 to 2025 and from 2026 to 2031 (and perpetuity) 0% p.a. real growth + inflation for the on-street concessions segment.

The growth assumption for Costs of services considers 100% of the variable costs with net revenue from services provided, considering a margin recovery based on management's expectations about the segment's normalized margin in terms of percentage of net operating revenue (and compatible with segment history).

The Company performed a sensitivity analysis of the impairment test of goodwill paid based on expected future profitability and intangible assets with an indefinite useful life, applying the sensitivity of the WACC discount rate (+/- 1%) by operating segment, and concluded that the assets were not impaired at December 31, 2020.

13. Loans, financing and debentures

Index	Rate	Maturity	Guarantees	Individual		Consolidated		
				03/31/2021	12/31/2020	03/31/2021	12/31/2020	
Domestic currency								
FINAME/ BNDES	TJLP	5.75% p.a.	09/15/2021	Lien + guarantees	-	-	3	4
FINAME/ BNDES	TJLP	5.75% p.a.	09/15/2021	Lien + guarantees	-	-	10	16
PROINFRA	Fixed	11.18% p.a.	12/10/2027	Letter of guarantee + escrow account	-	-	26,153	26,729
Debentures	CDI	1.9% p.a.	05/09/2024	Mortgage (45 million) + receivables assigned + guarantees	317,509	342,433	317,509	342,433
					Lien + assignment of receivables + guarantees	-	-	152,868
Debentures	CDI	4.4% p.a.	08/25/2025	Lien + assignment of receivables + guarantees	-	-	150,365	152,637
Working capital + Swap	CDI	3.5% p.a.	06/09/2022	SWAP+CDBs	21,000	-	21,000	-
Working capital + Swap	CDI	4.32% p.a.	03/10/2023	Standby+SWAP+guarantees	49,383	-	49,383	-
Working capital	TJLP	0.8% p.a.	12/15/2030	Letter of guarantee BTG	20,402	-	20,402	-
Working capital	CDI	7.15% p.a.	04/01/2022	Standby	29,000	-	29,000	-
Working capital	CDI	4.0% p.a.	02/02/2026	Standby	75,037	-	75,037	-
Working capital	CDI	3.7% p.a.	10/04/2021	Guarantee	50,222	50,197	50,222	50,197
Working capital	CDI	4.22% p.a.	12/13/2021	Guarantee	-	50,164	-	50,164
Working capital	CDI	4.32% p.a.	04/13/2021	Guarantees	-	30,586	-	30,586
Working capital	CDI	3.90% p.a.	09/28/2021	Guarantee	70,036	70,048	70,036	70,048
Borrowing costs					(5,148)	(3,974)	(8,660)	(7,943)
Total					627,441	539,454	953,328	865,203
Current liabilities					231,604	301,366	406,445	473,634
Noncurrent liabilities					395,837	238,088	546,883	391,569
Total					627,441	539,454	953,328	865,203

The Company did not capitalize borrowing costs in property and equipment because it does not have qualifying assets in the period ended March 31, 2021.



Changes in loans, financing and debentures are as follows:

	Individual	Consolidated
At December 31, 2019	453,414	478,014
Amount raised	101,749	101,749
Repayment of principal	(99,453)	(100,082)
Payment of interest	(7,910)	(8,593)
Interest allocation	6,554	7,233
Foreign exchange differences	12,001	12,001
Commissions	298	334
At March 31, 2020	466,653	490,656
At December 31, 2020	539,454	865,203
Amount raised	195,356	195,356
Repayment of principal	(105,784)	(107,879)
Payment of interest	(7,354)	(10,682)
Interest allocation	6,167	11,271
Foreign exchange differences	(810)	(810)
Commissions	412	869
At March 31, 2021	627,441	953,328

At March 31, 2021 and December 31, 2020, the Company has outstanding swap transactions for the translation of loans made in foreign currency into debt in CDI.

9th issue of debentures Allpark Empreendimentos, Participações e Serviços

The characteristics of debentures issued are as follows:

	9 th issue
Issue:	350,000
Total amount:	350,000
Series:	Single
Class and convertibility:	Non-convertible into Company shares
Guarantee:	Mortgaged property amounting to R\$45,000 and receivables assigned (Note 8)
Issue date:	05/09/2019
Maturity date:	05/09/2024
Covenants:	Yes
Date of settlement:	-

On May 9, 2019, the Company completed the 9th issue of debentures in the total amount of R\$350,000, as detailed in the previous table. Thus, the Company settled the obligations related to the 6th and 7th issues in advance, as well as other loan agreements, since the cost of debt of the 9th issue is lower. The Company settled between the months of May and June 2019 the principal and interest amounts of the 6th and 7th issues in the amount of R\$181,257 net of their respective issue costs. Amounts remaining from funds raised will be allocated to operations. Costs with the 9th issue of debentures as at March 31, 2021 amounted to R\$3,319 (Individual and Consolidated), allocated as reducing items of debenture balance to be settled, and monthly allocated to profit or loss, over the pro-rata day maturity flow, using the effective interest rate.

The 9th issue debentures is conditioned to the following covenants, assessed on an annual basis, the first check taking place at December 31 of each year:

- (a) Net debt/Adjusted EBITDA equal to or lower than 3.0;
- (b) Net debt/equity equal to or lower than 3.0;
- (c) Adjusted EBITDA/ finance costs equal to or greater than 1.0.

At December 31, 2020, the Company was compliant with the conditions established for the 9th issue debentures.

1st Issue of debentures Z.A Digital de São Paulo Sistema de Estacionamento Rotativo S.A.

On September 17, 2020, Z.A Digital de São Paulo Sistema de Estacionamento Rotativo S.A. ("Z.A. Digital"), an indirect subsidiary of the Company, issued 300,000 debentures, of which 150,000 of the first series and 150,000 of the second series, all with nominal unit value of R\$1,000.00, totaling R\$300,000,000.00 on the respective issue dates. Debenture issue costs at March 31, 2021 totaled R\$2,545.

	First series debentures	Second series debentures
Issue:	150.000	150.000
Total amount:	150.000	150.000
Series:	Single	Single
Class and convertibility:	Non-convertible into Company shares	Non-convertible into Company shares
Guarantee:	Receivables assigned – gross profit and related parties	Receivables assigned – gross profit and related parties
Issue date:	25/08/2020	17/09/2020
Maturity date:	25/08/2025	17/12/2021
Covenants:	Yes	Yes
Date of early settlement	-	-

Z.A. Digital debentures are conditioned to the following covenants, assessed on an annual basis, the first check taking place at December 31, 2021:

- (a) $(\text{EBITDA} - \text{fixed monthly grant} - \text{IR/CS} + \text{working capital difference}) / (\text{amortization} + \text{interest})$ equal to or greater than 1.30.

Except for the debentures shown above, loans have no security interest.

At March 31, 2021, the aging list of noncurrent amounts is as follows:

	Individual	Consolidated
2022	157,629	180,915
2023	132,381	175,416
2024	64,803	109,644
2025	23,566	55,748
2026	6,263	10,054
2027	11,195	15,106
	395,837	546,883

14. Derivative financial instruments

	Individual and Consolidated	
	03/31/2021	12/31/2020
Foreign exchange derivatives (swap) (a)	2,383	-
	2,383	-

- (a) Derivative financial instruments to hedge against the currency risk.

The Company classifies derivative financial instruments under Swap derivatives, which were taken out to hedge against the currency risk arising from loans and financing denominated in foreign currency. The Company does not apply the hedge accounting.



Consolidated	Principal							
	Principal amount (notional)		Curve value		Fair value		Gain/(loss) MTM	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Long position:								
Long position – dollar	71,000	-	72,603	-	74,986	-	(2,383)	-
Short position:								
Short position - CDI	(71,000)	-	(71,193)	-	(71,193)	-	-	-
	-	-	1,410	-	3,793	-	(2,383)	-

Financial swap transactions consist in replacing foreign exchange difference with a restatement rate related to a percentage of the Bank Deposit Certificate (CDI) variation.

The Company and its subsidiaries make no investments in derivatives or any other risk financial instruments for speculative purposes.

Regarding the impacts of Covid-19, in accordance with management's assessment, it was concluded that the future fluctuations in the CDI and Dollar rates are already captured in the calculation methodology for measuring the fair values of financial instruments reflected in the financial positions of financial assets and liabilities.

15. Lease liability

Changes in lease liability in connection with the right of use of lease contracts are as follows:

	Individual	Consolidated
Balance at December 31, 2019	554,040	1,071,148
Additions	664	645
Write-offs (i)	(418,801)	(418,801)
Write-off of contingent lease	(36,820)	(36,820)
Remeasurements	21,940	51,029
Practical expedient – CVM Rule No. 859	(14,764)	(58,619)
Payments	(56,295)	(116,461)
Interest incurred	55,537	122,872
Balance at December 31, 2020	105,501	614,993
Write-offs	-	(17)
Remeasurements	93	1,886
Practical expedient – CVM Rule No. 859	(3,464)	(6,696)
Payments	(4,990)	(24,470)
Interest incurred	2,940	18,791
Balance at March 31, 2021	100,080	604,487
Current	34,160	119,996
Noncurrent	65,920	484,491

The Company presents in the table below the aging list of its contracts, undiscounted installments, reconciled with the balance at March 31, 2021:

Year	Individual	Consolidated
2022	19,732	95,844
2023	19,714	120,282
2024	15,524	114,620
2025	13,150	93,837
2026	11,420	66,551
More than 5 years	31,596	510,113
Total undiscounted amounts	111,136	1,001,247
Embedded interest	(45,216)	(516,756)
Lease liability balance	65,920	484,491

The Company determined the discount rates based on risk-free interest rates observed in the Brazilian market, for the terms of its contracts, adjusted to the Company's reality (credit spread), nominal rate. The spreads were obtained through surveys of the Company's debt instruments. The table below shows the rates adopted, vis-à-vis the terms of the contracts, as required by CPC 12, paragraph 33:

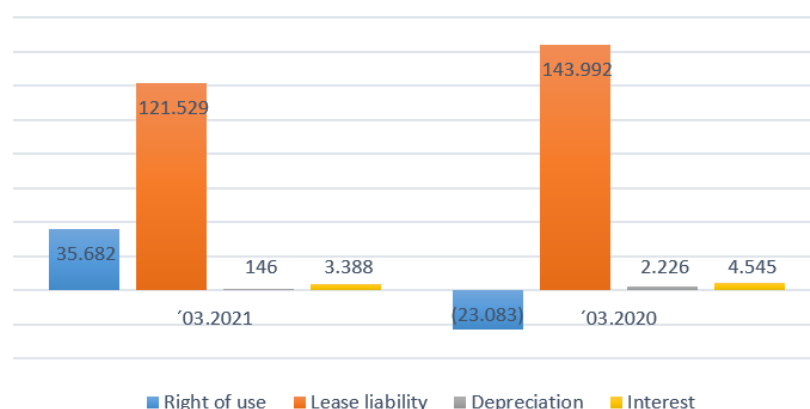
Contracts by term and discount rate	
Contractual terms	Rate % p.a.
4 years	9%
5 years	12%
6 years	13%
More than 7 years	14%

Additional information

In full compliance with IFRS 16/CPC 06 (R2) in measuring its lease liabilities and the right of use and consequent accounting record, the Company used the discounted cash flow model at the nominal interest rate without considering the projected future inflation on the flows to be discounted.

As required by CVM Memorandum Circular No. 2/2019, lease payments expected until the end of each contract are measured at the present value, including the projected future inflation and discounted at the incremental borrowing rate, i.e. the nominal interest rate. The Company shows below the net effects of the increases and decreases in lease liability balances (Note 15), the right of use and right-of-use depreciation expense (Note 10), and the finance costs (Note 23) for the periods ended March 31, 2021 and December 31, 2020.

Nominal rate x risk-free interest rate



The nominal interest rates reflect the rates used for calculation and accounting records under IFRS 16/CPC 06 (R2) – Leases determined at the lease inception. Additionally, as an assumption for the determination of future contractual cash flows that include the expected inflation, future market quotations obtained through B3 S.A. - Brasil, Bolsa, Balcão were used for the inflation indexes provided for in our lease contracts, such as the Extended Consumer Price Index (IPCA) and the General Market Price Index (IGPM). The inflation curves were obtained at the contract inception and at each adjustment date considering the remaining contractual term.

In compliance with CVM Rule No. 859, of July 7, 2020, the Company elected to adopt the practical expedient contained in item 46 of the rule. The impact of the adoption at March 31, 2021 is R\$3,464 on the individual statements (R\$14,764 at December 31, 2020) and R\$6,696 on the consolidated statements (R\$58,619 at December 31, 2020), substantially represented by discounts obtained, and it is shown in the statement of profit or loss as leases, under Cost of services.

16. Concession rights payable

	Consolidated	
	03/31/2021	12/31/2020
Fixed portions	347,608	347,608
	347,608	347,608
Current liabilities	52,256	50,064
Noncurrent liabilities	308,026	297,544
Total	360,282	347,608

EWS

On August 28, 2019, subsidiary E.W.S. Estacionamentos Salvador S.A. entered into an Agreement for the Assignment of Use of an Area of the Airport Complex, arising from the subrogation of the agreement related to Salvador International Airport, previously entered into with Infraero. As a result, the service concession arrangement entered into on July 28, 2017 is no longer in force, and was replaced by the agreement executed on August 28, 2019.

The referred to agreement maintains the same previous scope of operation of the airport area, except for the operation of advertising activities that will no longer be carried out by the Company, with installments to be paid to the new administrator (Salvador Airport Concession operator) measured monthly over fixed and variable amounts, and maintaining the same contractual term (until 2033).

With the subrogation of the agreement on December 31, 2019, the Company remeasured the balance recorded in Concession rights payable in the amount of R\$40,651 matched against Concession infrastructure use right in Intangible assets, see Note 12.

On October 1, 2020, due to the Company's strategic positioning, it elected to early close its parking operation at Salvador International Airport and the transfer the possession to the new parking operator. As a result, the Company wrote off the assets and liabilities related to the operation, in the amount of R\$137,028 of intangible assets, R\$39,759 of property and equipment, and R\$128,581 of concession rights payable, and recognized a provision related to the amounts under discussion with the concession operator, in the amount of R\$7,851, generating a negative impact on profit or loss amounting to R\$56,056.

Zona Azul Digital – São Paulo

On May 19, 2020, subsidiary Z.A Digital de São Paulo Sistema de Estacionamento Rotativo S.A. entered into a Private Instrument for the Assignment of Play-and-Display Parking Operation on streets and in public places in the city of São Paulo, with installments to be paid to the administrator (São Paulo City government) measured monthly on fixed and variable amounts, with a 15-year term as of July 15, 2020. The initial fixed grant was settled in 2020, the installments to be paid during the concession term are discussed below.

For the calculation, the Company considered the future flow of fixed payments to the granting authority in accordance with amounts and terms defined in the arrangement, adjusted to present value by the discount rate calculated. The discount rate was calculated considering the 7.57% p.a. DI projection calculated from the commencement of the arrangement (July 15, 2020) with a 15-year term, and a 4.57% p.a. spread calculated based on the interest rate of the debentures issued considering the 15-year term. At December 31, 2020, there were 174 installments falling due.

The aging list of noncurrent installments is as follows:

	Consolidated
2022	32,549
2023	39,160
2024	34,803
2025	30,937
2026 to 2035	170,577
	308,026

Changes are as follows:

	Consolidated	
	03/31/2021	12/31/2020
Opening balance:	347,608	119,133
Additions	-	353,555
Write-offs (i)	-	(128,581)
Monetary difference on concession rights payable	10,415	28,175
Payment of principal and restatement	(13,064)	(29,776)
Remeasurement	15,323	5,102
Closing balance	360,282	347,608

(i) Impact of derecognizing airport parking operation in Salvador.

17. Transactions with related parties

The Company, its subsidiaries, joint ventures, associates and shareholders enter into, among themselves and in the normal course of their business, financial and commercial transactions. These transactions include, in particular, the provision of funds for parking lots in the form of advances for capital increase, intercompany loan agreements and checking account to be used as a source of working capital, normally for specific cash flow needs, whose settlement does not exceed 30 days. Commercial transactions basically refer to the lease of certain parking lots to its related party Carmo Couri.

Intercompany transactions referring to trade accounts receivable and payable are conducted under conditions agreed by and between the parties and comprise transactions intended to cover the companies' daily cash flows (with no interest), such as insurance, uniforms and administrative apportionments.

The Company has no intercompany purchase and sale transactions.

17.1. Assets

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Current assets:				
Praça Edg Congonhas Empreendimentos S.A.	1	1	-	-
Calvítium Participações S.A.	1	1	-	-
Capital Parking Estacionamentos Ltda.	2	5	-	-
Riopark Estacionamentos e Garagens Ltda.	16	18	-	-
Estacionamento Cinelândia S.A.	-	28	-	-
Wellpark Estacionamento e Serviços Ltda.	56	89	-	-
Ews Estacionamento Salvador S.A.	100	111	-	-
Parking Tecnologia da Informação Ltda.	31	113	-	-
Primeira Estacionamentos Ltda.	348	275	-	-
Z.A.Digital de São Paulo Sistema de Estacionamento Rotativo S.A.	351	291	-	-
Saepart Soc. de Adm. Emp. e Part. Ltda.	401	391	-	-
Hora Park Sistema Estacionamentos Rotativos Ltda.	265	620	-	-
Azera Parking Ltda.	693	693	-	-
Estacionamento Cinelândia S.A.	37	-	-	-
Consórcio Estacionamento Centro Cívico	21	22	21	22
Consórcio Estacionamento Novo Centro	146	136	146	136
Estacionamento Hospital Marcelino Champagnat	171	53	-	-
Estacionamento Shopping Monte Carmo	91	69	-	-
Estacionamento Shopping Bay Market Center	210	190	210	190
Estacionamento Shopping Parque Aracajú	323	330	-	-
Estacionamento Shopping Parque Bahia	536	463	-	-
Estacionamento do Mogi Shopping	542	557	542	557
Estacionamento Shopping Bourbon Pompéia	1,861	2,971	1,861	2,971
Accounts receivable – equity holders (i)	2,655	2,655	18,957	18,957
Other	1	1	1	-
	8,859	10,083	21,738	22,833

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Noncurrent assets:				
Other	33	18	290	275
	33	18	290	275

17.2. Liabilities

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Current liabilities:				
Riopark Estacionamentos e Garagens Ltda.	1	-	-	-
Calvítium Participações S.A.	2	2	-	-
Capital Parking Estacionamentos Ltda.	5	5	-	-
Loop Gestão de Pátios S.A.	7	7	7	7
I-park Estacionamentos Inteligentes S.A.	8	8	-	-
Saepart Soc. de Adm. Emp. e Part. Ltda.	2	9	-	-
Autopark S.A.	5	10	-	-
Estacionamento Cinelândia S.A.	8	14	-	-
Primeira Estacionamentos Ltda.	111	94	-	-
Hora Park Sistema Estacionamentos Rotativos Ltda.	175	171	-	-
Wellpark Estacionamento e Serviços Ltda.	235	224	-	-
Consórcio Estacionamento Centro Cívico	1	1	1	1
Consórcio Estacionamento Novo Centro	1	1	1	1
Estacionamento Edifício Comercial Ahead	-	-	2	2
Estacionamento do Mogi Shopping	-	1	-	1
Estacionamento Shopping Bourbon Pompéia	-	3	-	3
Estacionamento Shopping Parque Bahia	175	177	-	-
Other	1	-	7	7
	737	727	18	22

	Individual		Consolidated	
	03/31/2021	12/31/2020	03/31/2021	12/31/2020
Noncurrent liabilities:				
Saepart Soc. de Adm. Emp. e Part. Ltda.	900	900	-	-
Parking Tecnologia da Informação Ltda.	2,389	3,500	-	-
Cellopark Estacionamentos Ltda.	1,300	1,300	-	-
Future capital contribution	-	-	33	18
	4,589	5,700	33	18

(i) Indemnity amounts related to lawsuits receivable from previous members or shareholders of acquirees.

(ii) On January 21, 2020, the Company settled its loan agreement with subsidiary EWS Parque Salvador S.A. entered into on October 1, 2013, with the purpose of raising cash flow to finance the operation of Salvador Airport.

Lease and goodwill

Goodwill and lease payments for the periods ended March 31, 2021 and December 31, 2020 are as follows:

	Individual and Consolidated	
	03/31/2021	12/31/2020
Leases paid	349	705
Total	349	705

Additionally, leases paid to Carmo Couri Engenharia e Construções Ltda. refer to 4 (four) lease contracts, with no grace period, with fixed and variable lease payments in installments (percentage on parking lot revenue), which are formalized under the same conditions for similar lease agreements, equivalent to other operations in the region where this operation is located.

Transactions with key management personnel

Key management personnel include the CEO and officers.

The Company does not make it a practice to grant post-employment, employment contract termination or any other long-term benefits.

Key management personnel compensation, which includes retention bonus for the year, amounted to R\$5,601 as at March 31, 2021 (R\$3,623 as at March 31, 2020), and is considered a short-term benefit. At March 31, 2021, the expense related to the stock option plan amounted to R\$0 (R\$1,298 at March 31, 2020).

Letter of guarantee – EWS

On July 7, 2020, EWS as the customer, BTG Pactual as the endorser, and the Company as the guarantor, entered into the “Letter of Guarantee No. FI162/20”, under which BTG Pactual will guarantee the payment of obligations assumed by EWS under the “Loan Facility Agreement under Instrument No. 187.2015.1139.3661”, entered into on December 10, 2015 with Banco do Nordeste do Brasil S.A., Wellpark Estacionamento e Serviços Ltda. and Hora Park Sistema de Parque Rotativo Ltda. (“Letter of Guarantee”). The Letter of Guarantee, in turn, is guaranteed by surety provided by the Company to guarantee the fulfillment of EWS obligations under the Letter of Guarantee (“Counter Guarantee”).

The Letter of Guarantee matures on June 23, 2022, and covers the amount of R\$25,405.

18. Provision for contingencies

The Company and its subsidiaries are parties to legal and administrative civil, labor and tax proceedings. Provisions for probable losses, if any, resulting from these lawsuits and proceedings are estimated and restated by the Company based on the opinion of its outside legal advisors.

The Company recorded provisions for tax, civil and labor contingencies whose settlement is likely to generate an outflow of economic benefits.



At March 31, 2021 and December 31, 2020, the Company maintained the following provisions, corresponding to legal and administrative proceedings whose likelihood of an unfavorable outcome was assessed as probable (for labor claims whose likelihood of an unfavorable outcome was assessed as probable and possible), as summarized below:

	Individual				Consolidated			
	Tax	Labor	Civil	Total	Tax	Labor	Civil	Total
Balance at December 31, 2019	184	8,783	2,002	10,969	294	9,262	18,491	28,047
Additions	-	-	-	-	-	-	1,299	1,299
Write-offs (payment)	-	(4,107)	-	(4,107)	-	(4,107)	-	(4,107)
Transfers	140	(1,236)	1,096	-	30	(858)	828	-
Balance at December 31, 2020 and March 31, 2021	324	3,440	3,098	6,862	324	4,297	20,618	25,239

Nature of the main claims for which a provision was set up by the Company:

Labor: the Company and investees recognize a provision for labor claims based on an average percentage of loss history of the past three years, considering the best estimate of amounts of claims pending judgment. Claims are related to overtime, severance pay, among others.

Civil: The main civil proceeding whose likelihood of an unfavorable outcome was rated as probable, in the amount of R\$16,841, is an out-of-court enforcement proceeding filed by Infraero, on July 26, 2005, to collect amounts related to the service concession arrangement for the operation of the parking lot in Rio de Janeiro International Airport - Galeão. This claim has a development whose likelihood of loss was rated as possible.

Possible risks

The Company and its subsidiaries are parties to tax and civil legal proceedings for which no provision was set up, as the likelihood of an unfavorable outcome therefor was classified by management and its outside legal advisors as possible. In Consolidated, contingencies whose likelihood of an unfavorable outcome was assessed as possible are as follows:

	03/31/2021
Civil proceedings	63,299
Tax proceedings	30,345
	<u>93,644</u>

Civil proceedings: The main civil proceedings whose likelihood of an unfavorable outcome is rated as possible are: i) R\$18,306 for an out-of-court enforcement proceeding filed by Infraero, on July 26, 2005, to collect amounts related to the service concession arrangement for the operation of the parking lot in Rio de Janeiro International Airport – Galeão; ii) R\$42,327 referring to the unenforceability of fixed lease payments that are under discussion in court, given the COVID-19 pandemic.

Tax proceedings: The main tax proceedings whose likelihood of an unfavorable outcome is possible are: i) tax collection claim filed by the City of Santo André, with the purpose of collecting amounts supposedly due as Service Tax (ISS) for the period from August/2011 to June/2014 in the amount of R\$3,907; ii) cancellation of IPTU from 2011 to 2014 at Santos Dumont Airport in the amount of R\$6,207.

The Company management assessed the impacts of Covid-19 and concluded that there are no factors indicating the need for a significant increase in its provision for tax, civil and labor contingencies.

Appeal bonds and judicial deposits

The Company is challenging the payment of certain taxes, contributions and labor obligations, and paid appeal bonds (restricted) at amounts equivalent to those pending a final court decision.

	Individual				Consolidated			
	Tax	Labor	Civil	Total	Tax	Labor	Civil	Total
Balance at December 31, 2019	506	3,235	1,206	4,947	506	4,299	1,682	6,487
Additions (deposits)	-	300	5,480	5,780	-	347	5,549	5,896
Reclassifications	101	(1,009)	908	-	101	(945)	844	-
Unfavorable outcome	-	(109)	(68)	(177)	-	(154)	(68)	(222)
Favorable outcome	-	(271)	(516)	(787)	-	(329)	(567)	(896)
Balance at December 31, 2020	607	2,146	7,010	9,763	607	3,218	7,440	11,265
Additions (deposits)	-	36	16	52	-	51	412	463
Reclassifications	-	-	-	-	-	-	-	-
Unfavorable outcome	-	(52)	(6)	(58)	-	(69)	(11)	(80)
Favorable outcome	-	-	-	-	-	-	-	-
Balance at March 31, 2021	607	2,130	7,020	9,757	607	3,200	7,841	11,648

19. Current and deferred income and social contribution taxes

Reconciliation of tax expense and the result of accounting profit multiplied by the tax rate for the periods ended March 31, 2021 and 2020 is as follows:

	Individual		Consolidated	
	03/31/2021	03/31/2020	03/31/2021	03/31/2020
Loss before income and social contribution taxes	(64,630)	(25,326)	(64,084)	(25,064)
Income and social contribution taxes at a statutory tax rate of 34%	21,974	8,611	21,789	8,522
Permanent differences:				
Equity pickup	(16,098)	(4,547)	(662)	(393)
Tax impact generated by Silent Partnerships (SCPs)	9	52	155	24
Other permanent differences	(169)	(1,009)	(345)	(1,002)
Temporary differences:				
Unrecognized deferred taxes on temporary differences	-	-	7,132	(225)
Unrecognized tax loss for the period	(8,331)	(7,979)	(24,665)	(10,795)
(Reversal of) / Provision for realization of deferred taxes	2,615	4,872	(4,023)	3,407
Income and social contribution tax expenses	-	-	(619)	(462)
Current	-	-	(619)	(462)
Deferred	-	-	-	-
	-	-	(619)	(462)



Deferred income and social contribution taxes

At March 31, 2021, the Company's income and social contribution tax loss carryforwards (Individual) amounted to approximately R\$466,260 (R\$441,754 at December 31, 2020) and income and social contribution tax loss carryforwards (Consolidated) amounted to approximately R\$775,696 (R\$702,880 at December 31, 2020). The Company did not recognize the potential tax credit from deferred income and social contribution taxes at March 31, 2021 and December 31, 2020.

20. Equity

Capital

At March 31, 2021 and December 31, 2020, fully subscribed and paid-in capital amounted to R\$512,453 (R\$489,641 net of share issue costs), comprising 193,771,106 registered common shares with no par value, held as follows:

Shareholding structure	March 31, 2021 and December 31, 2020	
	Common shares	%
Fundo de investimento em Participações Maranello – Multiestratégico	76,890,226	39.68%
Riverside FIP	56,698,371	29.26%
FIP Brasil de Governança Corporativa	-	-
FIP Valbuena	13,175,000	6.80%
TSEMF III Brazil S.a.r.l.	6,044,430	3.12%
Tempranillo	5,055,500	2.61%
TSEMF IV Brazil S.a.r.l.	3,488,954	1.80%
Other	32,418,625	16.73%
Total	193,771,106	100.00%

The Company's authorized capital is 2,100,000,000 common shares, thus the capital can be increased within the aforementioned limit. The Board of Directors is the body that decides on the increase and the consequent issue of new shares.

The Special General Meeting held on February 11, 2020, approved the conversion of all Company issued preferred shares into Company issued common shares, in the proportion of 1:1.12785198, as provided for in the articles of incorporation then in force, thus 6,567,712 (six million, five hundred and sixty-seven thousand and seven hundred and twelve) Company issued preferred shares, corresponding to all Company issued preferred shares, were converted into 7,407,407 (seven million, four hundred and seven thousand and four hundred and seven) Company issued common shares, all registered and with no par value, with the same rights and conditions as the common shares already issued by the Company.

All common shares issued by the Company were split in the proportion of 1:7, so that the Company's capital now comprises 161,335,153 (one hundred and sixty-one million, three hundred and thirty-five thousand one hundred and fifty-three) registered common shares with no par value.

The number of shares subject to the authorized capital changed as a result of the abovementioned split, thus the Company's authorized capital is now 2,100,000,000 common shares; the Board of Directors is the body that decides on the increase and the consequent issue of new shares, within the authorized capital limit.

On May 15, 2020, the Company made its initial public offering (IPO) with the issue of 28,600,000 new common shares. The offer price was R\$10.50 per common share. The Company's shares are listed on the *Novo Mercado* segment of the São Paulo Stock Exchange - B3 S.A. - Brasil, Bolsa, Balcão, under ticker symbol ALPK3.

Gross funding from the Initial Public Offering totaled R\$300,300. The funds raised were effectively contributed on May 18, 2020 and will be allocated to the São Paulo Pay-and-Display Concession.



Subscription warrants

On February 12, 2020, the Board of Directors approved the issuance of 462,017 subscription warrants. Each subscription warrant will grant its holder the right to subscribe Company issued common shares in an amount to be determined by applying the formula in the minutes, and, in any case, limited to 10 Company issued common shares. The issue price of the shares to be subscribed as a result of the exercise of the subscription warrant is R\$100.00 for a total of 4,620,170 common shares that can be subscribed due to the exercise of all subscription warrants, and such exercise should result in the payment proportional to the number of common shares effectively subscribed as a result of their exercise. The rights granted by subscription warrants may be exercised within five business days after the physical and financial settlement of the initial public offering of Company shares approved at the SGM held on February 11, 2020 (Offer). The rights granted by the subscription warrants can only be exercised if the physical and financial settlement of the Offer occurs until August 10, 2020, and if the physical and financial settlement of the Offer does not occur by that date, the subscription warrant holders lose their right to subscribe Company shares due to their subscription warrants. The rights granted by the subscription warrants are subject to the resolutive condition that the price per share obtained as a result of the procedure for collecting investment intentions carried out and organized by the coordinators of the Offer (Price per Share) is equal to or greater than R\$10.32 plus an amount equal to (a) the variation of the IPCA calculated from September 30, 2018 until the date the Company was registered as a category A securities issuer with CVM (in which case, if the IPCA for the month of registration has not yet been released, the index for the immediately preceding month shall be used and calculated on a pro rata basis to replace the index not yet released); plus (b) 4% per year, considering possible stock splits and other significant corporate events, in both cases, calculated on a pro rata die basis, until the Price per Share is defined. In the event of fulfillment of the abovementioned resolutive condition, subscription warrants and all rights granted thereby are terminated.

On March 20, 2020, the Board of Directors approved the issuance of subscription warrants, subscribed and paid in, amounting to 458,810 subscription warrants at the total exercise price of R\$99.31, equivalent to 3,835,953 common shares issued by the Company. That corresponds to the minimum subscription amount provided for in the Board of Directors' Meeting held on February 12, 2020. The cancellation of 3,027 subscription warrants was also approved, corresponding to the remaining unsubscribed subscription warrants and in relation to which, during the preemptive right exercise period, there was no request to subscribe the remaining warrants in the respective subscription forms.

On May 29, 2020, the Board of Directors approved the issuance, within the authorized capital limit, of 3,835,953 common shares, due to the exercise of the rights granted by the subscription warrants held by Riverside Fundo de Investimento em Participação Multiestratégia. The Company's capital increase was also approved, within the authorized capital limit, in the amount of R\$99.31 (ninety-nine reais and thirty-one cents), through the issuance of 3,835,953 registered, book-entry common shares with no par value, due to the exercise of the rights granted by the subscription warrants held by Riverside Fundo de Investimento em Participações Multiestratégia, totaling 193,771,106 registered, book-entry, common shares with no par value issued by the Company.

Capital reserve

This is the contra entry of stock option plan expenses in accordance with Note 29, goodwill reserve, capital reserve for future investments, and share issue costs (IPO). Share issue costs comprise costs of banks, lawyers, consultants, among others, initially totaling R\$22,813.

Dividends

The Company's Articles of Incorporation determine that shareholders are entitled to non-cumulative annual dividend corresponding to 25% of net income for the year, calculated under the terms of article 202 of the Brazilian Corporation Law.

The remaining net income balance, after legal provisions and allocation determined for dividends, will be allocated to the capital reserve, which shall not exceed 100% of the Company's capital. After the special income reserve balance reaches the limit, allocation of the remaining income will be determined at the Annual General Meeting.

The Company did not distribute dividends for the three-month periods ended March 31, 2021 and March 31, 2020.

21. Net revenue from services rendered

	Individual		Consolidated	
	03/31/2021	03/31/2020	03/31/2021	03/31/2020
Revenue:				
Operation of parking lots	114,103	196,892	143,331	247,732
Provision of management services	6,564	7,558	7,704	8,749
Operation of pay-and-display areas (<i>Zona Azul</i>)	-	-	23,002	14,560
Lease of spaces	912	2,628	1,101	3,027
Revenue as agent	71	218	71	218
Revenue from services rendered in events	1,402	2,149	1,645	2,254
Other revenue from services	14,129	3,369	14,331	5,139
	137,181	212,814	191,185	281,679
Deductions:				
PIS - 0.65% and 1.65%	(2,160)	(3,309)	(2,990)	(4,373)
COFINS - 3.00% and 7.65%	(10,100)	(15,223)	(13,921)	(20,122)
ISS - 2% to 5%	(5,931)	(10,083)	(8,417)	(13,181)
Other deductions	(242)	(409)	(377)	(622)
	118,748	183,790	165,480	243,381

22. Costs of services and expenses by nature

	Individual		Consolidated	
	03/31/2021	03/31/2020	03/31/2021	03/31/2020
Payroll and related charges	(48,111)	(68,115)	(59,455)	(83,035)
Leases	(31,465)	(43,039)	(36,797)	(50,415)
Services – individuals	(43)	(47)	(75)	(66)
Services – legal entities	(5,403)	(8,034)	(7,764)	(10,244)
General	(4,217)	(6,824)	(7,286)	(10,375)
Utilities	(3,024)	(3,060)	(4,886)	(4,279)
Maintenance	(3,095)	(3,550)	(4,290)	(4,506)
Insurance	(1,098)	(1,280)	(1,451)	(1,703)
Depreciation	(4,961)	(4,977)	(7,595)	(8,221)
Depreciation – right of use – administrative (i)	(335)	(321)	(458)	(499)
Depreciation – right of use – operations (ii)	(4,992)	(17,213)	(15,357)	(28,484)
Other costs and expenses	(2,321)	(2,128)	(3,893)	(3,192)
Total	(109,065)	(158,588)	(149,307)	(204,969)
Cost of services	(91,339)	(136,780)	(128,416)	(179,381)
General and administrative expenses	(17,158)	(21,778)	(19,616)	(25,564)
Other operating income (expenses), net	(568)	(30)	(1,275)	(24)
Total	(109,065)	(158,588)	(149,307)	(204,969)

- (i) Depreciation - right of use - administrative is net of PIS and COFINS tax credits on leases in the amounts of R\$33 for the three-month period ended March 31, 2021 and R\$45 for the three-month period ended March 31, 2020 (Individual), and R\$45 for the three-month period ended March 31, 2021 and R\$43 for the three-month period ended March 31, 2020 (Consolidated).
- (ii) Depreciation - right of use – operations is net of PIS and COFINS tax credits on leases in the amounts of R\$342 for the three-month period ended March 31, 2021 and R\$1,536 for the three-month period ended March 31, 2020 (Individual), and R\$1,248 for the three-month period ended March 31, 2021 and R\$2,659 for the three-month period ended March 31, 2020 (Consolidated).



23. Finance income (costs)

Finance income

	Individual		Consolidated	
	03/31/2021	03/31/2020	03/31/2021	03/31/2020
Interest on short-term investments	38	400	132	733
Discounts obtained	3	207	82	314
Interest income	161	176	171	187
Monetary differences	33	367	36	419
Foreign exchange differences	888	5,044	888	5,044
Fair value adjustment - swap	-	9,725	-	9,725
	1,123	15,919	1,309	16,422

Finance costs

	Individual		Consolidated	
	03/31/2021	03/31/2020	03/31/2021	03/31/2020
Interest	(6,487)	(6,826)	(11,617)	(7,527)
Interest on concession rights payable	-	-	(10,415)	(2,717)
Tax on financial transactions (IOF)	(3)	(59)	(13)	(76)
Commissions	(486)	(353)	(1,382)	(414)
Fair value adjustment – swap	(2,383)	-	(2,383)	-
Interest on leases (i)	(2,794)	(16,856)	(17,616)	(32,740)
Foreign exchange differences	(3)	(12,391)	(3)	(12,391)
Bank fees	(163)	(238)	(199)	(285)
Other finance costs	(3)	(137)	(26)	(157)
	(12,322)	(36,860)	(43,654)	(56,307)

- (i) Interest on leases is net of PIS and COFINS tax credits on leases in the amounts of R\$146 at March 31, 2021 and R\$1,286 at March 31, 2020 (Individual), and R\$1,176 at March 31, 2021 and R\$ 2,461 at March 31, 2020 (Consolidated).

24. Earnings per share

Basic and diluted earnings per share are calculated by dividing net income for the year, attributed to the Company's common shareholders, by the weighted average number of common shares outstanding during the year.

The following table reflects the income and share data used in the basic and diluted earnings per share calculations, already considering the effects of conversion and stock split (as restated), and the subscription warrant, in accordance with Note 19:

	Individual and Consolidated	
	03/31/2021	03/31/2020
Numerator - Basic		
Net income (loss) for the year attributable to controlling shareholders	(64,630)	(25,326)
Denominator - Basic		
Weighted average number of common shares	193,771,106	161,335,153
Stock options (Note 30) - in thousands	4,417,049	4,580,849
Weighted average number of shares - Diluted	193,771,106	161,335,153
Basic and diluted earnings per share	(0.3335)	(0.1570)

At March 31, 2021 and , the Company recorded an antidilutive effect related to: (i) options of share-based payment programs, with effect of R\$0.0074 in 2021 and R\$0.0043 in 2020.

25. Segment information

Operating segments are reported consistently with the internal reports provided to the Chief Operating Decision Maker (CODM) for purposes of assessment of each segment performance and resource allocation.

An operating segment is defined as a component of a company that engages in business activities from which it may earn revenues and incur expenses. Each operating segment is directly responsible for the revenues and expenses related to its operations. The chief operating decision makers assess each operating segment performance using information on its revenue and contribution margin, rather than using information on assets and liabilities.

There are no intersegment transactions, and the Company does not allocate administrative expenses, finance income and costs, and income and social contribution taxes to operating segments.

Segments internally reported are Leased and Managed Locations, Owned Locations, Concessions - On and Off-Street, Long-term Contracts, and Others. It should be noted that this model is modified over time, depending on how management sees the business. In the event of a change in methodology, prior periods will be reclassified for comparison purposes. The Company does not assess segment performance considering asset and liability balances or geographic region.

- **Leased and Managed Locations:** comprises agreements entered into with the private sector. There are parking operations in various segments, such as: commercial buildings, malls, hospitals, educational institutions, banks, and land. Agreements are for leases (fixed or variable leases, or a combination of both) and management (fixed or variable fee).
- **Owned Locations:** these are real estate acquisition agreements (garages or parking spaces) as a unit separate from the venture where it is located.
- **Off-Street Concessions:** comprises agreements with the Government, won through bidding. It may be related to infrastructure, which demands huge volumes of investments. These agreements are off-street, and mainly include airports and underground garages.
- **On-Street Concessions:** on-street pay-and-display parking space management agreements entered into with the City Administration, which grant the right of operation for a period from 5 to 10 years (renewable for the same period). The contra entry includes investments in pay-and-display machines, infrastructure, signs and markings, and initial grants in the cities of Americana, Araraquara, Belo Horizonte, Itajaí, Itatiba, Jacareí, Jaraguá do Sul, Juiz de Fora, Limeira, Mauá, Mogi das Cruzes, Pindamonhangaba, Piracicaba, Rio Claro, Salvador, Santa Bárbara d'Oestes, Santo André, São Bernardo do Campo, São Carlos, São João da Boa Vista, São Paulo, Taubaté and Vila Velha.
- **Long-term Contracts:** include agreements entered into with the private sector and demand investments in infrastructure and/or initial grant. We highlight parking operations in the following segments: commercial buildings, airports, educational institutions, among others.
- **Others:** secondary revenues that are not specifically identifiable to an operating segment, such as operation of investee in Loop, franchise revenues, and specific operations considered extraordinary.

At March 31, 2021 and 2020, segment information was as follows:

		Consolidated															
		Leased and managed locations		Long-term contracts		Owned locations		Concessions - Off-street		Concessions- On-street		Others		Unallocated		Total	
Note		03/31/2021	03/31/2020	03/31/2021	03/31/2020	03/31/2021	03/31/2020	03/31/2021	03/31/2020	03/31/2021	03/31/2020	03/31/2021	03/31/2020	03/31/2021	03/31/2020	03/31/2021	03/31/2020
Net revenue from services rendered	21	71,786	115,049	54,561	77,799	4,834	8,144	14,560	29,642	19,691	12,547	48	200	-	-	165,480	243,381
Gross profit (c)		12,163	21,436	25,680	46,862	1,404	3,945	11,441	26,628	9,756	2,224	30	60	-	-	60,474	101,155
General and administrative expenses (a)	22	-	-	-	-	-	-	-	-	-	-	-	-	(19,616)	(25,564)	(19,616)	(25,564)
Other operating income (expenses), net	22	-	-	-	-	-	-	-	-	-	-	-	(24)	(1,275)	-	(1,275)	(24)
Equity pickup	9	-	-	-	-	45	66	(6)	90	-	-	(1,488)	(1,312)	-	-	(1,449)	(1,156)
Income (loss) before depreciation and amortization		12,163	21,436	25,680	46,862	1,449	4,011	11,435	26,718	9,756	2,224	(1,458)	(1,276)	(20,891)	(25,564)	38,134	74,411
Depreciation (cost of services) (d)		(6,905)	(8,124)	(2,653)	(14,048)	(623)	(538)	(11,114)	(12,395)	(1,114)	(985)	(143)	(222)	(858)	(843)	(23,410)	(37,155)
Amortization of intangible assets		(4,140)	(4,857)	(9,445)	(9,484)	(61)	(65)	(2,621)	(4,920)	(17,454)	(768)	(478)	(357)	(2,264)	(1,984)	(36,463)	(22,435)
Income before finance income (costs)		1,118	8,455	13,582	23,330	765	3,408	(2,300)	9,403	(8,812)	471	(2,079)	(1,855)	(24,013)	(28,391)	(21,739)	14,821
Finance income	23	-	-	-	-	-	-	-	-	-	-	-	-	1,309	16,422	1,309	16,422
Finance costs	23	-	-	-	-	-	-	-	-	-	-	-	-	(43,654)	(56,307)	(43,654)	(56,307)
Loss before income and social contribution taxes		1,118	8,455	13,582	23,330	765	3,408	(2,300)	9,403	(8,812)	471	(2,079)	(1,855)	(66,358)	(68,276)	(64,084)	(25,064)
Current income and social contribution taxes (b)	19	-	-	-	-	-	-	-	-	-	-	-	-	(619)	(462)	(619)	(462)
Deferred income and social contribution taxes	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Income (loss) for the year		1,118	8,455	13,582	23,330	765	3,408	(2,300)	9,403	(8,812)	471	(2,079)	(1,855)	(66,977)	(68,738)	(64,703)	(25,526)

- (a) Management separately monitors operating income (loss) of business units in order to make decisions on fund allocation and evaluate performance. Performance of segments is assessed based on revenue and contribution margin. Administrative expenses, Company's finance income (costs), and income taxes are managed at the Company level, rather than allocated to the operating segments.
- (b) Current income and social contribution taxes are allocated only to companies with one segment only.
- (c) Gross profit from the segments is reconciled to the statement of profit or loss for the years, reducing the line of depreciation of costs of services.
- (d) Depreciation of the right of use of operations is net of PIS and COFINS tax credits on leases of operating lease contracts in the amounts of R\$1,294 at March 31, 2021 and R\$2,702 at March 31, 2020.

Other significant information

	Consolidated																
	Note	Leased and managed locations		Long-term contracts		Owned locations		Concessions - Off-street		Concessions - On-street		Others		Unallocated		Total	
		03/31/2020	12/31/2019	03/31/2020	12/31/2019	03/31/2020	12/31/2019	03/31/2020	12/31/2019	03/31/2020	12/31/2019	03/31/2020	12/31/2019	03/31/2020	12/31/2019	03/31/2020	12/31/2019
Property and equipment																	
Acquisition cost		186,443	185,745	78,932	78,640	99,540	99,388	85,009	84,807	54,278	52,300	4,406	4,152	27,219	26,794	535,827	531,826
Depreciation		(121,766)	(119,451)	(47,785)	(46,428)	(29,552)	(29,049)	(49,350)	(48,232)	(28,551)	(30,233)	(4,134)	(3,961)	(16,524)	(16,134)	(297,662)	(293,488)
	11	64,677	66,294	31,147	32,212	69,988	70,339	35,659	36,575	25,727	22,067	272	191	10,695	10,660	238,165	238,338
Intangible assets																	
Goodwill		103,528	103,528	1,663	1,663	-	-	10,260	10,278	828	828	2,185	2,185	-	-	118,464	118,482
Other intangible assets:																	
Acquisition cost		177,360	175,866	511,113	509,915	3,217	3,205	167,510	167,485	1,018,797	1,003,458	15,250	14,122	73,147	69,950	1,966,394	1,944,001
Amortization		(114,322)	(110,223)	(175,219)	(165,774)	(1,044)	(982)	(45,153)	(42,532)	(59,163)	(41,785)	(8,243)	(7,766)	(45,448)	(43,185)	(448,592)	(412,247)
	12	166,566	169,171	337,557	345,804	2,173	2,223	132,617	135,231	960,462	962,501	9,192	8,541	27,699	26,765	1,636,266	1,650,236
Right of use																	
Cost of right of use		184,353	184,286	244,943	244,930	1,557	1,557	614,243	612,554	2,750	2,645	-	-	24,735	24,734	1,072,581	1,070,706
Depreciation of right of use		(144,548)	(140,362)	(208,771)	(207,143)	(1,284)	(1,245)	(207,966)	(197,278)	(2,154)	(2,090)	-	-	(13,682)	(13,178)	(578,405)	(561,296)
	10	39,805	43,924	36,172	37,787	273	312	406,277	415,276	596	555	-	-	11,053	11,556	494,176	509,410
Additions																	
Capital invested in property and equipment	11	2,051	9,189	209	4,053	152	1,074	202	1,997	5,497	7,674	214	604	347	618	8,672	25,209
Capital invested in intangible assets	12	1,560	14,470	1,193	2,310	12	27	25	5,432	16,670	971,556	1	2,452	3,091	12,637	22,552	1,008,884
Total capital invested		3,611	23,659	1,402	6,363	164	1,101	227	7,429	22,167	979,230	215	3,056	3,438	13,255	31,224	1,034,093



26. Financial instruments and financial risk management policies

Financial instruments carried by the Company at March 31, 2021 and December 31, 2020 are mainly the following:

Cash and cash equivalents

Cash and cash equivalents basically comprise investments in CDB (Bank Deposit Certificates), which are restated by reference to the CDI rates.

Loans and financing

Loans and financing are subject to the rates described in Note 12.

Debentures

Debentures are subject to the CDI variation, plus an average percentage of 1.9% p.a., as disclosed in Note 12.

Derivative financial instruments

Derivative financial instruments are subject to the rates described in Note 13.

Accounts payable for investments made

Accounts payable for investments made are pegged to the IPCA, and restated over the year.

Credit risk

The Company's main operation is rendering parking services that are settled in cash or through major credit and debit cards existing in the market. The Company rates the credit risk as low.

Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market prices include two types of risk: (i) interest rate risk, and (ii) currency risk. Liabilities subject to floating interest rates expose the Company to the risk of changes in market interest rates. These obligations and related indexes are described below:

	Note	Index	Individual		Consolidated	
			03/31/2020	12/31/2019	03/31/2020	12/31/2019
Financial assets:						
Bank deposit certificate	4	CDI	73,687	2,157	102,253	37,313
			<u>73,687</u>	<u>2,157</u>	<u>102,253</u>	<u>37,313</u>
Financial liabilities:						
Working capital	13	CDI	244,697	200,995	244,697	200,995
Working capital - swap	13	Dollar (i)	70,383	-	70,383	-
Debentures	13	CDI	317,509	342,433	620,742	645,402
Derivative financial instruments	14	CDI	2,383	-	2,383	-
Lease liability	15	INPC	100,080	105,501	604,487	614,993
Concession rights payable	16	IPCA	-	-	360,282	347,608
Accounts payable for investments made		IPCA/IGP-M	6,095	5,815	6,095	5,815
			<u>741,147</u>	<u>654,744</u>	<u>1,909,069</u>	<u>1,814,813</u>

(i) While the loan is denominated in US\$, the Company entered into a swap transaction to convert the debt into CDI. See Note 14.



Currency risk

Currency risk is the risk that fair value of future cash flows of a financial instrument fluctuates due to changes in exchange rates. The Company's exposure to the risk of foreign exchange differences mainly refers to loans as a source of working capital. The Company has a swap contract to convert the debt into CDI.

Liquidity risk

Management continuously monitors the Company's liquidity needs in order to ensure that it has sufficient cash to meet its operational needs.

Given the business dynamics of the Company and its subsidiaries, the Treasury Department aims to maintain balance between fund availability and flexibility through working capital.

In addition, the Treasury Department monitors the consolidated liquidity ratio, considering the expected cash flows matched against the unused credit facilities.

The following table shows the liquidity risks of significant financial liabilities by maturity, and reflects the Company's undiscounted financial flow at March 31, 2021 and December 31, 2020.

At March 31, 2021	Individual				Total	Consolidated				
	Book balance	1 to 12 months	1 to 5 years	> 5 years		Book balance	1 to 12 months	1 to 5 years	> 5 years	Total
Loans, financing and debentures	627,441	236,750	384,642	11,195	632,587	953,328	415,104	531,778	15,105	961,987
Trade accounts payable	29,161	27,754	1,407	-	29,161	86,231	84,680	1,551	-	86,231
Lease liability	100,080	31,869	82,313	28,823	143,005	604,487	120,289	506,665	494,581	1,121,535
Accounts payable for investments made	6,095	6,095	-	-	6,095	6,095	6,095	-	-	6,095
Concession rights payable	-	-	-	-	-	360,282	52,257	261,284	431,118	744,659
	762,777	302,468	468,362	40,018	810,848	2,010,423	678,425	1,301,278	940,804	2,920,507

At December 31, 2020	Individual				Total	Consolidated				
	Book balance	1 to 12 months	1 to 5 years	> 5 years		Book balance	1 to 12 months	1 to 5 years	> 5 years	Total
Loans, financing and debentures	539,454	305,339	97,902	140,187	543,428	865,203	332,894	276,559	263,693	873,146
Trade accounts payable	40,220	38,595	1,625	-	40,220	84,740	82,972	1,768	-	84,740
Lease liability	105,501	32,888	86,980	31,774	151,642	614,993	133,463	511,291	486,556	1,131,310
Accounts payable for investments made	5,815	2,000	3,815	-	5,815	5,815	2,000	3,815	-	5,815
Concession rights payable	-	-	-	-	-	347,608	50,064	250,320	425,544	725,928
	690,990	378,822	190,322	171,961	741,105	1,918,359	601,393	1,043,753	1,175,793	2,820,939

Capital management

The Company's objective regarding capital management is maintaining the investment capacity, which enables growth and return to its investors.

Accordingly, the financial leverage ratio is the result of net debt divided by equity. Net debt results from total loans, financing, debentures, lease liabilities (current and noncurrent), less total cash and cash equivalents.

There were no changes in capital management objectives, policies and procedures over the periods presented.

Sensitivity analysis of financial instruments

The sensitivity analysis for each type of market considered significant by management is presented in the table below.

For the probable scenario, a one-year horizon was considered in management's assessment. In addition, two other scenarios (A) and (B) are presented. The Company assumes a 25% increase (scenario A) and 50% increase (scenario B - extreme situation) in market projection for the CDI rate of the probable scenario.



Consolidated	Note	Index	03/31/2021	Probable	Market projections	
					Scenario A	Scenario B
Loans and financing	12	CDI	332,586	339,969	341,815	343,661
Debentures	12	CDI	620,742	634,522	637,968	641,413
Accounts payable for investments made	16	IPCA	6,095	6,467	6,560	6,653
			959,423	980,958	986,343	991,727
Bank deposit certificate	4	CDI	102,253	104,523	105,091	105,658
			102,253	104,523	105,091	105,658
Total exposure, net			857,170	876,435	881,252	886,069
Loss				(19,265)	(24,082)	(28,899)

Individual	Note	Index	03/31/2021	Probable	Market projections	
					Scenario A	Scenario B
Loans and financing	12	CDI	309,932	316,812	318,533	320,253
Debentures	12	CDI	317,509	324,558	326,320	328,082
Accounts payable for investments made	16	IPCA	6,095	6,467	6,560	6,653
			633,536	647,837	651,413	654,988
Bank deposit certificate	4	CDI	73,687	75,323	75,732	76,141
			73,687	75,323	75,732	76,141
Total exposure, net			559,849	572,514	575,681	578,847
Loss				(12,665)	(15,832)	(18,998)

Total net effect of the abovementioned scenarios is basically due to the Company's exposure to CDI and IPCA.

The cumulative 12-month CDI rates used in scenarios Probable, (A) and (B) were 2.22%, 2.78% and 3.33%. The cumulative 12-month IPCA rates used in scenarios Probable, (A) and (B) were 6.10%, 7.63% and 9.15%. The CDI and IPCA projection was extracted from Anbima's and IBGE's websites.

27. Fair value

Financial instrument fair value calculation methodology

Fair value is defined as the amount for which an asset could be exchanged, or a liability settled, between knowledgeable and willing parties in an arm's length transaction.

The Company adopts CPC 40/IFRS 7 for financial instruments measured at fair value in the Statement of Financial Position, which requires disclosure of the fair value measurements at the following fair value measurement hierarchy level:

- Quoted (unadjusted) prices in active markets for identical assets and liabilities (Level 1);
- Inputs other than quoted prices included in Level 1 that are adopted by the market for the asset or liability, either directly (i.e. prices) or indirectly (i.e. derived from prices) (Level 2);
- Inputs for assets or liabilities that are not based on observable market data (i.e. unobservable inputs) (Level 3).



The following tables show the fair value measurement hierarchy level for the Company's consolidated assets and liabilities.

							03/31/2021
Consolidated	Note	Book balance	Total	Level 1	Level 2	Level 3	
Assets with fair value disclosed							
Noncurrent							
Investment property (c)	8	13,632	41,494	-	-	41,494	
Assets measured at fair value							
Cash and cash equivalents	4	105,320	105,320	105,320	-	-	
Trade accounts receivable	5	41,555	41,555	-	41,555	-	
Liabilities measured at fair value							
Derivative financial instruments (b)		2,383	2,383	-	2,383	-	
Liabilities with fair value disclosed							
Interest-bearing loans, financing and debentures (a)	13	953,328	953,328	-	953,328	-	
Trade accounts payable		86,231	86,231	-	86,231	-	
Accounts payable for investments made		6,095	6,095	-	6,095	-	
							12/31/2020
Consolidated	Note	Book balance	Total	Level 1	Level 2	Level 3	
Assets with fair value disclosed							
Noncurrent							
Investment property (c)	8	13,800	41,494	-	-	41,494	
Assets measured at fair value							
Cash and cash equivalents	4	42,109	42,109	42,109	-	-	
Trade accounts receivable	5	51,746	51,746	-	51,746	-	
Liabilities with fair value disclosed							
Interest-bearing loans, financing and debentures (a)	13	865,203	865,203	-	865,203	-	
Trade accounts payable		84,279	84,279	-	84,279	-	
Accounts payable for investments made		5,815	5,815	-	5,815	-	

(a) The book value of loans, financing and debentures presented in the interim financial statements approximates the fair value since the rates of these instruments are market values and there is no intention of early settlement. The debentures are private.

(b) Derivative transactions traded over the counter are measured at Level 2, as shown above.

(c) Investment properties are accounted for at cost. If they were recorded at their fair value, they would be classified as level 3. More information on the assumptions used in the calculation and sensitivity analysis is shown in Note 7.

We consider that the balances of trade accounts receivable, trade accounts payable, lease liabilities and accounts payable for investments made at carrying amount, less impairment, approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available for similar financial instruments.

Over the period ended March 31, 2021 and December 31, 2020, there were no transfers between Level 1 and Level 2 fair value assessments, and no transfers between Level 3 and Level 2 fair value assessments.



28. Insurance coverage

Insurance coverage is as follows:

Type of coverage	Coverage
Civil Liability and D&O	25,000
Vehicle insurance	4,700
Corporate insurance and fire in facilities	25,837
Insurance against accidents in garages	120,615
Cash robbery in garages	500
Total	<u>176,652</u>

The Company has insurance coverage at amounts considered sufficient by management to cover risks, if any, inherent in the operation and of its assets and/or liabilities.

In its main insurance policy, the Company covers all operating issues, which include: branches, related companies and associates.

The Company currently has an internal contingent event department that manages the Company's needs regarding taking out insurance and effectively contacting insurers in case of a contingent event.

At March 31, 2021 and December 31, 2020, the Company took out insurance from Tokio Marine Seguros to cover its operating activities. Other insurance coverage is taken out from first-tier insurers, considering premium, risks and contingent event policy.

29. Non-cash transactions

At March 31, 2021 and March 31, , the Company conducted non-cash transactions which, therefore, were not presented in the Statements of Cash Flows, as follows:

- Remeasurements and additions related to CPC 06 (R1) - IFRS 16, according to Notes 9 and 14.
- Share-based compensation, according to Note 32.
- Adoption of practical expedient in compliance with CVM Rule No. 859, of July 7, 2020, as per Note 14.
- Addition of goodwill to intangible assets related to new locations, of which R\$36 at March 31, 2021 and R\$5,368 at March 31, 2020 – Individual, and (R\$213) at March 31, 2021 and (R\$651) at March 31, 2020 – Consolidated.
- Remeasurement of concession rights payable, in accordance with Notes 16 and 12.

30. Share-based payment

The data on the volume and values of the options below are shown considering the effect of the stock split approved on February 11, 2020.

2011 Plan

On August 30, 2011, at the Company's Annual General Meeting, the creation of a stock option plan for shares issued by the Company was approved ("2011 Plan").



The Board of Directors, at a meeting held on July 3, 2013, approved the First Stock Option Plan (“2011 Plan”), whereby the beneficiary was granted a stock option for shares to be issued and sold by the Company.

The fair value of each option granted is estimated on the grant date using the Black & Scholes option pricing model, considering the following assumptions: (i) share price; (ii) strike price; (iii) risk-free interest rate; (iv) expected share price volatility; and (v) term until option expiry, as detailed in the table below. Options, when exercised, are converted into shares.

Information on the stock option program and assumptions used in the valuation are as follows:

2011 Plan – 2nd program

	Lot
	03/06/2013
Vesting date	03/06/2013
Strike price	2.33
Strike price (estimated) at the statement of financial position date	4.39
Risk-free interest rate %	8%
Contractual term for exercise per lot (days)	941
Expected dividend yield	0%
Share volatility in the market	24%
Total number of outstanding options	695,849
Total number of lost/expired options	-
Number of options exercised	-
Number of options to be exercised	695,849
Estimated fair value (R\$/share)	2.66

Considering the expected average life of the series, the maximum exercise term is 540 days from the date the employee ceases to be in a management position at Allpark and/or entities controlled by the Company. Options, when exercised, are converted into shares.

2019 Plan

On January 2, 2019, at the Company’s Annual General Meeting, the creation of a stock option plan for shares issued by the Company was approved (“2019 Plan – 1st program”).

On March 4, 2019, at the Annual General Meeting, the Company’s Board of Directors approved the Second Stock Option Plan (“2019 Plan – 2nd program”), whereby the Beneficiary was granted a stock option, for invaluable consideration, for shares issued or sold by the Company.

The fair value of each option granted is estimated on the grant date using the Black & Scholes option pricing model, considering the following assumptions: (i) share price; (ii) strike price; (iii) risk-free interest rate; (iv) expected share price volatility; and (v) term until option expiry, as detailed in the table below. Options, when exercised, are converted into shares.

Information on the stock option program and assumptions used in the valuation are as follows:



2019 Plan – 1st program

	First lot	Second lot	Third lot	Fourth lot
Date of issue	01/04/2019	01/04/2019	01/04/2019	01/04/2019
Vesting date	03/31/2019	10/01/2019	04/01/2020	10/01/2020
Strike price	10.68	10.90	11.12	11.34
Strike price (estimated) at the statement of financial position date	12.92	12.92	12.92	12.92
Risk-free interest rate %	7.4%	8.2%	8.2%	8.3%
Contractual term for exercise per lot (days)	214	397	580	762
Expected dividend yield	0%	0%	0%	0%
Share volatility in the market	31%	27.9%	27.5%	27.5%
Total number of outstanding options	1,437,975	675,675	675,675	675,675
Total number of lost/expired options	42,000	-	-	-
Number of options exercised	-	-	-	-
Number of options granted	1,395,795	675,675	675,675	675,675
Estimated fair value (R\$/share)	3.61	4.10	4.54	4.96

2019 Plan – 2nd program

	First lot	Second lot	Third lot	Fourth lot	Fifth lot
Date of issue	03/04/2019	03/04/2019	03/04/2019	03/04/2019	03/04/2019
Vesting date	03/31/2019	10/01/2019	04/01/2020	10/01/2020	04/01/2021
Strike price	10.68	10.90	11.12	11.34	11.56
Strike price (estimated) at the statement of financial position date	12.92	12.92	12.92	12.92	12.92
Risk-free interest rate %	7.4%	8.2%	8.2%	8.3%	8.3%
Contractual term for exercise per lot (days)	214	397	580	762	945
Expected dividend yield	0%	0%	0%	0%	0%
Share volatility in the market	31%	27.9%	27.5%	27.5%	27.5%
Total number of outstanding options	92,400	81,900	81,900	-	-
Total number of lost/expired options	-	-	-	81,900	81,900
Number of options exercised	-	-	-	-	-
Number of options granted	92,400	81,900	81,900	-	-
Estimated fair value (R\$/share)	3.61	4.10	4.54	4.96	5.34

Participants acquired the right to exercise the first, second, third and fourth lots of their options from March 31, 2019, from October 1, 2019, March 31, 2020 and October 1, 2020 (“Initial Vesting”), respectively. The fifth lot will become exercisable on April 1, 2021, and it is certain that, for the purposes of this participation, the Vesting Period will be the entire period elapsed in relation to each lot.

At September 30, 2019, plan beneficiaries exercised the purchase option referring to the acquisition right of the first lot in the amount of R\$763, presented in Financing activities in the statement of cash flows. At March 31, 2020 and September 30, 2020, plan beneficiaries exercised the purchase option referring to the acquisition right of the second and third lots in the amounts of R\$379 and R\$379, respectively. At March 31, 2021, plan beneficiaries exercised the purchase option referring to the acquisition right of the fourth lot in the amount of R\$385, presented in Financing activities in the statement of cash flows.

At December 31, 2020, the expense related to the stock option plan amounted to R\$1,772, as disclosed in Note 16. The remaining expected average life of the outstanding series is 548 days at December 31, 2020.

Regarding the impacts of Covid-19, in accordance with management’s assessment, it was concluded that future fluctuations in the share price and the CDI index did not affect the methodology for calculating the fair value of the options granted for the purchase of shares, as the fair value of options was priced prior to the impacts of Covid-19.