

# LPSBrasil

**LPS BRASIL - CONSULTORIA DE IMÓVEIS S.A.**  
Listed | CNPJ 08.078.847/0001-09 | NIRE 35.300.331.494

## Material Fact

**São Paulo, July 11, 2025 - LPS Brasil Consultoria de Imóveis S.A. (“Lopes” or “Company”) (B3: LPSB3)**, a company offering integrated solutions for brokerage, consulting and promotion of real estate financing in Brazil, announces to its shareholders that it has become aware of an article published on July 10, 2025, by the “Metro Quadrado” portal, entitled “Lopes’ largest franchise requests contract termination”, in relation to which the Company would like to make the following clarifications:

- 1- The Company or its subsidiaries were not even notified of BSJ's termination of the franchise agreement, having learned of the alleged termination through the published news article itself.
- 2- When contacted by the journalist, the Company did not have access to the figures stated in the article, and we have verified today that they do not reflect the reality of the financial information.
- 3- The reported 25% contribution from BSJ to the Company's revenue does not reflect reality, and the correct percentage is 6.7% (as per Exhibit 1).
- 4- We also clarify that Lopes' net income in 2024 was R\$23.8 million (BRGAAP), not R\$20 million as stated in the article.
- 5- The article also incorrectly correlates the Company's profits with the royalties paid by the franchisee, assuming that R\$14 million of the Company's profits would come from payments from BSJ in 2024, when the correct figure would be R\$4.9 million (as per Exhibit 1).
- 6- Regardless of the outcome of the relationship with BSJ and its partners, the Company will continue to pursue its goal of a solid presence in the Rio de Janeiro market, fulfilling all contractual rights and obligations.

The Company's Investor Relations Department remains available to shareholders to clarify any questions related to the subject matter of this Announcement by telephone (11) 3067-0324 or by email [ri@lopes.com.br](mailto:ri@lopes.com.br).

**LPS Brasil - Consultoria de Imóveis S.A.**  
Cyro Naufel Filho  
Investor Relations Officer

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## Anexo 1 – Correção Dos Dados Citados Em Matéria

Informações Citadas Na Matéria	Informações Públicas Divulgadas Em Março/2025 NA B3 E CVM
<b>Sobre a representatividade da operação na Receita da Companhia</b>	
"A BSJ Empreendimentos responde a <b>25%</b> da receita total do grupo".	"A BSJ Empreendimentos corresponde a <b>6,7%</b> da receita total do grupo".  <i>Memória de cálculo :</i> Receita Bruta Grupo LPS: R\$ 212,4MM Receita Bruta BS: R\$ 14,2MM
<b>Sobre a representatividade da operação no Lucro da Companhia</b>	
"Dos <b>R\$ 20 milhões</b> que a LPS lucrou no ano passado, cerca de <b>R\$ 14 milhões</b> vieram dos royalties da Lopes Rio".	"Dos <b>R\$ 23,8 milhões</b> que a LPS lucrou no ano passado, cerca de <b>R\$ 4,9 milhões*</b> vieram da Lopes Rio".  <i>Considerações :</i> * Alocação proporcional de impostos e despesas diretas da franqueadora, nesta linha de negócios, conforme reportado nos resultados. Comentário: O lucro ex-contingências da LPS foi de R\$ 37,5 milhões, o que gera uma representatividade da BSJ ainda menor.