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SYN's HISTORY

ESTABLISHMENT

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

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

90s

2000-2006

SPIN-OFF AND STRATEGIC PARTNERSHIPS

2007
Spin-off
2008
JK 1455
2009
Strategic Partnerships

FOCUS ON EXPANSIONS

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

FOCUS ON OPERATION

- 2015
- Capital increase of R\$400 MM
 - Shopping Cidade SP
- 2016
- Shopping Cerrado

2007-2010

2010-2014

2015-2016

ACQUISITIONS AND SALES

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

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

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

2017

2018

2019

2020

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

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

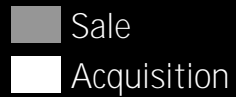
2022

- Acquisition of startup CondoConta
- Early amortization of R\$ 433.7 in debt.
- Installation of the ESG and Sustainability Committee
- Valor 1000 Award for the best company in the Real Estate Development sector

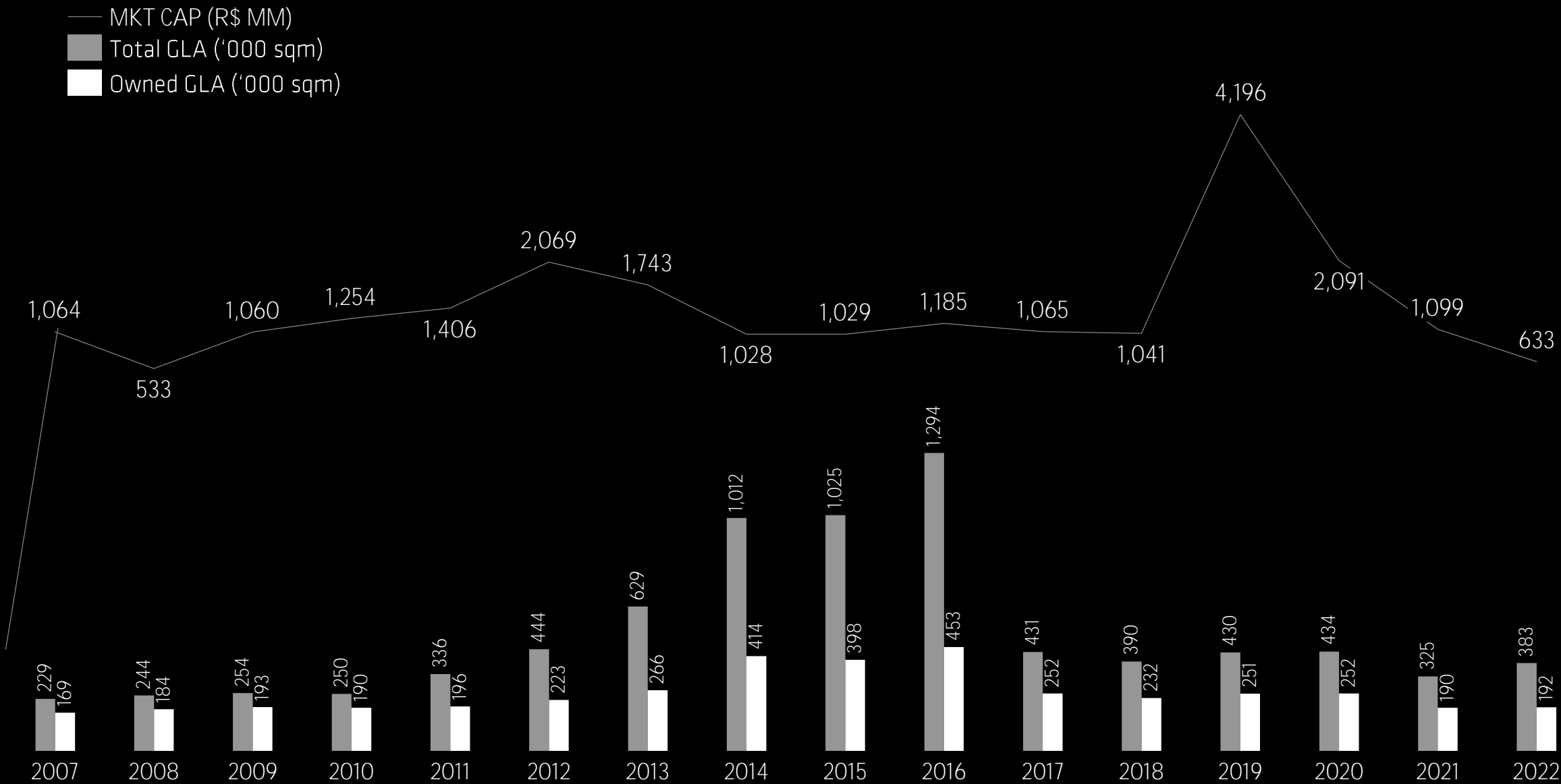
2020

2021

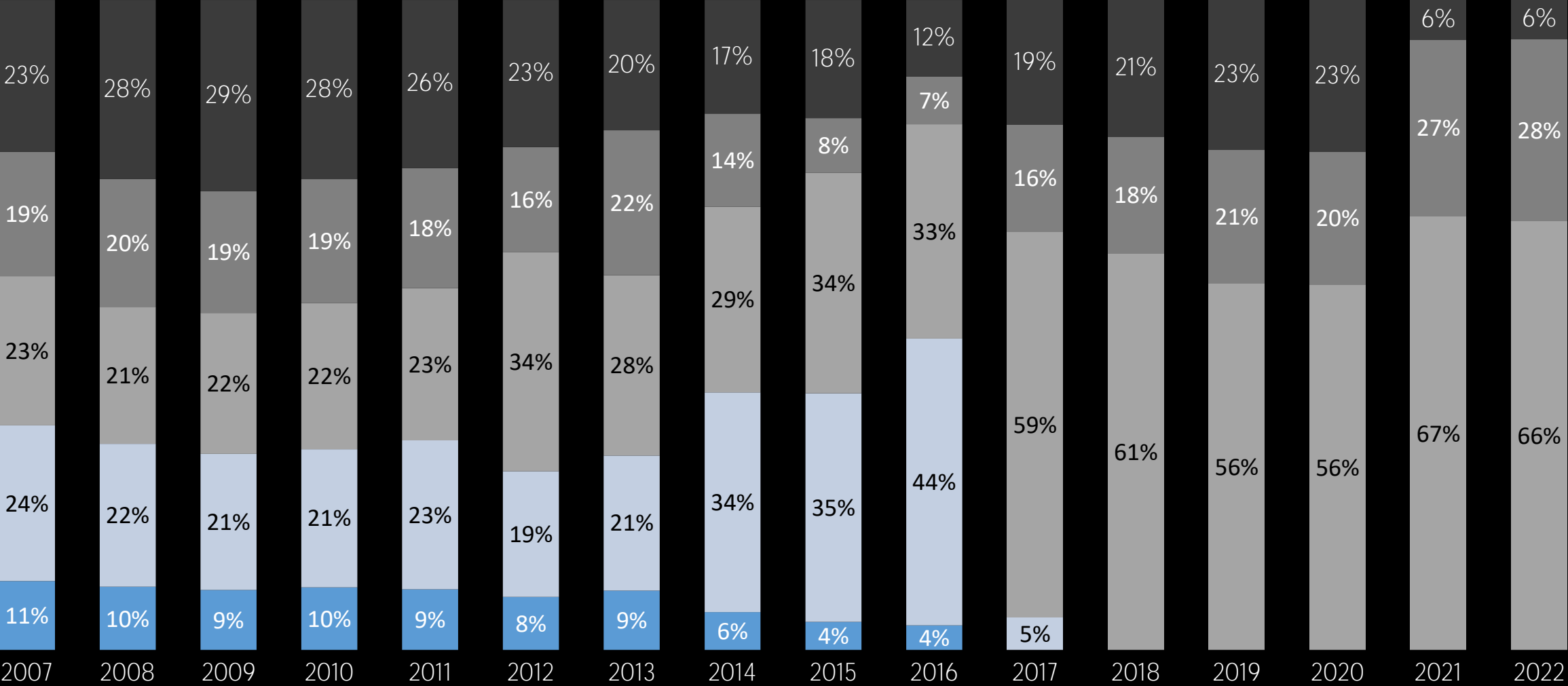
2022



ACQUISITIONS AND SALES (R\$ MM)



Gross Revenue Distribution



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.

2

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

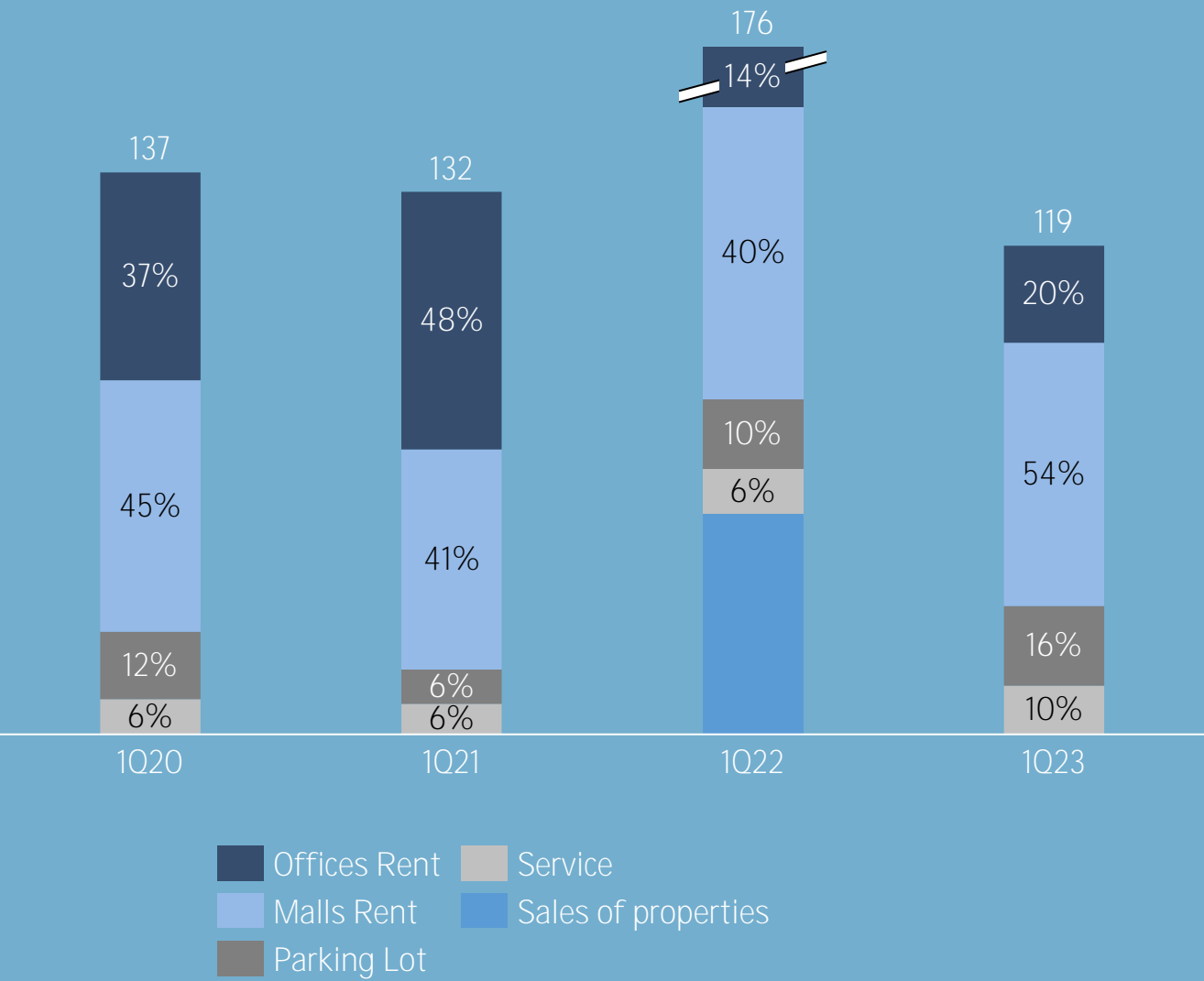




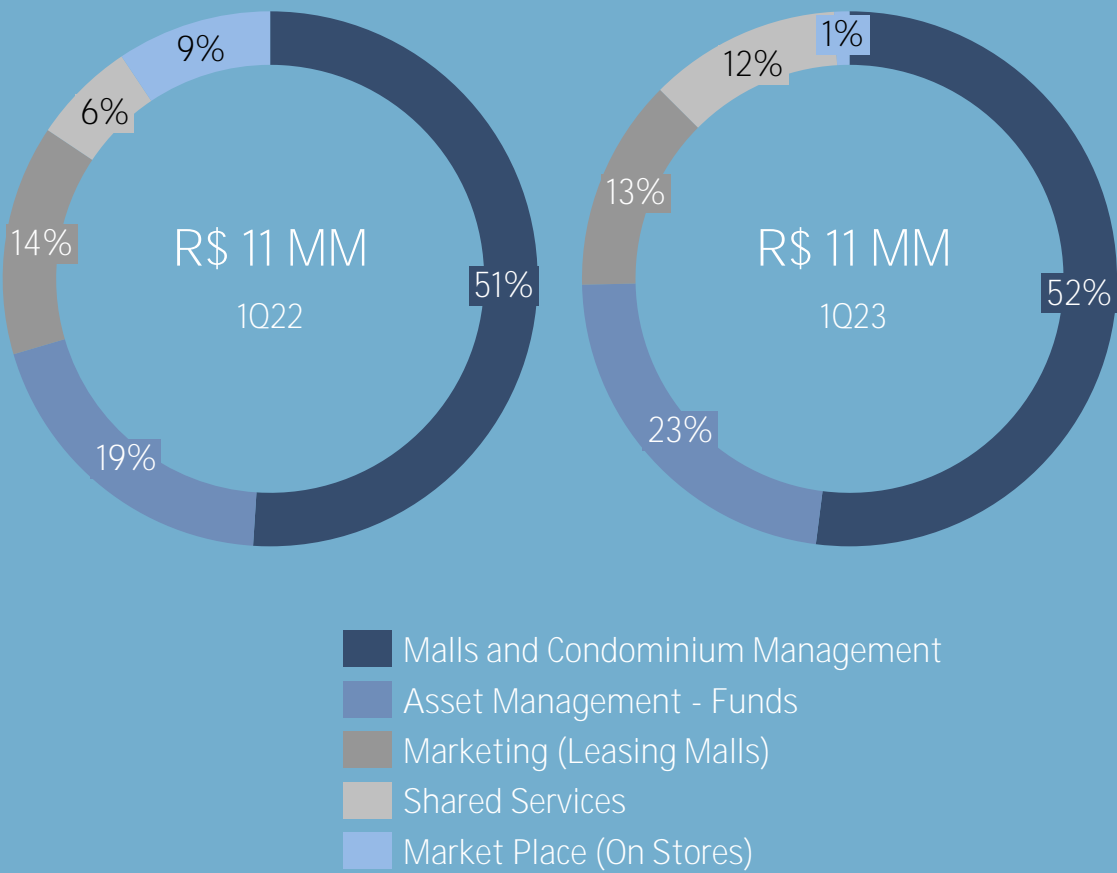
FINANCIAL HISTORY

3

GROSS REVENUE BREAKDOWN



SERVICES BREAKDOWN

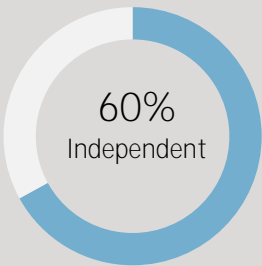




CORPORATE GOVERNANCE

4

BOARD OF DIRECTORS



Elie Horn
Chairman

Leo Krakowiak
Vice chairman

Kristian Schneider Huber
Independent board member

José Carlos Reis de Magalhães Neto
Independent board member

Claudio Bruni
Independent Director

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.

A photograph of a modern building entrance with large glass doors and white panels. A large white semi-circular graphic is overlaid on the left side of the image, containing the text for the shareholding composition.

SHAREHOLDING COMPOSITION

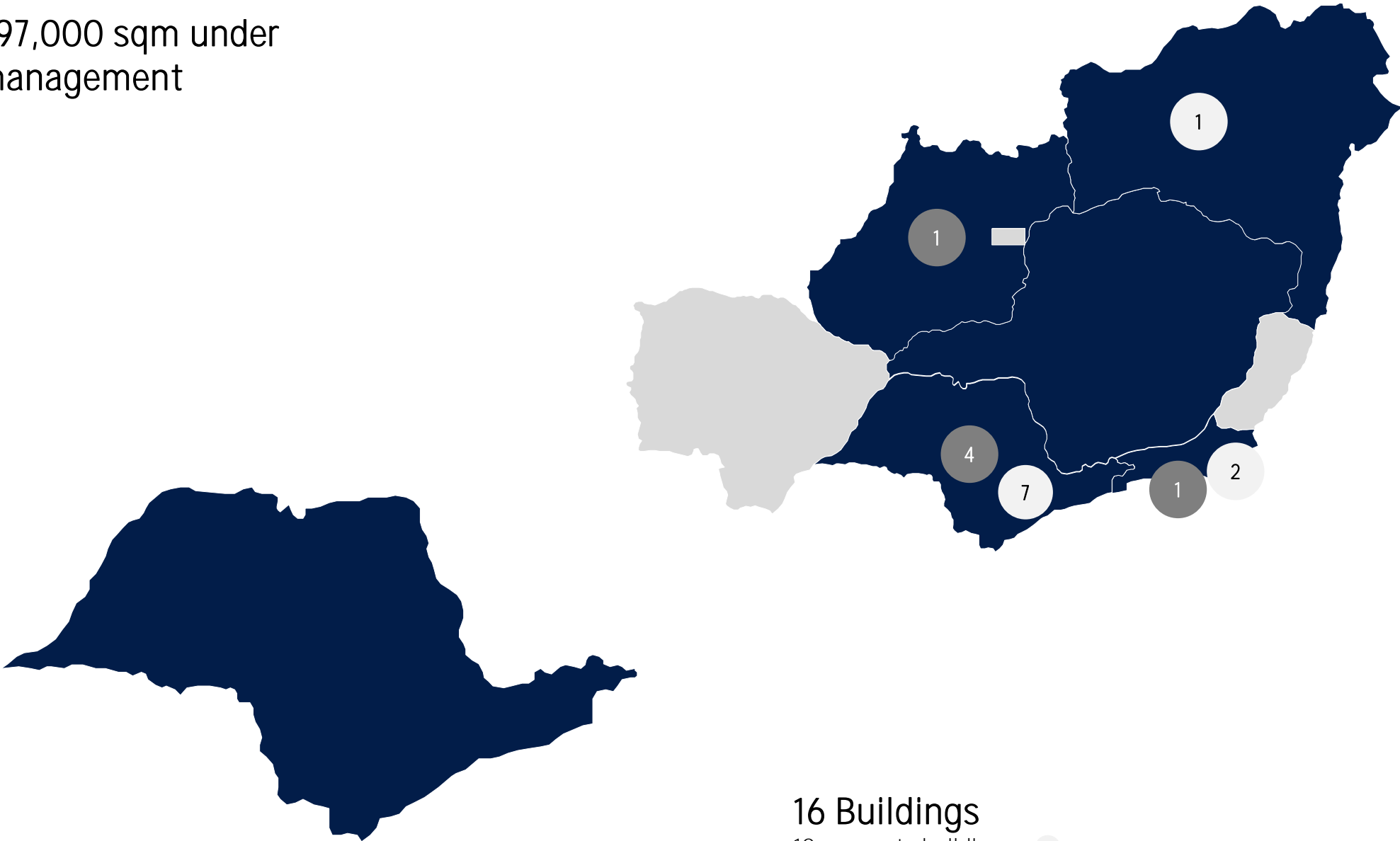
Elie Horn (Controller)	38.6%
Leo Krakowiak (Controller)	22.2%
Other Shareholders	39.2%
TOTAL	100.0%



PORTFOLIO

b

397,000 sqm under
management



16 Buildings
10 corporate buildings ●
6 malls ●

Offices	Location	AREA TOTAL (Sq.m.)	AREA SPE (Sq.m.)	SYN Private Area (Sq.m.)	ADM SYN
Triple A		129.824	42.368	12.166	129,824 (7 assets)
CEO	RJ - Barra da Tijuca	14.968	10.886	2.721	✓
JK Torre D	SP - Juscelino Kubitschek	12.064	12.064	3.619	✓
JK Torre E	SP - Juscelino Kubitschek	19.418	19.418	5.825	✓
Faria Lima Financial Center	SP - Faria Lima	26.693	0	0	✓
Faria Lima Square	SP - Faria Lima	18.244	0	0	✓
JK 1455	SP - Juscelino Kubitschek	22.148	0	0	✓
Miss Silvia Morizono	SP - Faria Lima	16.289	0	0	✓
Class A Offices		112.073	81.593	54.230	42,540 (4 assets)
Nova São Paulo	SP - Chác. Sto. Antonio	11.987	11.987	7.980	✓
Verbo Divino	SP - Chác. Sto. Antonio	8.386	8.386	5.582	✓
ITM	SP - Vila Leopoldina	45.808	34.356	20.377	
Brasílio Machado	SP - Vila Olímpia	10.005	10.005	5.003	✓
Leblon Corporate	RJ - Leblon	4.200	846	563	
Suarez Trade	BA - Salvador	19.524	3.850	2.563	
Birmann 10	SP - Chác. Sto. Antonio	12.162	12.162	12.162	✓
Total		241.896	123.960	66.396	172,364 (11 assets)
Shopping Centers	Location	AREA TOTAL (Sq.m.)	AREA SPE (Sq.m.)	SYN Private Area (Sq.m.)	ADM SYN
Shopping D	SP - São Paulo	30.016	9.482	9.482	✓
Grand Plaza Shopping	SP - Santo André	69.620	42.754	42.754	✓
Shopping Metropolitano Barra	RJ - Rio de Janeiro	44.035	44.035	35.228	✓
Tietê Plaza Shopping	SP - São Paulo	36.914	36.914	9.229	✓
Shopping Cidade São Paulo	SP - São Paulo	16.906	15.553	15.553	✓
Shopping Cerrado	GO - Goiânia	27.688	27.688	14.710	✓
Total		225.179	176.426	126.955	225,179 (6 assets)
TOTAL CONSOLIDATED		467.075	300.387	193.351	397,543 (17 assets)

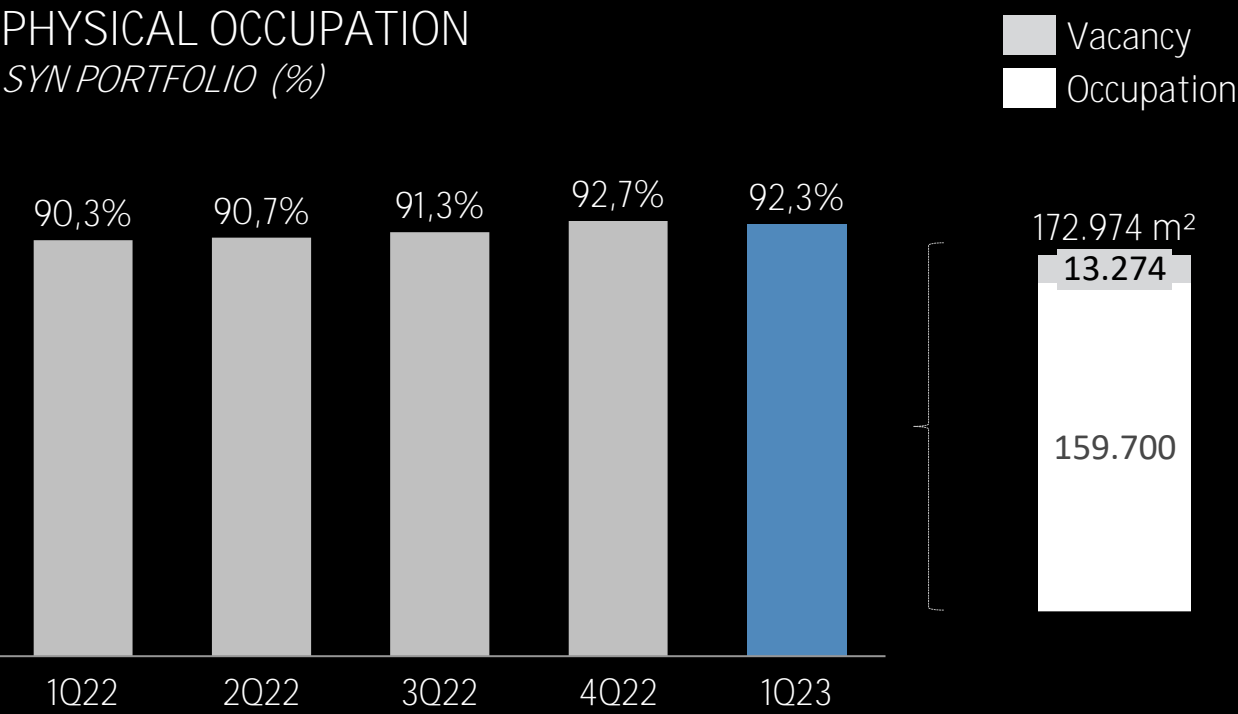


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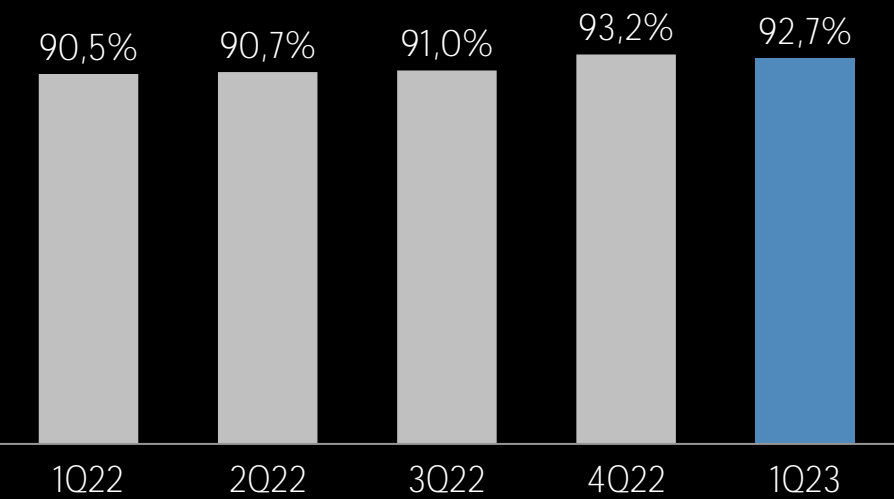
APPENDIX 1T22 PERFORMANCE

OCCUPANCY INDEX

PHYSICAL OCCUPATION
SYN PORTFOLIO (%)



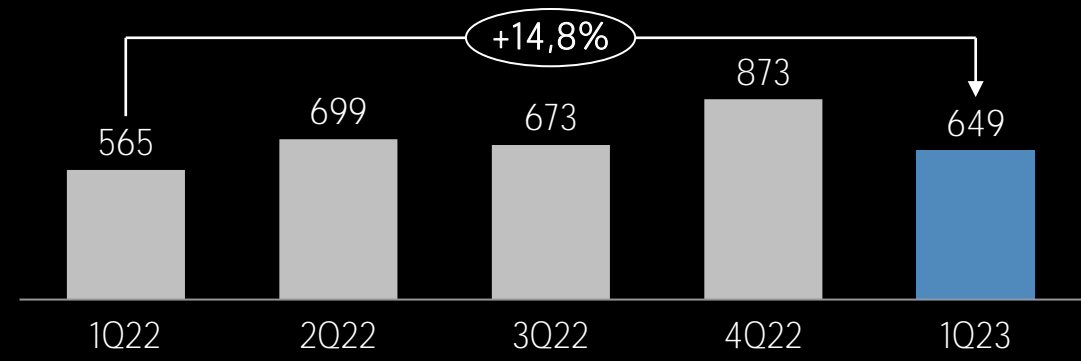
FINANCIAL OCCUPANCY
SYN PORTFOLIO (%)



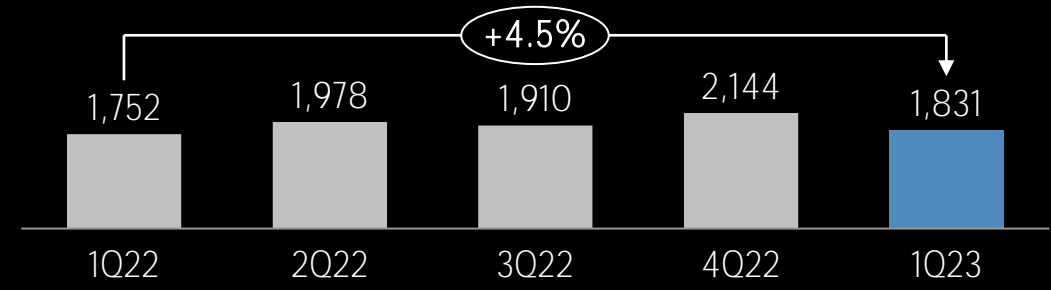
¹ The analysis does not consider the ITM asset.

SHOPPING MALLS

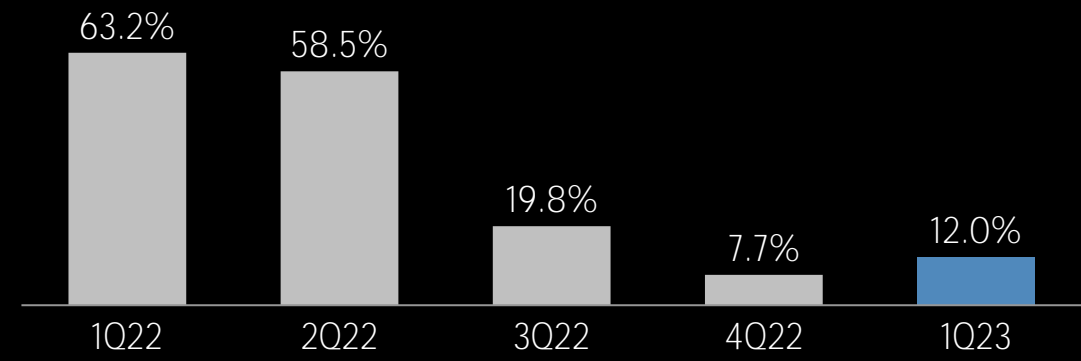
SALES (R\$ MM)



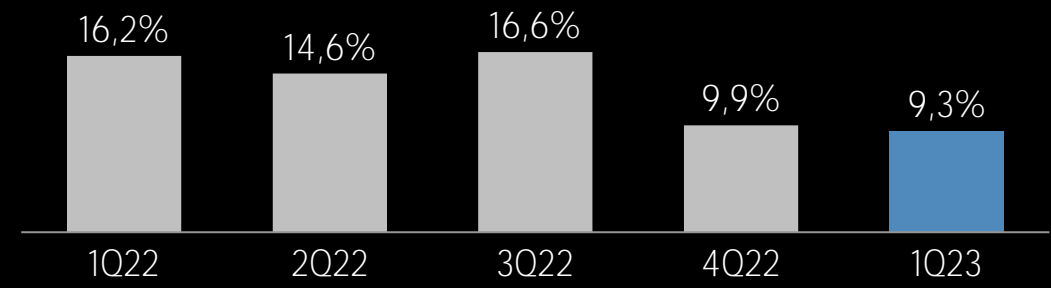
PARKING FLOW (000' vehicles)



SAME STORE SALES (SSS)

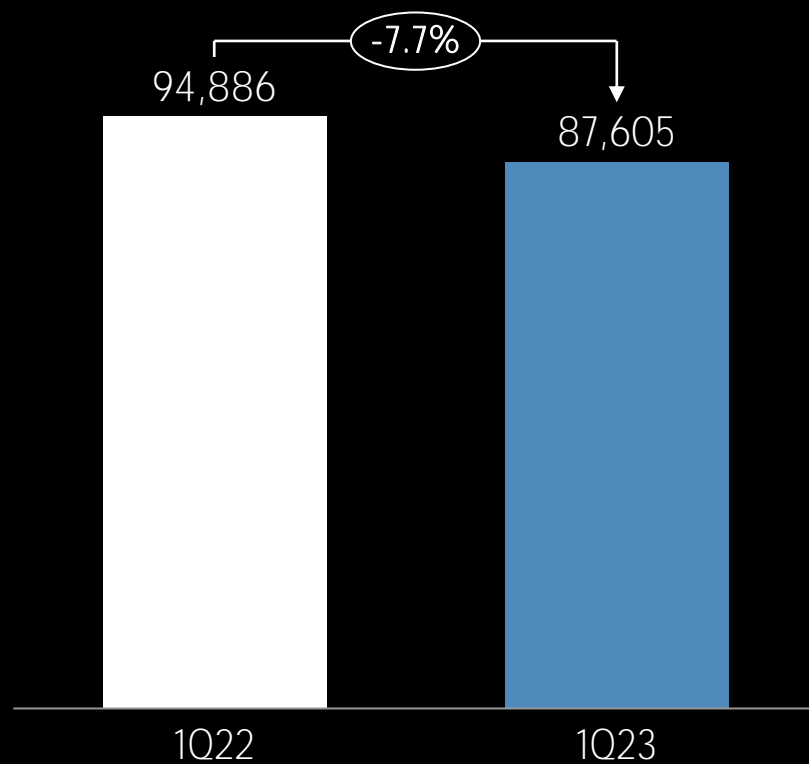


SAME STORE RENT (SSR)

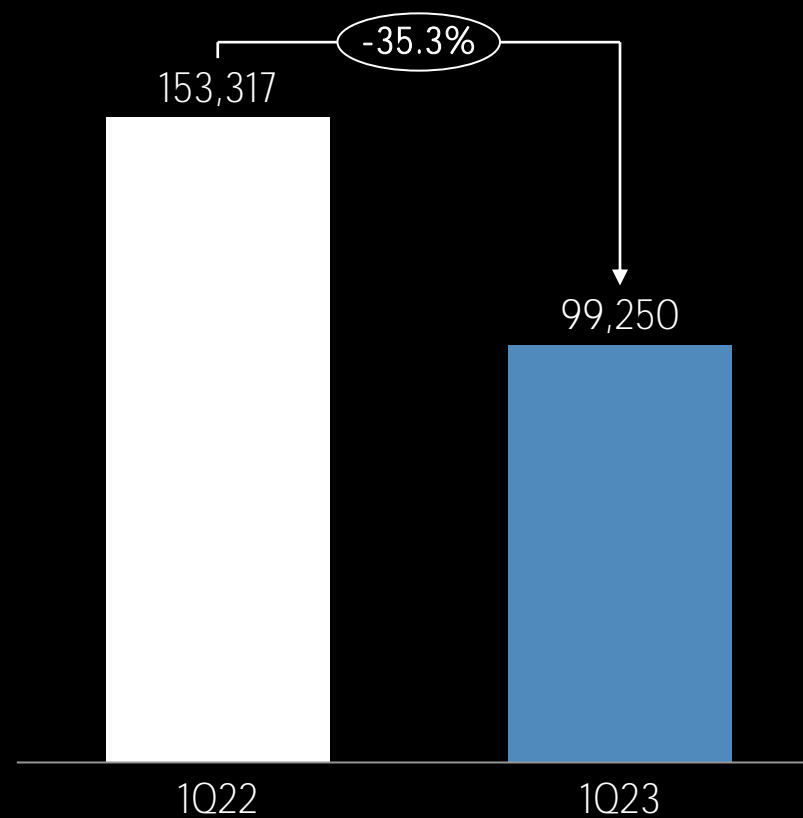


IFRS RESULTS (R\$ MM)

RENT REVENUE

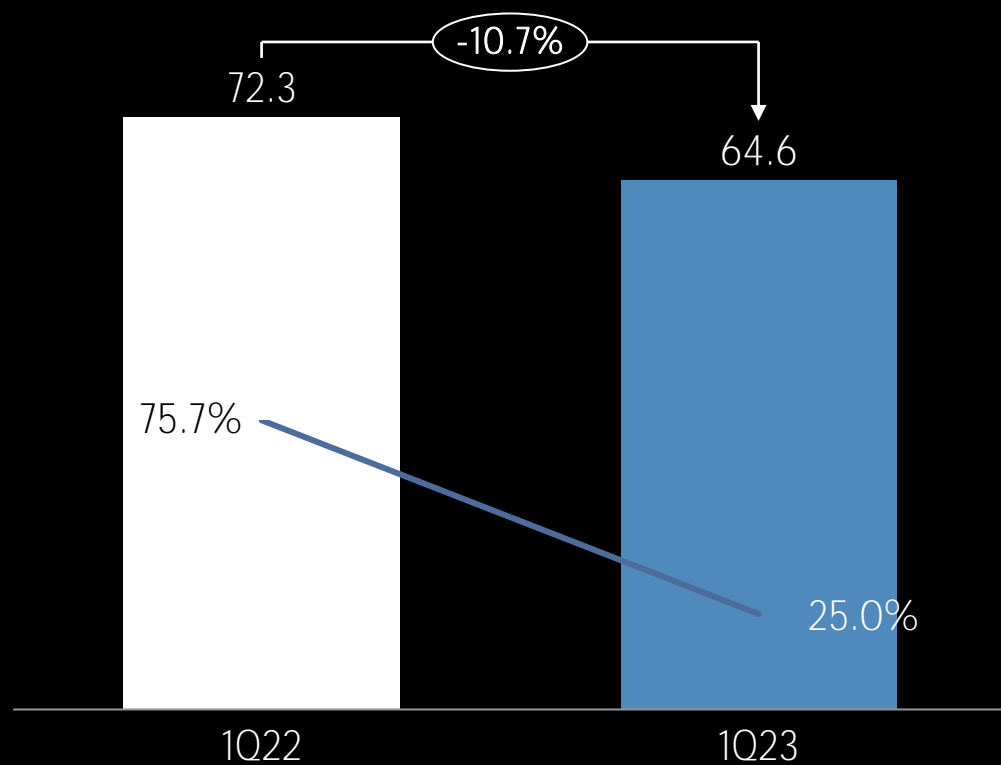


NET REVENUE

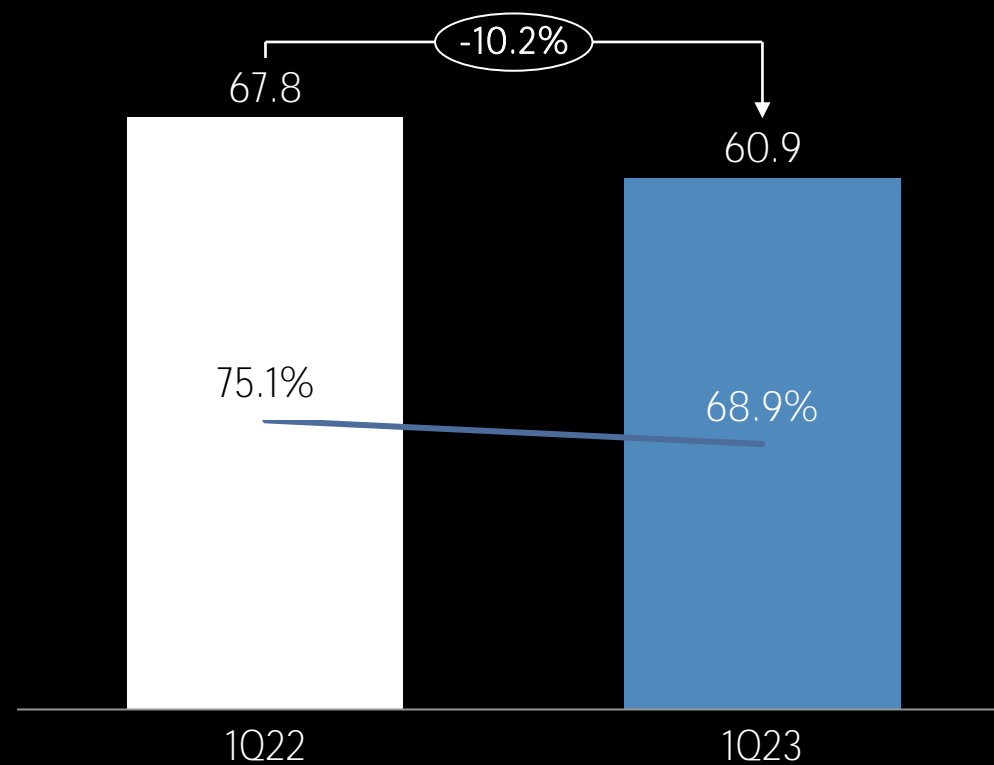


IFRS RESULTS (R\$ MM)

NOI

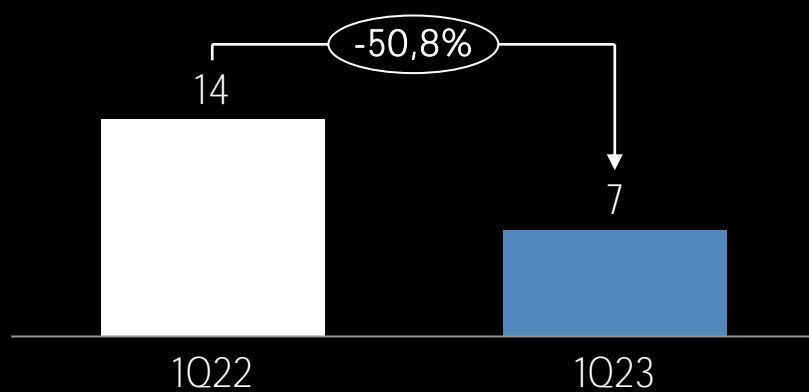


ADJUSTED EBITDA

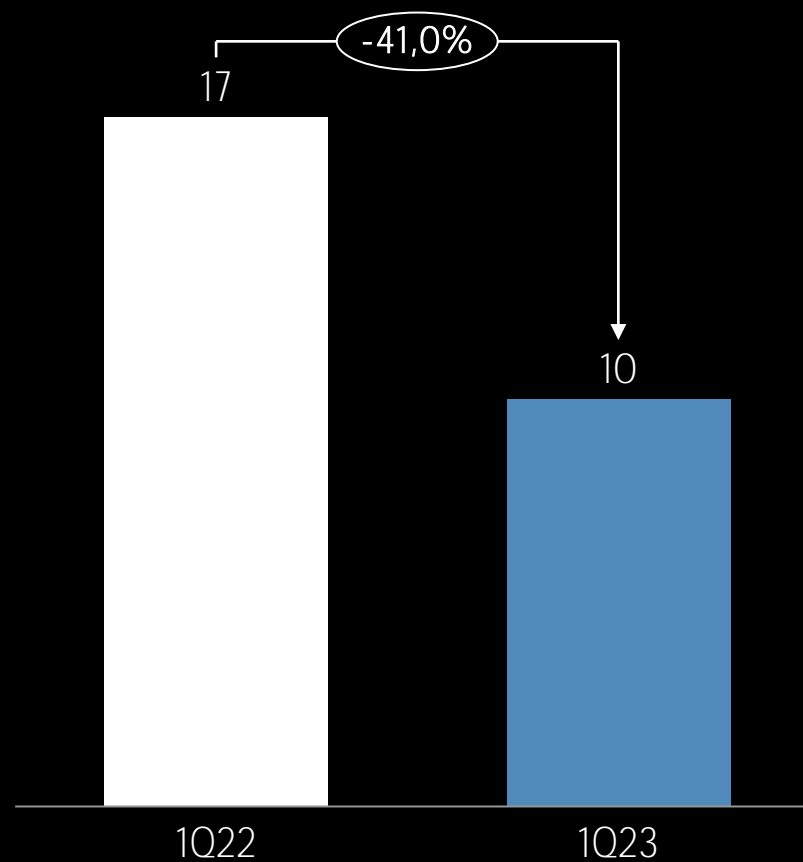


IFRS RESULTS (R\$ MM)

NET PROFIT



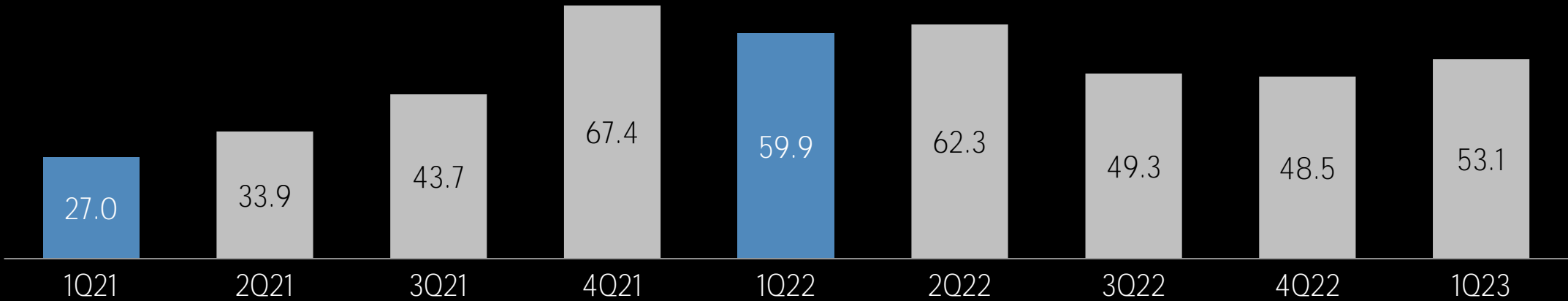
ADJUSTED FFO



DEBT IFRS (R\$ MM)

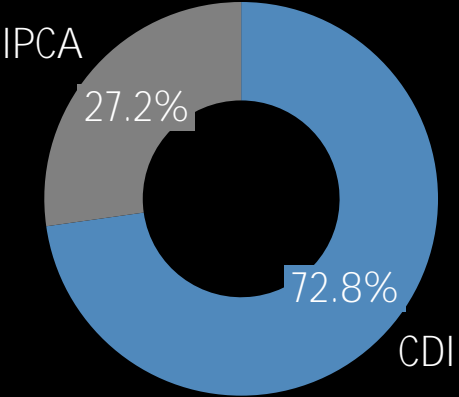
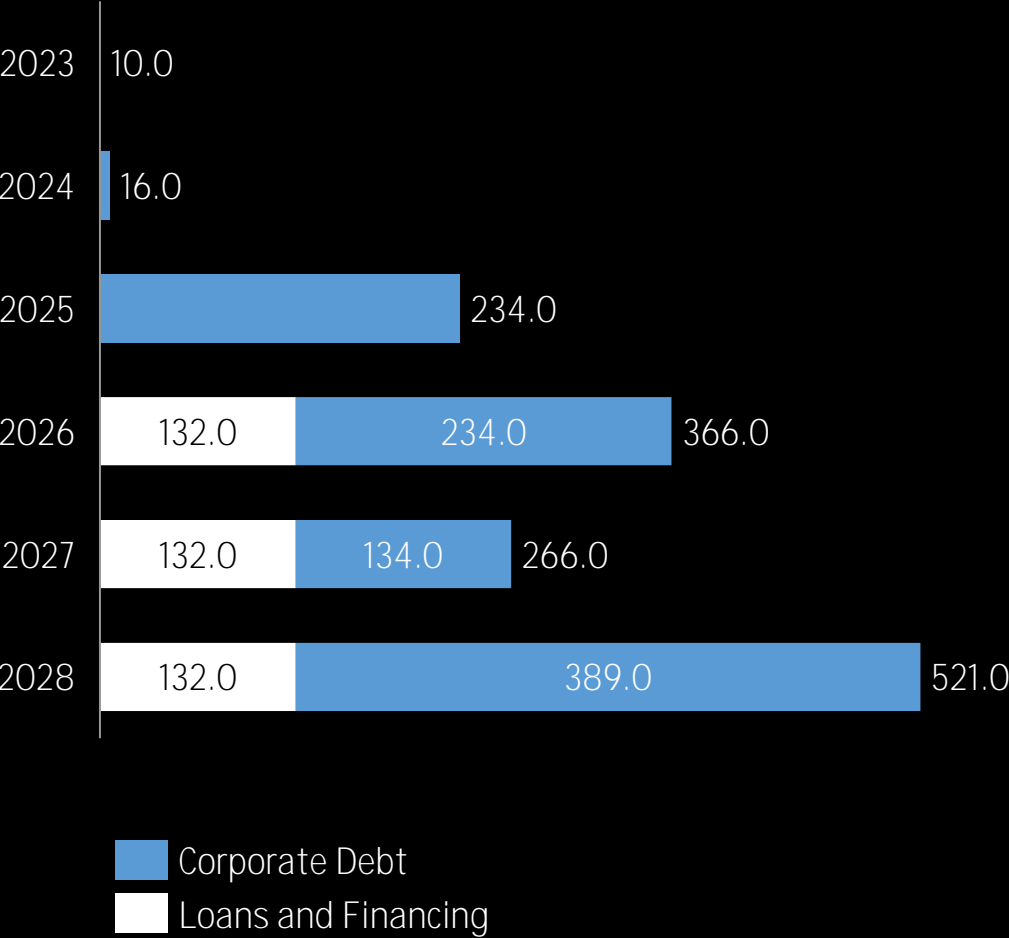
NET DEBT - (R\$ '000)	1Q23	4Q22	1Q22
Cash and Equivalents	351,244	329,206	924,052
Total Net Debt	1,425,434	1,414,316	1,824,541
Total Net Debt/ADJUSTED EBITDA LTM	1,074,190	1,085,110	900,489
Total Net Debt/ EBITDA LTM	5.46x	5.24x	0.53x

FINANCIAL EXPENSES (R\$ MM)

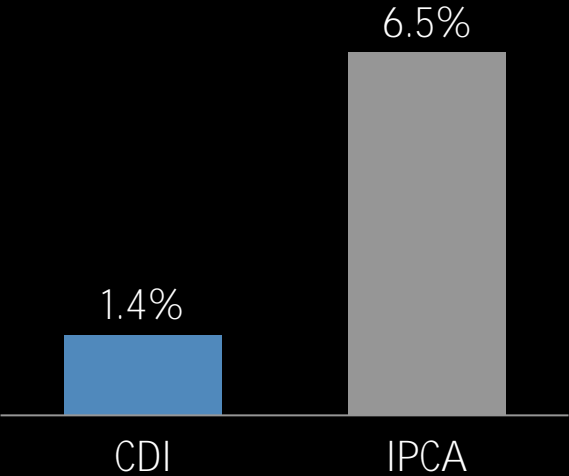


INDEBTEDNESS PROFORMA

AMORTIZATION SCHEDULE (R\$ MM)



AVERAGE SPREAD





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