



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), in accordance with Article 157, paragraph 4 of the Brazilian Law No. 6,404/76, and the CVM Rule No. 358/02, as amended, informs the public that a Private Instrument of Sale and Purchase Agreement and Other Covenants (“**SPA**”), was entered into by and between Company and **BMX REALIZAÇÕES IMOBILIÁRIAS E PARTICIPAÇÕES S.A.**, CNPJ/ME under No. 11.408.707/0001-58, aiming the acquisition of 3 (three) commercial buildings designed for retail occupation (restaurants and other services), which are part of Parque da Cidade Complex, located at the city and state of São Paulo.

The acquisition comprises a gross leasable area (GLA) of 2,286 sqm for the total amount of BRL 28,000,000.00 (twenty-eight million reais). The transaction execution is subjected to overcoming suspensive conditions set forth in the SPA. These 3 commercial buildings surrounds Aroeira, Paineira and Jatobá Towers, which the Company has recently acquired, thus allowing for a unified management for the six buildings and consequently creating more value for BR Properties’ assets at Parque da Cidade Complex.

The Company will keep its shareholders and the public informed of any progress of the transaction.

São Paulo, July 28, 2021

André Bergstein
CFO and Investors Relations Officer