Earnings Release Videoconference
2Q26

SÃO CARLOS

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SCAR
B3 LISTED NM

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2Q26 Highlights

Operational Improvement

Best Center Vacancy: lowest level on record

Asset Sales

Sale of four assets for R$735.0 million at an 8.1% cap rate

Consolidation of operations in the real estate investment fund segment

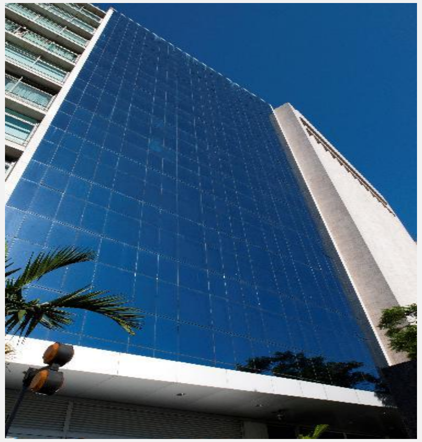
R$2.1 billion in FIIs with São Carlos acting as real estate advisor and property manager

Capital structure with net cash of R$159.4 million

Sale of Office Assets

CASA (SP)
Blocks B and 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 FII SC Renda Imobiliária units
- Four properties, including two assets in São Paulo and two in Rio de Janeiro
- GLA: 76.8 thousand sqm
- Cap rate: 8.1%
- 18.5% below NAV
- Buyer: FII SC Renda Imobiliária
- Real Estate Advisor: São Carlos
- Property Manager: São Carlos

São Carlos S.A. Portfolio

Total assets of R$1.5 billion

Office Corporate Buildings

- 4 income-producing Properties
- 2 properties for redevelopment
- 82 thousand sqm of GLA

Market Value[1]: R$566 MM

Best Center Convenience Centers

- 29 convenience centers
- 59 thousand sqm of GLA

Market Value[1]: R$350 MM

FIIs

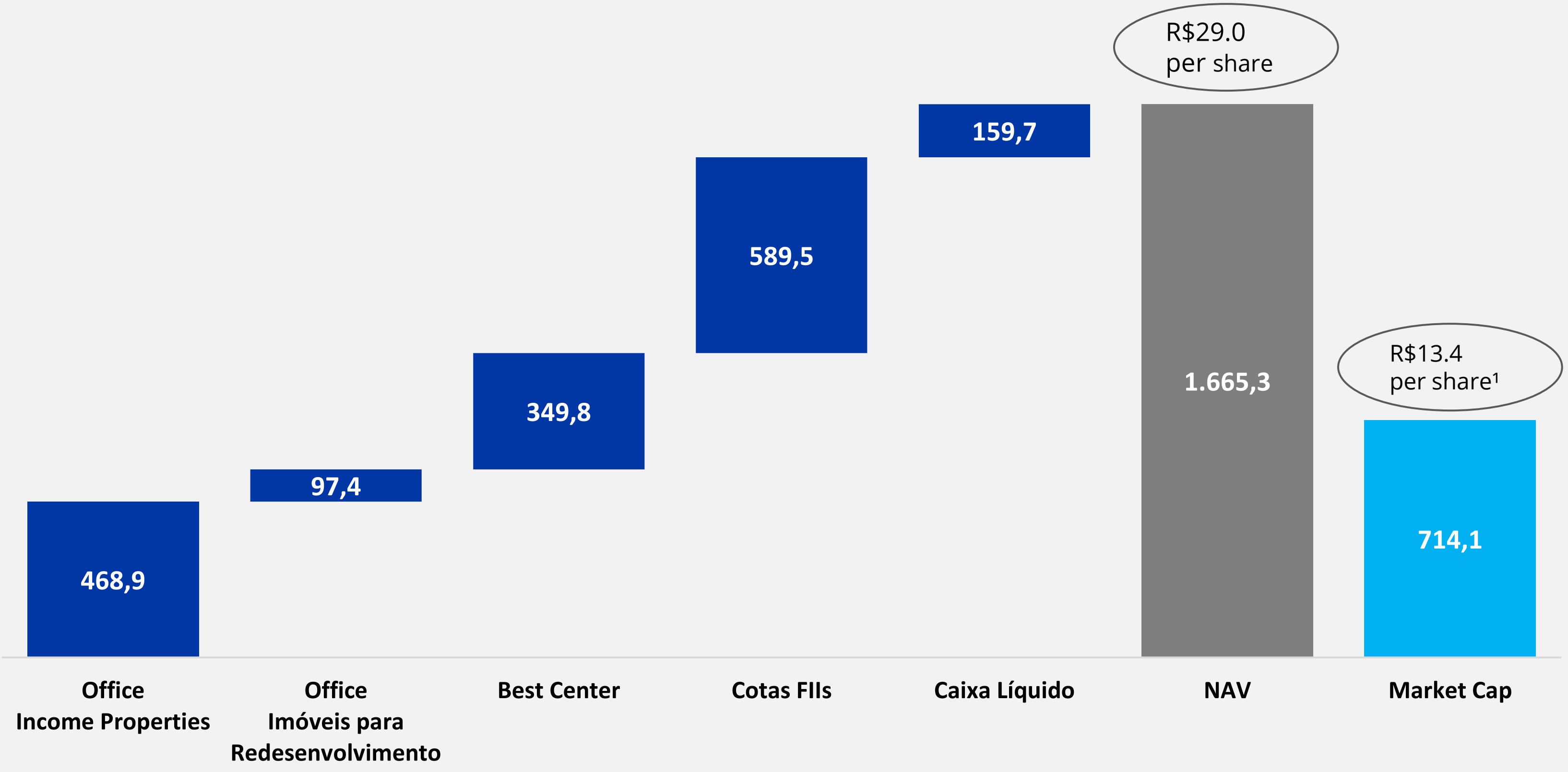
- 3 FIIs | 28 assets
- Real estate advisory
- Property management
- Equity: R$2.1 billion

FII Units: R$589 MM

[1] According to an appraisal by an international consulting firm

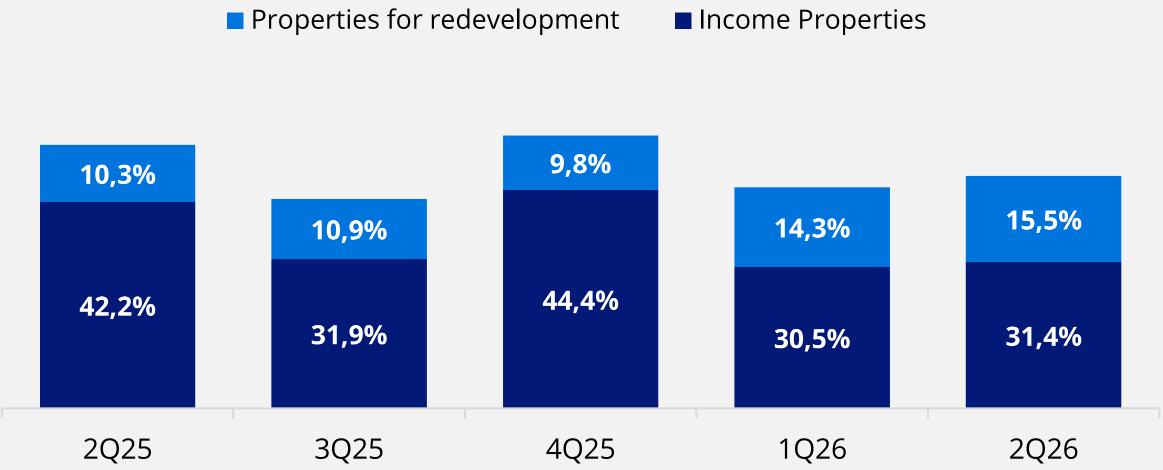
Overview of São Carlos After Transactions with FIIs

Portfolio After Transactions vs. SCAR3 Market Capitalization (R$ million)



[1] SCAR closing share price as of June 30, 2026

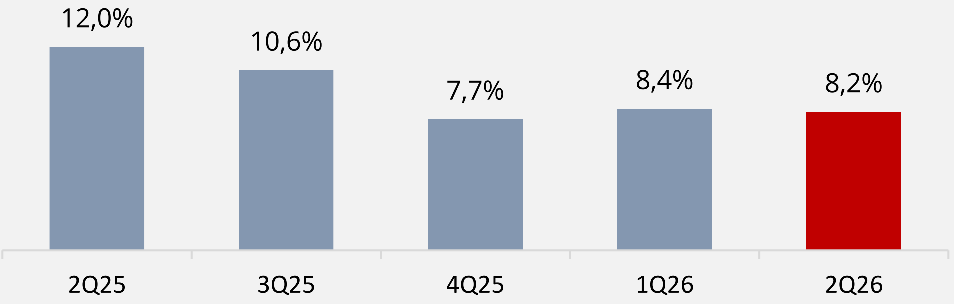
Office Highlights – São Carlos S.A. Portfolio Vacancy



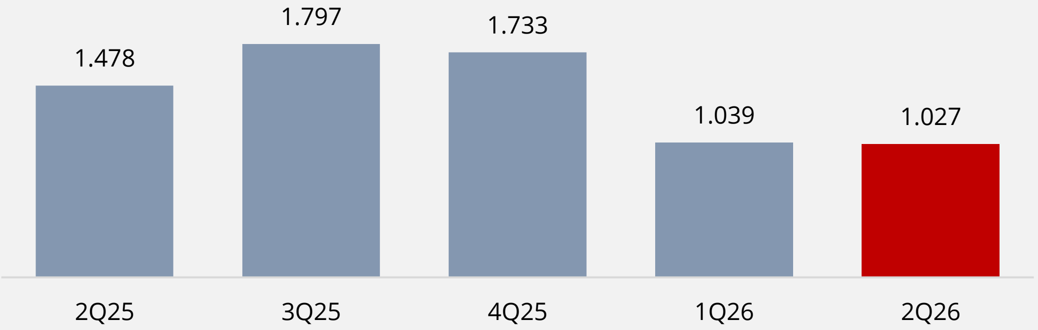
Property	City	GLA (m²)	Vacancy (% GLA)
Vista Rio	RJ	9.384	15,5%
CE Arcos da Lapa	RJ	9.126	
Properties for redevelopment		18.510	
CA Santo Amaro (Blocos A e C)	SP	11.862	31,4%
CA Cidade Nova	RJ	34.097	
Rio Branco 128	RJ	11.310	
Passeio (Loja e Comercial)	RJ	6.067	
Income Properties		**63.336**	
Total		81.846	46,9%

Best Center Highlights – Owned Portfolio

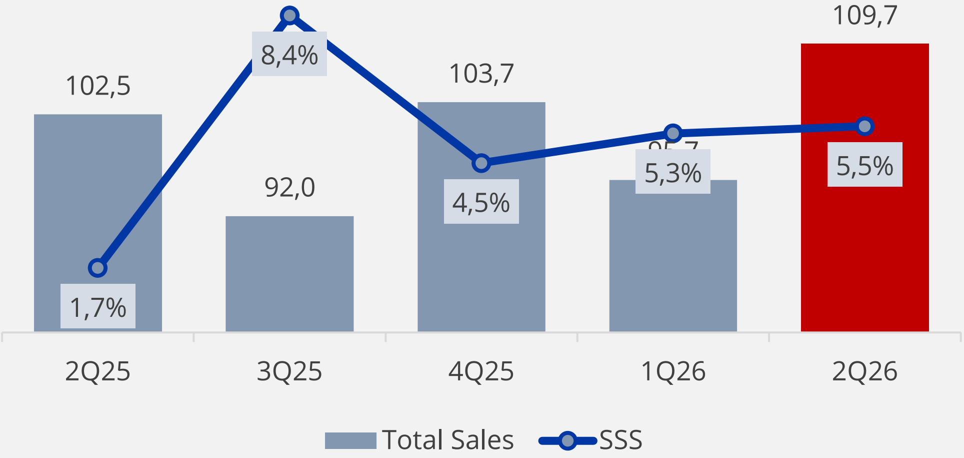
Physical Vacancy – Same-basis Asset
(% da ABL)



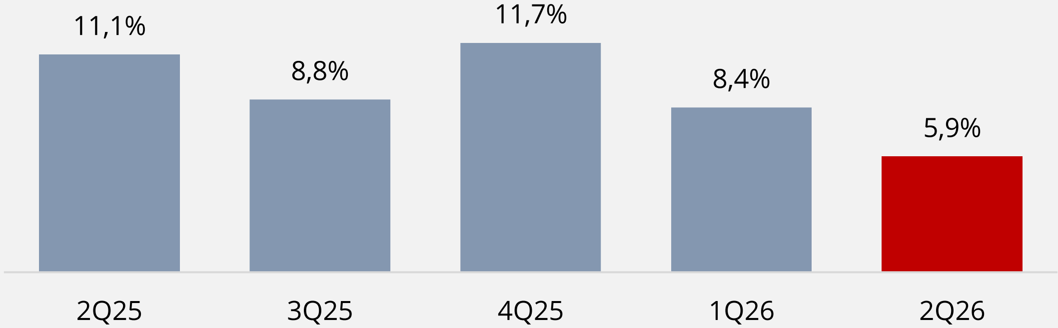
Best Center
New Leases (m²)



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



Same Store Rent (SSR) (%)



Strong and Comfortable Capital Structure

R$ 926,4 MM

Cash and Financial Investments

R$ 791,1 MM

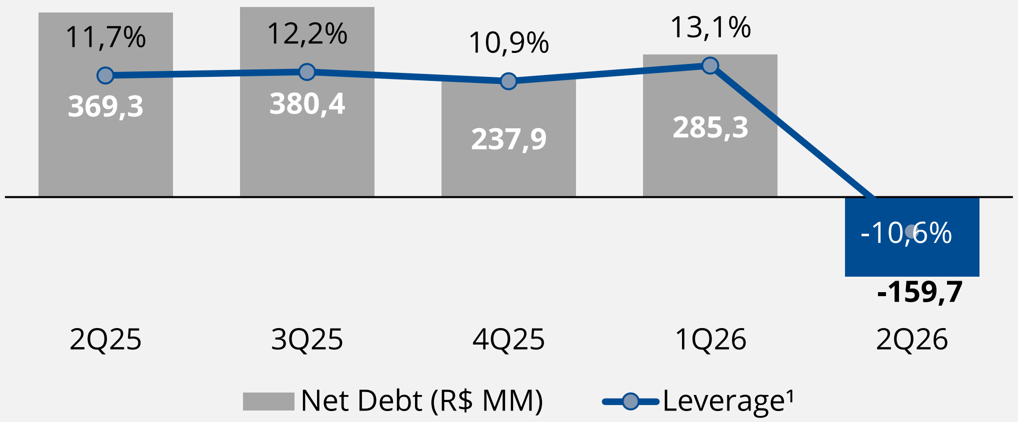
Gross Debt

-8.9% vs. 1Q26

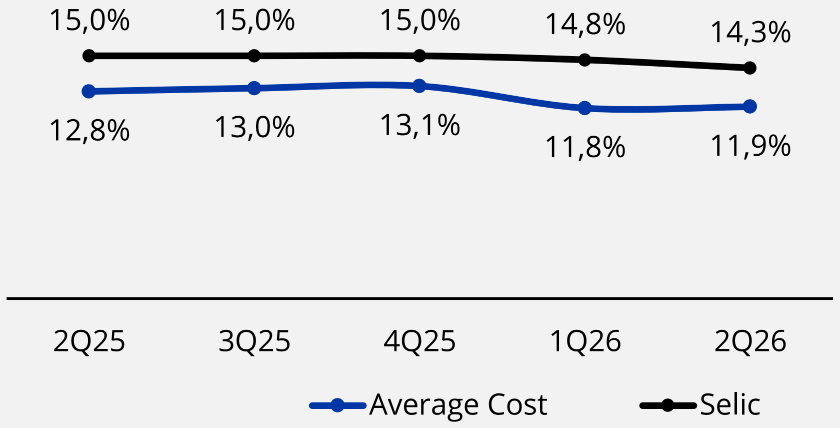
R$ 159,7 MM

Net Cash[1]

Net Debt (R$ MM) and Leverage (%)



Average Cost of Debt (% p.y.)



[1] Net cash and leverage considering receivables from property sales and convertible debt in Clique Retire.

FIIs under São Carlos' Real Estate Advisory and Property Management

Total assets of R$2.1 billion

	FII TGRU	FII SC JiveMauá	FII SC Renda Imobiliária
Equity	R$ 357,9 MM	R$ 916,3 MM	R$ 806,1 MM
São Carlos ownership	25%	30%	30%
# assets/segment	16 / Urban Income	8 / Office	4 / Office
GLA	39.5 thousand sqm	77.2 thousand sqm	76.8 thousand sqm
Vacancy	3,8%	9,1%	14,5%
NOI Margin	92%	89%	87%
New Leases	417 m²	2.3 thousand sqm	6.3 thousand sqm

2026 Priorities

Operational improvement of assets

Asset Sales

Expansion of operations in the real estate investment fund segment

Paulista Office Park - SP

Contact RI

ri.scsa.com.br

ri@scsa.com.br

(21) 99767-4070

@SaoCarlos_SCAR3

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