

LAVVI EMPREENDIMENTOS IMOBILIÁRIOS S.A.

CNPJ/ME nº 26.462.693/0001-28

NIRE 35.300.554.531

MATERIAL FACT

Lawi Empreendimentos Imobiliários S.A. ("Lawi" or "Company") hereby informs its shareholders and the market in general that, at a meeting held on January 27, 2026, in light of the preliminary injunction (injunctive relief) issued by the Brazilian Supreme Federal Court on December 26, 2025, in connection with Direct Actions of Unconstitutionality No. 7,912 and 7,914, which extended until January 31, 2026 the deadline for the approval of dividend distributions as a condition for maintaining the income tax exemption provided for under Law No. 15,270, dated November 26, 2025, the Board of Directors approved a dividend distribution, subject to ratification (ad referendum) by the Ordinary General Shareholders' Meeting to be held until April 30, 2026, pursuant to Article 19 of the Company's Bylaws, the payment of interim dividends in the amount of R\$200,000,000.00, equivalent to R\$ 1.02336154291 per common share issued by the Company excluding treasury shares.

Regarding the dividends, note that:

1. People registered as shareholders of the Company on February 02, 2026, shall be entitled to the declared dividend, respected, and including negotiations performed before or on such date.
2. Company's shares shall be traded "ex-dividends" as of February 03, 2026 (including).
3. The payment of dividends in Brazil will be made in national currency, up to December 31, 2026, according to the Company's cash availability, in favor of each beneficiary shareholder (subject to items "1" and "2" above), to the respective checking account and banking details provided by the shareholder to Itaú Corretora de Valores S.A., the financial institution responsible for the book-entry

registration of the Company's shares.

4. Initially, the payment of dividends should be made in four (4) installments, as described below. The payment date of each installment will be disclosed by the Company through Material Fact.

Nº Installment	Amount	R\$ / share
Installment 1	30.000.000	0,15350423143
Installment 2	30.000.000	0,15350423144
Installment 3	30.000.000	0,15350423144
Installment 4	110.000.000	0,56284884860
TOTAL	200.000.000	1,02336154291

5. There will be neither monetary adjustment nor interest rate between the date of the declaration of dividends and the date of the effective payment.

5. Should any dividends remain unpaid after December 31, 2026, for any reason, such dividends may be paid in subsequent fiscal years, provided that the final deadline of December 31, 2028 is observed, as set forth in Law No. 15,270, dated November 26, 2025.

6. Shareholders whose registration does not include the CPF/CNPJ number or information related to the "Bank/Agency/Current Account" shall only receive their Notice to Shareholders dividends after such register is updated and, on the deadlines, determined by Itaú Corretora de Valores S.A.

7. Shareholders whose shares are kept by institutions providing securities custody services will have their dividends credited in accordance with the procedures adopted by such depository institutions.

São Paulo, January 28, 2026.

Sandra Esthy Attié Petzenbaum

Chief Financial Officer and Investors Relations Officer