



**MATERIAL FACT- SYN PROP & TECH S.A.
CORPORATE TAXPAYER'S ID (CNPJ/ME)
08.801.621/0001-86
COMPANY REGISTRY (NIRE) 35.300.341.881**

SYN PROP & TECH S.A. (B3: SYNE3), with headquarters at Avenida Brigadeiro Faria Lima, nº 3,600, 14th floor, set 141, Itaim Bibi, in the City of São Paulo, State of São Paulo, Zip Code 04538-132 ("Company" or "SYN"), pursuant to article 157, paragraph 4th, of Brazilian Law No. 6.404/76, and CVM Resolution No. 44, dated August 24th, 2021, following the material fact disclosed by the Company on February 7, 2024, hereby informs its shareholders, investors and the market in general that the Asset Swap transaction with CCP/CPP Parallel Holding Cajamar I LLC was concluded on this date, involving an increase in the stake in Tietê Plaza Shopping to 52.5% and a reduction to 10% in Towers D and E of the WTorre JK Condominium, as well as the transaction with CCP 18 of Holding IV LLC, involving the increase of the stake in Shopping Cerrado to 85%, under the terms and conditions previously agreed.

Finally, the Company reiterates its commitment to keep its shareholders and the market in general duly informed regarding such Transactions and any other relevant matter.

São Paulo, May 7th, 2024

HECTOR BRUNO FRANCO DE CARVALHO LEITÃO
Chief Financial and Investors Relation Officer