



**MATERIAL FACT- SYN PROP & TECH S.A.
CORPORATE TAXPAYER'S ID Nº 08.801.621/0001-86
COMPANY REGISTRY (NIRE) 35.300.341.88**

SYN PROP E 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, hereby informs its shareholders, investors, and the market in general that, at the Company's extraordinary general meeting held on October 2, 2024, the reduction of the capital in the amount of five hundred and sixty million (R\$ 560,000,000.00) was approved, corresponding to R\$ 3.6686562684937500 per one Company's share, without canceling shares, as it was considered excessive, under the terms of art. 173 of Law No. 6,404/76 ("Capital Reduction"). As a consequence of the Capital Reduction, the Company's share capital will decrease from (one billion, four hundred and sixty-three million, three hundred and thirteen thousand, three hundred and seventy-one reais and forty-seven cents (R\$ 1,463,313,371.47) to nine hundred and three million, three hundred and thirteen thousand, three hundred and seventy-one reais and forty-seven cents (R\$ 903,313,371.47).

The Company also informs that the effectiveness of the Capital Reduction is subject to the expiration of the sixty (60) day period for opposition from creditors, as provided for in art. 174 of Law No. 6,404/76, and the payment of the second installment of the price of the transaction by XP MALLS FUNDO DE INVESTIMENTO IMOBILIÁRIO – FII, subject of the notice of [material fact](#) published on June 27, 2024.

Once the Capital Reduction becomes effective and the payment condition mentioned above has occurred, the resources resulting from the Capital Reduction will be paid in a single installment, until December 31, 2024, individually to each shareholder and in the proportion of their respective shares in the Company's share capital, observing the liquidation procedures established by B3 S.A. – Brasil, Bolsa, Balcão and by the institution that holds the Company's shares, as applicable. In this sense, the Company will timely arrange for the publication of a new notice to shareholders covering details related to the operationalization of the Capital Reduction, such as the amount of money to be received by shareholders, cut-off

dates, payment and information to be provided by shareholders, including in relation to possible taxes to be withheld at source, among others.

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

São Paulo, October 2, 2024

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