

Earnings Release Videoconference 1Q26



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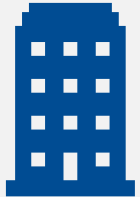
1Q26 Highlights



Operational Improvement



**Office Vacancy 1Q26: -7.0 p.p.
EBITDA¹ 1Q26: +56.5%**



Asset Sales



**Subsequent event: sale of
four assets for R\$735.0
million at an 8.1% cap rate**



**New Structures and
Higher Shareholder
Returns**



**R\$1.2 billion in FIs with São
Carlos acting as real estate
advisor and property
manager**

Following the subsequent event, the Company reached a net cash capital structure

¹ Due to the asset sales completed throughout 2025, this analysis considers the same asset base as of 1Q26 for comparison purposes with 1Q25.

Subsequent Event – Sale of Office Assets



CASA (SP)
Blocos B e D 26,322 m²



EZ Towers (SP)
24,724 m²



Pasteur 154 (RJ)
4,650 m²



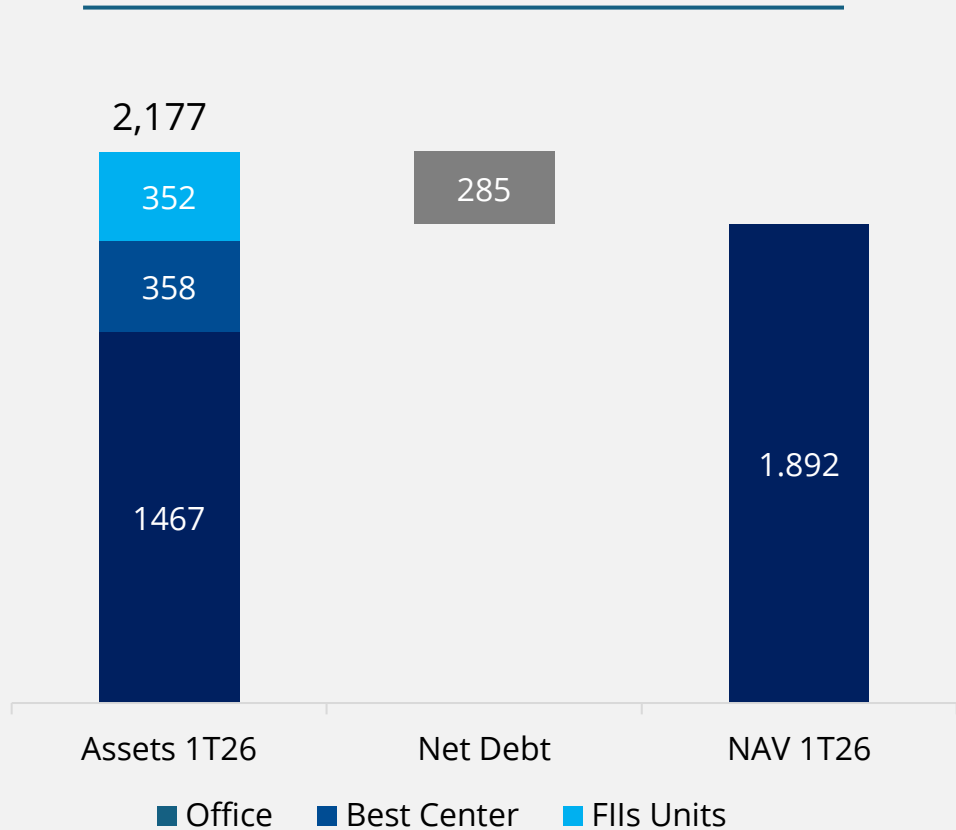
City Tower (RJ)
21,080 m²

Transaction Details

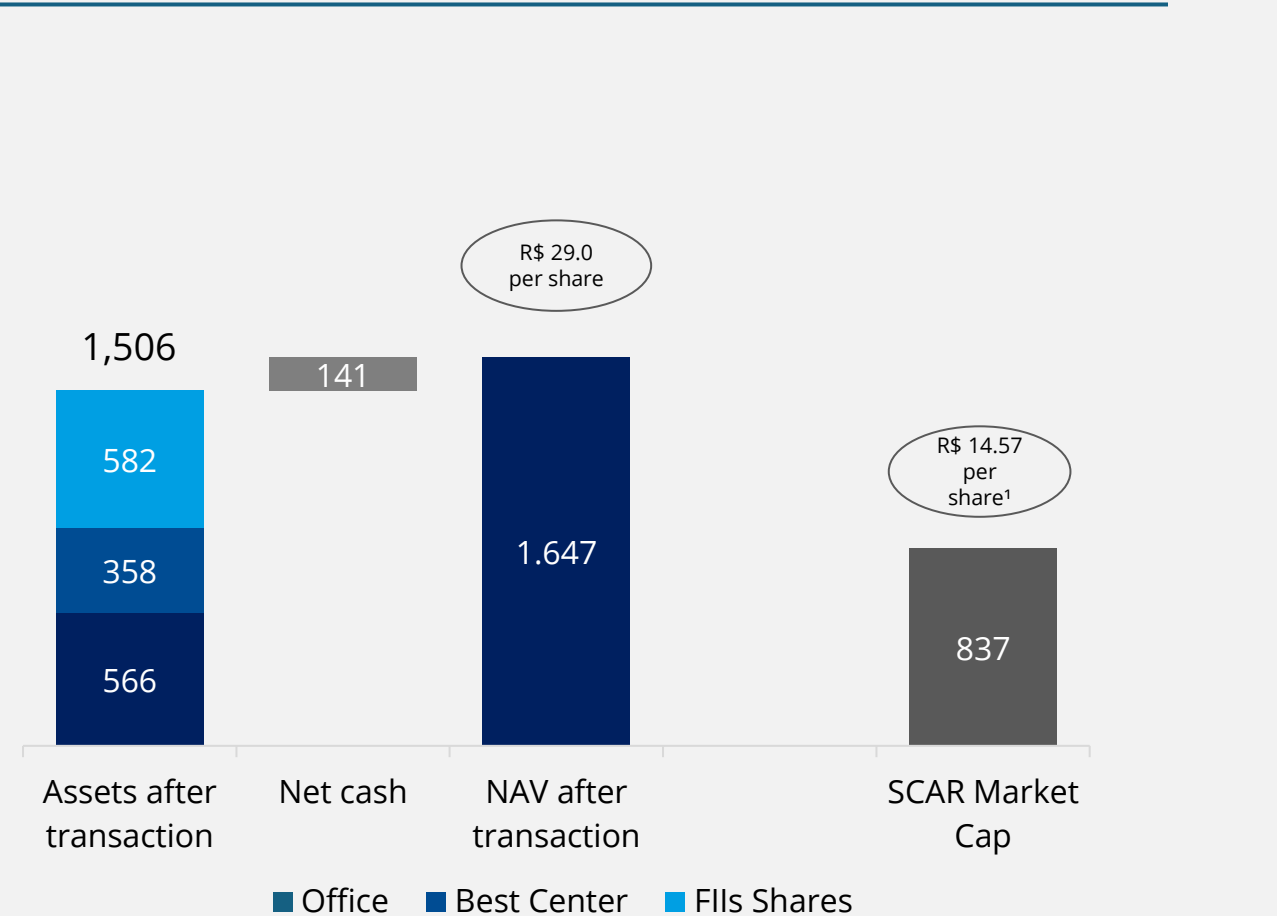
- Sale price: R\$735.0 million
 - R\$514.5 million paid in cash
 - R\$220.5 million in REIT units
- Four properties, including two assets in SP and two in RJ
- GLA: 76.8 thousand sqm
- Cap rate: 8.1%
- 18.5% below NAV
- Buyer: FII SC Renda Imobiliária
- Real Estate Advisor: São Carlos

Overview of São Carlos Before and After the Transaction

Portfólio 1Q26 (R\$ million)



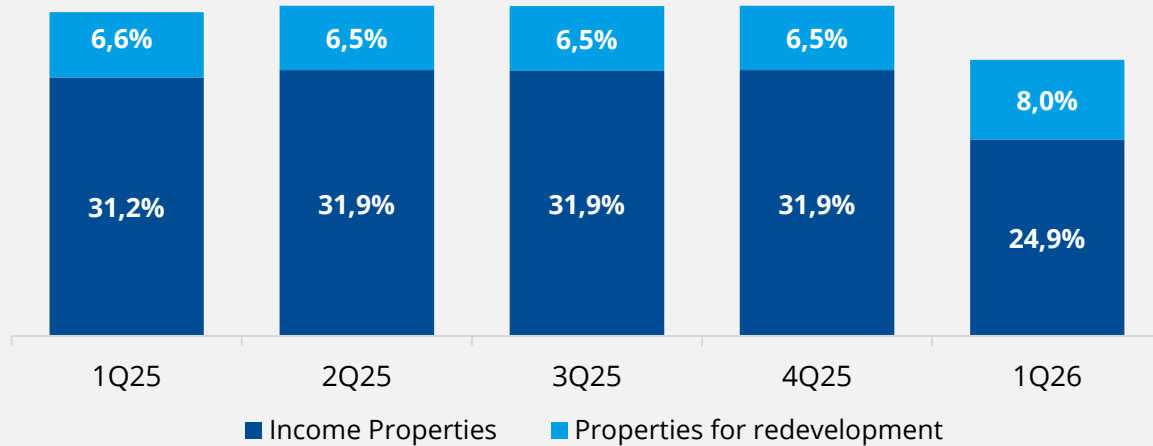
Portfolio After the Transaction vs. SCAR3 Market Capitalization (R\$ million)



¹ cotação da SCAR do dia 06/05/2026. quando finalizamos a venda dos imóveis para o SC Renda Imobiliária

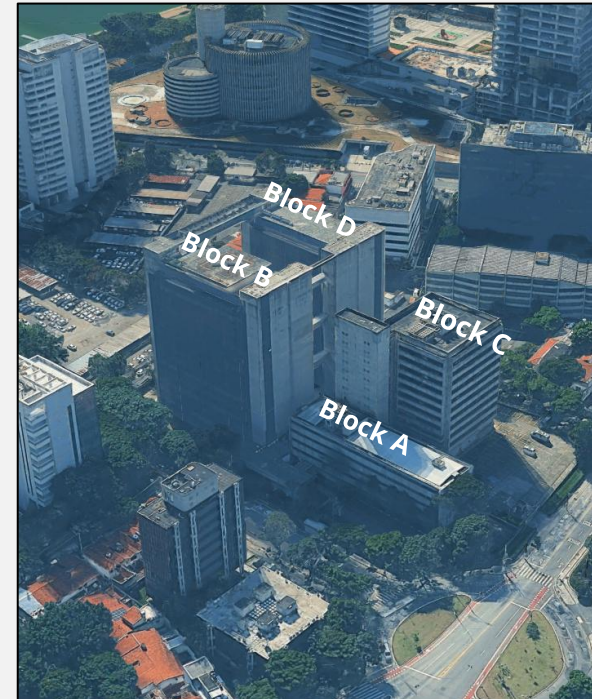
Office Highlights – Owned Portfolio

**Physical Vacancy - Same Assets Basis - Office
(% of GLA)**



1

¹ CE Arcos da Lapa and Vista Rio buildings



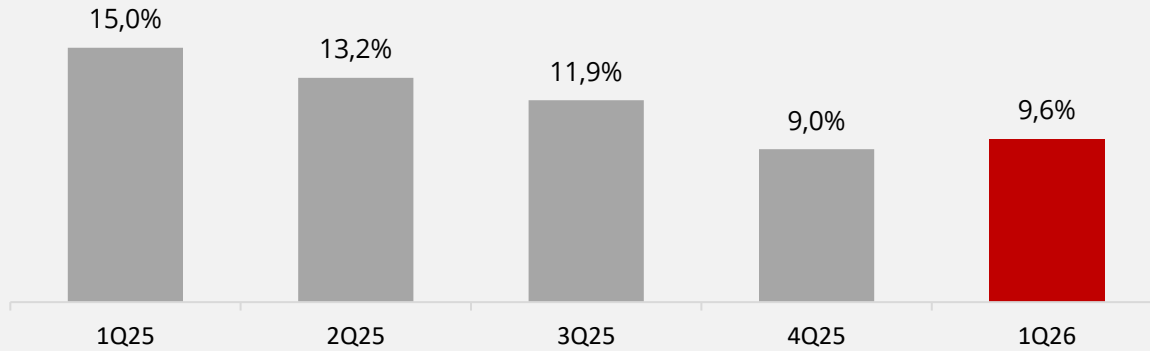
CA Santo Amaro (SP)

- Lease-up of Blocks A and C at Centro Administrativo Santo Amaro (SP): 11.9 thousand sqm
- Increase in occupancy at City Tower (RJ) to 75%. the highest level in the last five years

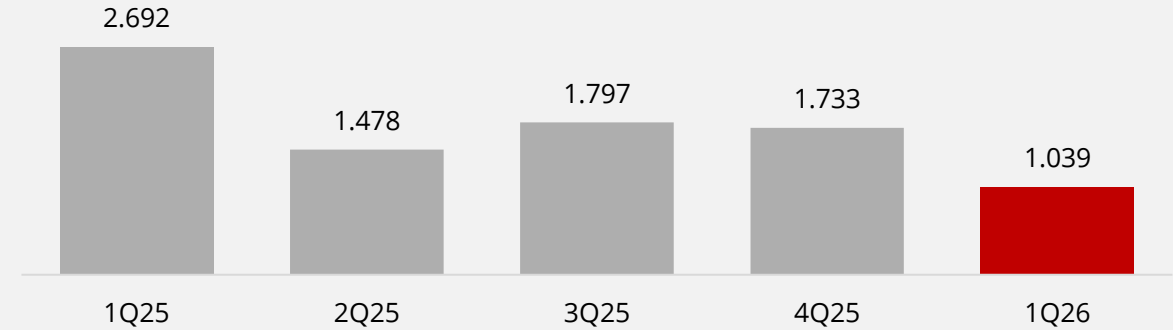


Best Center Highlights – Owned Portfolio

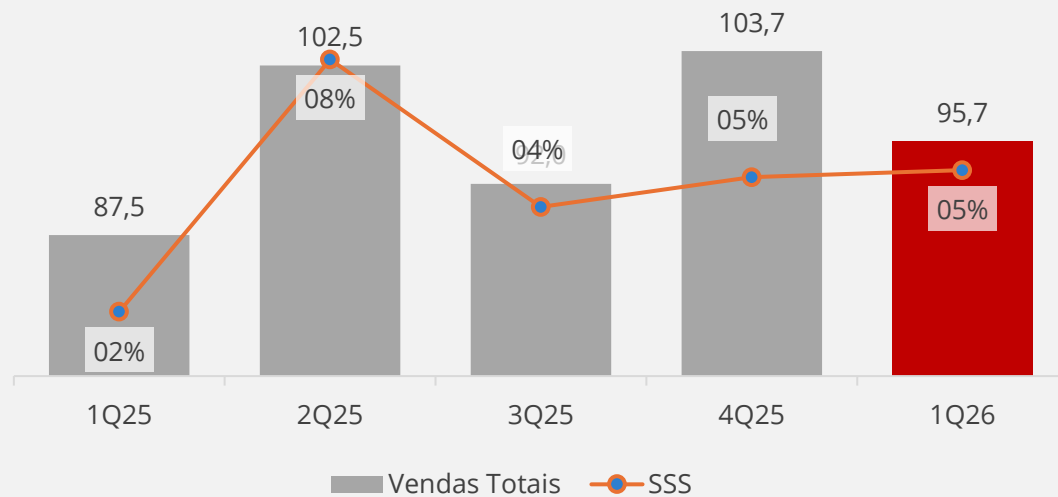
**Same-basis
Vacancy Rate
(% of GLA)**



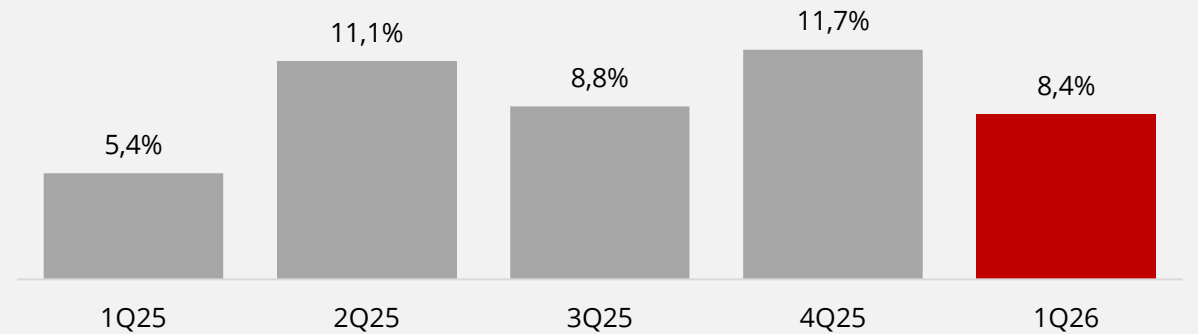
**New Leases
(sqm)**



Sales (R\$ million) and Same Store Sales (%)

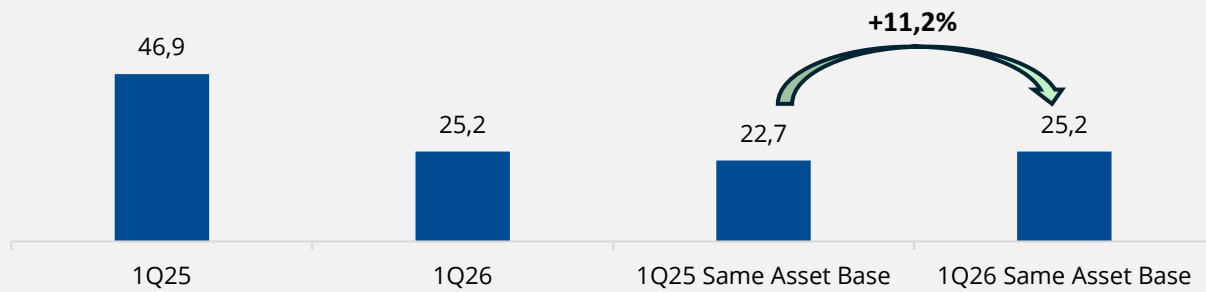


Same Store Rent (SSR) (%)

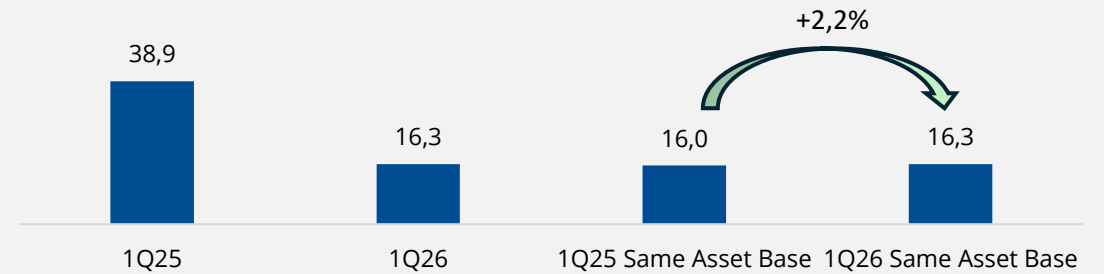


Financial Indicators: Growth in Key Earnings Metrics in 1Q26

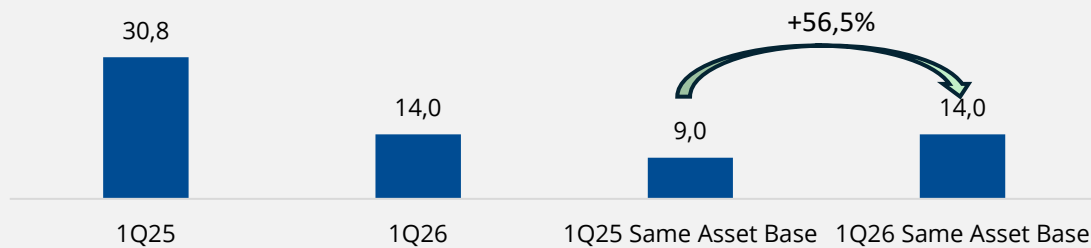
Recurring Gross Revenue (R\$ MM)



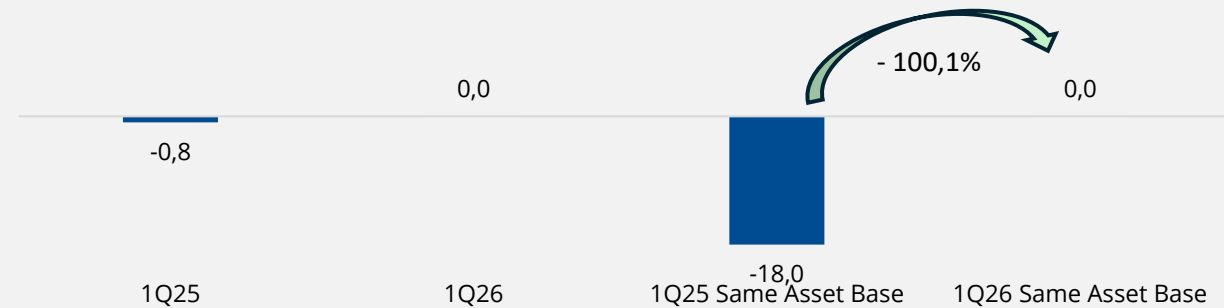
Recurring NOI (R\$ MM)



Recurring EBITDA (R\$ MM)



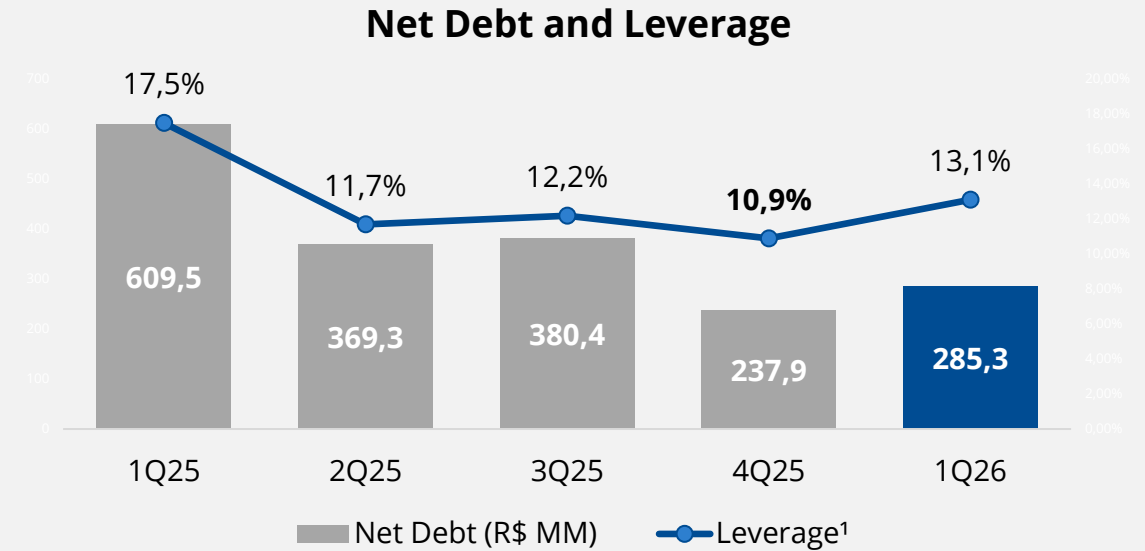
Recurring FFO (R\$ MM)



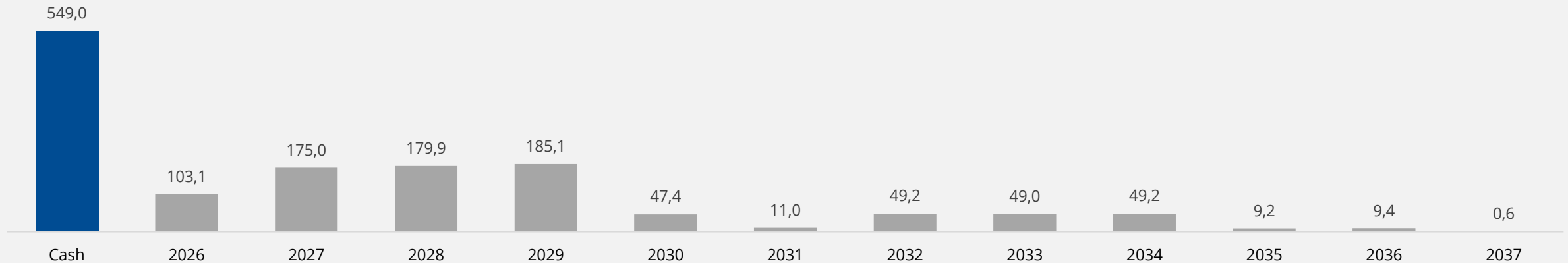
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Strong and Comfortable Capital Structure

Debt - R\$ million	1Q26	4Q25	Δ %	1Q25	Δ %
Gross Debt	868.0	1,025.9	-15.4%	1,158.3	-25.1%
(-) Cash and Financial Investments	549.0	747.8	-26.6%	199.9	174.6%
(+) Payables due to acquisition of properties	0.0	0.0	0.0%	0.0	-100.0%
(-) Receivables from the sale of properties	28.7	35.2	-18.5%	343.8	-91.6%
(-) Convertible debt in Clique Retire	5.0	5.0	0.0%	5.0	0.0%
Net Debt	285.3	237.9	19.9%	609.5	-53.2%
Portfolio Value	1,825.9	1,825.9	0.0%	3,486.3	-47.6%
TGRU Shares	79.9	79.9	0.0%	0.0	0.0%
SC JiveMauá Shares	272.1	272.1	0.0%	0.0	0.0%
Net Debt / Portfolio Value + FIIs Units (%)	13.1%	10.9%	2.2 p.p.	17.5%	-2.5 p.p.
Average debt maturity (years)	5.0 years	5.5 years	-7.9%	6.1 years	-17.0%
Nominal cost of debt (% p.y.)	11.8%	13.1%	-0.1 p.p.	12.4%	-0.6 p.p.



Amortization Schedule (R\$ million)



¹Leverage: Net Debt / (Portfolio Value + FI Units)



Operational improvement



Asset sales



Consolidation of operations in the real estate investment fund segment



Contact RI

ri.scsa.com.br



ri@scsa.com.br



(21) 99767-4070



@SaoCarlos_SCAR3

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