

SÃO CARLOS EMPREENDIMENTOS E PARTICIPAÇÕES S.A.
CORPORATE TAXPAYER'S ID (CNPJ/MF): 29.780.061/0001-09
Publicly Held Company

NOTICE TO THE MARKET

ACQUISITION OF 3 FLOORS OF MORUMBI OFFICE TOWER BUILDING

São Carlos Empreendimentos e Participações S.A. ("São Carlos") (B3: SCAR3) hereby informs its shareholders and the market in general, in compliance with article 157, paragraph 4 of Law 6,404/76 and CVM Rule 358/02, as amended, that it has entered, on this date, into a Deed of Purchase and Sale through which it acquired 3 floors ("Floors") of Morumbi Office Tower Building ("Property") for R\$ 43.8 million (forty-three million reais), fully paid on this date.

The acquired floors, 5th, 6th and 7th floors, correspond to 4,016 sqm of GLA and are 83% occupied. With this acquisition, São Carlos consolidates its participation in the Property, reaching 82% of the gross leasable area.

The Property totals 22,219 sqm of GLA and is located at Avenida Roque Petroni Júnior, n. 999, in the Chucri Zaidan region of São Paulo, with privileged access to Morumbi Shopping Center.

The stabilized cap rate of this acquisition was 8.2%.



São Paulo, February 1, 2021

São Carlos Empreendimentos e Participações S.A.
Fabio Itikawa
Chief Financial and Investor Relations Officer