

ALLPARK EMPREENDIMENTOS, PARTICIPAÇÕES E SERVIÇOS S.A.

PUBLICLY-HELD COMPANY
CNPJ No. 60.537.263/0001-66
NIRE No. 35.300.370.406

MATERIAL FACT

São Paulo, March 20th, 2023 – ALLPARK EMPREENDIMENTOS, PARTICIPAÇÕES E SERVIÇOS S.A. (B3: ALPK3) ("Company"), pursuant to Resolution No. 44 of the Brazilian Securities Commission (*Comissão de Valores Mobiliários*) ("CVM"), of August 23rd, 2021, announces to its shareholders and to the market in general, the conclusion, on the same date, of the financial settlement of the Certificates of Real Estate Receivables (*Certificados de Recebíveis Imobiliários*), of the first (1st) and second (2nd) series of the 131st Issuance of Opea Securitizadora S.A. ("Issuer", "CRI's 1st Serie" and "CRI's 2nd Serie" and, together with CRI's 1st Serie, the "CRI").

The CRI were backed on three hundred thousand (300,000) simple debentures, not convertible into shares, in two series, of the type with *in rem* collateral security, with additional fiduciary guarantee, from the Company's 11th issuance of debentures ("Debentures"), with unit face value of R\$1,000.00 (one thousand reais), totalizing R\$300,000,000.00 (three hundred million reais), as of March 15th, 2023 ("Issuance Date"), of which one hundred and ninety-three thousand (193,000) Debentures refer to the first serie ("Debentures' 1st Serie") and one hundred and seven thousand (107,000) Debentures refer to the second serie ("Debentures's 2nd Serie").

The CRI's 1st Serie mature in two thousand one hundred and ninety-six (2,196) consecutive days counted as of the Issuing Date, maturing, therefore, on March 19th, 2029 and the CRI's 2nd Serie mature in two thousand five hundred and sixty-one (2,561) consecutive days counted as of the Issuing Date, maturing, therefore, on March 19th, 2030.

The CRI were offered by BANCO BTG PACTUAL S.A., acting as Lead Manager ("Lead Manager"), through a public offering, under the automatic registration rite, pursuant to CVM Resolution No. 160, of July 13th, 2022, as amended and in effect, and Law No. 14,430, of August 3rd, 2022, in effect ("Offering").

The funds obtained by the Company with the Offering will be used as indicated in the "Prospecto Definitivo de Distribuição Pública de Certificados de Recebíveis Imobiliários em Duas Séries da 131^a Emissão da Opea Securitizadora S.A., Lastreados em Direitos Creditórios devidos pela Allpark Empreendimentos, Participações e Serviços S.A.", dated March 15th, 2023.

Further information about the CRI, the Offering and the Debentures may be obtained from the Issuer, B3, CVM and/or the Lead Manager at the electronic addresses below:

Issuer: <https://www.opecapital.com/en/> (on this website, at the bottom of the page on the left, click on "Ongoing Offers", click on "CRI ESTAPAR" and then locate the desired document);

Lead Manager: <https://www.btgpactual.com/investment-bank> (in this website, click on "Mercado de Capitais - Download", then click on "2023", search for "CRI ESTAPAR", click on "CRI ESTAPAR – OFERTA PÚBLICA DE DISTRIBUIÇÃO DOS CERTIFICADOS IMOBILIÁRIO DA 131ª EMISSÃO, EM ATÉ DUAS SÉRIES, DA OPEA SECURITIZADORA S.A." and locate the desired document);

CVM: www.gov.br/cvm/pt-br (in this website, access "Regulados", click on "Regulated CVM (about data sent to CVM)", click on "Companhias", click on "Informações de CRI e CRI (Fundos.NET)", and click on the link "Informações de CRI e CRI (Fundos.NET)". On the page click on the upper left corner on "Exibir Filtros", under "Tipo de Certificado" select "CRI" and under "Securitizadora" search "Opea Securitizadora S.A.". Then click on "categoria" and select "Documentos de Oferta de Distribuição Pública" locate the desired document);

B3: www.b3.com.br (in this website, access the "Produtos e Serviços" menu, in the menu, access the "Renda Fixa" item in the "Negociação" column, then, in the "Títulos Privados" menu, click on "Saiba Mais", and on the next page, at the top, select "CRI" and, next, on the right of the page, in the "Sobre o CRI" menu, select "Prospectos", and in the "Emissor" field, search for "OPEA SECURITIZADORA S.A.", search in the field "Emissão" the 131st issuance and locate the desired document).

São Paulo, March 20th, 2023.

DANIEL HENRIQUE NOGUEIRA SORAGGI E CASTRO
Chief Financial and Investor Relations Officer