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SYN'S HISTORY

ESTABLISHMENT

Start of operation as a
Joint Venture between
IRSA and George Soros

90s

- JK Financial Center
- Corporate Park
- Faria Lima Financial Center
- Faria Lima Square

2000-2006

SPIN-OFF AND STRATEGIC PARTNERSHIPS

2007
Spin-off
2008
JK 1455
2009
Strategic Partnerships

2007-2010

FOCUS ON EXPANSIONS

- Shopping Estação BH
- Parque Shopping Belém
- Cajamar Industrial Park
- Shopping Metropolitano Barra
- Thera
- Tietê Plaza Shopping

2010-2014

FOCUS ON OPERATION

2015

- Capital increase of R\$400 MM
- Shopping Cidade SP

2016

- Shopping Cerrado

2017

- Miss Silvia Morizono
- Exchange Of Asset (CPPIB's Participation in Prologis)
R\$ 501 MM
- Joint Venture with CPPIB
- Sale of the warehouse portfolio for Prologis
R\$ 1,130 MM
- Launching ON Stores

ACQUISITIONS AND SALES

2018

- Sale of Parque Shopping Belém
- Sale of 8% of Shopping Cidade SP
- Sale of the Tamboré Logistics Park
- Unit acquisition on the JK 1455
- Purchase option at Miss Silvia Morizono

2015-2016

2017

2018

2019

- Acquisition of a unit at Miss Silvia Morizono
- Acquisition of unit at Faria Lima Financial Center
- Acquisition of Birmann Building 10
12,160 sqm
- Follow On (Re-IPO)
- Sale of the Faria Lima Business Center
- Acquisition of JKD and JKE towers
35,152 sqm

2019

2020

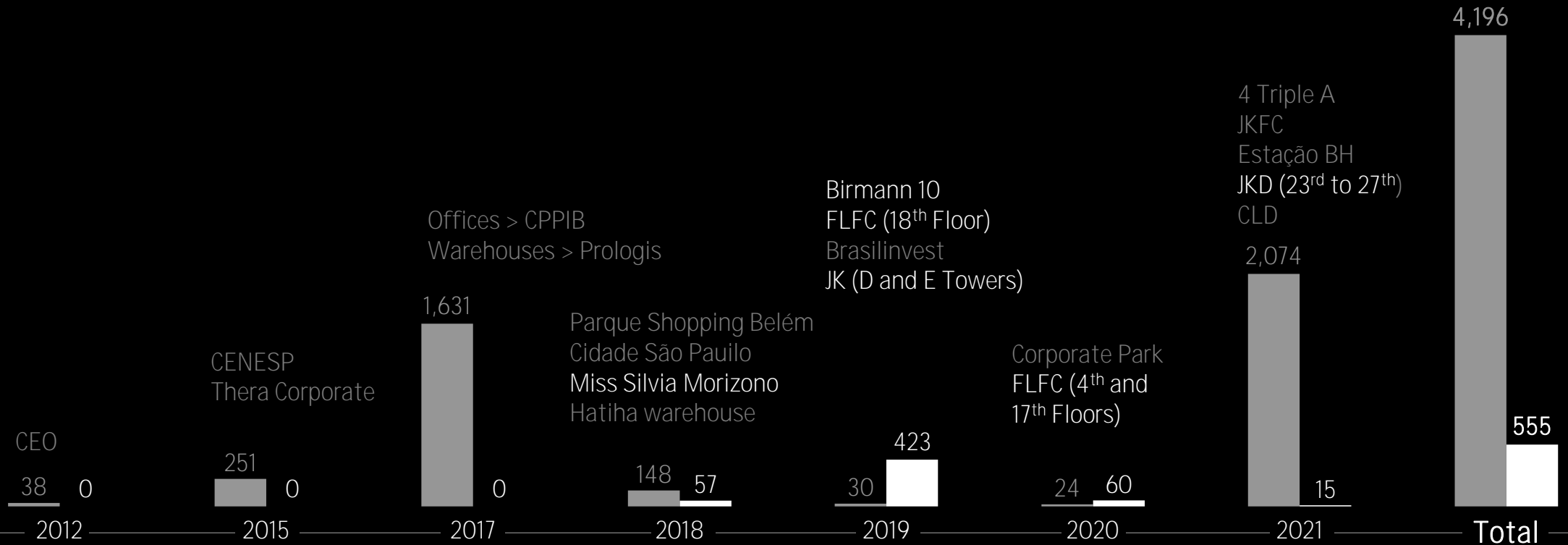
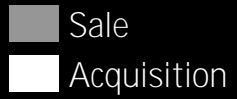
- Two Share Buyback Programs
R\$ 177 MM
- Acquisition of units at Faria Lima Financial Center
- Sale of Corporate
R\$ 36.6 MM

2020

2021

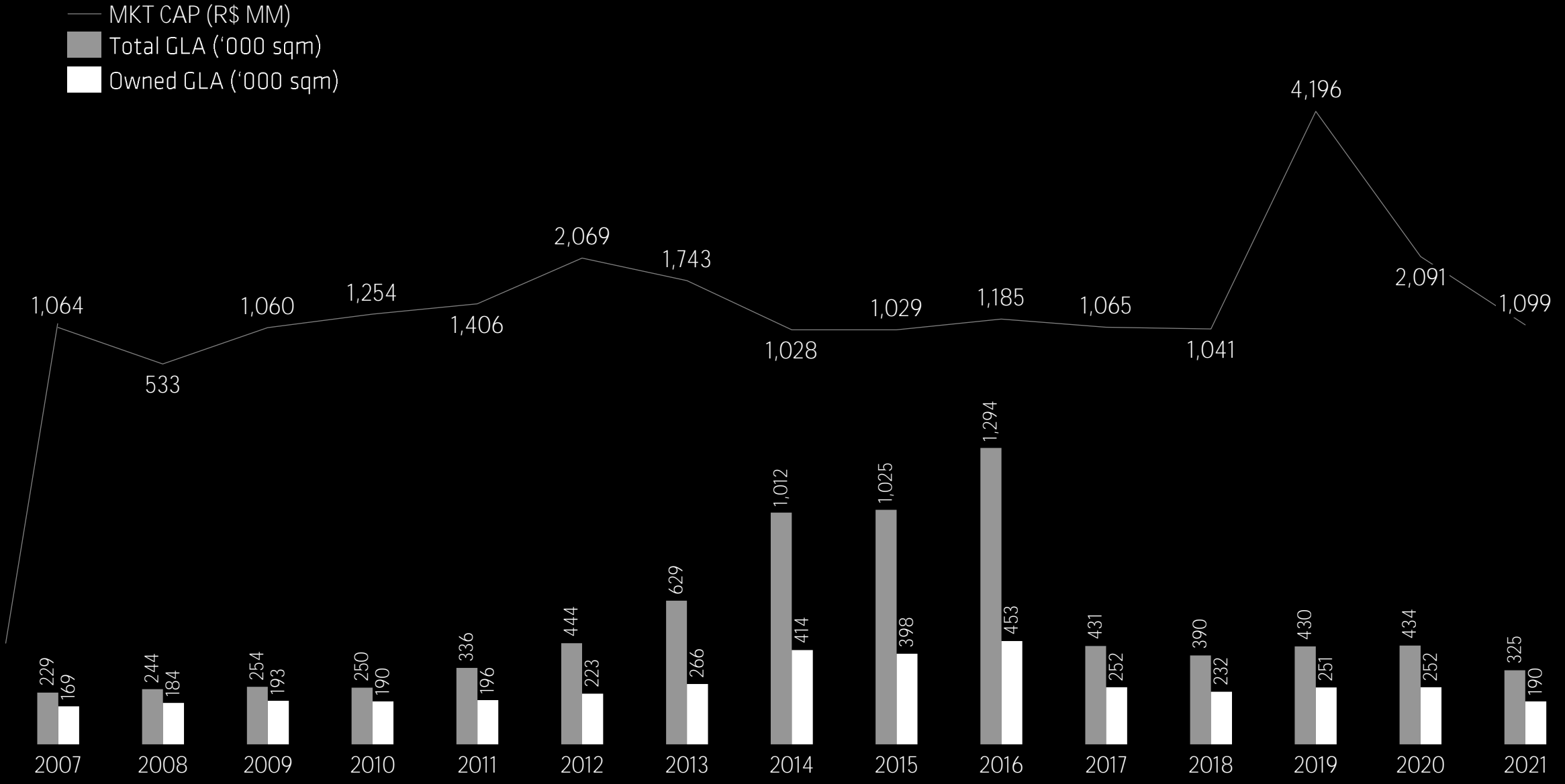
- JV SPX
R\$ 150 MM
- Sale 4 Triple A
R\$ 1,779 MM
- Sale of JKFC
R\$ 82 MM
- Sale of Shopping Estação BH
R\$ 150 MM
- Acquisition of units at JKD Tower
- Partial Sale of CLD
R\$ 63 MM

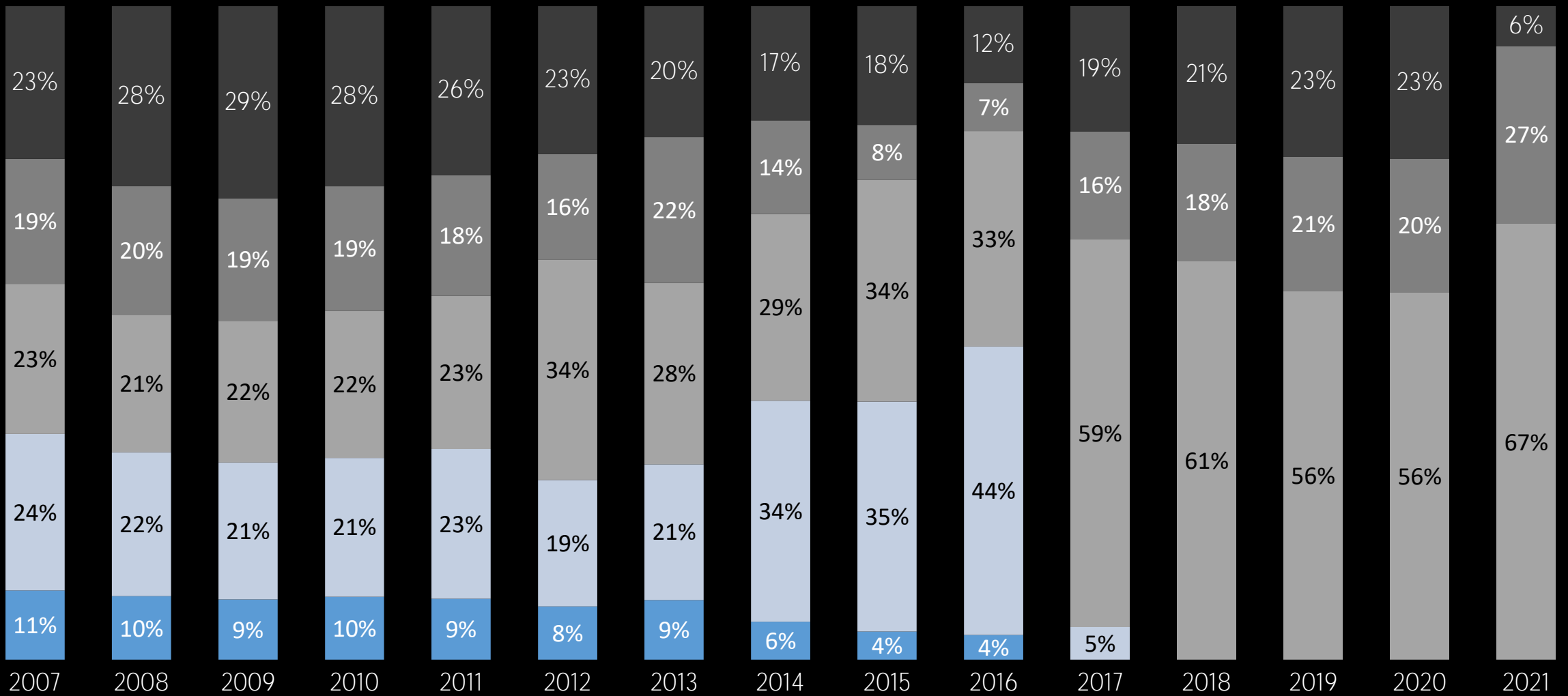
2021



ACQUISITIONS AND SALES (R\$ MM)

— MKT CAP (R\$ MM)
■ Total GLA ('000 sqm)
■ Owned GLA ('000 sqm)





Triple A Offices
 Class A Offices
 Shopping Centers
 Distribution Centers
 Others

*Others: As of 2016, ITM entered the Class A category. Itaú branch sold in 2015.

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GROWTH
PILLARS



1. ORGANIC

- Increase in occupancy of Class A assets and shopping malls
- Mall expansions
- Resumption of Flow and Sale of Shopping Malls

2. PORTFOLIO RECYCLING

- Divestments and Strategic Acquisitions (asset light)
- Acquisition → Retrofit → Sale
- Opportunistic action

3. NEW DEVELOPMENTS

- Minority Investments (JV SPX)
- broad mandate

4. SERVICES PROVISION

- Condominium and commercial management for third parties
- Third-party capital management
- Greater margin

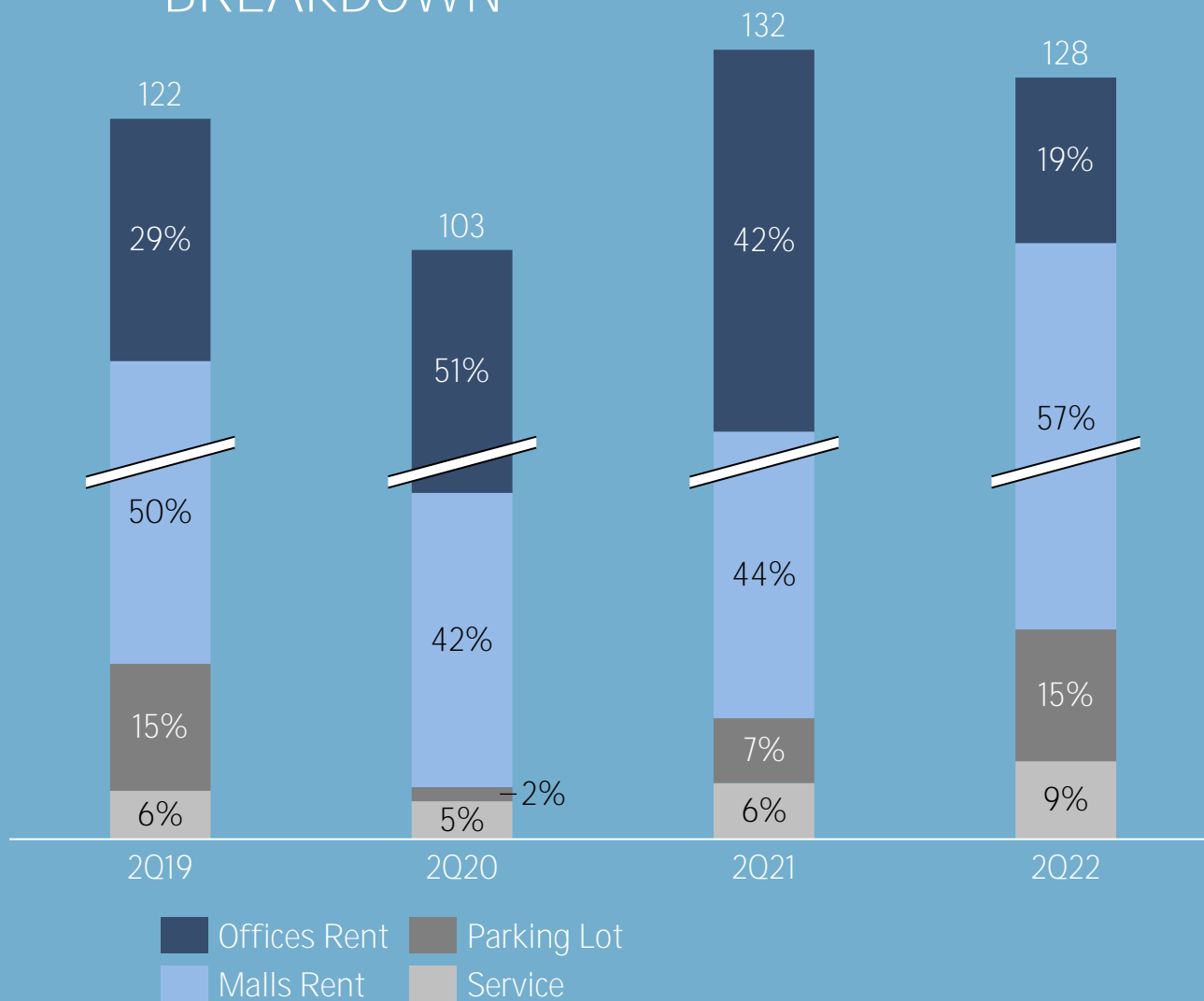




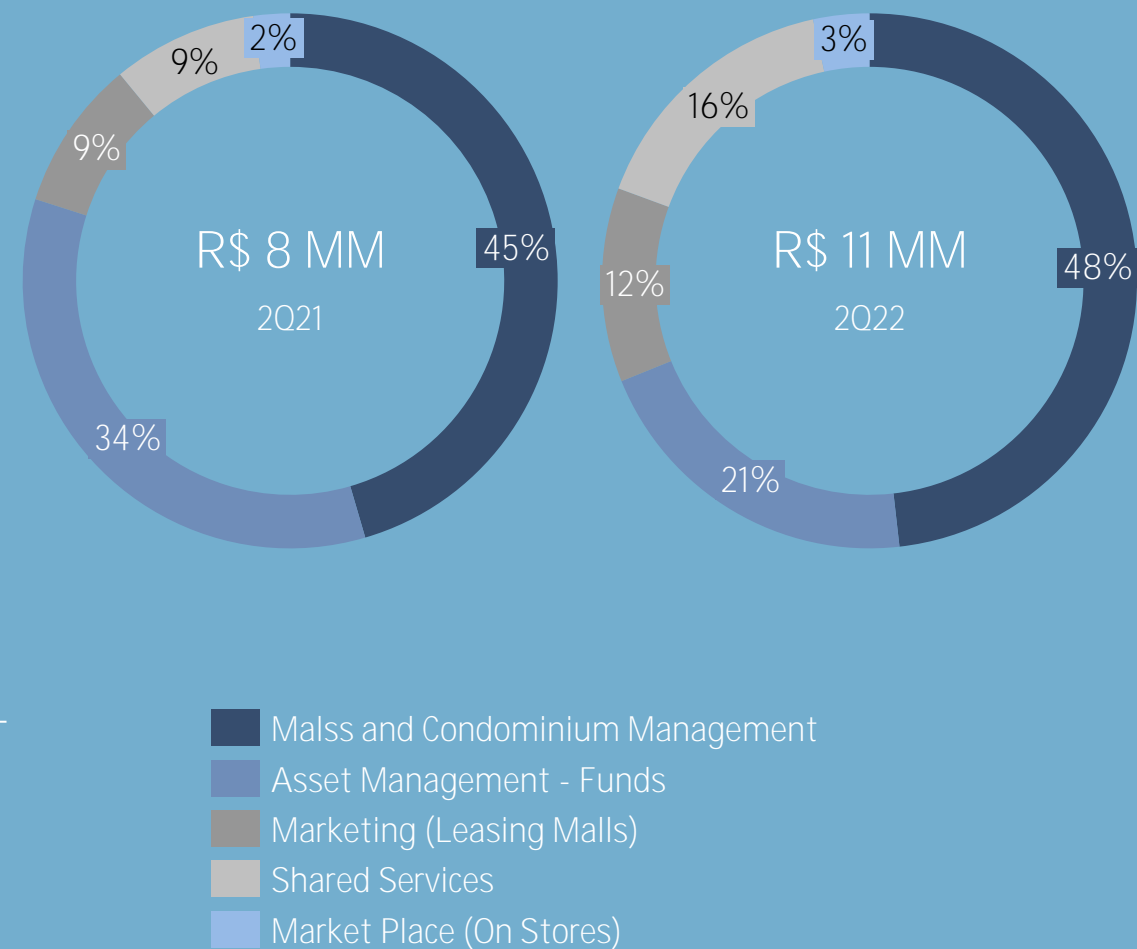
FINANCIAL HISTORY

3

GROSS REVENUE BREAKDOWN



SERVICES BREAKDOWN

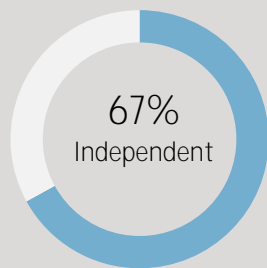




CORPORATE
GOVERNANCE

4

BOARD OF DIRECTORS



Elie Horn
Chairman

Leo Krakowiak
Vice chairman

● **Claudio Bruni**
Independent Director

● **Kristian Schneider Huber**
Independent board member

● **José Carlos Reis de Magalhães Neto**
Independent board member

● **Flavio Celso Pripas**
Independent board member

AUDIT AND RISKS COMMITTEE

The Company has established an Internal Audit and Risk Committee whose purpose is to advise the Company's Board of Directors with regard to the fulfillment of its responsibilities for supervising the integrity of the financial statements, internal audits and internal control systems of the Company. Together with the Compliance Committee, it also verifies the effectiveness of the risk management actions and practices adopted by the Company.

COMPLIANCE COMMITTEE

- Monitor, improve and approve other business conduct policies;
- Train, raise awareness, disseminate and apply the rules of ethical conduct;
- Interpret and clarify the internal rules of the business ethics and conduct program;
- Implement and maintain the Ethics Channel, ensuring the preservation of anonymity;
- Conduct the investigation and investigation of any violation of anti-corruption laws, the Code of Ethics and Conduct and other applicable policies;
- Recommend to the Board of Directors the application of applicable penalties;
- Report directly and periodically to the Board of Directors matters related to the achievement and development of activities within its competence, in particular all violations of ethical precepts, as well as any punitive, mitigating or remedial measures eventually adopted; and
- Verify the effectiveness of the risk management actions and practices adopted by the Company.

SHAREHOLDING COMPOSITION

Elie Horn (Controller)	38.6%
Leo Krakowiak (Controller)	22.0%
Other Shareholders	39.4%
TOTAL	100.0%

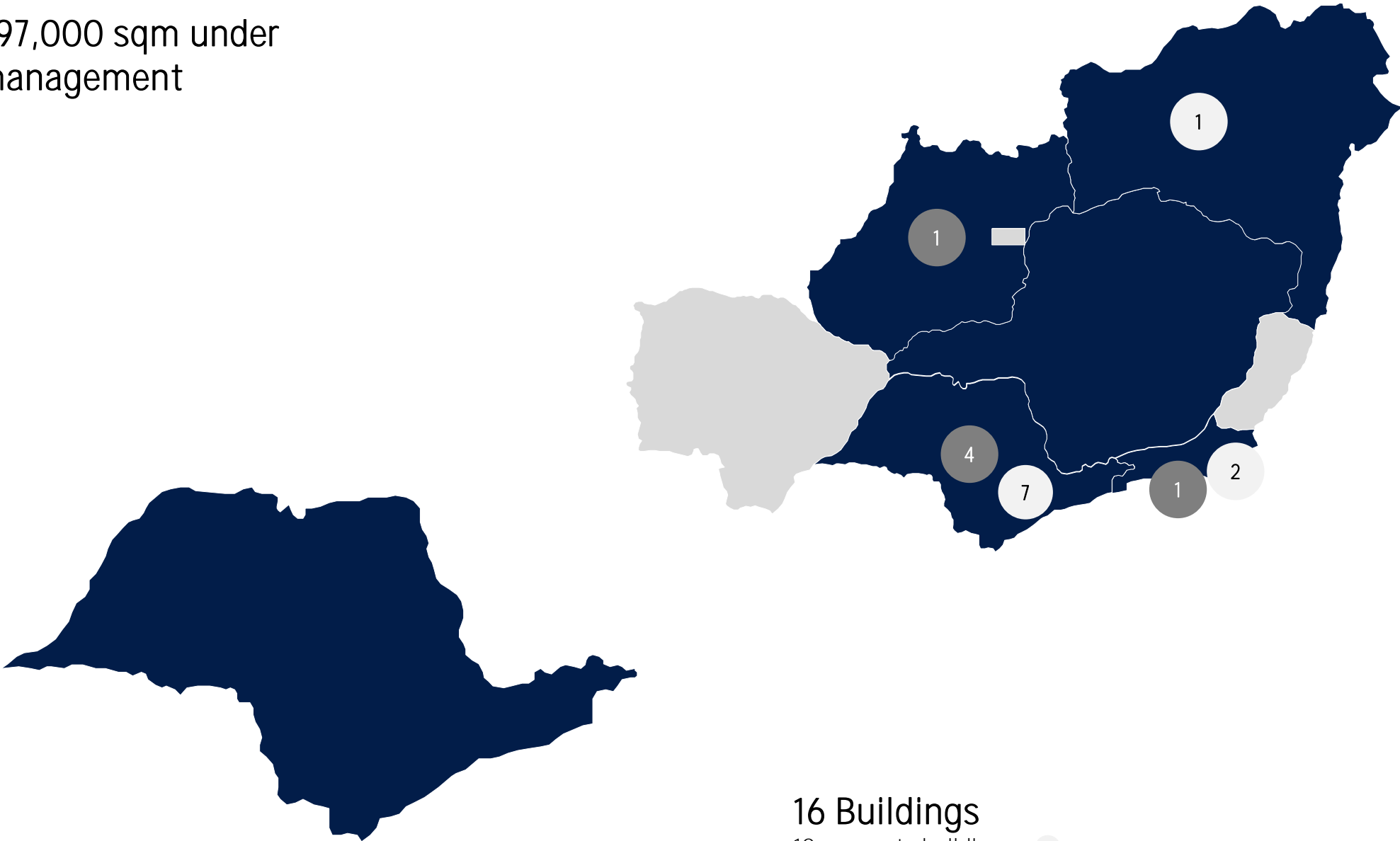




PORTFOLIO

b

397,000 sqm under management



16 Buildings

10 corporate buildings ●

6 malls ●

OFFICES	LOCATION	AREA TOTAL (sqm)	SYN PRIVATE AREA (sqm)	ADM SYN
TRIPLE A OFFICES		129,996	11,689	7
CEO - Torre Norte	RJ - Barra da Tijuca	14,968	2,722	✓
JK Torre D	SP - J. Kubitschek	12,237	3,142	✓
JK Torre E	SP - J. Kubitschek	19,418	5,825	✓
Faria Lima Financial Center	SP - Faria Lima	26,693	0	✓
Faria Lima Square	SP - Faria Lima	18,244	0	✓
JK 1455	SP - J. Kubitschek	22,148	0	✓
Miss Silvia Morizono	SP - Faria Lima	16,289	0	✓
CLASS A OFFICES		112,073	51,413	4
Nova São Paulo	SP - Chác. Sto. Antonio	11,987	7,980	✓
Verbo Divino	SP - Chác. Sto. Antonio	8,386	5,582	✓
ITM	SP - Vila Leopoldina	45,808	17,560	
Brasília Machado	SP - Vila Olímpia	10,005	5,003	✓
Leblon Corporate	RJ - Leblon	4,200	563	
Suarez Trade	BA - Salvador	19,524	2,563	
Birmann 10	SP - Chác. Sto. Antonio	12,162	12,162	✓
Total		242,069	63,102	11
SHOPPING CENTERS	LOCATION	AREA TOTAL (sqm)	SYN PRIVATE AREA (sqm)	ADM SYN
Shopping D	SP - São Paulo	29,666	9,371	✓
Grand Plaza Shopping	SP - Santo André	69,620	42,753	✓
Shopping Metropolitano Barra	RJ - Rio de Janeiro	44,002	35,201	✓
Tietê Plaza Shopping	SP - São Paulo	36,914	9,229	✓
Shopping Cidade São Paulo	SP - São Paulo	16,851	15,503	✓
Shopping Cerrado	GO - Goiânia	27,688	14,710	✓
Total		224,741	126,767	6
Total Consolidated		466,809	189,869	17



ESG

6

ENVIRONMENTAL

- 85% of all water resources come from alternative sources
- 50% of enterprises use incentivized energy, such as wind, solar and hydroelectric (SHPs)

GOVERNANCE

- 3 new directors, all independent. As a result, independent directors now represent 67% of SYN's Board of Directors
- Audit and Risk Committee
- Compliance Committee.

SOCIAL

- Diversity: 50% of directors and 57% of managers and superintendents are women
- Diversity Committee: promote diversity and inclusion practices within the Company, disclosing them to internal and external stakeholders
- 80+ tons of food distributed around the malls and 100+ thousand doses of vaccine administered in the parking lots of SYN malls in 2020
- Instituto SYN: Investment of BRL 1.7 million in employability, entrepreneurship and relationships



WATER

Within 5 years, 90% of the water resources in your malls will come from an alternative source of water



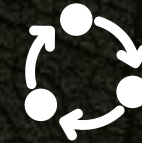
WASTE

70% recycling level in 3 years. Commitment to, over the next 5 years, prioritize the use of sustainable materials in its operations



ENERGY

Within 5 years, 100% of the electricity consumed in the managed projects will come from incentivized sources



EFFLUENTS

implementation of ETA and ETE for projects that do not yet have these resources



SYN will carry out the inventory of Greenhouse Gases throughout 2022 for the year 2021 of the assets in its portfolio

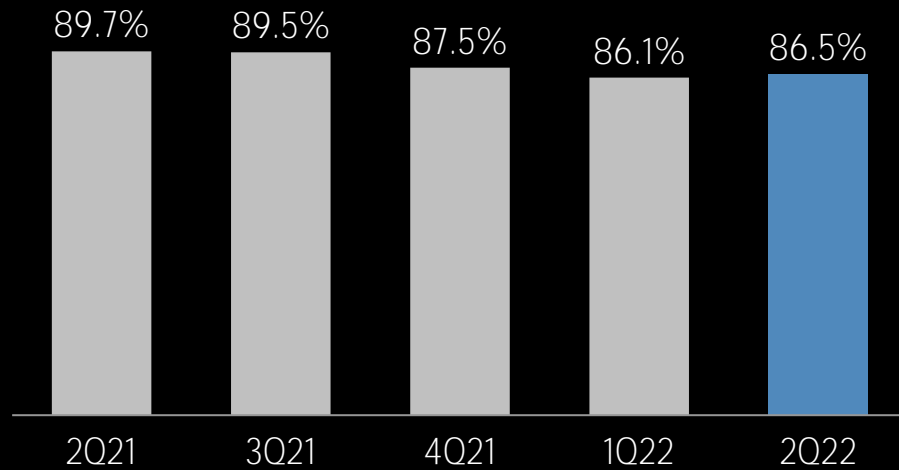


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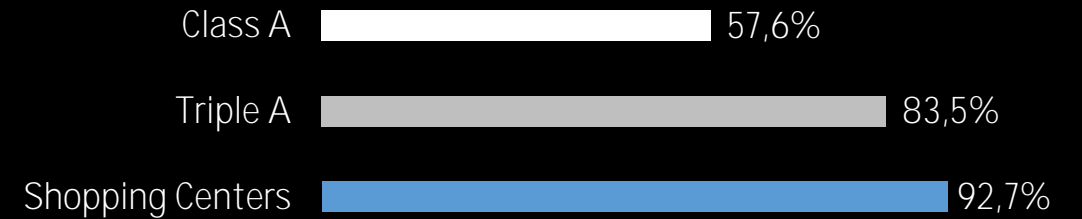
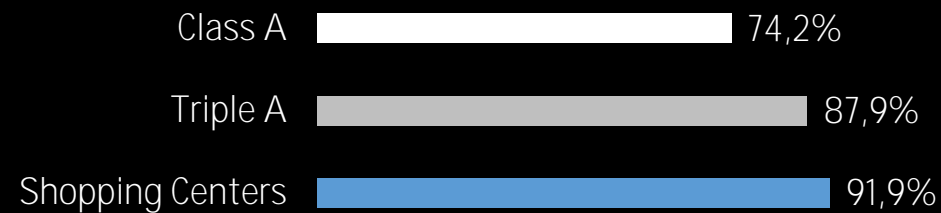
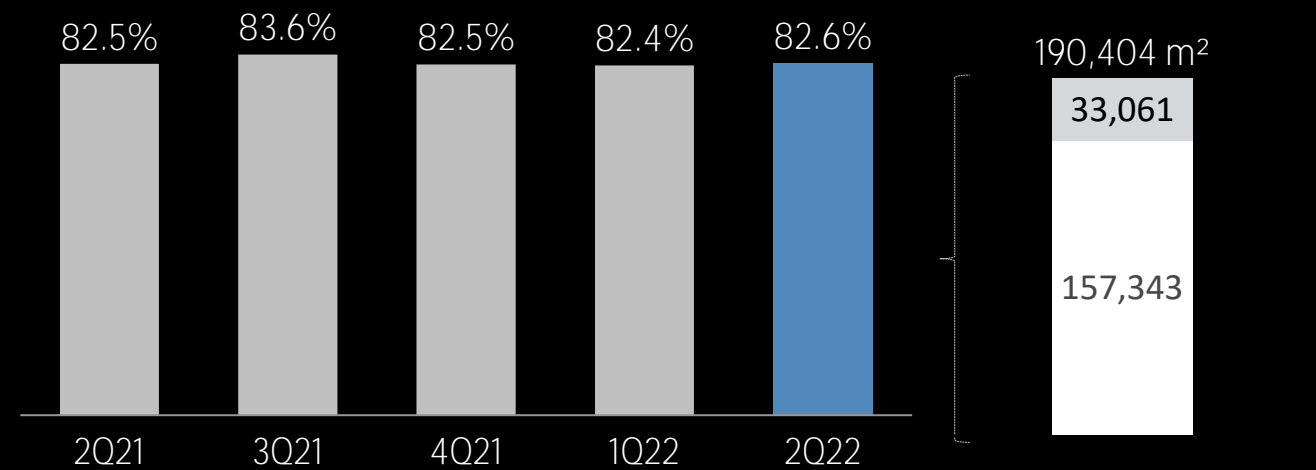
APPENDIX
1T22 PERFORMANCE

OCCUPANCY INDEX

FINANCIAL OCCUPATION
PORTFOLIO SYN (%)

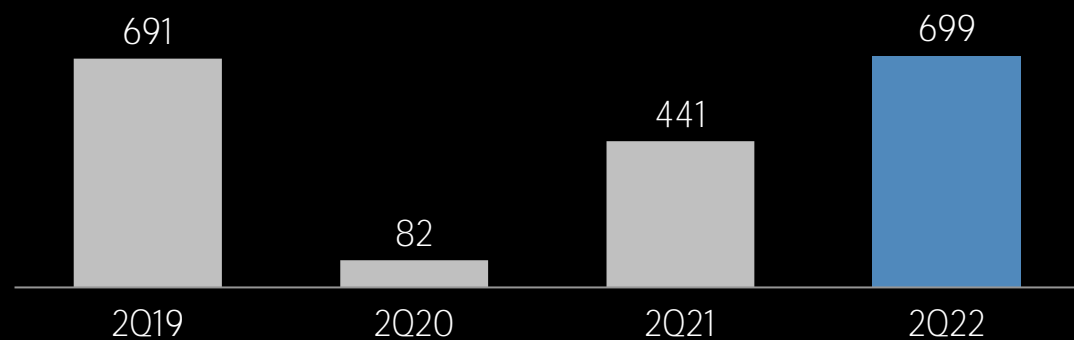


PHYSICAL OCCUPATION
PORTFOLIO SYN (%)

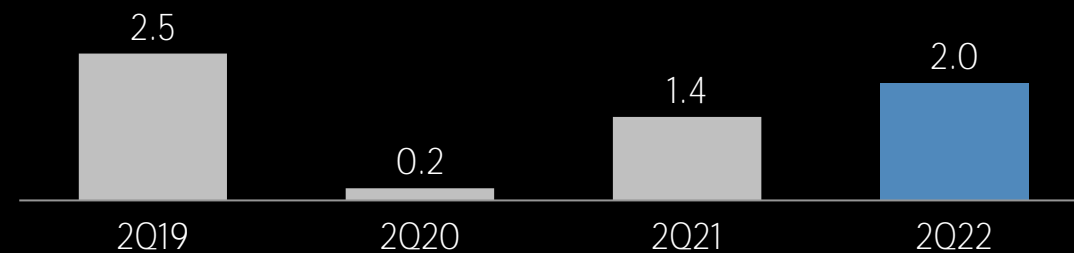


SHOPPING MALLS

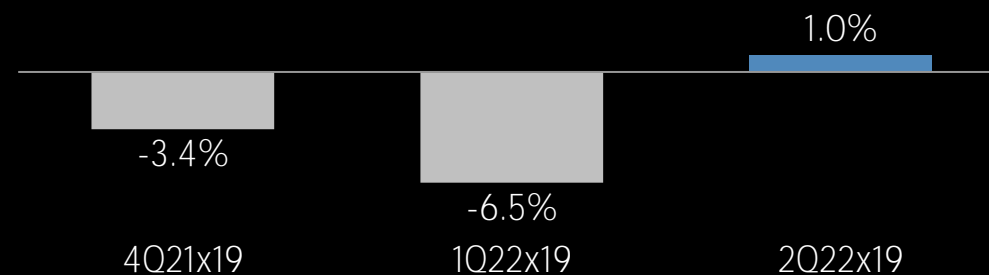
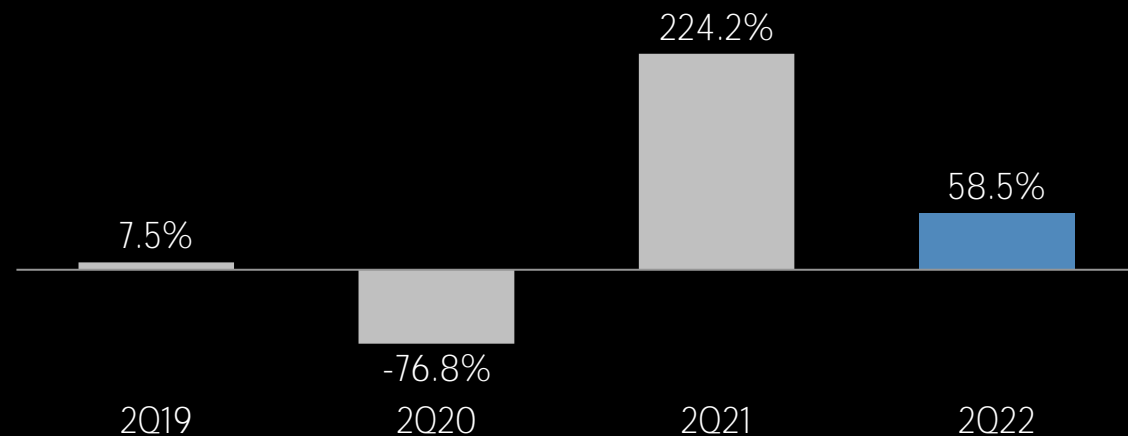
SALES (R\$ MM)



PARKING FLOW (Millions of vehicles)

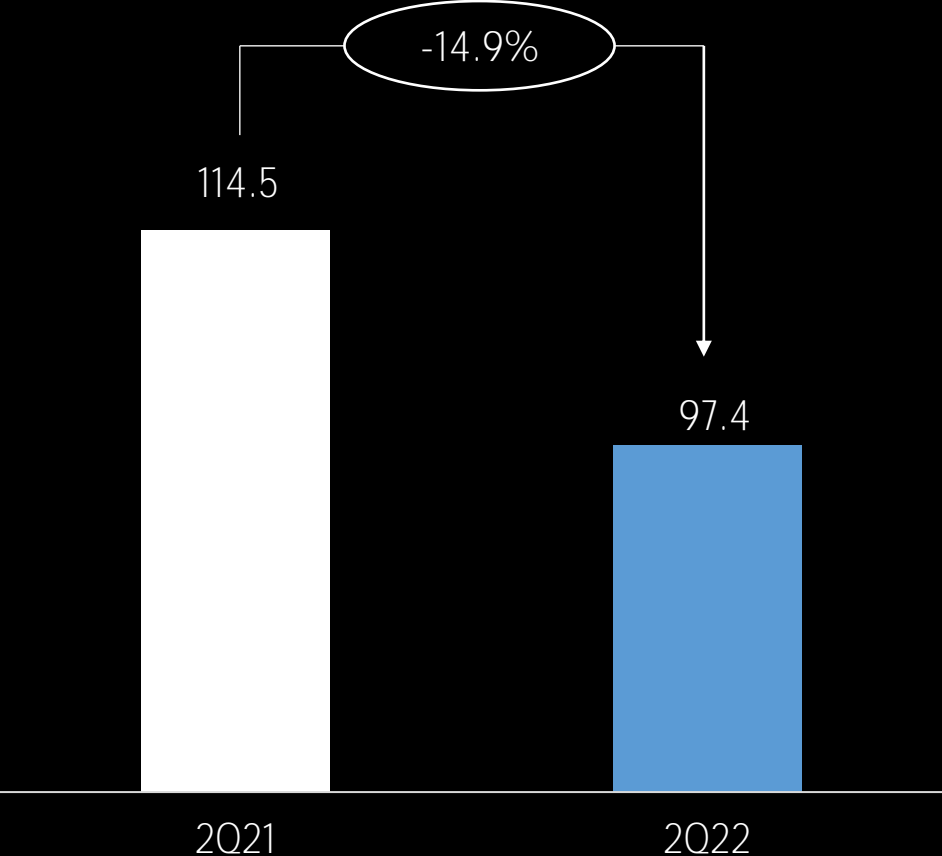


SAME STORE SALES (SSS)

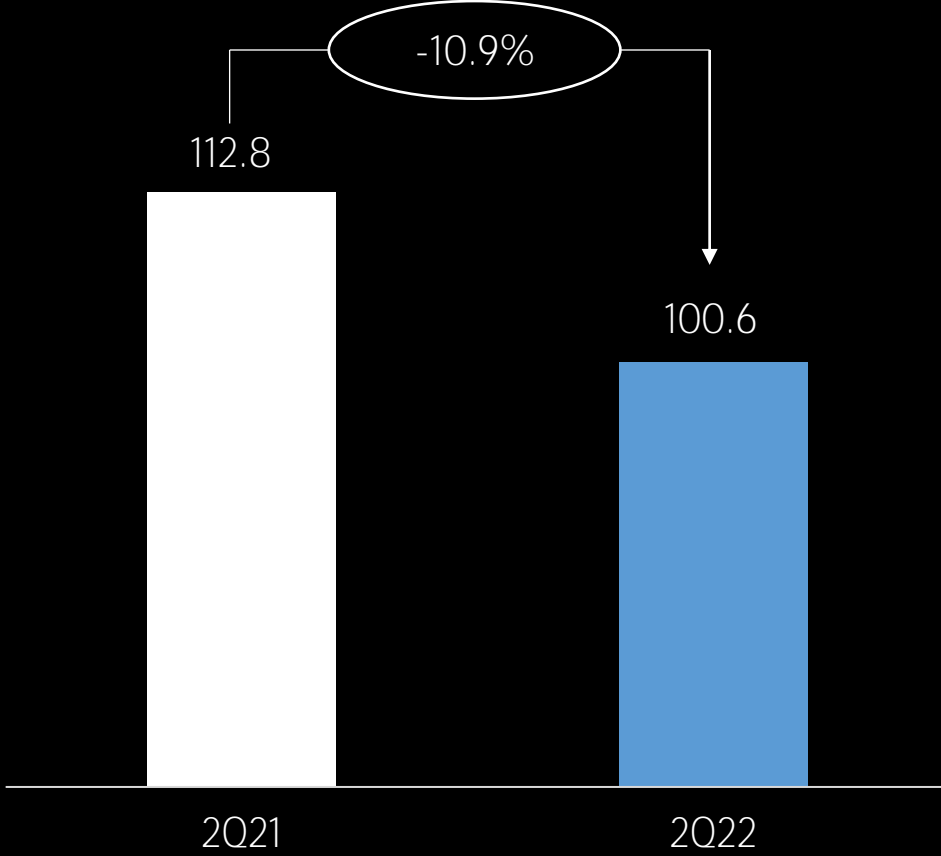


IFRS RESULTS (R\$ MM)

RENT REVENUE

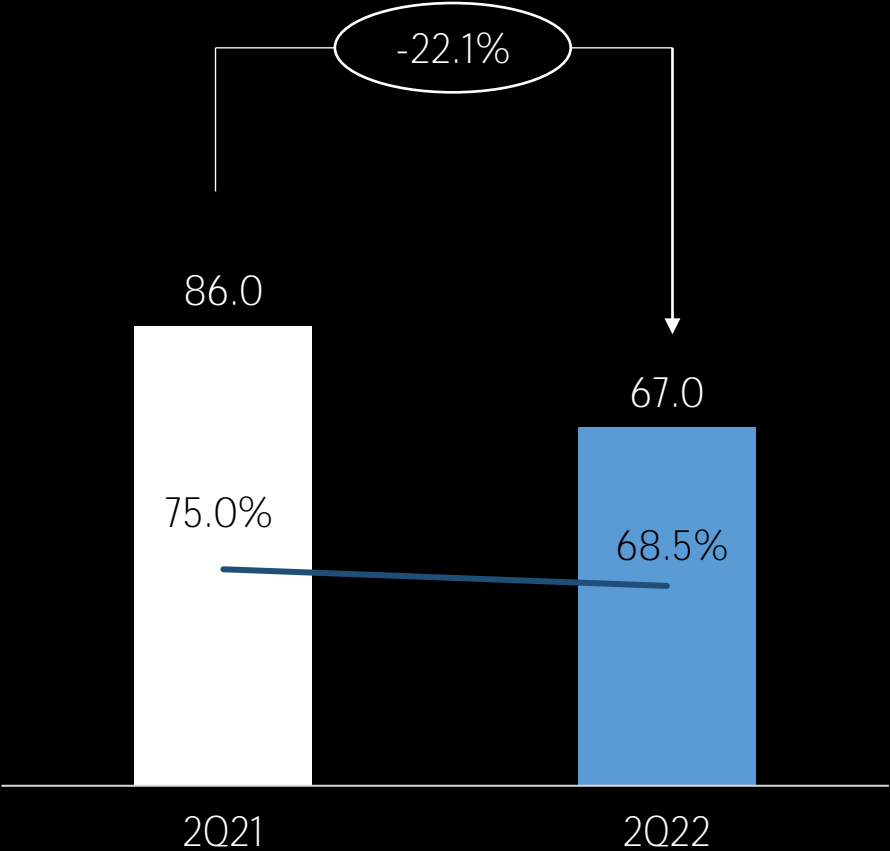


NET REVENUE

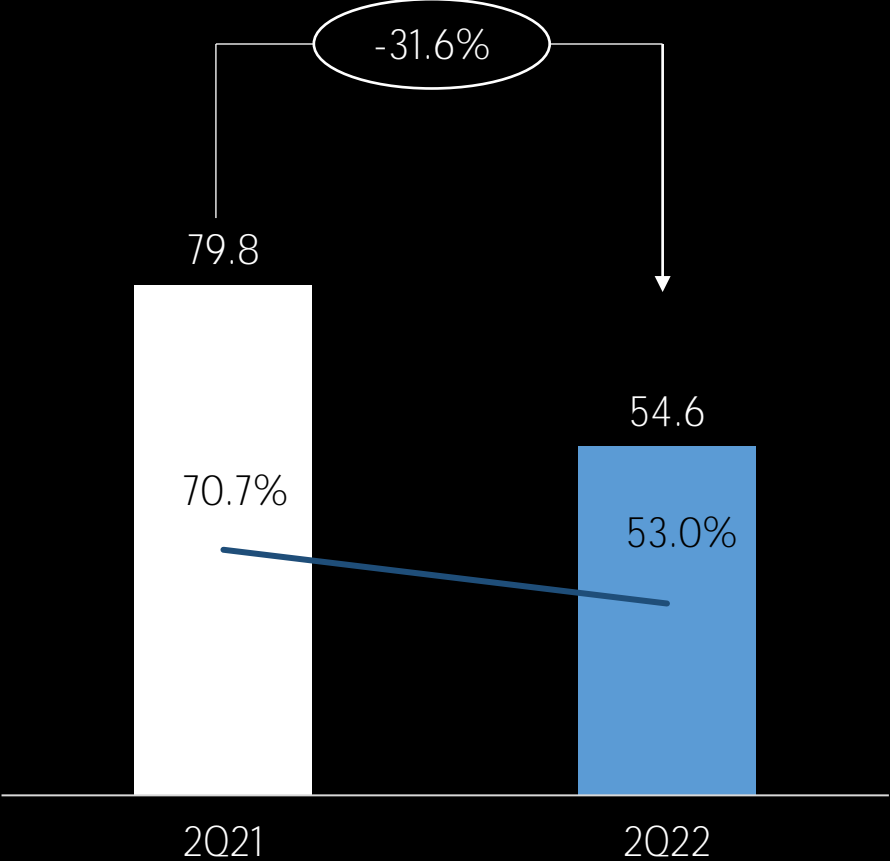


IFRS RESULTS (R\$ MM)

NOI

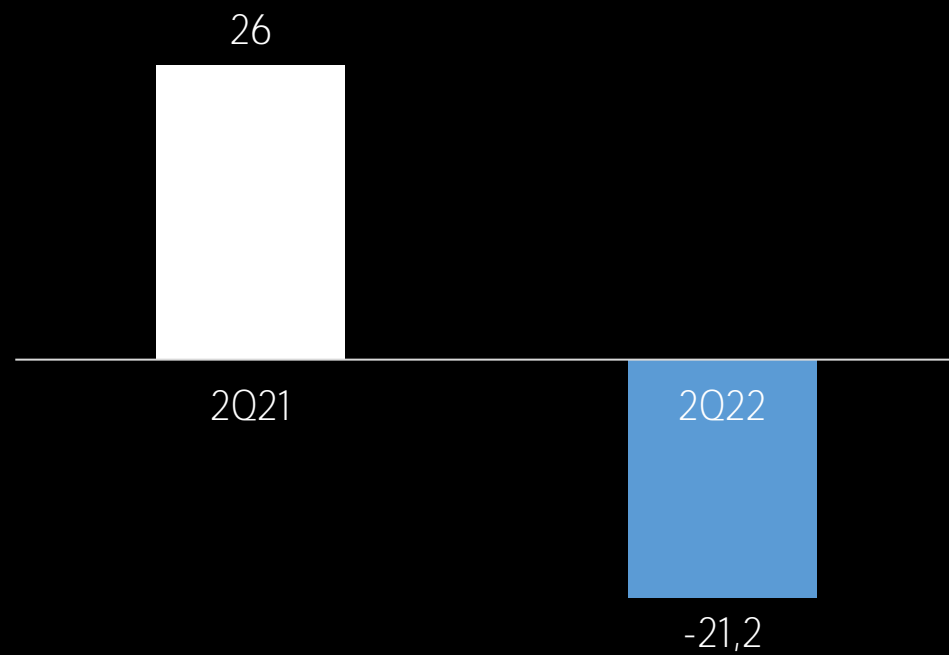


ADJUSTED EBITDA

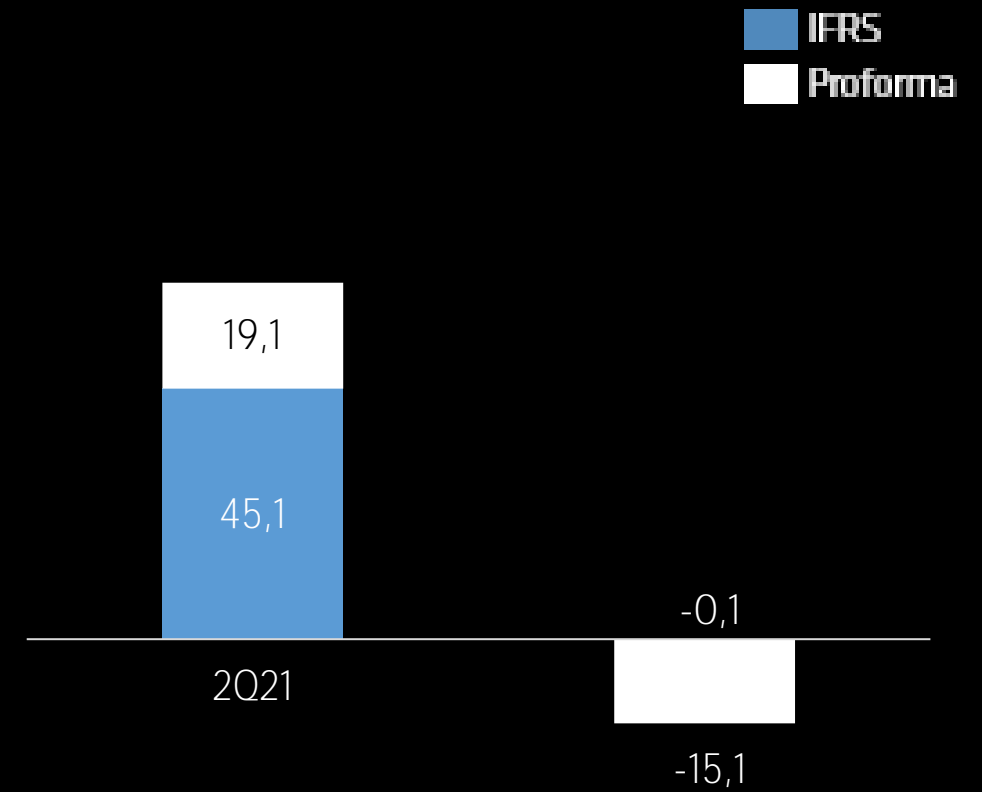


IFRS RESULTS (R\$ MM)

NET PROFIT



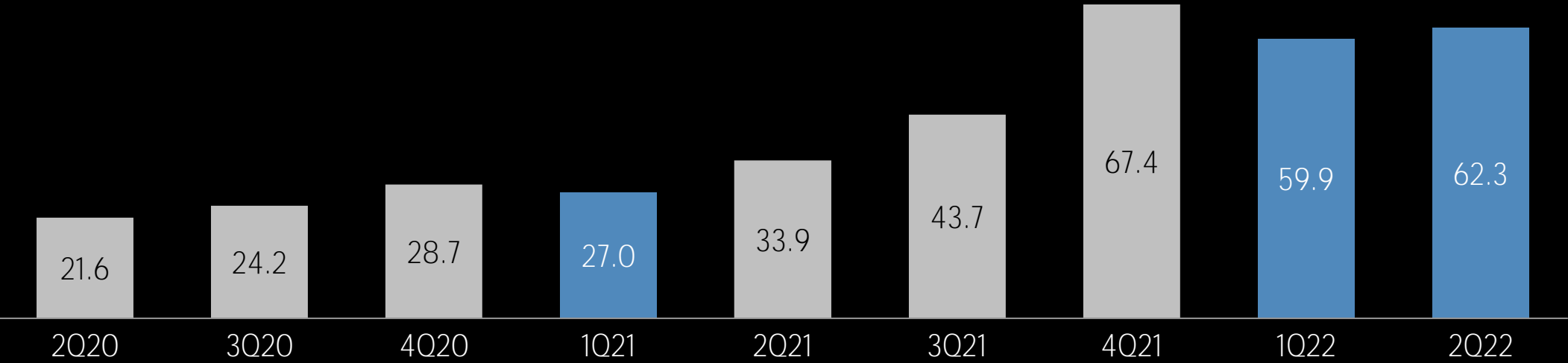
ADJUSTED FFO



DEBT IFRS (R\$ MM)

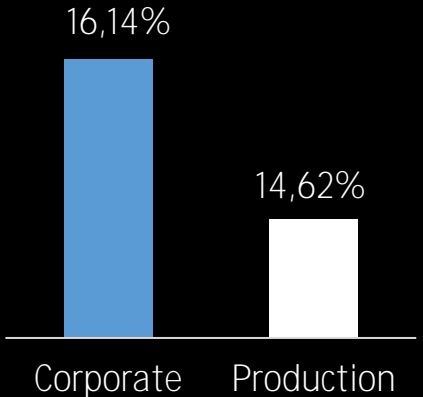
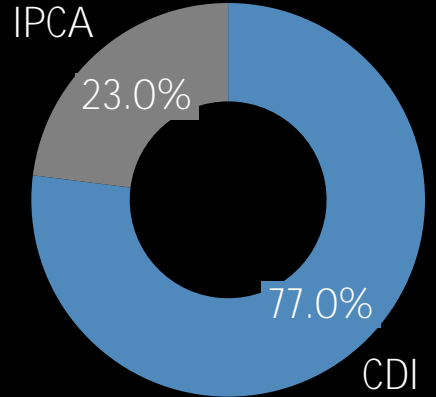
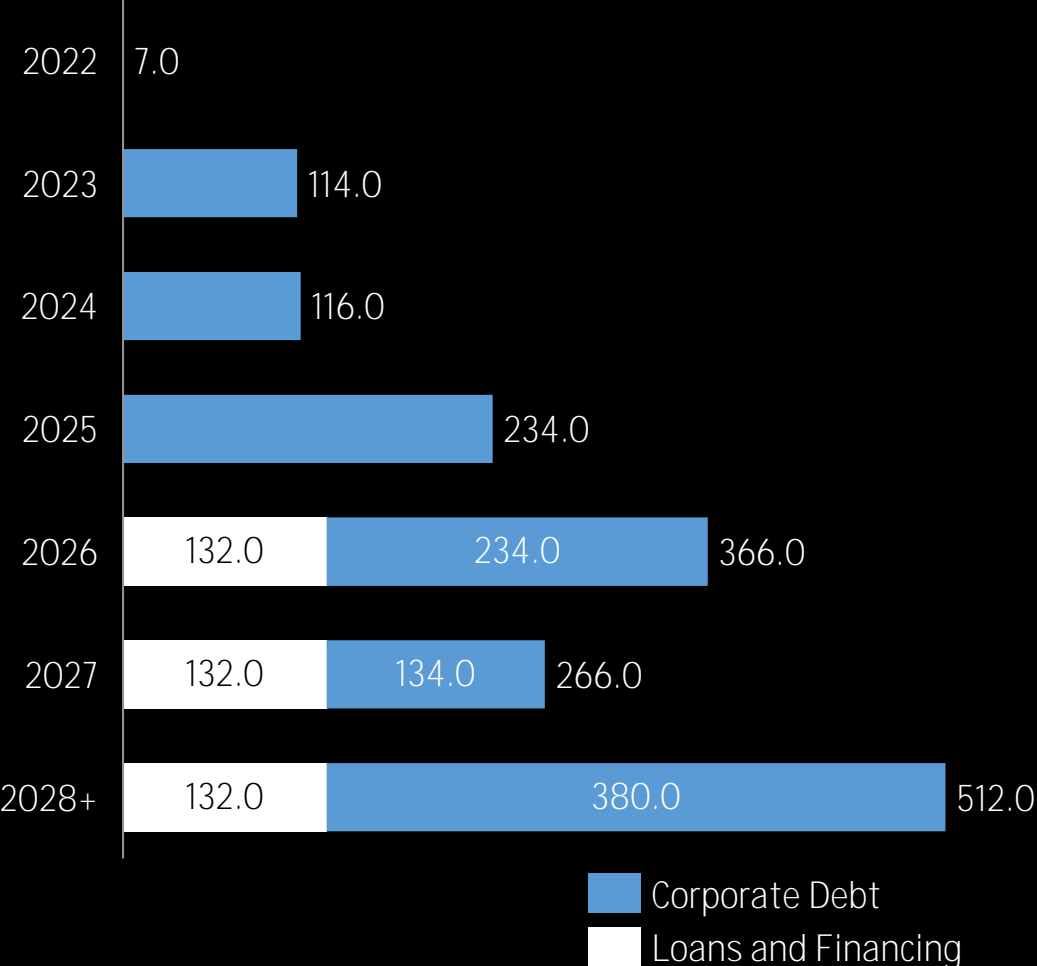
NET DEBT - (R\$ '000)	1Q22	4Q21	1Q21
Cash and Equivalents	653,431	577,144	659,400
Total Net Debt	989,549	900,489	1,457,599
Total Net Debt/ADJUSTED EBITDA LTM	3.88x	3.77x	5.21x
Total Net Debt/ EBITDA LTM	0.59x	0.53x	7.55x

FINANCIAL EXPENSES (R\$ MM)



INDEBTEDNESS IFRS (R\$ MM)

AMORTIZATION SCHEDULE (R\$ MM)





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