



**MATERIAL FACT - SYN PROP & TECH S.A.
CORPORATE TAXPAYER'S ID (CNPJ/ME)
08.801.621/0001-86
COMPANY REGISTRY (NIRE) 35.300.341.88**

SYN PROP E TECH S.A. (B3: SYNE3) ("Company"), pursuant to article 157, paragraph 4th, of Brazilian Law No. 6,404/76, dated as of December 15, 1976, as amended ("Brazilian Corporations Law"), and CVM Resolution No. 44, dated as of August 24, 2021, hereby informs its shareholders, investors, and the market in general that, at the Company's extraordinary general meeting held on this date, the reduction of the Company's capital stock was approved, as it was considered excessive, without the cancellation of shares, in the amount of BRL 330,000,000.00 (three hundred and thirty million reais), corresponding to BRL 2.1618867296481000 per Company's share, under the terms of art. 173 of the Brazilian Corporations Law ("Capital Reduction"). As a result of the Capital Reduction, the Company's share capital will decrease from BRL 903,313,371.47 (nine hundred and three million, three hundred and thirteen thousand, three hundred and seventy-one reais and forty-seven cents) to BRL 573,313,371.47 (five hundred and seventy-three million, three hundred and thirteen thousand, three hundred and seventy-one reais and forty-seven cents)

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 the Brazilian Corporations Law.

Once the Capital Reduction becomes effective, shareholders holding shares issued by the Company on the date of September 17th, 2025 ("Cut-off Date") will be entitled to receive the capital refund. Accordingly, the shares issued by the Company will be traded ex-rights of the Capital Reduction as of September 18th, 2025. The Company's shareholders on the Cut-off Date will be entitled to receive the amount of BRL 2.1618867296481000 per share.

The resources resulting from the Capital Reduction will be paid in a single installment, until October 15, 2025, on a date to be defined in due course by the Company's Board of Officers, individually to each shareholder and in the proportion of their respective stake in the Company's capital stock, observing the liquidation procedures established by B3 S.A. – Brasil, Bolsa, Balcão (“B3”) and by the bookkeeping agent of the Company's shares, as applicable. The Company will timely disclose details of how the Capital Reduction will be carried out.

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

São Paulo, July 17, 2025

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