

BR PROPERTIES S.A.

Corporate Taxpayers' ID (CNPJ/ME): 06.977.751/0001-49

NIRE: 35.300.316.592

Publicly Held Company

MATERIAL FACT

BR PROPERTIES S.A. ("Company") (BRPR3), pursuant to CVM Resolution 44/2021, following the material fact disclosed on May 18, 2022 ("Material Fact"), informs that, on the date hereof, the Company executed the closing statement for Transactions 1, 2 and 3 described in the Material Fact ("Transactions") confirming that all conditions precedent for the closing of Transactions were verified or waived.

As provided for in the documents of the Transactions and in the closing statement (a) the payments of the first installments of Edifício Gloria, Edifício Brasília, Edifício Panamérica Green Park, Edifício Panamérica Park, Parque da Cidade, Edifício Alphaville and Conjunto 34 Jatobá real estate properties (as defined in the Material Fact), in the amount of R\$ 1,226,785,237.66 (one billion, two hundred twenty-six million, seven hundred eighty-five thousand, two hundred thirty-seven Reais and sixty-six cents), were fully liquidated on the date hereof, and (b) the payments of the first installments of Edifício Centenário, Edifício Plaza Centenário, Edifício Ventura, Edifício Manchete, Torre A TNU and Imóvel JK real estate properties (as defined in the Material Fact) which are being released from encumbrances, in the amount equivalent to R\$ 2,920,212,955.47 (two billion, nine hundred and twenty million, two hundred and twelve thousand, nine hundred and fifty-five Reais and forty-seven cents), should be concluded within 02 (two) days from the date hereof. The first installments correspond to 70% of the total price of the real estate properties, duly adjusted. The second installments correspond to 30% of the total price and will be paid in up to 12 months counted from the date of payment of the respective first installments, duly adjusted pursuant to the documents of the Transactions. The Company's rights and obligations in relation to the real estate properties referred to herein will be transferred to the respective purchasers on the date of payment of the first installment of the respective real estate property, individually considered.

Pursuant to the material fact disclosed on July 06, 2022, the Company believed that, considering the current macroeconomic scenario and high cost of local capital, the funds generated by the Transactions should be used for (i) the amortization of its debt; and (ii) the refund of excessive capital to shareholders. An extraordinary general meeting was called to be held on July 28, 2022, to resolve on the reduction of the Company's corporate capital in the gross amount of R\$ 1,125,000,000.00 (one billion, one hundred and twenty-five million Reais), which will result in the payment in cash, to its shareholders, of approximately R\$ 2.423298 per share, considering a total of 464,243,333 common shares (ex-treasury). The Company will keep the shareholders and the market informed about the evolution of such capital reduction.

São Paulo, July 20, 2022

André Bergstein
Financial and Investor Relations Officer
BR PROPERTIES S.A.