



**BR PROPERTIES S.A.**  
CNPJ 06.977.751/0001-49  
NIRE 35.300.316.592  
“Public Company”

#### **MATERIAL FACT**

**BR PROPERTIES S.A.** (“**Company**”) (BRPR3), pursuant to the provisions of the Brazilian Securities and Exchange Commission (“**CVM**”) Instruction 358, dated January 3, 2002, as amended, and following the Material Fact disclosed on June 30, 2021, informs the public that, with the fulfillment of the suspensive conditions set forth in the Sale and Purchase Agreement entered into by and between Company and **FUNDO DE INVESTIMENTO IMOBILIÁRIO – VBI PRIME PROPERTIES**, real estate investment fund constituted as a closed condominium, CNPJ/ME under No. 35.652.102/0001-76, represented by its administrator, **BTG PACTUAL SERVIÇOS FINANCEIROS S.A. DTVM**, CNPJ/ME under No. 59.281.253/0001-23, it has concluded the sale of 20% of the property ideal fraction, named “JK Complex – Tower B” (“**Property**”), located in the City and State of São Paulo.

The Property ideal fraction sold is equivalent to a gross leasable area (GLA) of 6,126 sqm and was sold for the total amount of BRL 184,699,000.00 (one hundred and eighty-four million, six hundred and ninety-eight nine thousand reais) (“**Sale Price**”), or BRL 30,150 per sqm of GLA, having the Company fully received the Sale Price on this date.

The Company also informs that this sale reinforces its successful strategy of recurrently recycling part of its portfolio with attractive returns, as well as of continuously optimizing its capital structure.

São Paulo, July 13, 2021

**André Bergstein**  
CFO and Investors Relations Officer