

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 PATIO COTIA CONVENIENCE CENTER

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 its wholly owned subsidiary Best Center Empreendimentos e Participações S.A. entered into a Public Deed of Sale and Purchase ("Contract") through which it acquired the Pátio Cotia convenience center ("Property") for R\$ 33.0 million (thirty-three million reais), with R\$ 22.0 million (twenty-two million reais) paid upon signature of the Contract and the balance will be paid in 37 monthly installments adjusted by inflation.

The Property is located at Avenida Antônio Mathias de Camargo, 512 - in downtown of Cotia in São Paulo, has 5,800 sqm of GLA and is currently 93% occupied by G. Barbosa, Burger King, Farma Ponte and Banco Bradesco.

The stabilized cap rate of this acquisition was 8.9%.



São Paulo, February 2, 2021

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