

DISTANCE VOTING BALLOT**Annual General Meeting (AGM) - LAVVI EMPREENDIMENTOS IMOBILIÁRIOS S.A. to be held on
04/23/2026**

Shareholder's Name
Shareholder's CNPJ or CPF
E-mail
Instructions on how to cast your vote <p>This remote voting ballot (Ballot) must be completed if the Shareholder chooses to exercise his or her right to vote remotely at the Ordinary General Meeting (OGM) of Lavvi Empreendimentos Imobiliários S.A. (Company), called for April 23, 2026, at 10:00 a.m., pursuant to the Resolution of the Brazilian Securities and Exchange Commission (CVM) No. 81, of March 19, 2022, as amended (CVM Resolution 81). In this case, the fields above must be filled in with the full name (or corporate name) of the Company's Shareholder and his/her CNPJ or CPF number, in addition to an e-mail address for possible contact. In order for this Ballot to be considered valid and for the votes cast herein to be counted in the quorum of the OGM, it is essential that: (i) all the fields below are duly completed; (ii) all its pages are initialed; and, at the end (iii) the Shareholder or its legal representative(s), as the case may be and under the terms of the legislation in force, signs this Ballot. Either digital signatures through digital certificate issued by certifying authorities linked to ICP-Brasil or physical signatures are valid. All documents and information pertaining to matters included in the agenda and participation in the OGM are available to Shareholders at the headquarters and on the website of the Company (http://ri.lavvi.com.br/), CVM (https://www.gov.br/cvm/pt-br) and B3 S.A. – Brasil, Bolsa, Balcão (B3) (http://www.b3.com.br/pt_br/), as provided for in Law No. 6,404, of December 15, 1976, as amended (Brazilian Corporation Law), and in CVM Resolution 81. In order to facilitate the participation of shareholders and other parties involved, the OGM will be exclusively digital through the digital platform Ten Meetings (Digital Platform), subject to the procedures and deadline set forth in the Call Notice. If a Shareholder chooses to participate and vote in the OGM himself/herself or through his/her legal representative or attorney-in-fact after sending the Ballot, all voting instructions previously received from such Shareholder through the Ballot will be disregarded.</p>
Instructions for sending your ballot, indicating the delivery process by sending it directly to the Company or through a qualified service provider

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Shareholders who decide to participate in the OGM by sending the Ballot must (i) fill in and send the Ballot together with the supporting documentation required directly to the Company, digitally, (i.a) to ri@lavvi.com.br, addressed to the Investor Relations Department; or (i.b) through the Digital Platform, as detailed below; or, (ii) transmit the instructions for filling in the Ballot to the service providers able to provide services for collecting and transmitting instructions for filling in the Ballot, namely: (ii.a) the Shareholders custody agents, if the shares are deposited in a central depository; (ii.b) Itaú Corretora de Valores S.A., as the financial institution contracted by the Company to provide securities bookkeeping services, if the shares are not held in custody at a central depository; or (ii.c) the central depository. 1. Sending the remote voting ballot directly to the Company: The shareholder who chooses to vote by means of a remote voting ballot might send it directly to the Company (1) sending a scanned copy of the Ballot and the required supporting documents to ri@lavvi.com.br, to the attention of the Investor Relations Department; or (2) through the Digital Platform by: (i) accessing the Digital Platform: <https://assembleia.ten.com.br/301894438>; and (ii) register with unique login and password, indicating interest in participating through Distance voting ballot, together with the following documents: (a) For individuals: identity document with photo of the Shareholder or his legal representative; documents that prove legal representation, if applicable (power of attorney); (b) for legal entities: consolidated and updated articles of association or bylaws; a document that proves the granting of powers, including legal representation, if applicable; identification document of the legal representative(s) with photo; and (c) for investment funds: Current Fund Regulations; bylaws or articles of association of the administrator or manager, as the case may be, observing the funds voting policy and corporate documents that prove the powers of representation (minutes of the election of the legal representative(s) present at the meeting, term of office and/or power of attorney); identification document of the legal representative(s) with photo; (iii) fill in the voting option fields; and (iv) confirm the vote. To be validly accepted, the Ballots accompanied by the documentation must be received by the Company by April 19, 2026, inclusive. The Company shall notify the Shareholders by e-mail to the address informed by the Shareholders in their respective Ballots, within three days from the receipt of the documents, informing (i) the receipt of the Ballots, as well as whether the Ballots and the documents received are sufficient for the Shareholders vote to be considered valid; or (ii) the need to amend or resend the Ballot or any of the accompanying documents, describing the procedures and deadlines for regularization of the remote vote, if applicable. The Shareholder might amend or resend the Ballots or accompanying documents, as long as the deadline for receipt by the Company indicated above is observed, that is, until April 19, 2026. 2. Transmission of the instructions for filling out the Ballot to the custody agents, the bookkeeper or the central depository: Shareholders might also, alternatively, send instructions for filling in the Ballot to service providers able to provide services for collecting and transmitting instructions for filling in ballots at distance, provided that they are sent by April 19, 2026, inclusive, or another specific date eventually indicated by the respective service provider. Voting instructions may be sent through (i) the custody agent of the Shareholders holding shares issued by the Company that are deposited in a central depository; (ii) Itaú Corretora de Valores S.A. (b o o k k e e p e r) , t h r o u g h <https://assembleiadigital.certificadodigital.com/itausecuritiesservices/artigo/home/assembleiadigital> if the shares are in a book-entry environment; or (iii) the central depository, through B3s Investor Area. Shareholders should contact their respective custody agents, Itaú Corretora de Valores S.A. or the central depository if they need additional information, including the procedures established by them for issuing voting instructions via Ballot, as well as the documents and information required to do so. Such service providers shall notify the Shareholders of the receipt of voting instructions or the need for rectification or resubmission. They also shall provide for the applicable procedures and deadlines. In the case of Shareholders who hold part of the shares issued by the Company in custody and part in a book-entry environment, or Shareholders who hold shares in custody in more than one custodian institution, voting instructions may be sent only to one institution, and the vote will always be considered by the total number of shares held by the Shareholder.

Postal and e-mail address to send the distance voting ballot, if the shareholder chooses to deliver the document directly to the company / Instructions for meetings that allow electronic system's participation, when that is the case.

Shareholders who opt to vote by means of a remote voting ballot may do so directly to the Company (1) through the e-mail address ri@lavvi.com.br, to the attention of the Investor Relations Department; or (2) through the Digital Platform: <https://assembleia.ten.com.br/301894438> Detailed information on the procedures for both alternatives is contained in the Management Proposal, available on the websites of the Company (<http://ri.lavvi.com.br/>), the CVM (<https://sistemas.cvm.gov.br/>) and B3 (https://www.b3.com.br/pt_br/para-voce).

Indication of the institution hired by the company to provide the registrar service of securities, with name, physical and electronic address, contact person and phone number

Itaú Corretora de Valores S.A. E-mail: atendimentoescrituracao@itau-unibanco.com.br Site: <https://assembleiadigital.certificadodigital.com/itausecuritiesservices/artigo/home/assembleiadigital> Avenida Brigadeiro Faria Lima, No.3.500, 3rd floor – São Paulo Shareholder service: 3003-9285 (Whatsapp and Telephone for capitals and metropolitan regions) 0800 7209285 (other locations) The service hours are on weekdays from 9 am to 6 pm

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Annual General Meeting (AGM) - LAVVI EMPREENDIMENTOS IMOBILIÁRIOS S.A. to be held on
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Resolutions concerning the Annual General Meeting (AGM)

[Eligible tickers in this resolution: LAVV3]

1. Appraisal of the Company's financial statements for the fiscal year ended December 31, 2025, accompanied by their respective explanatory notes, the management report, the independent auditors opinion and the annual summary report of the Statutory Audit Committee.

Approve Reject Abstain

[Eligible tickers in this resolution: LAVV3]

2. Appraisal of the Company's management report (Management) and the management accounts for the fiscal year ended December 31, 2025.

Approve Reject Abstain

[Eligible tickers in this resolution: LAVV3]

3. Appraisal of Managements proposal for the allocation of net income and distribution of dividends, referring to the fiscal year ended December 31, 2025.

Approve Reject Abstain

[Eligible tickers in this resolution: LAVV3]

4. Definition of 6 (six) members of the Board of Directors, in the event of election by majority vote or multiple vote, and this number may be increased by up to 1 (one) member, that is, to 7 (seven) members in total, in the event of a request for a separate vote.

Approve Reject Abstain

[Eligible tickers in this resolution: LAVV3]

5. Do you wish to request the adoption of the multiple voting process for the election of the Board of Directors, pursuant to art. 141 of Law no. 6.404, of 1976? (If the shareholder chooses no or abstain, their shares will not be counted for the purpose of requesting multiple voting).

Approve Reject Abstain

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[Eligible tickers in this resolution: LAVV3]

Election of the board of directors by single group of candidates

Controlador

Elie Horn

Ralph Horn

Ovadia Horn

Miguel Maia Mickelberg

Nessim Abadi

Daniella Sasson de Figueira

6. Nomination of all the names that compose the slate (the votes indicated in this section will be disregarded if the shareholder with voting rights fills in the fields present in the separate election of a member of the board of directors and the separate election referred to in these fields takes place). - Controlador

Approve Reject Abstain

7. If one of the candidates that composes your chosen slate leaves it, can the votes corresponding to your shares continue to be conferred on the same slate?

Yes No Abstain

8. In case of a cumulative voting process, should the corresponding votes to your shares be equally distributed among the members of the slate that you've chosen? [If the shareholder chooses "yes" and also indicates the "approve" answer type for specific candidates among those listed below, their votes will be distributed proportionally among these candidates. If the shareholder chooses to "abstain" and the election occurs by the cumulative voting process, the shareholder's vote shall be counted as an abstention in the respective resolution of the meeting.]

Yes No Abstain

9. View of all the candidates that compose the slate to indicate the cumulative voting distribution.

Elie Horn Approve Reject Abstain / %

Ralph Horn Approve Reject Abstain / %

Ovadia Horn Approve Reject Abstain / %

Miguel Maia Mickelberg Approve Reject Abstain / %

Nessim Abadi Approve Reject Abstain / %

Daniella Sasson de Figueira Approve Reject Abstain / %

[Eligible tickers in this resolution: LAVV3]

10. Do you wish to request a separate election of a member of the board of directors, under the terms of article 141, paragraph 4, I, of Law 6,404, of 1976? (The shareholder can only fill this field in case of keeping the position of voting shares uninterrupted for 3 months prior to the general meeting. If the shareholder chooses "no" or "abstain", his/her shares will not be computed for the request of a separate election of a member of the board of directors).

Approve Reject Abstain

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[Eligible tickers in this resolution: LAVV3]

11. Appraisal of the proposal for the annual global compensation of the Company's Management members for the fiscal year to be ended on December 31, 2026.

Approve Reject Abstain

[Eligible tickers in this resolution: LAVV3]

12. Do you wish to request the installation of the fiscal council, under the terms of Article 161 of Law No. 6,404 of 1976? (The votes indicated in this field will be ineffective if, at the time of the meeting, there is no candidate for the fiscal council).

Approve Reject Abstain

City : _____

Date : _____

Signature : _____

Shareholder's Name : _____

Phone Number : _____