

SÃO CARLOS EMPREENDIMENTOS E PARTICIPAÇÕES S.A.

Corporate Taxpayer's ID No. 29.780.061/0001-09

NIRE No. 35,300,171,004

Public Company

MATERIAL FACT

São Carlos Empreendimentos e Participações S.A. ("São Carlos" or "Company", B3: SCAR3) informs that, on this date, it has signed through its wholly owned subsidiary Best Center Empreendimentos e Participações S.A. ("Best Center"), a memorandum of understanding with (i) Arthur Lundgren Tecidos S.A. – Casas Pernambucanas ("Pernambucanas"), (ii) Muricy Sociedade de Comércio, Representação e Participações Ltda. and (iii) Arthur Lundgren Investimentos Incorporação e Administração Ltda., through which Best Center committed to acquire and Pernambucanas to sell: (i) all shares of Altsa Property Gestão de Ativos S.A., owner of 28 properties and (ii) 13 properties; totaling 41 properties for retail business ("Properties"), in the amount of R\$382,267,000.00.

The Properties are located in the states of São Paulo, Paraná, Minas Gerais, Mato Grosso, Mato Grosso do Sul, Goiás and Rio Grande do Sul, and will be leased by Best Center to Pernambucanas in a special regime, under Art. 54-A of Federal Law No. 8.245/91, for a period ranging from 10 to 16 years. The gross leasable area ("GLA") of the Properties totals 75,093 sq. m., of which 58% in São Paulo state.

The completion of the transaction is subject to the normal conditions in business of this nature.





Best Center

Best Center is convenience center investment platform of São Carlos, leader in this segment in Brazil. It has developed a high-quality portfolio in strategic locations to attend convenience retail chains and end-consumer demands.

After the completion of the transaction, Best Center's portfolio value will reach R\$1.1 billion, consisting of 97 properties and 161 thousand sq. m. of GLA.

Pernambucanas

For the last 113 years, Pernambucanas advanced with the Brazilian families. As a reference in the Brazilian retail market, Pernambucanas is known for its contribution to the progress of several cities in the country. The company has a team of designers to identify world's fashion trends and provide a wide variety of apparel, beauty, household appliances, smartphones and laptops. Pernambucanas has 430 stores, located in over 300 cities - 12 states and the Federal District - and more than 14,000 employees.

São Paulo, August 12, 2021

Fabio Itikawa

Investor Relations Officer