

2Q25 Results Presentation

Presenters:

Marcos Lopes – CEO

Francisco Lopes Neto – COO

Cyro Naufel – IRO

Robson Paim – CFO



LPSBrasil

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2Q25 Highlights



Total Transaction Closed

R\$ 3.2 bn in 2Q25 | **-7%** vs. 2Q24
R\$ 6.0 bn in 1H25 | **stable** vs. 1H24



CrediPronto Portfolio Balance

R\$ 17.4 bn in 2Q25 | **+13%** vs. 2Q24



Net Revenue

R\$ 51.2 mn in 2Q25 | **+13%** vs. 2Q24
R\$ 99.5 mn in 1H25 | **+20%** vs. 1H24



EBITDA

R\$ 19.6 mn in 2Q25 | **+12%** vs. 2Q24
R\$ 32.6 mn in 1H25 | **+4%** vs. 1H24

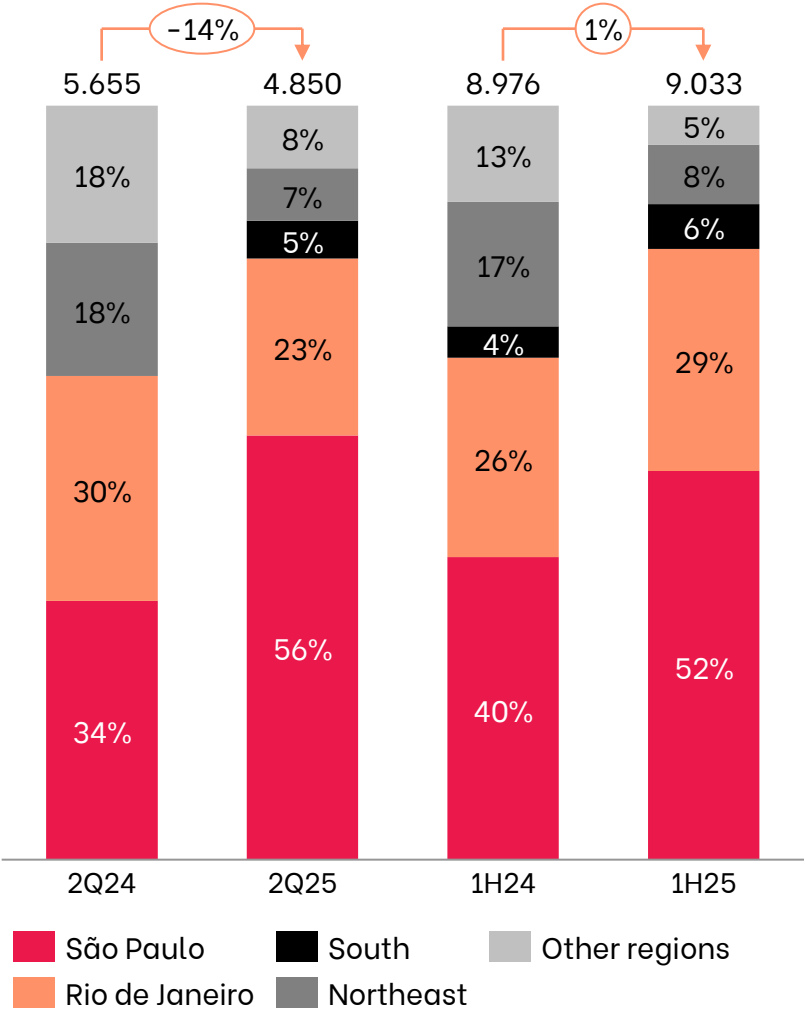


Net Income Controlling ex-IFRS

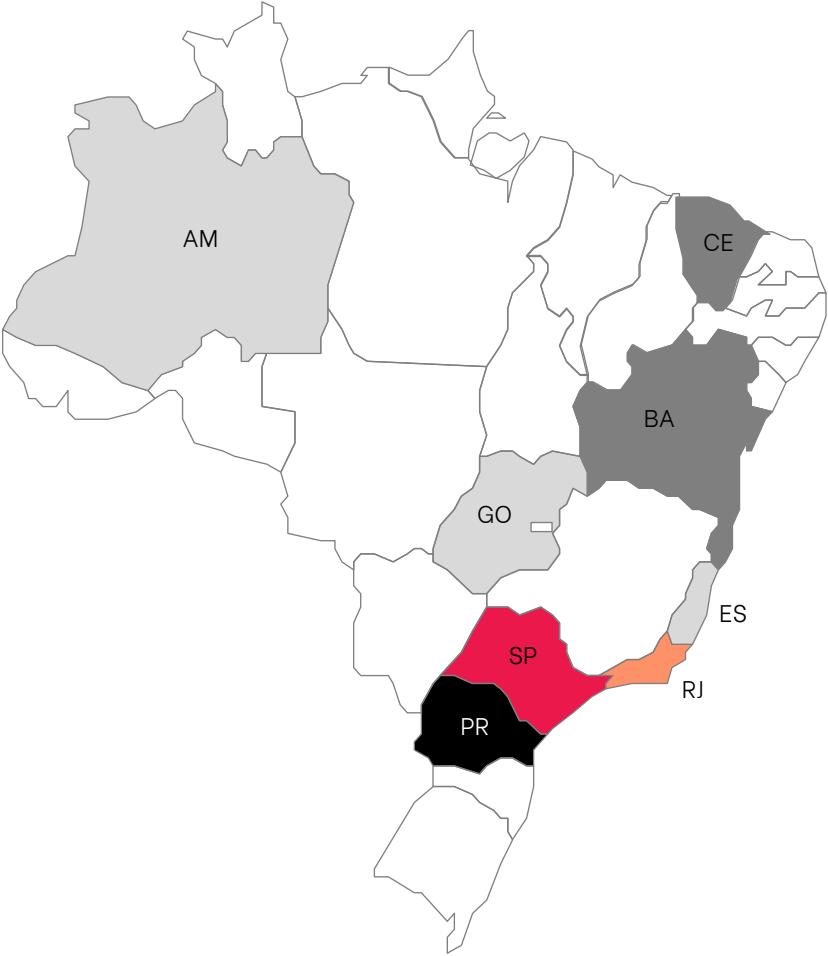
R\$ 11.3 mn in 2Q25 | **+63%** vs. 2Q24
R\$ 17.0 mn in 1H25 | **+67%** vs. 1H24

Lopes Launches

Lopes participated of **32 projects** in the 2Q25, totaled **62 projects** in 1H25

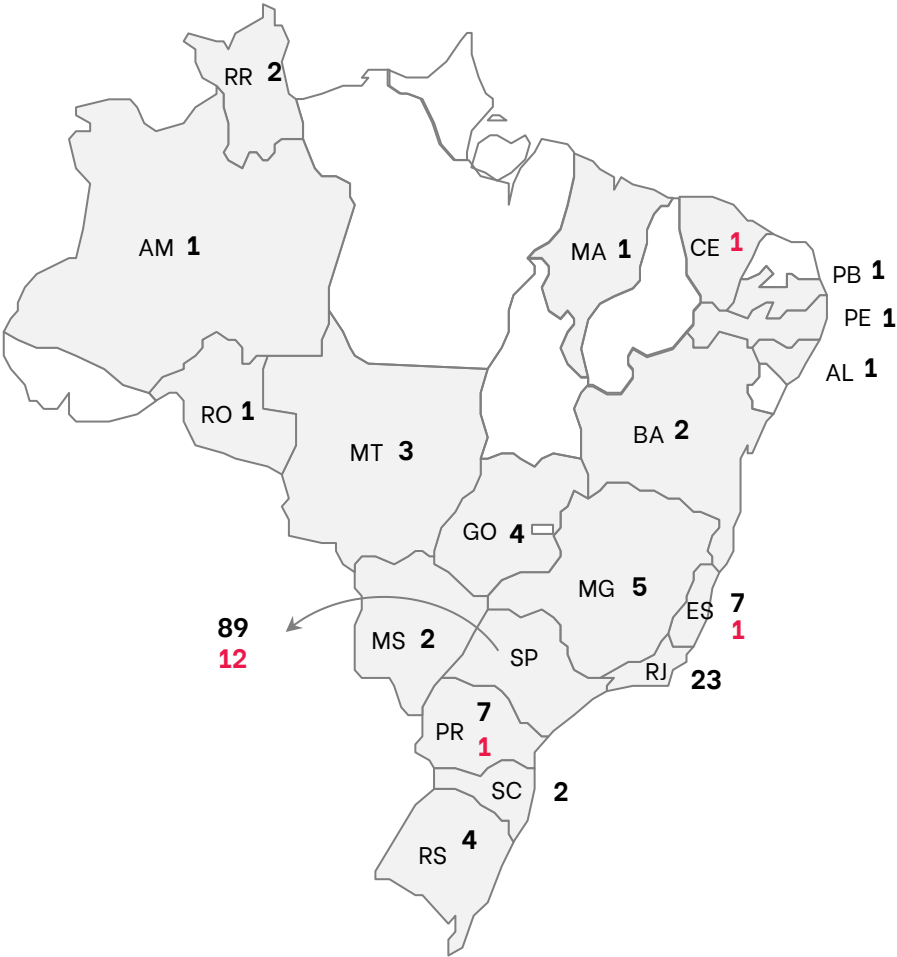
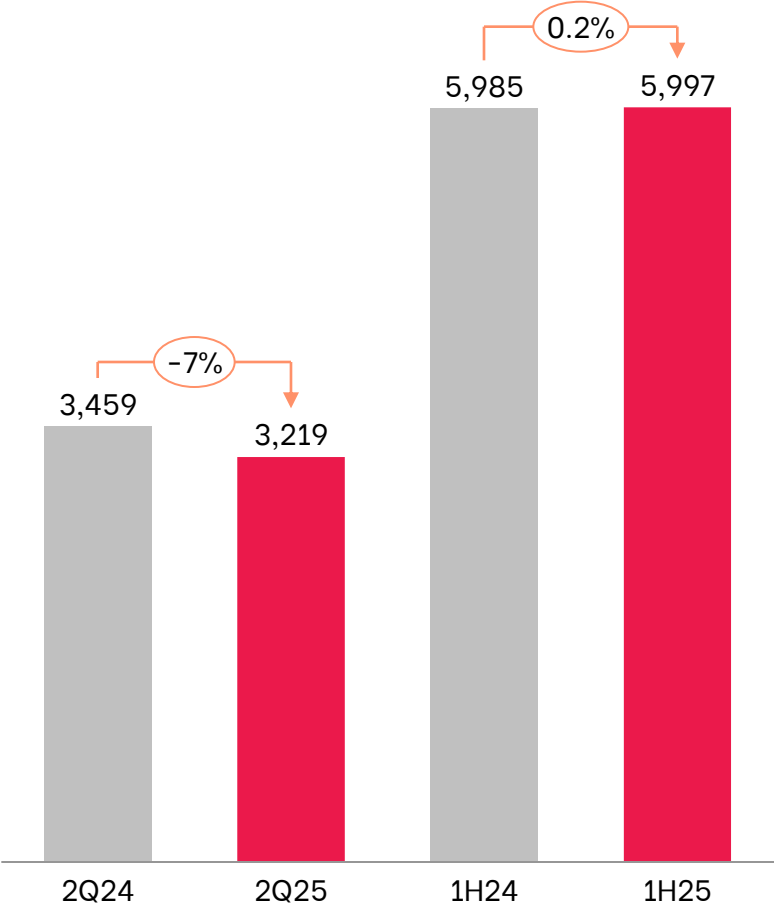


States with Launches in 1H25



Lopes Intermediation

Intermediation reached **R\$ 3.2 billion** in the 2Q25 and **R\$ 6.0 billion** in 1H25.

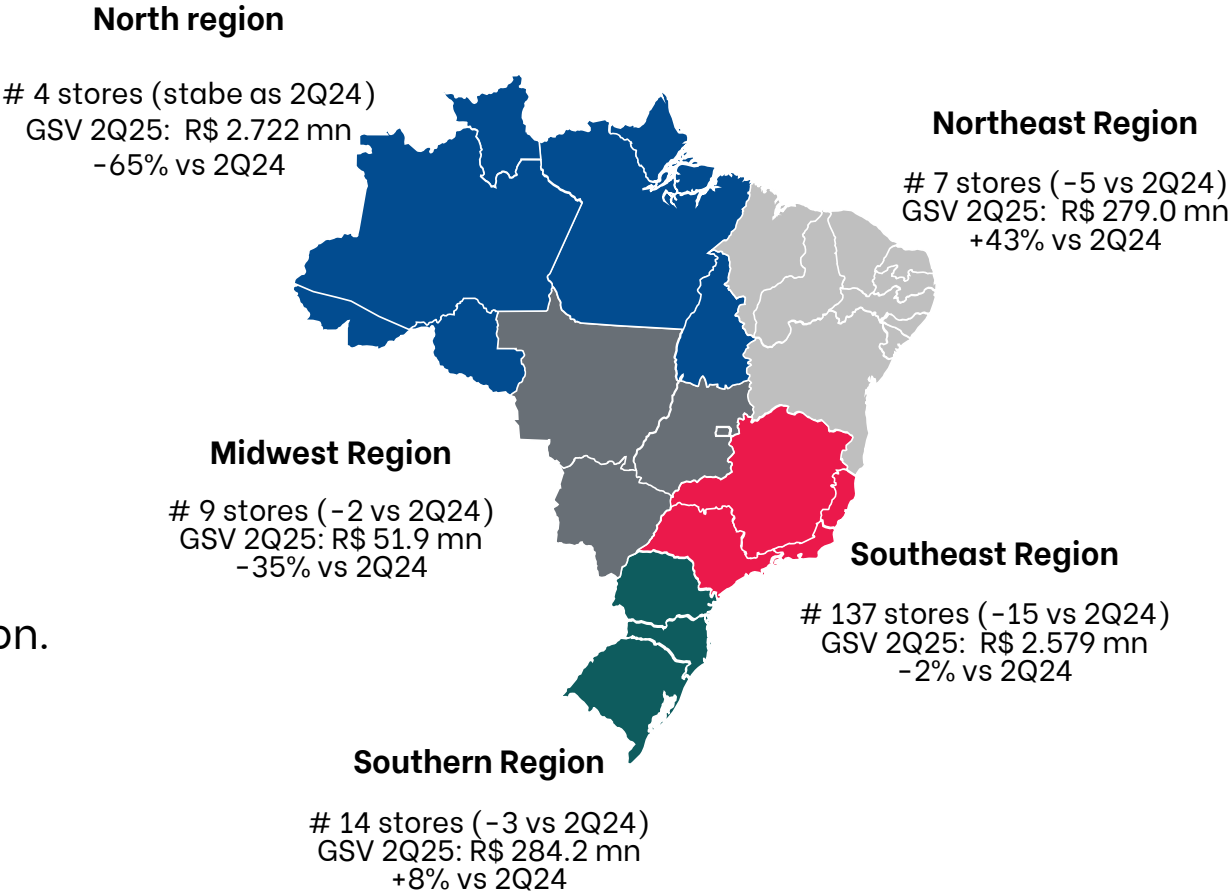


171 Stores

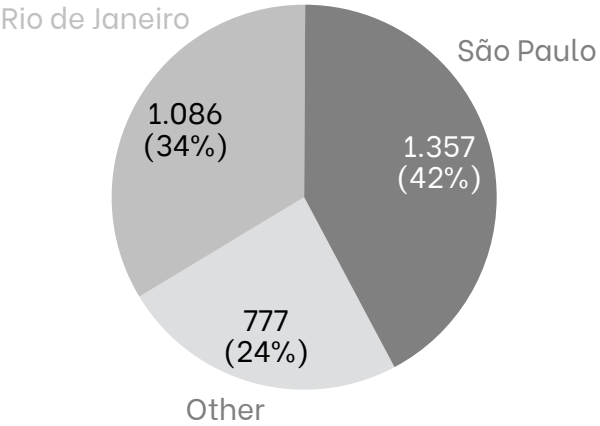
156 Franchises
15 Own Operations

Lopes Intermediation

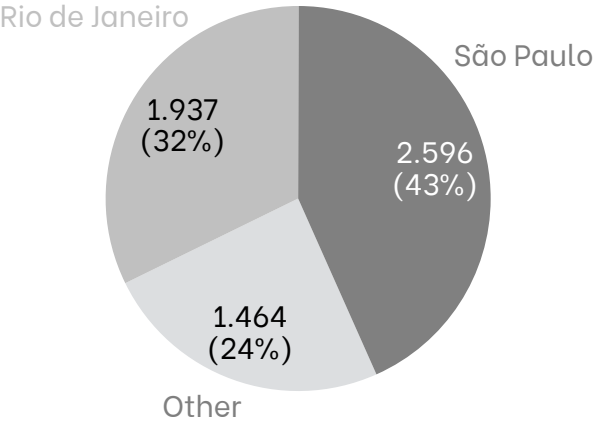
Performance by region
Lopes' most relevant market remains the Southeastern region. with SP and RJ standing out



GSV 2Q25

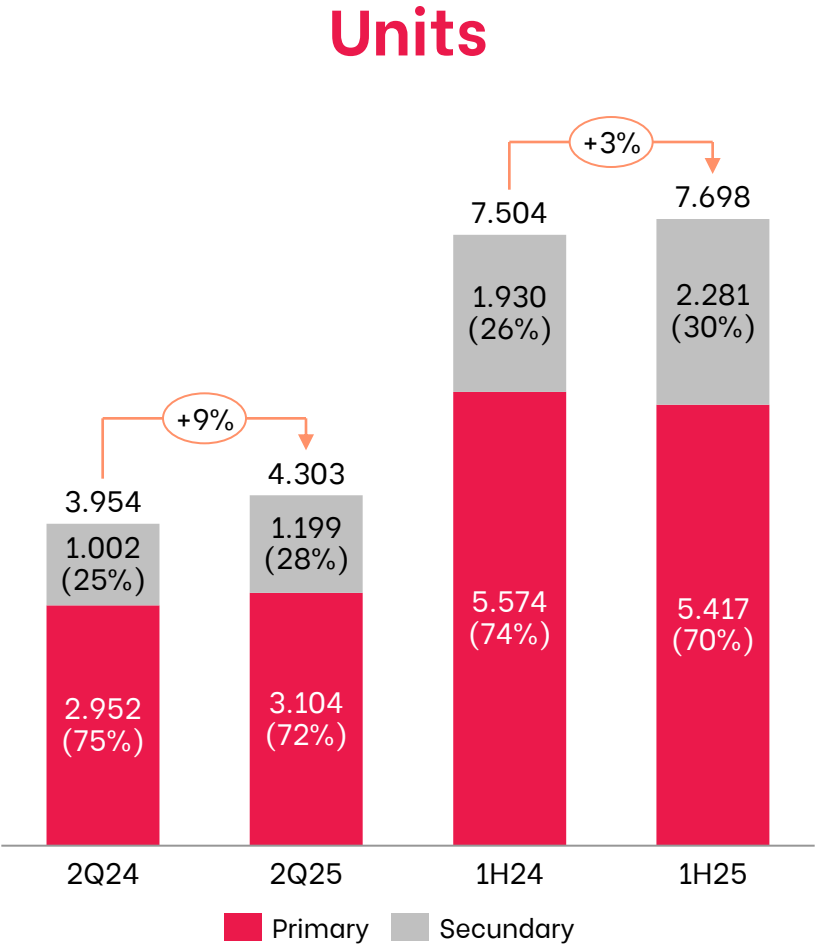
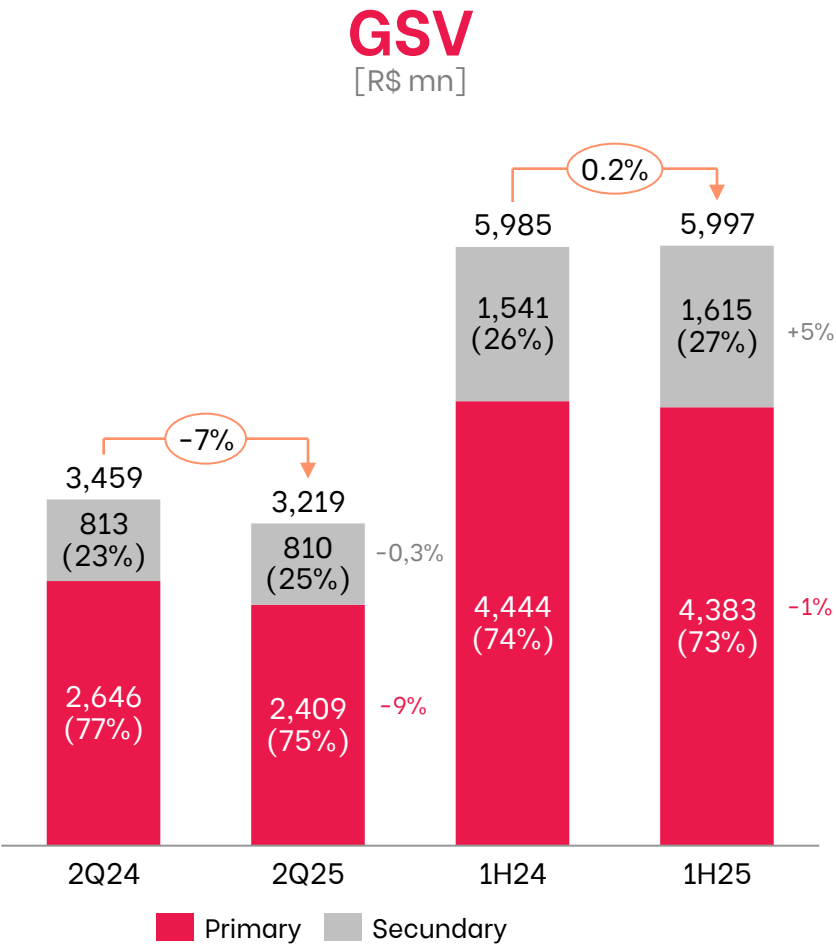


GSV 1H25



Lopes Intermediation

Intermediation in the primary market added to **R\$ 2.4 billion** and **R\$ 810 million** on the secondary market in the 2Q25

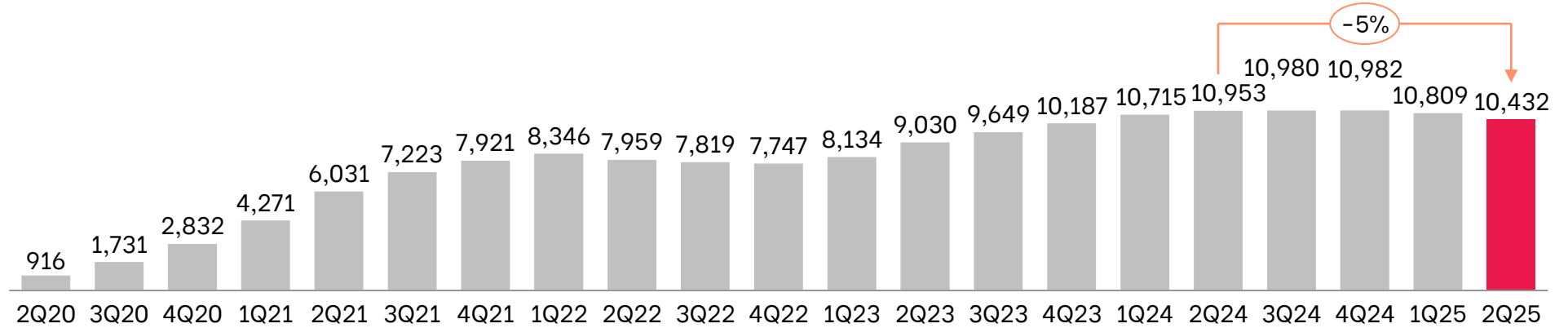


Lopes Labs

Platform Evolution
and operational
efficiency

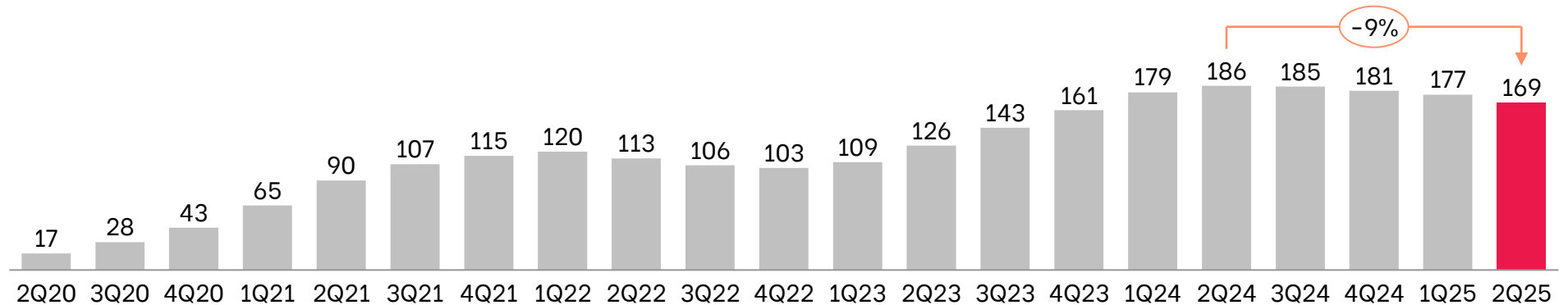
Website Organic Sessions - LTM

[thousand]



Leads from Organic Search - Website LTM

[thousand]



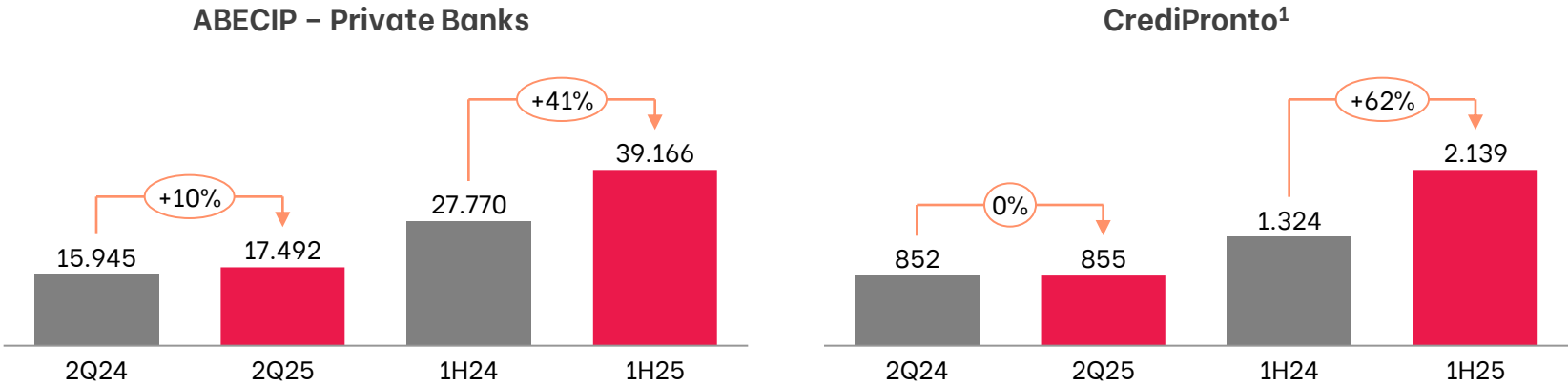
CrediPronto

Average portfolio balance of R\$ 17.4 billion

Lopes holds 50% of the CrediPronto portfolio

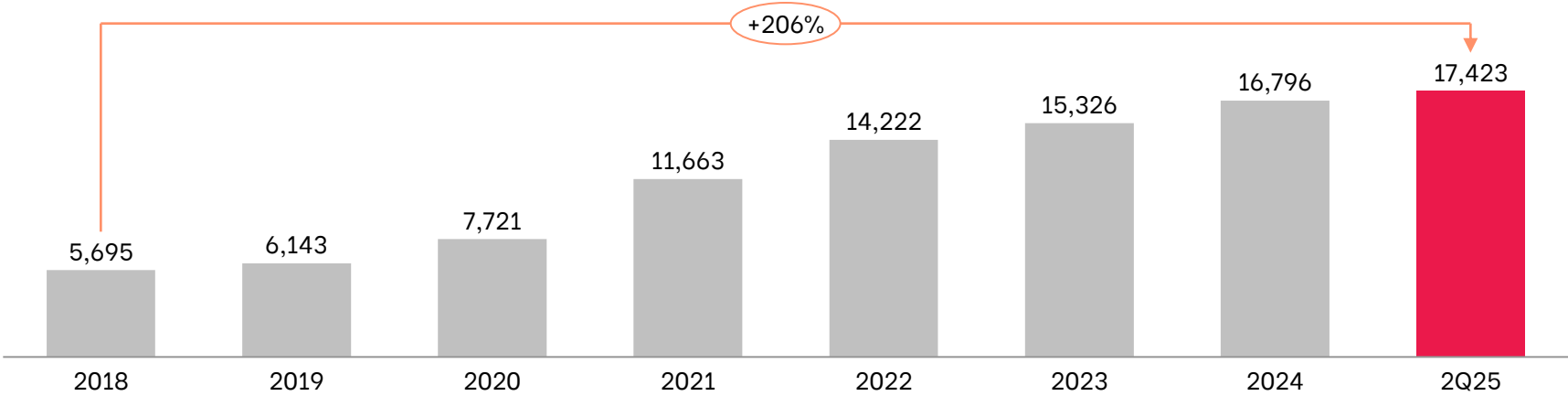
Mortgage Volume

[R\$ mn]



Average portfolio balance

[R\$ mn]







¹ Market share of 4.9%. between private banks in 2Q25.





CrediPronto

The real estate financing market has resumed the pace of originations

Highlights 2Q25

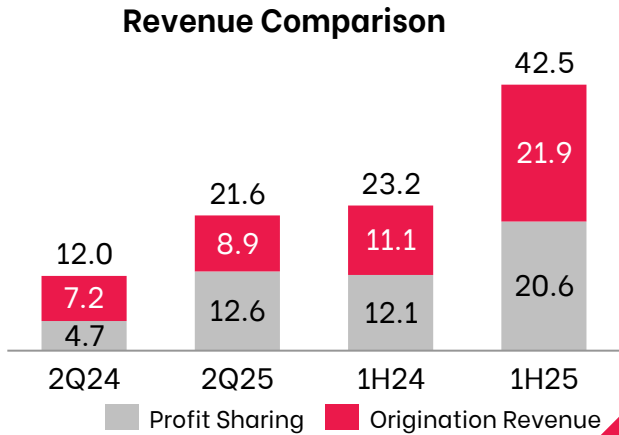
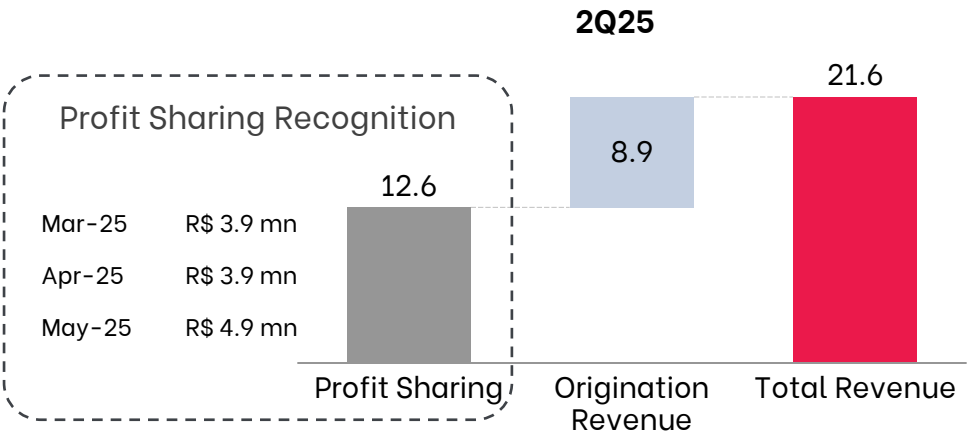
-  R\$ 855 million of mortgage volume stable vs. 2Q24
-  1.782 new contracts 25% vs. 2Q24
-  Average LTV 59%
Average rate 12,6%
-  Average months of 362 months

Highlights 1H25

-  R\$ 2.139 million of mortgage volume +62% vs. 1H24
-  4.698 new contracts +105,1% vs. 1H24
-  Average LTV 60%
Average rate 12,2%
-  Average months of 363 months

Gross Revenue Composition

[R\$ mn]



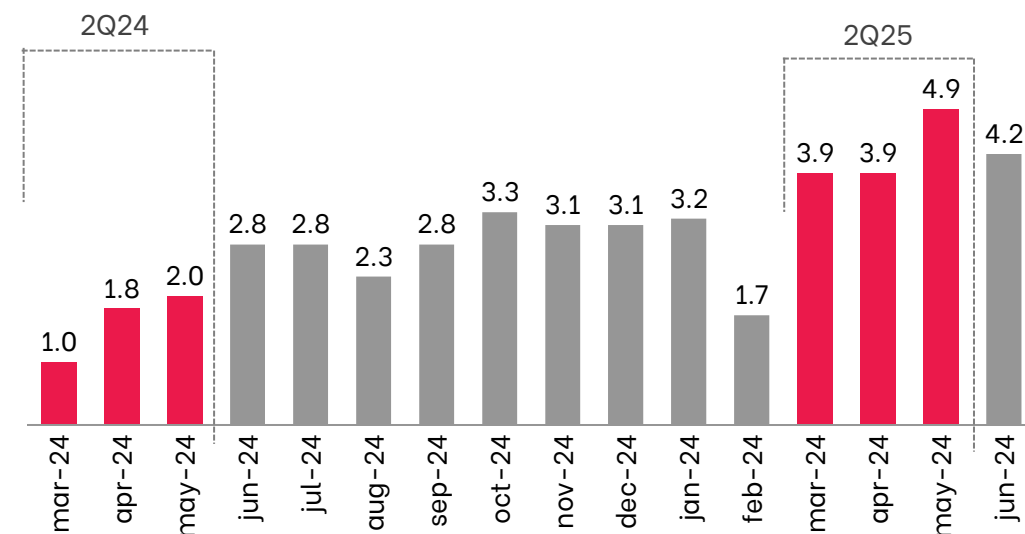
CrediPronto

Profit Sharing Composition

P&L - CrediPronto (R\$ million)	2Q24	2Q25	1H24	1H25
Financial Margin	92.2	115.5	173.4	229.1
(+) Financial Revenue	386.8	516.2	762.8	998.8
(-) Financial Expenses	(294.6)	(400.8)	(589.4)	(769.7)
(-) Sales taxes	(4.4)	(5.6)	(8.1)	(11.1)
Costs and Expenses	(42)	(39.3)	(83.3)	(90.1)
(-) Backoffice Expenses	(11.9)	(11.5)	(24.3)	(24.9)
(-) Sales Expenses	(16.2)	(17.9)	(26.9)	(34.3)
(-) Commissions paid	(9.1)	(8.9)	(14.2)	(22.4)
(-) Insurance and claims (+/-)	(5.3)	(1.6)	(12.2)	(6.3)
(-) ADA	0.5)	0.6	(5.7)	(2.2)
(-) Income and Social Contribution Taxes ¹	(20.6)	(31.7)	(36.9)	(57.5)
(-) Cost of Capital	(12)	(13)	(23.8)	(27)
(=) Net Result	13.2	25.8	21.3	43.4
% Net Margin	14%	22%	12%	19%
50% Profit Sharing	6.6	12.9	10.7	21.7
Profit recognition by period	4.7	12.6	12.1	20.6

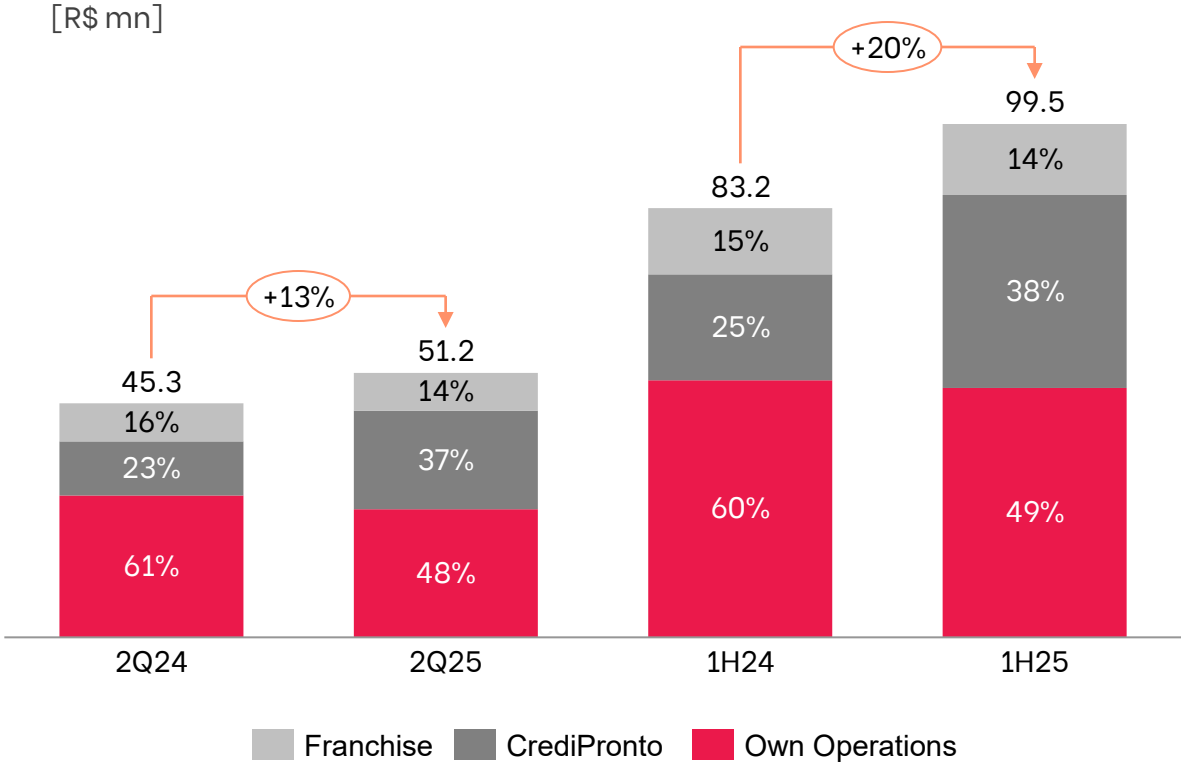
¹ Rate of 45% for Financial Institutions

CrediPronto Monthly Net Result Recognition [R\$ mn]



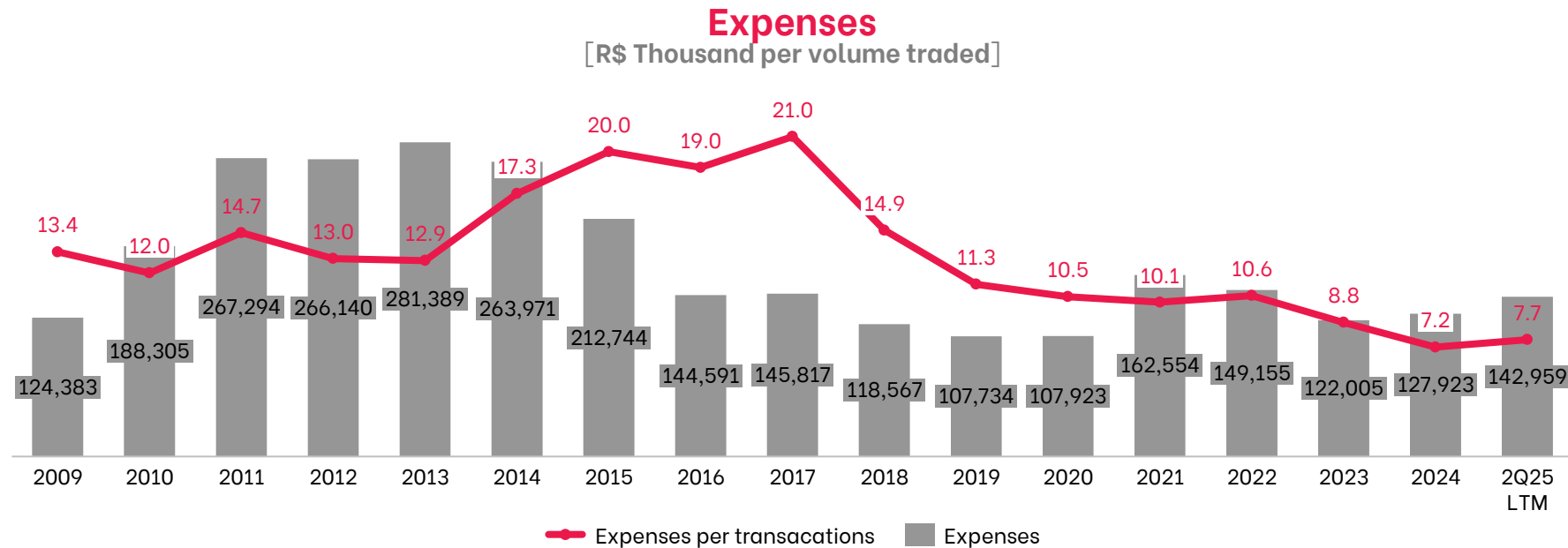
Net Revenue

Lopes's net revenue totaled **R\$ 51.2 million** in the 2Q25 and **R\$ 99.5 million** in the 1H25



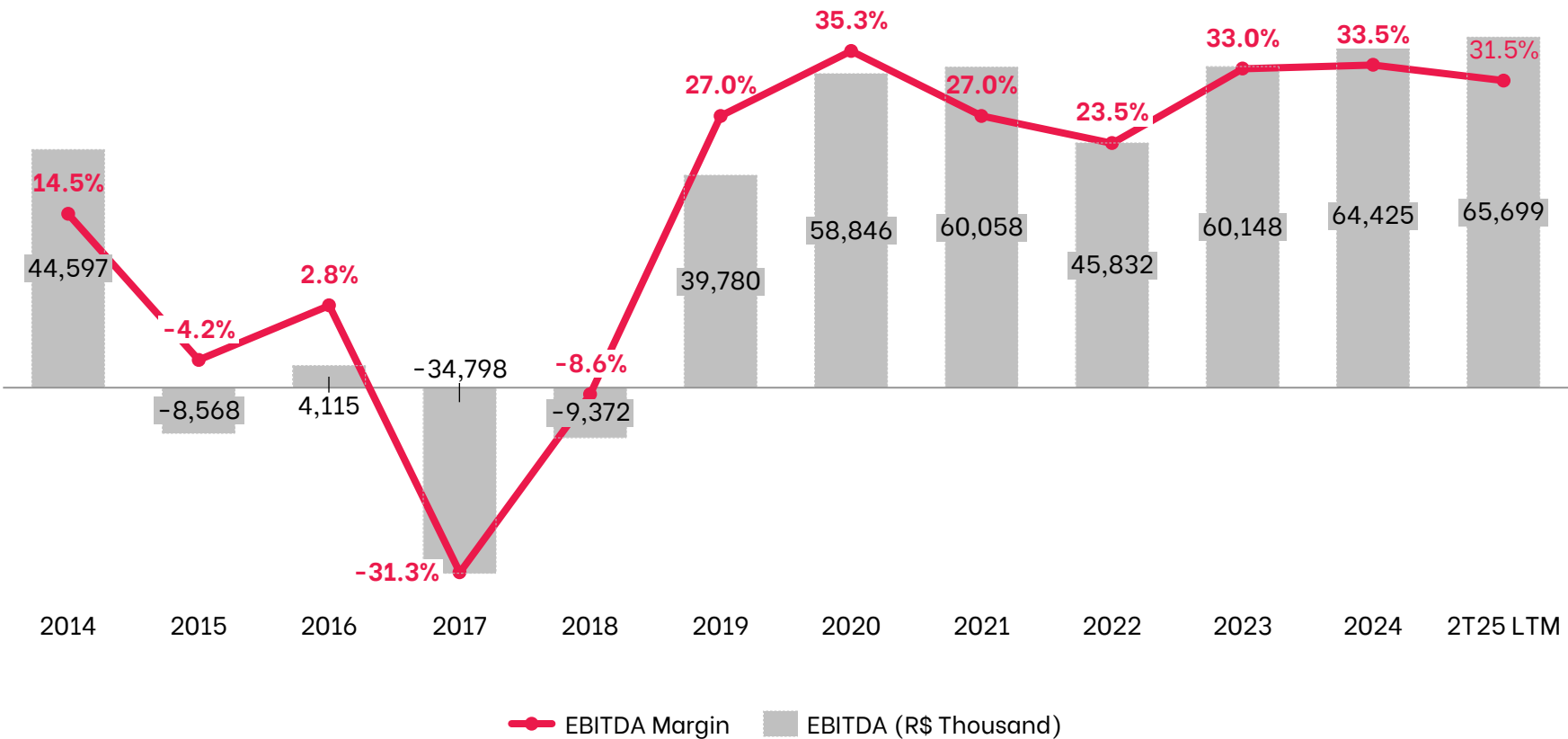
Costs and Expenses

Expenses by Segments (R\$ million)	2Q25	2Q24	2Q24 x 2Q25	1H25	1H24	1H25 x 1H24
Own Operations	20.491	18.303	12%	40.978	34.957	17%
Franchises	2.057	3.801	-46%	4.663	6.869	-32%
CrediPronto	9.049	5.721	58%	21.265	10.043	112%
TOTAL	31.597	27.825	14%	66.906	51.870	29%



EBITDA & EBITDA Margin

Company focused on its operational efficiency



Segment Results

2Q25 Results Before IFRS by Segment

(R\$ thousand)	Brokerage	Franchise	CrediPronto	Consolidated
Gross Service Revenue	27,258	7,758	21,575	56,592
Revenue from Services Rendered	23,633	7,758	8,945	40,336
Revenue to Accrue from Itaú Operations	3,625	-	-	3,625
Profit Sharing	-	-	12,631	12,631
Net Operating Revenue	24,833	7,308	19,100	51,242
(-) Costs and Expenses	(15,400)	(2,057)	(7,305)	(24,762)
(-) Shared Services	(4,794)	-	(2,849)	(7,643)
(-) Stock Option Expenses CPC10	(203)	-	-	(203)
(-) Expenses to Accrue from Itaú	(238)	-	-	(238)
(+/-) Equity Equivalence	145	-	1,105	1,249
(=) EBITDA	4,343	5,251	10,051	19,645
EBITDA Margin	17.50%	71.90%	52.6%	38.30%
(-) Depreciation and amortization	(4,211)	(93)	(130)	(4,434)
(+/-) Financial Result	2,235	76	-	2,196
(-) Income tax and social contribution	(1,005)	(871)	(2,325)	(4,201)
(=) Net income before IFRS	1,362	4,363	7,481	13,206
Net Margin before IFRS	5.48%	59.7%	39.2%	25.8%
(-) Non-controlling Shareholders				(1,929)
(=) Net Income Attributable to Controlling Shareholders				11,277
Net Margin Controlling Shareholders				22.%

*We consider the net income adjusted by non cash IFRS 3 effects (Business Combination) the best net income indicator.

Segment Results

1H25 Results Before IFRS by Segment

(R\$ thousand)	Brokerage	Franchise	CrediPronto	Consolidated
Gross Service Revenue	52,985	14,627	42,481	110,092
Revenue from Services Rendered	45,735	14,627	21,865	82,227
Revenue to Accrue from Itaú Operations	7,250	-	-	7,250
Profit Sharing	-	-	20,615	20,615
Net Operating Revenue	48,295	13,784	37,392	99,472
(-) Costs and Expenses	(32,049)	(4,663)	(17,523)	(54,235)
(-) Shared Services	(8,344)	-	(5,131)	(13,475)
(-) Stock Option Expenses CPC10	(408)	-	-	(408)
(-) Expenses to Accrue from Itaú	(477)	-	-	(477)
(+/-) Equity Equivalence	300	-	1,390	1,690
(=) EBITDA	7,317	9,121	16,127	32,566
EBITDA Margin	15.1%	66.2%	43.1%	32.7%
(-) Depreciation and amortization	(8,487)	(190)	(301)	(8,978)
(+/-) Financial Result	4,213	86	(177)	4,122
(-) Income tax and social contribution	(1,820)	(1,664)	(3,990)	(7,474)
(=) Net income before IFRS	1,223	7,354	11,659	20,236
Net Margin before IFRS	2.53%	53.4%	31.2%	20.3%
(-) Non-controlling Shareholders				(3,248)
(=) Net Income Attributable to Controlling Shareholders				16,988
Net Margin Controlling Shareholders				17,1%

*We consider the net income adjusted by non cash IFRS 3 effects (Business Combination) the best net income indicator.

IFRS Impacts

R\$ Thousand

Description	Before IFRS	2Q25		Before IFRS	1H25		
		IFRS Effects*	After IFRS		IFRS Effects*	After IFRS	
Net Revenue	51,242	-	51,242	99,472	-	99,472	
Costs and Expenses	(31,597)	-	(31,597)	(66,906)	-	(66,906)	
Depreciation and Amortization	(4,434)	(433)	(4,867)	(8,978)	(867)	(9,845)	(1)
Financial Result	2,196	6,951	9,147	4,122	5,864	9,986	(2)
Operational Profit	17,407	6,518	23,925	27,710	4,997	32,707	
Income tax and social contribution	(4,201)	(2,189)	(6,390)	(7,474)	(2,020)	(9,494)	(3)
Net Income	13,206	4,329	17,535	20,236	2,977	23,213	
Non-controlling Shareholders	(1,929)	(47)	(1,976)	(3,248)	326	(2,922)	(4)
Net Income Controlling Shareholders	11,277	4,282	15,559	16,988	3,303	20,291	

(1) Amortization of Intangible Assets and CPC 06 (R2) (IFRS 16);

(2) Gains and Losses, with inn-cash net effects, from the booking of earn outs and call and put options at subsidiaries, based on the fair value of future estimates;

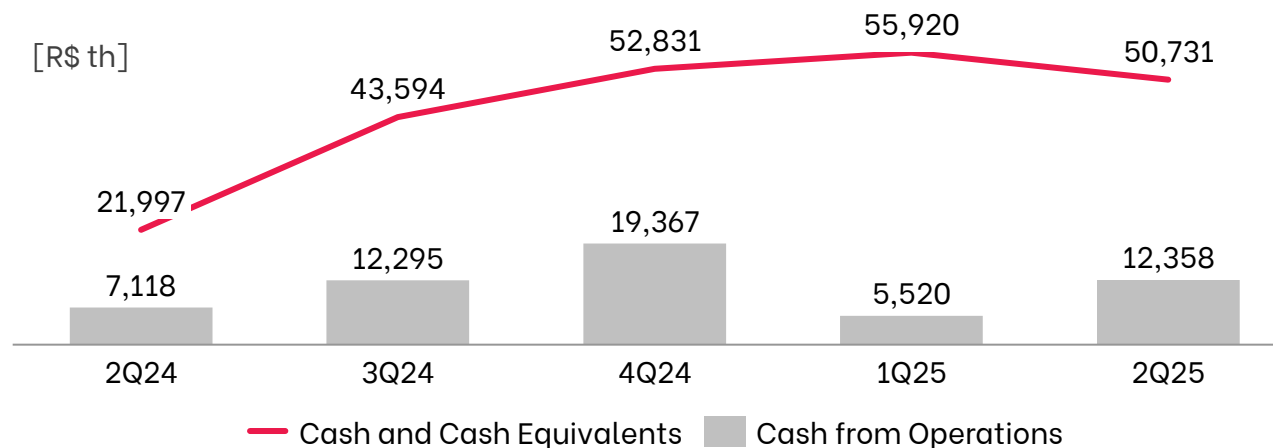
(3) Deferred income tax on intangible assets of LPS Brasil;

(4) Effects related to deferred income tax and amortization of intangible assets at inn-controlling shareholders.

Cash Flow and Equivalents

Evolution of the Cash Balance shows the Company's control even in more challenging quarters

Cash Flow Generated by Operating Activities Evolution QoQ



Equivalents

Cash Flow [R\$ thousand]	2Q24	2Q25	Variation
Cash and Cash Equivalents (BoP)	30,466	55,920	84%
From Operations	7,118	12,358	74%
From Investment Activities	(3,253)	(1,745)	46%
From Financing Activities	(12,334)	(15,802)	-28%
Cash and Cash Equivalents (EoP)	21,997	50,731	131% ↑
Financial Investments (FI)	39,285	19,841	-49%
Cash and Cash Equivalents After FI	61,282	70,572	15% ↑

+10.3 million shares from the buyback program in June 30th 2025

Q&A



Thank you

LPSBrasil

Investor Relations Department

- Cyro Naufel IRO
 - Gabriel Carvalho IR Manager
 - Natália Cantagallo IR Coordinator
- Telephone: (11) 3067-0324
E-mail: ri@lopes.com.br
Website: ri.lopes.com.br

