

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

NOTICE TO THE MARKET

São Paulo, July 1st, 2021 – São Carlos Empreendimentos e Participações S.A. ("São Carlos" or "Company"; B3: SCAR3) announces on this date, the joint acquisition with JFL Living ("JFL") of 100% of the Edifício Olympia Residence, located in Vila Olímpia, São Paulo - SP ("Property"), for R\$ 109.5 million, through the subsidiary GO850 Empreendimentos e Participações Ltda ("SPE"). São Carlos owns 60% of the SPE, while JFL owns 40%. In addition, the SPE entered into operational agreements for the operation of the referred Property.

The Property, now named GO850, is a top-quality residential building, concluded in 2014, located at Rua Gomes de Carvalho, 850, in the Vila Olímpia neighborhood in São Paulo. The Property has 6,795 square feet of gross leasable area, distributed in 136 apartment units of 1 and 2 bedrooms, with full amenities such as swimming pool, gym, steam and gaming rooms and lounge.

This transaction represents the expansion of São Carlos' investments into the Multifamily segment in the real estate sector, through a new platform - SC Living. The Company will continue to invest in the other two business platforms in which it holds leadership positions: Office, of corporate buildings, and Best Center, of convenience centers.

JFL has been operating Multifamily assets for 5 years in Brazil, with recognized expertise in the segment.

The acquisition was financed with a loan in the amount of R\$ 100 million, with 15 years term and a cost of 3.2% p.a. plus the remuneration of the saving accounts (Poupança).



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