

## **Quarterly Information (ITR)**

### **LPS Brasil Consultoria de Imóveis S.A.**

March 31, 2025  
with Independent Auditor's Review Report

(A free translation from Portuguese into English of  
Independent auditor's review report on Quarterly Information  
prepared in Brazilian currency in accordance with rules  
issued by the Brazilian Securities Commission (CVM)  
applicable to Quarterly Information (ITR))

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# Company information/capital breakdown

Number of shares (Units)	Current quarter 3/31/2025
Paid-in capital	
Common	147,555
Preferred	0
Total	147,555
Treasury shares	
Common	10,267
Preferred	0
Total	10,267

## LPS Brasil - Consultoria de Imóveis S.A.

### Individual quarterly information / Balance sheet – Assets

*(In thousands of reais)*

<b>Description</b>	<b>Current quarter 3/31/2025</b>	<b>Prior year 12/31/2024</b>
Total assets	361,992	352,798
Current assets	10,772	11,315
Cash and cash equivalents	75	71
Receivables	9,522	9,981
Other receivables	9,522	9,981
Dividends receivable	8,545	9,030
Receivables from sale of entities	954	946
Other assets	23	5
Taxes recoverable	969	969
Current recoverable taxes	969	969
Prepaid expenses	206	294
Non-current assets	351,220	341,483
Long-term assets	45,828	45,250
Receivables	2,558	2,423
Other receivables	547	551
Judicial deposits	2,011	1,872
Receivables from related parties	43,270	42,827
Receivables from subsidiaries	9,740	9,245
Call option for non-controlling interest	33,530	33,582
Investments	259,348	250,126
Shareholdings	259,348	250,126
Interest in subsidiaries	259,348	250,126
Fixed assets	225	243
Property and equipment in operation	225	243
Intangible assets	45,819	45,864
Intangible assets	45,819	45,864
Intangible assets	45,819	45,864

## LPS Brasil - Consultoria de Imóveis S.A.

### Individual quarterly information / Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 3/31/2025	Prior year 12/31/2024
Total liabilities	361,992	352,798
Current liabilities	76,971	74,099
Social and labor liabilities	5,576	5,576
Social liabilities	980	980
Labor liabilities	4,596	4,596
Trade payables	1,441	524
Domestic trade payables	1,441	524
Tax liabilities	773	933
Federal tax liabilities	773	933
Other federal taxes	773	933
Other liabilities	69,181	67,066
Other	69,181	67,066
Minimum mandatory dividends payable	4,434	4,434
Written put option for non-controlling interest	16,638	16,870
Payables to related parties	46,652	45,698
Other liabilities	1,411	22
Advances from clients	10	9
Lease	36	33
Non-current liabilities	52,618	51,234
Other liabilities	2,552	2,623
Other	2,552	2,623
Lease	77	79
Other taxes payable	2,475	2,544
Deferred taxes	8,014	8,141
Deferred income tax and social contribution	8,014	8,141
Provisions	42,052	40,470
Tax, social security, labor and civil provisions	5,078	5,141
Tax provisions	11	11
Social security and labor provisions	1,581	1,310
Civil provisions	3,486	3,820
Other provisions	36,974	35,329
Provision for losses in subsidiaries	36,974	35,329
Shareholders' equity	232,403	227,465
Paid-in capital	169,188	169,188
Capital reserves	-5,467	-5,673
Granted options	20,996	20,790
Treasury shares	-29,442	-29,442
Other capital reserves	3,332	3,332
Goodwill reserve in the sale of own shares	-353	-353
Profit reserves	71,321	71,321
Legal reserve	4,891	4,891
Profit retention reserve	66,430	47,838
Other reserves	0	18,592
Retained earnings / Accumulated losses	4,732	0
Asset valuation adjustment	-7,371	-7,371
Business combination adjustments	-7,371	-7,371

# LPS Brasil - Consultoria de Imóveis S.A.

*(In thousands of reais)*

## Individual quarterly information/ Income statement

Description	Current quarter 1/1/2025 to 3/31/2025	Year-ago quarter 1/1/2024 to 3/31/2024
Operating expenses/income	4,428	3,650
General and administrative expenses	-4,026	-4,991
Administrative	-2,552	-3,509
Management compensation	-1,131	-1,135
Depreciation and amortization	-343	-347
Other operating income	59	46
Other operating expenses	-6	-6
Equity income	8,401	8,601
Income before financial income (expenses) and taxes	4,428	3,650
Financial income (expenses)	177	-1,160
Financial income	2,053	1,345
Financial expenses	-1,876	-2,505
Income before taxes	4,605	2,490
Income tax and social contribution	127	141
Deferred	127	141
Net income from continuing operations	4,732	2,631
Net income/Loss in the period	4,732	2,631
Earnings per share - (in reais/share)		
Basic earnings per share		
Common	0.03447	0.01916
Diluted earnings per share		
Common	0.03447	0.01878

## **LPS Brasil - Consultoria de Imóveis S.A.**

### **Individual quarterly information/ Statement of comprehensive income**

*(In thousands of reais)*

Description	Current quarter	Year-ago quarter
	1/1/2025 to 3/31/2025	1/1/2024 to 3/31/2024
Revenue from sales and/or services	4,732	2,631
Gross profit	4,732	2,631

## LPS Brasil - Consultoria de Imóveis S.A.

### Individual quarterly information/ Statement of cash flows – Indirect method

*(In thousands of reais)*

<b>Description</b>	<b>Current quarter 1/1/2025 to 3/31/2025</b>	<b>Year-ago quarter 1/1/2024 to 3/31/2024</b>
Net cash from operating activities	821	1,890
Cash generated by operating activities	-2,079	-2,123
Profit (loss) in the period from continuing operations	4,732	2,631
Provision for legal risks, net	1,338	1,978
Equity income	-8,401	-8,601
Deferred income tax and social contribution	-127	-141
Financial charges on debts and credits	-170	1,160
Stock option expenses	206	503
Depreciation and amortization	343	347
Changes in assets and liabilities	1,547	3,563
Trade receivables	0	-3
Prepaid expenses	88	-224
Other assets	784	3,541
Trade payables	917	1,032
Income tax and social contribution payable	-229	-4
Payroll, provisions and related taxes	0	1
Other liabilities	-13	-780
Other	1,353	450
Dividends received from subsidiaries	1,358	451
Interest paid	-5	-1
Net cash from investing activities	-809	-1,879
Payment in the acquisition of subsidiaries	0	-1,484
Capital increase in subsidiaries	-808	-394
Acquisition of property, plant and equipment and intangible assets	-1	-1
Net cash provided by financing activities	-8	-11
Lease	-8	-11
Increase (decrease) in cash and cash equivalents	4	0
Cash and cash equivalents at beginning of period	71	68
Cash and cash equivalents at end of period	75	68



## LPS Brasil - Consultoria de Imóveis S.A.

### Individual quarterly information/ Statement of changes in shareholders' equity - 1/1/2025 to 3/31/2025

*(In thousands of reais)*

Description	Paid-in capital	Capital reserves, options granted and treasury shares	Profit reserves	Retained earnings/ Accumulated losses	Other comprehensive income	Shareholders' equity
Opening balances	169,188	-5,673	71,321	0	-7,371	227,465
Adjustments from previous years	0	0	0	0	0	0
Adjusted opening balances	169,188	-5,673	71,321	0	-7,371	227,465
Equity transactions with owners	0	206	0	0	0	206
Granted options recognized	0	206	0	0	0	206
Total comprehensive income	0	0	0	4,732	0	4,732
Net income for the period	0	0	0	4,732	0	4,732
Internal changes in shareholders' equity	0	0	0	0	0	0
Closing balances	169,188	-5,467	71,321	4,732	-7,371	232,403

## LPS Brasil - Consultoria de Imóveis S.A.

### Individual quarterly information/ Statement of changes in shareholders' equity - 1/1/2024 to 3/31/2024

*(In thousands of reais)*

Description	Paid-in capital	Capital reserves, options granted and treasury shares	Profit reserves	Retained earnings/ Accumulated losses	Other comprehensive income	Shareholders' equity
Opening balances	169,188	-7,476	57,144	0	-7,789	211,067
Adjustments from previous years	0	0	0	0	0	0
Adjusted opening balances	169,188	-7,476	57,144	0	-7,789	211,067
Equity transactions with owners	0	503	0	0	0	503
Granted options recognized	0	503	0	0	0	503
Total comprehensive income	0	0	0	2,631	0	2,631
Net income for the period	0	0	0	2,631	0	2,631
Internal changes in shareholders' equity	0	0	0	0	0	0
Closing balances	169,188	-6,973	57,144	2,631	-7,789	214,201

## LPS Brasil - Consultoria de Imóveis S.A.

### Individual quarterly information/ Statement of value added

*(In thousands of reais)*

<b>Description</b>	<b>Current quarter 1/1/2025 to 3/31/2025</b>	<b>Year-ago quarter 1/1/2024 to 3/31/2024</b>
Revenue	59	46
Other revenues	59	46
Input acquired from third parties	-1,970	-2,640
Materials, energy, outside services and other	-1,970	-2,640
Gross value added	-1,911	-2,594
Retentions	-343	-347
Depreciation, amortization and depletion	-343	-347
Wealth created by the company	-2,254	-2,941
Wealth received through transfer	10,454	9,946
Equity income	8,401	8,601
Financial income	2,053	1,345
Total value added to distribute	8,200	7,005
Distribution of value added	8,200	7,005
Personnel	1,487	1,778
Direct compensation	1,337	1,638
Benefits	150	140
Taxes, fees and contributions	105	91
Federal	105	91
Lenders and lessors	1,876	2,505
Interest	1,876	2,505
Shareholders	4,732	2,631
Retained earnings/accumulated losses for the period	4,732	2,631

# LPS Brasil - Consultoria de Imóveis S.A.

## Consolidated quarterly information / Balance sheet – Assets

(In thousands of reais)

Description	Current quarter 3/31/2025	Prior year 12/31/2024
Total assets	412,961	409,416
Current assets	126,365	121,302
Cash and cash equivalents	55,920	52,831
Financial investments	20,854	23,573
Financial investments assessed at fair value through income or expense	20,854	23,573
Financial instruments measured at fair value	20,854	23,573
Receivables	42,951	39,171
Trade receivables	36,672	33,583
Trade receivables	46,156	42,381
Allowance for doubtful accounts	-9,484	-8,798
Other receivables	6,279	5,588
Dividends receivable	1,024	1,024
Receivables from sale of entities	1,080	1,107
Other assets	2,396	257
Receivables from association agreement with Itaú	1,779	3,200
Taxes recoverable	4,473	4,173
Current recoverable taxes	4,473	4,173
Prepaid expenses	2,167	1,554
Non-current assets	286,596	288,114
Long-term assets	83,898	83,362
Receivables	18,341	16,192
Trade receivables	1,543	1,414
Other receivables	8,040	7,699
Judicial deposit	8,758	7,079
Deferred taxes	9,568	9,796
Deferred income tax and social contribution	9,568	9,796
Receivables from related parties	55,989	57,374
Call option for non-controlling interest	55,989	57,374
Investments	18,804	18,364
Shareholdings	18,804	18,364
Shareholding in associated companies	3,512	3,341
Shareholding in joint ventures	15,292	15,023
Fixed assets	5,519	5,424
Property and equipment in operation	4,515	4,943
Property and equipment in construction	1,004	481
Intangible assets	178,375	180,964
Intangible assets	178,375	180,964
Intangible assets	151,085	153,241
Intangible assets identified in the acquisition of business combinations	20,572	21,005
Goodwill	6,718	6,718

# LPS Brasil - Consultoria de Imóveis S.A.

## Consolidated quarterly information/ Balance sheet – Liabilities

(In thousands of reais)

Description	Current quarter 3/31/2025	Prior year 12/31/2024
Total liabilities	412,961	409,416
Current liabilities	81,246	78,487
Social and labor liabilities	13,259	13,933
Social liabilities	2,738	2,510
Labor liabilities	10,521	11,423
Trade payables	6,029	5,588
Domestic trade payables	6,029	5,588
Tax liabilities	5,219	6,836
Federal tax liabilities	3,827	6,025
Income tax and social contribution payable	2,319	3,175
Other federal taxes	1,508	2,850
Municipal tax liabilities	1,392	811
ISS tax payable	1,392	811
Other liabilities	56,739	52,130
Other	56,739	52,130
Dividends and interest on equity payable	6,597	6,894
Written put option over non-controlling interest	21,655	21,953
Unearned income, net	11,560	11,560
Other liabilities	2,711	1,364
Advances to clients	9,224	5,604
Lease	4,992	4,755
Non-current liabilities	103,671	107,526
Other liabilities	42,659	46,475
Other	42,659	46,475
Unearned income, net	29,823	32,713
Lease	10,361	11,218
Other taxes payable	2,475	2,544
Deferred taxes	10,781	10,950
Deferred income tax and social contribution	10,781	10,950
Provisions	50,231	50,101
Tax, social security, labor and civil provisions	50,231	50,101
Tax provisions	11	11
Labor and social security provisions	37,682	37,678
Civil provisions	12,538	12,412
Consolidated equity	228,044	223,403
Paid-in capital	169,188	169,188
Capital reserves	-5,467	-5,673
Granted options	20,996	20,790
Treasury shares	-29,442	-29,442
Other capital reserves	3,332	3,332
Goodwill reserve in the sale of own shares	-353	-353
Profit reserves	71,321	71,321
Legal reserve	4,891	4,891
Profit retention reserve	66,430	47,838
Other reserves	0	18,592
Retained earnings / Accumulated losses	4,732	0
Asset valuation adjustment	-7,371	-7,371
Business combination adjustments	-7,371	-7,371
Non-controlling interests	-4,359	-4,062

# LPS Brasil - Consultoria de Imóveis S.A.

## Consolidated quarterly information/ Income statement

*(In thousands of reais)*

Description	Current quarter 1/1/2025 to 3/31/2025	Year-ago quarter 1/1/2024 to 3/31/2024
Revenue from sales and/or services	48,230	37,824
Cost of sales and/or services	-13,100	-5,731
Gross profit	35,130	32,093
Operating expenses/income	-27,187	-23,091
Selling expenses	-4,142	-5,524
General and administrative expenses	-25,202	-18,196
Administrative	-18,576	-11,679
Management compensation	-1,648	-1,740
Depreciation and amortization	-4,978	-4,777
Other operating income	2,176	382
Other operating expenses	-459	-420
Equity income	440	667
Income before financial income (expenses) and taxes	7,943	9,002
Financial income (expenses)	839	1,191
Financial income	4,557	4,422
Financial expenses	-3,718	-3,231
Income before taxes on profit	8,782	10,193
Income tax and social contribution	-3,104	-3,233
Current	-3,045	-3,039
Deferred	-59	-194
Net income from continuing operations	5,678	6,960
Consolidated net income/loss in the period	5,678	6,960
Attributed to owners of the Company	4,732	2,631
Attributed to non-controlling interests	946	4,329
Earnings per share - (in reais/share)		
Basic earnings per share		
Common	0.03447	0.01916
Diluted earnings per share		
Common	0.03447	0.01878

## LPS Brasil - Consultoria de Imóveis S.A.

### Consolidated quarterly information/ Statement of comprehensive income

*(In thousands of reais)*

Description	Current quarter 1/1/2025 to 3/31/2025	Year-ago quarter 1/1/2024 to 3/31/2024
Consolidated net income for the period	5,678	6,960
Consolidated comprehensive income for the period	5,678	6,960
Attributed to owners of the Company	4,732	2,631
Attributed to non-controlling interests	946	4,329

## LPS Brasil - Consultoria de Imóveis S.A.

### Consolidated quarterly information/ Statement of cash flows – Indirect method

(In thousands of reais)

Description	Current quarter 1/1/2025 to 3/31/2025	Year-ago quarter 1/1/2024 to 3/31/2024
Net cash from operating activities	5,520	11,702
Cash generated by operating activities	14,831	13,042
Profit (loss) in the period from continuing operations	5,678	6,960
Expected credit losses and losses on trade receivables	686	255
Provision for legal risks, net	1,880	112
Loss from property, plant and equipment and investments	9	0
Recognition of revenue	-2,890	-2,890
Income tax and social contribution recognized in the income (loss) of the period	3,045	3,039
Deferred income tax and social contribution	59	194
Financial charges on debts and receivables	1,565	707
Stock option expenses	206	503
Depreciation and amortization	5,033	4,829
Equity income	-440	-667
Changes in assets and liabilities	-5,370	2,699
Trade receivables	-3,899	697
Taxes to offset	-300	818
Prepaid expenses	-613	-1,037
Other assets	-2,712	-400
Trade payables	441	3,628
Income tax and social contribution payable	-830	-124
Payroll, provisions and related taxes	-674	-113
Other liabilities	-403	-1,260
Advances from clients	3,620	490
Other	-3,941	-4,039
Income tax and social contribution paid	-3,902	-4,017
Interest paid	-39	-22
Net cash from investing activities	781	-9,008
Acquisition of property, plant and equipment and intangible assets	-1,938	-5,704
Financial investments	2,719	-3,304
Net cash from financing activities	-3,212	-3,560
Payment of dividends, including prior years	-1,950	-2,106
Capital increase	410	107
Lease	-1,672	-1,561
Increase (decrease) in cash and cash equivalents	3,089	-866
Cash and cash equivalents at beginning of period	52,831	31,332
Cash and cash equivalents at end of period	55,920	30,466



## LPS Brasil - Consultoria de Imóveis S.A.

### Consolidated quarterly information/ Statement of changes in shareholders' equity – 1/1/2025 to 3/31/2025

(In thousands of reais)

Description	Paid-In capital	Capital reserves, options granted and treasury shares	Profit reserve	Retained earnings/ Accumulated losses	Other comprehensive income	Shareholders' equity	Non-controlling interest	Consolidated equity
Opening balances	169,188	-5,673	71,321	0	-7,371	227,465	-4,062	223,403
Adjustments from previous years	0	0	0	0	0	0	0	0
Adjusted opening balances	169,188	-5,673	71,321	0	-7,371	227,465	-4,062	223,403
Equity transactions with owners	0	206	0	0	0	206	-1,243	-1,037
Capital increases	0	0	0	0	0	0	410	410
Granted options recognized	0	206	0	0	0	206	0	206
Dividends	0	0	0	0	0	0	-1,653	-1,653
Total comprehensive income	0	0	0	4,732	0	4,732	946	5,678
Net income for the period	0	0	0	4,732	0	4,732	946	5,678
Internal changes in shareholders' equity	0	0	0	0	0	0	0	0
Closing balances	169,188	-5,467	71,321	4,732	-7,371	232,403	-4,359	228,044

## LPS Brasil - Consultoria de Imóveis S.A.

### Consolidated quarterly information/ Statement of changes in shareholders' equity - 1/1/2024 to 3/31/2024

(In thousands of reais)

Description	Paid-In capital	Capital reserves, options granted and treasury shares	Profit reserve	Retained earnings/ Accumulated losses	Other comprehensive income	Shareholders' equity	Non-controlling interest	Consolidated equity
Opening balances	169,188	-7,476	57,144	0	-7,789	211,067	-5,357	205,710
Adjustments from previous years	0	0	0	0	0	0	0	0
Adjusted opening balances	169,188	-7,476	57,144	0	-7,789	211,067	-5,357	205,710
Equity transactions with owners	0	503	0	0	0	503	-1,887	-1,384
Capital increases	0	0	0	0	0	0	107	107
Granted options recognized	0	503	0	0	0	503	0	503
Dividends	0	0	0	0	0	0	-1,994	-1,994
Total comprehensive income	0	0	0	2,631	0	2,631	4,329	6,960
Net income for the period	0	0	0	2,631	0	2,631	4,329	6,960
Internal changes in shareholders' equity	0	0	0	0	0	0	0	0
Closing balances	169,188	-6,973	57,144	2,631	-7,789	214,201	-2,915	211,286

## LPS Brasil – Consultoria de Imóveis S.A.

### Consolidated quarterly information/ Statement of value added

*(In thousands of reais)*

Description	Current quarter 1/1/2025 to 3/31/2025	Year-ago quarter 1/1/2024 to 3/31/2024
Revenue	55,012	41,848
Sales of goods, products and services	53,522	41,721
Other revenues	2,176	382
Allowance for/reversal of doubtful accounts	-686	-255
Input acquired from third parties	-28,389	-13,778
Cost of sales and services	-13,100	-5,731
Materials, energy, outside services and other	-15,280	-8,047
Loss/recovery of assets	-9	0
Gross value added	26,623	28,070
Retentions	-5,033	-4,829
Depreciation, amortization and depletion	-5,033	-4,829
Wealth created by the company	21,590	23,241
Wealth received through transfer	4,997	5,089
Equity income	440	667
Financial income	4,557	4,422
Total value added to distribute	26,587	28,330
Distribution of value added	26,587	28,330
Personnel	7,254	8,773
Direct compensation	5,797	7,005
Benefits	939	1,276
Government Severance Pay Fund (FGTS)	518	492
Taxes, fees and contributions	9,874	9,061
Federal	7,969	7,676
Municipal	1,905	1,385
Lenders and lessors	3,781	3,536
Interest	3,718	3,231
Rental	63	305
Shareholders	5,678	6,960
Retained earnings/accumulated losses for the period	4,732	2,631
Non-controlling interests in retained earnings	946	4,329

## Earnings Release – 1Q25

**LPS Brasil** (B3: LPSB3), a company providing integrated brokerage, consulting and financing solutions in Brazil's real estate sector, announces today its results for the first quarter of 2025 (1Q25). The financial and operating information below is presented in accordance with generally accepted accounting practices in Brazil and the managerial data provided by LPS Brasil – Consultoria de Imóveis S.A. and its subsidiaries.

### 1Q25 Highlights

**Lopes launches:** R\$4.2 billion in 1Q25 | **+26%** vs. 1Q24

**Total Intermediated PSV:** R\$2.8 billion in 1Q25 | **+10%** vs. 1Q24

**CrediPronto Volume:** R\$1.3 billion in 1Q25 | **+172%** vs. 1Q24

**Net Revenue:** R\$48.2 million in 1Q25 | **+28%** vs. 1Q24

**Pre-IFRS Net Income (Parent Company):** R\$5.7 million in 1Q25 | **+74%** vs. 1Q24

## EBITDA

<b>EBITDA</b>			
(R\$ '000)	<b>1Q25</b>	<b>1Q24</b>	<b>Var. %</b>
Net income	5,678	6,960	-18%
Income and social contribution taxes	3,104	3,233	-4%
Net financial result	-839	-1,191	30%
Depreciation and amortization	4,978	4,777	4%
<b>EBITDA</b>	<b>12,921</b>	<b>13,779</b>	<b>-6%</b>
<b>EBITDA Margin</b>	<b>26.8%</b>	<b>36.4%</b>	<b>-9.6 p.p.</b>

EBITDA is not an accounting measure and does not represent the cash flow for the reported periods and, therefore, should not be used as an alternative to cash flows as a measure of liquidity.

## **Notes to the quarterly financial information**

*(In thousands of Brazilian reais - R\$)*

### **1 Operations**

#### **a. Corporate Purpose**

LPS Brasil - Consultoria de Imóveis S.A. (“Company” or “LPS Brasil”), headquartered at Rua Estados Unidos, 2.000, São Paulo - SP. The Company’s individual and consolidated financial information for the period ended March 31, 2025 covers the Company and its subsidiaries (jointly referred to as “Group” and individually as “Group entities”).

To meet its corporate objectives, the Group’s purpose is as follows: (i) providing brokerage services for the sale and purchase of properties, especially in launches in Greater São Paulo; (ii) real estate consulting; (iii) the holding of equity interests in other companies; and (iv) providing bank correspondent services.

The Company’s subsidiaries are headquartered in several regions of Brazil, developing activities in the provision of brokerage services for the sale and purchase of third-party properties and properties in land subdivisions, consulting services, technical real estate advisory services, franchises, correspondent bank and other related services.

The Company also holds an interest in the joint venture Olímpia Promoção e Serviços S.A. (“Olímpia”), which operates and promotes financial products services in the real estate market. The quarterly financial information of the joint venture is not consolidated.

LPS Brasil’s shares are traded on B3 S.A. – Brasil, Bolsa, Balcão under the ticker LPSB3.

## 2 Group entities

### a) Interest in subsidiaries and affiliates

	Interest - %	
	3/31/2025	12/31/2024
EBC - Soluções Imobiliárias Ltda.	99.99	99.99
Itaplan Brasil Consultoria de Imóveis Ltda.	100.00	100.00
LIL - Intermediação Imobiliária Ltda.	99.99	99.99
Lopes Central Consultoria de Imóveis Ltda.	99.99	99.99
LPS Bahia - Consultoria de Imóveis Ltda.	99.99	99.99
LPS Brasília - Consultoria de Imóveis Ltda.	51.00	51.00
LPS Campinas - Consultoria de Imóveis Ltda.	79.80	79.80
LPS Eduardo Consultoria de Imóveis S.A.	55.90	55.90
LPS Espírito Santo - Consultoria de Imóveis Ltda.	51.00	51.00
LPS Fortaleza - Consultoria de Imóveis Ltda.	60.00	60.00
LPS Local Participações Ltda.	64.71	64.71
LPS ONLINE Consultoria de Imóveis Ltda.	98.57	98.57
LPS Patrimônio Consultoria de Imóveis S.A.	51.00	51.00
LPS Piccoloto Consultoria de Imóveis S.A.	41.00	41.00
LPS Raul Fulgêncio Consultoria de Imóveis S.A.	51.00	51.00
LPS Rio de Janeiro - Consultoria de Imóveis Ltda.	99.99	99.99
LPS São Paulo Consultoria de Imóveis Ltda.	99.99	99.99
LPS Soluções Imobiliárias e Participações Ltda.	99.99	99.99
LPS Sul Consultoria de Imóveis Ltda.	99.99	99.99
LPS Urban Consultoria de Imóveis S.A.	80.00	80.00
Pronto Ducati Consultoria de Imóveis Ltda.	100.00	100.00

## 3 Basis for preparation of the quarterly information

The individual and consolidated financial statements were prepared in accordance with Technical Pronouncement NBC TG 21 (R1) - Interim Financial Reporting and with international standard IAS 34 – Interim Financial Reporting, issued by the International Accounting Standards Board (IASB), and presented in accordance with the rules issued by the Securities and Exchange Commission of Brazil (“CVM”).

The main accounting policies adopted in the preparation of these individual and consolidated quarterly financial statements, contained in the Quarterly Information Form – ITR (“quarterly information”), are being applied consistently throughout all reporting periods.

The Company declares that any significant judgments, accounting estimates and assumptions, as well as key accounting practices, adopted in the preparation and presentation of these quarterly statements, are the same as those disclosed in Notes 3 and 4 to the individual and consolidated annual financial statements for the fiscal year ended December 31, 2024. These respective quarterly financial statements should be read jointly with said

individual and consolidated annual financial statements.

Based on the judgment and assumptions adopted by Management regarding the relevance and changes to be reported in the Notes, this quarterly information includes selected Notes and does not include all Notes presented in the annual financial statements, as permitted by CVM Official Letter 03/2011.

The quarterly information was prepared in the regular course of business and assuming the continuity of the Company's operations. When preparing the quarterly statements, Management assesses the Company's capacity to continue to operate.

**a. New standards, amendments and interpretations of accounting standards**

In the quarter ended March 31, 2025, no new standards, amendments and interpretations of accounting standards were issued.

## **4 Cash and cash equivalents**

**a) Cash and cash equivalents**

	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
Cash and banks	75	71	3,158	6,514
Bank Deposit Certificates - CDBs (i)	-	-	52,762	46,317
Total cash and cash equivalents	75	71	55,920	52,831

**b) Financial investments**

	Consolidated	
	3/31/2025	12/31/2024
Bank Deposit Certificates - CDBs (i)	20,854	23,573
Total financial investments	20,854	23,573

- (i) Investments in Bank Deposit Certificates (CDB) and Fixed Income Investment Funds yielded between 83% and 105.50% of the Interbank Deposit Rate (CDI). Cash equivalents are maintained to meet short-term cash commitments and not for investment or any other purpose.



## 5 Trade accounts receivable

	Consolidated	
	3/31/2025	12/31/2024
Trade accounts receivable	47,724	43,825
Present value adjustment	(25)	(30)
Provision for expected credit losses	(9,484)	(8,798)
Total trade accounts receivable	38,215	34,997
Current	36,672	33,583
Noncurrent	1,543	1,414

The breakdown of accounts receivable by maturity date is as follows:

	Consolidated	
	3/31/2025	12/31/2024
Falling due:		
From 0 to 30 days	26,383	24,653
From 31 to 60 days	1,159	1,424
From 61 to 90 days	730	815
From 91 to 180 days	2,042	1,762
From 181 to 360 days	3,562	3,288
Over 360 days	1,546	1,419
Overdue:		
From 0 to 30 days	3,008	1,461
From 31 to 60 days	298	444
From 61 to 90 days	331	245
From 91 to 180 days	798	904
From 181 to 360 days	1,068	1,140
Over 360 days	6,799	6,270
Total trade accounts receivable	47,724	43,825

The Company and its subsidiaries adopted the calculation of estimated losses from receivables by developing a “provision matrix,” considering historic default data that defined a provision percentage for each maturity range of the receivables portfolio, as well as the percentage of estimated losses according to macroeconomic projections. The aging list reflects the original date of each receivable, with no change in the original dates of overdue receivables, which were negotiated.

Changes in the allowance for doubtful accounts are presented below:

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2023	(28)	(8,495)
Recording	-	(1,020)
Reversal	-	765
Final write-offs	-	127
Balance on March 31, 2024	<u>(28)</u>	<u>(8,623)</u>
	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2024	-	(8,798)
Recording	-	(686)
Balance on March 31, 2025	<u>-</u>	<u>(9,484)</u>

To determine the recovery of accounts receivable, the Company and its subsidiaries take into consideration any change in the client's credit quality on the date the credit was initially granted, until the end of the fiscal year.

Breakdown of percentages of estimated losses on allowance for doubtful accounts:

	<u>3/31/2025</u>	<u>12/31/2024</u>
Falling due	2.52%	2.45%
Overdue for up to 30 days	7.74%	5.17%
Overdue from 31 to 60 days	50.06%	45.25%
Overdue from 61 to 90 days	67.40%	59.34%
Overdue from 91 to 180 days	85.36%	80.04%
Overdue from 181 to 360 days	97.94%	98.59%
Overdue for over 360 days	100.00%	100.00%

Breakdown per maturity of trade accounts receivable included in the estimated losses on allowance for doubtful accounts:

	Consolidated	
	3/31/2025	12/31/2024
Falling due:	(352)	(258)
Overdue:		
Between 0 to 30 days	(233)	(76)
From 31 to 60 days	(149)	(201)
From 61 to 90 days	(223)	(145)
From 91 to 180 days	(682)	(724)
From 181 to 360 days	(1,046)	(1,124)
Over 360 days	(6,799)	(6,270)
Total trade accounts receivable	(9,484)	(8,798)

## 6 Property and equipment

Property and equipment comprise the following:

		Parent Company			
		3/31/2025			12/31/2024
Average annual depreciation rate - %		Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	16	(16)	-	1
IT equipment	20	18	(7)	11	12
Furniture and fixtures	10	582	(392)	190	204
Other property and equipment	15	100	(76)	24	26
Total property and equipment		716	(491)	225	243

		Consolidated			
		3/31/2025			12/31/2024
Average annual depreciation rate - %		Cost	Accumulated Depreciation	Net	Net
Leasehold improvements	20	2,624	(808)	1,816	1,935
IT equipment	20	3,924	(2,705)	1,219	1,411
Furniture and fixtures	10	2,031	(1,325)	706	753
Other property and equipment	15	1,494	(720)	774	844
Construction in progress		1,004	-	1,004	481
Total property and equipment		11,077	(5,558)	5,519	5,424

Below is the breakdown of changes in property and equipment:

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2023	309	4,618
Additions	-	870
Depreciation	(19)	(413)
Balance on March 31, 2024	<u>290</u>	<u>5,075</u>

	<u>Parent Company</u>	<u>Consolidated</u>
Balance on December 31, 2024	243	5,424
Additions	-	531
Write-offs	-	(9)
Depreciation	(18)	(427)
Balance on March 31, 2025	<u>225</u>	<u>5,519</u>

## 7 Investments in subsidiaries and affiliates

Below, the balance of investment:

	<u>Parent Company</u>		<u>Consolidated</u>	
	<u>3/31/2025</u>	<u>12/31/2024</u>	<u>3/31/2025</u>	<u>12/31/2024</u>
Investment in subsidiaries	263,874	254,378	-	-
Investment in affiliates	-	-	18,804	18,364
Investments - Treasury shares (Note 13.d)	(29,795)	(29,795)	-	-
Intangible assets identified in business combinations (Note 8)	11,740	12,014	-	-
Transactions with non-controlling shareholders (i)	6,811	6,811	-	-
Goodwill (ii)	6,718	6,718	-	-
Total investments in subsidiaries and affiliates	<u>259,348</u>	<u>250,126</u>	<u>18,804</u>	<u>18,364</u>

- (i) Corresponds to the non-controlling interest in the initial Written Put.
- (ii) Goodwill was allocated to LPS Fortaleza R\$2,419 and LPS Eduardo R\$4,299. For consolidation purposes, goodwill is reclassified under intangible assets.

Below is the breakdown of investments in subsidiaries, stated in the individual financial statements:

	Parent Company					3/31/2025
	12/31/2024	Capital Increase	Equity Income (Loss)	Dividends received	Provision for loss in subsidiaries (i)	
EBC	7,861	-	477	-	-	8,338
Itaplan Imóveis	11,775	-	1,988	-	-	13,763
LIL	418	-	(29)	-	-	389
Lopes Central	881	-	(5)	(179)	-	697
LPS Bahia	-	-	(38)	-	38	-
LPS Brasília	-	427	(494)	-	67	-
LPS Campinas	11,559	-	(966)	-	-	10,593
LPS Eduardo	1,286	-	98	-	-	1,384
LPS Espírito Santo	1,318	-	292	(714)	-	896
LPS Fortaleza	1,173	-	595	(465)	-	1,303
LPS Online	5,412	-	2,894	-	-	8,306
LPS Patrimóvel	-	-	(353)	-	353	-
LPS Raul Fugêncio	1,453	-	647	-	-	2,100
LPS São Paulo	189,273	-	693	-	-	189,966
LPS Soluções Imobiliárias	21,079	-	3,984	-	-	25,063
LPS Sul	-	345	(1,040)	-	695	-
LPS Urban	890	-	186	-	-	1,076
Pronto Ducati	-	36	(528)	-	492	-
Total	254,378	808	8,401	(1,358)	1,645	263,874

- (i) Refers to changes in the investments in the subsidiaries LPS Bahia, LPS Brasília, LPS Patrimóvel, LPS Sul and Pronto Ducati, which currently have negative equity, recorded under “Provision for losses in subsidiaries,” whose balance on March 31, 2025, under non-current liabilities, is R\$36,974 (R\$35,329 at December 31, 2024).

Financial information on subsidiaries:

	3/31/2025					
	Non- controlling interest - %	Assets	Liabilities	Shareholders' Equity	Non- controlling interest in equity	Net income (loss) in the period
EBC Consultoria	-	8,704	363	8,341	-	477
Itaplan Brasil	-	17,035	3,273	13,762	-	1,989
LIL - Interm. Imob.	-	1,573	1,185	388	-	(29)
Lopes Central	-	947	252	695	-	(5)
LPS Bahia	-	404	2,124	(1,720)	-	(38)
LPS Brasília	49.00	1,259	3,509	(2,250)	(1,103)	(969)
LPS Campinas	20.20	27,423	14,150	13,273	2,681	(1,150)
LPS Eduardo	44.10	3,371	895	2,476	1,092	175
LPS Espírito Santo	49.00	4,714	2,956	1,758	861	704
LPS Fortaleza	40.00	7,583	5,412	2,171	868	1,179
LPS Local	35.29	9	-	9	3	-
LPS Online Consultoria	1.43	49,934	41,508	8,426	120	3,213
LPS Patrimóvel	49.00	2,057	23,359	(21,302)	(10,438)	(693)
LPS Raul Fulgêncio	49.00	10,008	5,890	4,118	2,018	1,271
LPS Rio de Janeiro	-	319	3,441	(3,122)	-	(536)
LPS São Paulo	-	198,016	37,828	160,188	-	693
LPS Soluções Imobiliárias	-	32,252	7,187	25,065	-	3,985
LPS Sul	-	1,411	17,962	(16,551)	-	(1,039)
LPS Urban	20.00	2,552	1,207	1,345	269	231
Pronto Ducati	-	1,589	8,283	(6,694)	-	(529)

Changes in investments in affiliates, shown in the consolidated financial statements, are:

	3/31/2025	3/31/2024
Balance at the start of the period	18,364	18,184
Equity income	440	667
Balance at the end of the period	18,804	18,851

## 8 Intangible assets

		Parent Company			
		3/31/2025		12/31/2024	
	Average annual amortization rate - %	Cost	Accrued amortization	Net	Net
Acquired separately: (iii)					
"Lopes" trademark (ii)	-	44,749	-	44,749	44,749
Exploitation Right	5	2,240	(1,269)	971	1,015
Right of use on rental of real estate	20	166	(69)	97	98
Software	20	13	(11)	2	2
		47,168	(1,349)	45,819	45,864
Asset identified in business combinations (i):					
Client portfolio	2.86	23,486	(17,401)	6,085	6,158
Trademark	2.86	12,772	(9,019)	3,753	3,798
Exploitation right	5	15,546	(13,644)	1,902	2,058
		51,804	(40,064)	11,740	12,014
Total intangible assets		98,972	(41,413)	57,559	57,878
		Consolidated			
		3/31/2025		12/31/2024	
	Average annual amortization rate - %	Cost	Accrued amortization	Net	Net
Acquired separately (iii):					
"Lopes" trademark (ii)	-	44,749	-	44,749	44,749
Other trademarks	2.86	1,119	(270)	849	858
Exploitation right	5	4,324	(2,698)	1,626	1,721
Client portfolio	10	513	(124)	389	393
Right of use on rental of real estate	20	22,903	(9,756)	13,147	13,702
Right of use - machinery and equipment	33.33	749	(725)	24	94
Software (iv)	10 to 20	109,621	(30,827)	78,794	81,625
Software under development (v)	-	11,507	-	11,507	10,099
		195,485	(44,400)	151,085	153,241
Identified in business combinations:					
Client portfolio	6.43	43,051	(31,485)	11,566	11,704
Trademark	6.43	22,497	(16,204)	6,293	6,369
Exploitation right	5	31,999	(29,286)	2,713	2,932
		97,547	(76,975)	20,572	21,005
Goodwill (Note 7)		-	-	6,718	6,718
Total intangible assets		293,032	(121,375)	178,375	180,964

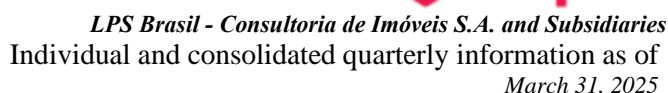
(i) Intangible assets in the parent company are recorded under "investments in subsidiaries," see Note 7.

- (ii) In economic valuations that determine the fair value of the acquired “Lopes” trademark of R\$44,749, cash flows of this intangible asset were considered until perpetuity and there was no foreseeable limit in relation to the period the trademark will generate net cash inflows, thus, this intangible asset is considered to have indefinite useful life. The Company assesses the recovery of the book value of assets on an annual basis or when there is any change indicator, and recognizes any reduction or recovery, as applicable, in the income statement for the year. The analysis of recoverability of the respective brand considered the market cap and liquidity of shares to corroborate that no evidence of impairment exists in the respective intangible asset.
- (iii) Intangible assets acquired separately represent rights related to the “Lopes” brand, acquired by the Company and without a defined useful life. The assets “Other trademarks,” “client portfolio” and “exploration right” were acquired from the companies divested, along with software rights, substantially “SAP and LopesNet,” both of which have a defined useful life. Intangible assets identified in business combination refer to “client portfolio,” “exploration right” and “trademark,” and which were identified at the moment of acquisition of control of investees with defined useful life and monthly amortization.
- (iv) Substantial Software amount related to products concluded in connection with Lopes’ digital transformation system, which is operational and has useful life of 10 years. Amortization begins when development is concluded and the asset is available for use, through the use of future economic benefits. Once the project is concluded, the asset is tested whenever signs of impairment are identified.
- (v) Software under development refers to expenses to hire IT consultants and developers for the design, development and deployment of Lopes’ digital innovation and transformation project.

Below is the breakdown of intangible assets:

	Parent Company	Consolidated
Balance on December 31, 2023	59,182	184,030
Additions	7	5,405
Amortization	(328)	(4,416)
Balance on March 31, 2024	58,861	185,019
	Parent Company	Consolidated
Balance on December 31, 2024	57,878	180,964
Additions	6	2,017
Amortization	(325)	(4,606)
Balance on March 31, 2025	57,559	178,375





**a. Breakdown of balances and transactions with related parties**

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**b. Breakdown of balances of Call Options and Written Puts**

	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
<u>Non-current assets:</u>				
Call Option				
LPS Eduardo	5,919	4,936	5,919	4,936
LPS Espírito Santo	13,463	14,821	13,463	14,821
LPS Fortaleza	11,370	11,370	11,370	11,370
LPS Piccoloto	-	-	22,459	23,792
Pronto Erwin	2,778	2,455	2,778	2,455
Total	33,530	33,582	55,989	57,374
	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
<u>Current liabilities:</u>				
Written Put				
LPS Eduardo	1,727	2,055	1,727	2,055
LPS Espírito Santo	5,970	5,461	5,970	5,461
LPS Fortaleza	2,000	2,000	2,000	2,000
LPS Piccoloto	-	-	5,017	5,083
LPS Raul Fugêncio	6,539	6,860	6,539	6,860
Pronto Erwin	402	494	402	494
Total	16,638	16,870	21,655	21,953

The Company has call options of interests held by non-controlling shareholders of its subsidiaries (“Call Option”), which will only be realized when the Company exercises its right, within no more than 60 days from the exercise date. The amount payable from the exercise of the option is linked to multiples of the results in the last 12 months prior to the exercise of the option.

Additionally, the Company has the commitment to buy interest held by non-controlling shareholders from its subsidiaries (“Written Put”), whose amounts are estimated based on previously contracted calculations. The “Written Put” amounts only become enforceable when non-controlling shareholders exercise their option, then the Company will have a 60-day term to pay the amount due.

All subsidiaries of the Company have already vested the call option and written put option but chose not to exercise it at this moment. There is no deadline for the exercise, which may occur at any time chosen by the interested party.

**c. Breakdown of the balances of “Receivables from related parties” and “Investment acquisition payable”**

	Parent Company	
	3/31/2025	12/31/2024
<u>Non-current assets:</u>		
Receivables from related parties		
LPS Bahia	828	786
LPS Brasília	1,482	1,482
LPS Campinas	2,775	2,707
LPS Fortaleza (i)	3,102	3,102
LPS Patrimóvel	1,047	1,047
LPS Rio de Janeiro	506	121
Total	9,740	9,245
<u>Current liabilities:</u>		
Payables to related parties		
EBC - Soluções	3,776	5,922
LPS Online	323	786
LPS São Paulo	122	416
LPS Soluções	10,458	6,601
Acquisitions of investments payable		
LPS Online (ii)	31,973	31,973
Total	46,652	45,698

- (i) It refers to balances regarding Asset Transfer Agreements related to initial investments in Property and Equipment, executed between the Company and its subsidiaries.
- (ii) R\$31,973 remaining balance payable refers to the acquisition of interest in LPS Patrimóvel on November 14, 2008 from the subsidiary LPS ONLINE, without monetary adjustment.

**d. Breakdown of dividends receivable and dividends payable**

	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
<u>Current assets:</u>				
Dividends receivable				
LPS Eduardo	-	325	-	-
LPS Urban	247	407	-	-
LPS Patrimóvel	2,187	2,187	-	-
LPS Campinas	6,111	6,111	-	-
Olímpia Promoção	-	-	583	583
LPS Piccoloto	-	-	441	441
Total	8,545	9,030	1,024	1,024
	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
<u>Current liabilities:</u>				
Dividends payable				
Free float	4,434	4,434	4,434	4,434
LPS Eduardo	-	-	-	258
LPS Urban	-	-	63	102
LPS Patrimóvel	-	-	2,100	2,100
Total	4,434	4,434	6,597	6,894

**e. Property Lease Agreements**

The Company and subsidiary LPS São Paulo have property lease agreements with related party Framar - Participações e Empreendimentos Ltda., for properties owned by the latter, contracted at arm's length basis and annual inflation adjustment by the IPCA index, which are recorded under Leases (see note 10.b).

**f. Management compensation**

On April 30, 2025, the Annual Shareholders Meeting approved the limit for overall compensation of the Company management for fiscal year 2025, in the total amount of R\$10,825 (R\$13,348 in 2024), as follows:

	2025			2024		
	Fixed	Variable	Total	Fixed	Variable	Total
Board of Directors	540	-	540	540	-	540
Statutory Officers	4,700	5,585	10,285	5,469	7,339	12,808
Total	5,240	5,585	10,825	6,009	7,339	13,348

The amounts recorded as Management fees and the amounts related to variable compensation are recorded in the “Management Compensation” item. The subsidiaries do not have an overall compensation limit for members of management and are not included in the limits approved at the Annual and Extraordinary Shareholders Meeting, except for members of management allocated to subsidiaries which are included in the overall compensation limit. On March 31, 2025, the compensation amount was R\$1,131 (R\$1,135 on March 31, 2024), see Note 18.

## 10 Lease

The Company and its subsidiaries have lease operations. The discount rate used to lease properties was 11.70%, while the discount rate to lease equipment, for contracts between 18 and 60 months, was 5.23%.

	Parent Company	Consolidated
Balance on December 31, 2023	137	18,914
Additions	6	571
Payments	(11)	(1,561)
Interest	4	527
Balance on March 31, 2024	136	18,451

	Parent Company	Consolidated
Balance on December 31, 2024	112	15,973
Additions	5	610
Payments	(8)	(1,672)
Interest	4	442
Balance on March 31, 2025	113	15,353

The schedule of lease liabilities is as follows:

	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
Up to 1 year	46	44	6,449	6,290
From 1 to 2 years	46	44	6,445	6,205
From 2 to 5 years	40	44	5,035	6,387
Amounts not discounted	132	132	17,929	18,882
(-) Fair value adjustment	(19)	(20)	(2,576)	(2,909)
Total lease liabilities	113	112	15,353	15,973
Current	36	33	4,992	4,755
Noncurrent	77	79	10,361	11,218

a. Additional information

In compliance with the applicable standards, when measuring and remeasuring their lease liabilities and right of use, the Parent Company and its subsidiaries discounted at present value the future lease amounts without considering the future projected inflation on the amounts to be deducted. In compliance with CVM Instruction Official Letter 02/2019, in transactions that use the incremental rate, if the measurement was made by the present value of the expected amounts plus future projected inflation (estimated by the Company at 5.55%), the balances of lease liabilities, right of use and financial and depreciation expenses of the year ended March 31, 2025 would be:

Cash flows	Parent Company		Consolidated	
	Book value	Projected value	Book value	Projected value
Right of use asset, net	97	102	13,171	13,902
Lease liabilities	113	119	15,353	16,205
Depreciation expense	6	6	1,234	1,302
Financial expenses	4	4	442	467

b. Related-party agreements

The Company and subsidiary LPS São Paulo have property lease agreements with other related parties “Framar” (see note 9.e), which amounted to R\$7,379 on March 31, 2025 (R\$7,485 on December 31, 2024).

## 11 Revenue to be recognized

### a. Partnership agreement with Itaú Holding

On December 28, 2007, the subsidiary LPS ONLINE and Itaú Holding entered into a partnership agreement to organize a non-financial company to promote and offer financial products and services in the real estate market. This company will have as one of its main approaches a broader access to loans in the secondary real estate market (used properties, resale and properties recently built).

As a result of the partnership, Itaú Holding advanced the amount of R\$290,000, resulting from the assignment and transfer of the right to promote, offer and negotiate, exclusively, the financial products and financial real estate services to clients for a 20-year term, recognizing in the result, on a straight-line basis, the annual amount of R\$14,500.

On August 28, 2018, LPS ONLINE and Itaú Holding renegotiated the terms of the Association Agreement, changing the calculation of the capital allocation cost, which resulted in profit generation in the operation. As established in the Association Agreement, the profits from this operation will be distributed proportionally (LPS 50% and Itaú Holding 50%), which amounted to R\$7,985 (R\$7,337 on March 31, 2024).

## 12 Provision for tax, civil and labor risks

### a. Lawsuits classified as risk of probable loss

The Company and its subsidiaries are parties in labor, civil and tax lawsuits, which are undergoing administrative defense or legal proceedings. Below is the breakdown of the accrued amounts according to the nature of the respective lawsuits:

	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
Labor lawsuits (i)	1,581	1,310	37,682	37,678
Civil lawsuits (ii)	3,486	3,820	12,538	12,412
Tax lawsuits (iii)	11	11	11	11
Total provision for risks	5,078	5,141	50,231	50,101

	Parent Company			Consolidated		
	Labor	Civil	Tax	Labor	Civil	Tax
Balance on December 31, 2023	3,323	4,205	9	39,385	11,997	9
Additions	1,707	286	1	1,909	624	3
Write-offs	-	(16)	-	(1,641)	(783)	-
Payments	(1,514)	(38)	-	(1,629)	(41)	(2)
Balance on March 31, 2024	<u>3,516</u>	<u>4,437</u>	<u>10</u>	<u>38,024</u>	<u>11,797</u>	<u>10</u>

	Parent Company			Consolidated		
	Labor	Civil	Tax	Labor	Civil	Tax
Balance on December 31, 2024	1,310	3,820	11	37,678	12,412	11
Additions	1,495	190	118	2,676	1,972	215
Write-offs	-	(465)	-	(1,431)	(1,552)	-
Payments	(1,224)	(59)	(118)	(1,241)	(294)	(215)
Balance on March 31, 2025	<u>1,581</u>	<u>3,486</u>	<u>11</u>	<u>37,682</u>	<u>12,538</u>	<u>11</u>

- (i) The Company and its subsidiaries were parties to labor claims filed mainly by associated brokers, whose claims comprise payment of amounts in connection with employment relationships, as well as former employees claiming overtime.
- (ii) The Company and its subsidiaries were parties to lawsuits and civil proceedings, within the scope of courts of general jurisdiction and small claims court, mainly filed by consumers, whose claims mainly comprise brokerage fee refund, payments of advisory services (SATI), contract termination, and indemnifications in general.
- (iii) The Company and its subsidiaries are parties to a tax proceeding, within the scope of courts of general jurisdiction, filed by the municipal government of São Paulo, which seeks a tax execution.

**b. Lawsuits classified as risk of possible loss**

The Company and its subsidiaries are party to other labor, civil and fiscal claims with loss classified as possible by Management and based on its external legal counsels' opinion.

	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
Labor lawsuits	3,076	2,790	20,915	21,315
Civil lawsuits	29,821	29,012	135,703	131,989
Tax lawsuits (i)	14,186	13,837	727,042	747,047
Total possible loss	<u>47,083</u>	<u>45,639</u>	<u>883,660</u>	<u>900,351</u>

- (i) Tax lawsuits: The substantial amounts of tax lawsuits refer to tax deficiency notices issued by the Brazilian Federal Revenue Service (RFB) and municipal governments demanding the payment of amounts allegedly owed in connection with social security contributions, income tax and tax on services levied on compensation received by individual taxpayers, i.e. independent brokers, for which defense was filed in the administrative sphere. However, based on the opinion of its legal advisors, the Company Management understands that such notices are groundless and has classified the likelihood of loss as possible.



## 13 Shareholders' equity

### a. Capital stock

The Company's capital stock is represented by non-par, registered, book-entry common shares. Under the Company's Bylaws, by decision of the Board of Directors, the capital stock can be increased up to the limit of authorized capital, without the need to amend the bylaws, by issuing 80,000,000 common shares. The Company's shareholders must approve any capital increase exceeding the authorized limit in a Shareholders Meeting.

	Parent Company and Consolidated	
	3/31/2025	12/31/2024
Number of shares	147,554,631	147,554,631
Capital stock	169,188	169,188

### b. Capital reserve

It is recorded by the corresponding entry of Stock Option Plan expenses according to the respective plan, as described in Note 20.

### c. Legal reserve

The legal reserve is established by appropriating 5% of the adjusted net income determined at the end of each year, until it reaches the limits set by the Brazilian Corporation Laws.

### d. Treasury shares

On August 20, 2021, the Board of Directors approved the creation of a program ("Buyback Program") to repurchase the Company's shares without par value. Shares acquired under the Buyback Program may be held in treasury, sold or cancelled in the future, used as payment of profit sharing, as established in the collective bargaining agreement, or used to settle obligations resulting from the stock option plan, limited to 11,000,000 common shares, and the program will end on May 26, 2023.

Acquisitions will be made by the subsidiary LPS São Paulo – Consultoria de Imóveis S.A., as permitted by article 1, sole paragraph, item I of CVM Instruction 567, of September 17, 2015 ("ICVM 567"), and to reflect the same effect on the Company's Equity, such accounting is adjusted by the updated investment (Note 7).

The table below shows the changes in treasury shares:

	Number of shares	Amount
Balance on December 31, 2023	10,266,867	29,442
Balance on March 31, 2024	10,266,867	29,442

	Number of shares	Amount
Balance on December 31, 2024	10,266,867	29,442
Balance on March 31, 2025	10,266,867	29,442

(i) In relation to the total share buyback in the amount of R\$29,795, the shares transferred to the profit sharing program resulted in a net loss in shareholders' equity of R\$353.

**e. Asset valuation adjustment**

Balance of asset valuation adjustment is composed of transactions with shareholders deriving from the effects of changes in Company's interest in existing subsidiaries. On March 31, 2024, the amount is (R\$7,789).

**f. Dividends**

Shareholders are entitled to 25% of the adjusted net income for the year, adjusted according to Article 202 of Law 6,404/76.

## 14 Non-controlling shareholders

	3/31/2025	3/31/2024
Balance at the start of the period	(4,062)	(5,357)
Interest in profit for the year	946	4,329
Distribution of dividends	(1,653)	(1,994)
Capital increase	410	107
Balance at the end of the period	(4,359)	(2,915)

## 15 Net operating revenue

	Consolidated	
	3/31/2025	3/31/2024
Gross operating revenue	53,500	41,721
(-) Taxes levied on services	(5,270)	(3,897)
Total net operating revenue	48,230	37,824

## 16 Other operating revenues (expenses), net

	Parent Company		Consolidated	
	3/31/2025	3/31/2024	3/31/2025	3/31/2024
<u>Other operating income:</u>				
Non-cumulative PIS and COFINS credit	-	-	1,400	238
Other income	59	46	776	144
Total – other operating income	<u>59</u>	<u>46</u>	<u>2,176</u>	<u>382</u>
<u>Other operating expenses:</u>				
Taxes on other income	(6)	(5)	(180)	(102)
Loss from sale of assets	-	-	(9)	-
Other expenses	-	(1)	(270)	(318)
Total – other operating expenses	<u>(6)</u>	<u>(6)</u>	<u>(459)</u>	<u>(420)</u>
Total – other operating income (expenses), net	<u>53</u>	<u>40</u>	<u>1,717</u>	<u>(38)</u>

## 17 Financial result

	Parent Company		Consolidated	
	3/31/2025	3/31/2024	3/31/2025	3/31/2024
<u>Financial income:</u>				
Interest on investments	-	-	2,185	1,891
Present value adjustment to trade receivables	-	-	5	48
Interest on accounts receivable	-	-	58	47
Written Put (i)	741	528	808	949
Call Option (i)	1,306	809	1,306	1,342
Other financial income	6	8	195	145
Total financial income	<u>2,053</u>	<u>1,345</u>	<u>4,557</u>	<u>4,422</u>
<u>Financial expenses:</u>				
Written Put (i)	(509)	(600)	(509)	(600)
Call Option (i)	(1,358)	(1,899)	(2,692)	(1,899)
Banking expenses and charges	(9)	(6)	(517)	(732)
Total financial expenses	<u>(1,876)</u>	<u>(2,505)</u>	<u>(3,718)</u>	<u>(3,231)</u>
Financial result, net	<u>177</u>	<u>(1,160)</u>	<u>839</u>	<u>1,191</u>

(i) It refers to gains and losses from financial instruments (Note 9.a).

## 18 Expenses by nature

	Parent Company		Consolidated	
	3/31/2025	3/31/2024	3/31/2025	3/31/2024
Personnel	(1,713)	(1,778)	(8,392)	(8,773)
Depreciation and amortization	(343)	(347)	(4,978)	(4,777)
Cost of services provided	-	-	(13,100)	(5,731)
Contracted services	(365)	(320)	(10,373)	(8,048)
Rental expenses	(12)	-	(420)	(305)
Provision for legal risks	(1,338)	(1,978)	(1,880)	(112)
Telecommunication services	(56)	(58)	(347)	(158)
Other expenses	(199)	(510)	(2,954)	(1,547)
Total costs and expenses	<u>(4,026)</u>	<u>(4,991)</u>	<u>(42,444)</u>	<u>(29,451)</u>
<u>Classified as:</u>				
Cost of services provided	-	-	(13,100)	(5,731)
Selling expenses	-	-	(4,142)	(5,524)
General and administrative	(2,552)	(3,509)	(18,576)	(11,679)
Management compensation	(1,131)	(1,135)	(1,648)	(1,740)
Depreciation and amortization	<u>(343)</u>	<u>(347)</u>	<u>(4,978)</u>	<u>(4,777)</u>
Total costs and expenses	<u>(4,026)</u>	<u>(4,991)</u>	<u>(42,444)</u>	<u>(29,451)</u>

- (i) The amortization expense ,presented under Depreciation and Amortization Expenses (Note 6 and 8), was R\$343 in the Parent Company (R\$347 in 2024) and R\$4,978 in the Consolidated (R\$4,777 in 2024), net of R\$55 of tax credit (R\$52 in 2024).

## 19 Income tax and social contribution

	Parent Company		Consolidated	
	3/31/2025	3/31/2024	3/31/2025	3/31/2024
<u>Companies levied by taxable income: (i)</u>				
Accounting profit (loss) before Income tax and social contribution	3,387	2,490	5,039	5,163
Expected expense from income tax and social contribution at nominal rates (34%)	(1,152)	(847)	(1,713)	(1,755)
Adjustments to obtain the effective rate from permanent differences:				
Equity income (loss)	2,299	2,924	2,299	3,151
Tax credits not assessed (i)	(1,020)	(1,936)	(1,020)	(1,729)
Other exclusions/additions	-	-	121	(575)
Income and social contribution tax benefits (expenses), taxable income basis	127	141	(313)	(908)
<u>Companies taxed by presumed income:</u>				
Gross service revenue			25,013	20,676
Net service revenue			25,013	20,676
Presumed profit (32%)			8,004	6,616
Other operating and financial income (ii)			371	399
Calculation basis of income tax and social contribution			8,375	7,015
IRPJ - nominal rate - 15%			(1,256)	(1,052)
IRPJ - 10% surtax			(781)	(642)
CSLL - 9% nominal rate			(754)	(631)
Income tax and social contribution expenses, presumed profit basis			(2,791)	(2,325)
Total expense from income tax and social contribution	127	141	(3,104)	(3,233)
Income tax and social contribution – current	-	-	(3,045)	(3,039)
Income tax and social contribution – deferred	127	141	(59)	(194)

- (i) The information stated refers to the combined reconciliation of the Income tax and social contribution for the effective rate of the Company and its subsidiaries that chose this taxation regime. Based on a technical study of projected taxable results, no income tax and social contribution were registered on the tax losses of the Company and its subsidiaries which are not expected to use tax credits.
- (ii) The consolidated amount of financial income and other operating income of subsidiaries, except for the companies levied by the taxable income.

The following table corresponds to the analysis of deferred tax assets and liabilities recorded in the balance sheets:

	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
<u>Assets:</u>				
Temporary differences	-	-	2,290	2,408
Effect on lease liabilities	-	-	2,967	3,045
Tax losses	-	-	6,865	6,939
Effect from business combinations - Financial liabilities	5,520	5,567	5,520	5,567
Total financial income	5,520	5,567	17,642	17,959
<u>Liabilities:</u>				
Effect on right of use	-	-	2,567	2,647
Effects from business combination - Intangible and financial assets	13,534	13,708	16,288	16,466
	13,534	13,708	18,855	19,113
Deferred income tax and social contribution - assets	-	-	9,568	9,796
Deferred income tax and social contribution - liabilities	8,014	8,141	10,781	10,950

The Company is presenting net deferred income tax and social contribution under non-current liabilities, considering the same legal entity and tax jurisdiction.

The Parent Company and subsidiaries that do not have any expectation of using tax credits to offset tax losses in the coming years do not make the assessment.

## 20 Stock option plan

The Company approved the Stock Option Plan on August 25, 2016 at the Extraordinary Shareholders Meeting, with the purpose of creating mechanisms that enable it to identify, train, develop and retain talent, as well as to encourage Executive Officers to contribute decisively to the Company's and Subsidiaries' success by granting options to subscribe to or acquire the shares issued by the Company.

The Plan is managed by the Board of Directors, which may, at any time, set up an Advisory Committee to advise it on management and decision making. In exercising their powers, the Board of Directors and the Committee are subject to the limits established by law, the Bylaws of the Company, the applicable regulations, the Plan and the guidelines established by the Shareholders Meeting. Participants in the Program are members of management, employees and service providers who are deemed key persons or persons with high potential of contributing to the success of the Company or its subsidiaries and associated companies, selected by the Board of Directors based on recommendation by the Advisory Committee, who signed up for the Plan after signing the Instrument of Consent. Adhering to the Plan implies automatic consent to the Program.

The criteria for granting and the requirements for exercising the stock options are explained in Note 23 to the financial statements of 2024.

The status of outstanding options is shown below:

	Options Granted			Total
	2 <sup>nd</sup> Program	4 <sup>th</sup> Program	6 <sup>th</sup> Program	
Grant date	5/2/2019	6/9/2021	6/29/2023	
Number of options:				
Granted	450,000	300,000	3,785,000	4,535,000
Expired/Canceled	<u>(330,000)</u>	<u>(288,750)</u>	<u>(1,141,250)</u>	<u>(1,760,000)</u>
Outstanding	120,000	11,250	2,643,750	2,775,000
Strike price	R\$5.11	R\$3.93	R\$1.97	

These options are credited to a special line item of equity, together with capital reserves, as "recognized stock options granted," when the payment is based on shares and settled with equity instruments. The balancing item, according to CPC 10 (R1) – Share-Based Payment is accounted for under 'General and administrative expenses.'

On March 31, 2025, the Company recorded expenses, in the Personnel Expenses group, arising from said plans in the amount of R\$206 (R\$503 on March 31, 2024).

## 21 Financial instruments

The Company and its subsidiaries do not maintain derivative operations or operations of similar risks as of March 31, 2025 and December 31, 2024.

### a. Capital risk

The capital of the Company and its subsidiaries is administered so that they can perform their regular activities, while maximizing return to all stakeholders, by optimizing the ratio between debt and equity.

The Company's capital structure consists of other financial assets and liabilities (Note 9.a), cash and cash equivalents (Note 4) and shareholders' equity (which includes capital, profit reserves and non-controlling interest, as described in Notes 13 and 14, respectively).

### b. Categories of main financial instruments

Accounts receivable balance is stated based on respective recording of revenues and charges. The balances of "Call Option," "Written Put" and debts with related parties are measured at fair value.

	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
<u>Financial assets:</u>				
Amortized cost:				
Trade receivables	-	-	38,215	34,997
Accounts receivable from the Partnership agreement	-	-	1,779	3,200
Fair value through profit or loss:				
Cash equivalents	-	-	52,762	46,317
Financial investments	-	-	20,854	23,573
Call option for non-controlling interest	33,530	33,582	55,989	57,374
<b>Total</b>	<b>33,530</b>	<b>33,582</b>	<b>169,599</b>	<b>165,461</b>
<u>Financial liabilities:</u>				
Amortized cost:				
Trade accounts payable	1,441	524	6,029	5,588
Acquisition of investments payable	31,973	31,973	-	-
Dividends payable	4,434	4,434	6,597	6,894
Fair value through profit or loss:				
Written put for non-controlling interest	16,638	16,870	21,655	21,953
<b>Total</b>	<b>54,486</b>	<b>53,801</b>	<b>34,281</b>	<b>34,435</b>

### c. Measurements at fair value recognized in the balance sheet

The Company has financial instruments measured at fair value after initial recognition, classified as Level 2 and Level 3, as follows:



	Parent Company		Consolidated	
	3/31/2025	12/31/2024	3/31/2025	12/31/2024
Financial assets at fair value through profit or loss:				
Cash equivalents and financial investments (i)	-	-	73,616	69,890
Call option for non-controlling interest (ii)	33,530	33,582	55,989	57,374
Total	33,530	33,582	129,605	127,264
Financial liabilities at fair value through profit or loss:				
Written-put options for non-controlling interest (ii)	16,638	16,870	21,655	21,953
Total	16,638	16,870	21,655	21,953

- (i) Level 2 – Quoted prices in active markets for similar instruments, quoted prices for identical or similar instruments in non-active markets and valuation models for which inputs are observable;
- (ii) Level 3 – Obtained through valuation techniques, which include variables to assets or liabilities but not based on observable market data (non-observable data). Its fair value is defined according to generally accepted pricing models, based on discounted cash flow analysis.

Financial instruments classified as Level 3 are: “Call Option” and “Written Put,” whose amounts are estimated based on previously contracted calculation basis and future estimates of return on investments acquired.

The aforementioned calculations include assumptions, judgments and estimates on the future cash flows of investments acquired and growth projections based on the annual budget and long-term business plans of the Company and its subsidiaries.

#### **d. Credit risk**

The financial instruments that potentially subject the Company and its subsidiaries to credit risk concentration consist mainly of cash and banks, short-term investments and accounts receivable. The Company and its subsidiaries maintain checking accounts with financial institutions approved by the Management with the purpose of diversifying credit risk. The client base is widespread and the level of accounts receivable of the Companies is monitored through internal controls, and, for those in which there is no expected realization, an allowance for doubtful accounts is recognized, limiting the risk of default.

#### **e. Liquidity risk**

The final responsibility for liquidity risk management falls on the Company’s Management, which prepared a proper liquidity risk management for fund raising and liquidity management in the short, medium and long terms. The Company manages liquidity risk keeping proper bank loan reserves and lines by continuously monitoring expected and actual cash flows, and combining maturity profiles of financial assets and liabilities.

## f. Market risk

### *Exchange risk*

The Company is not exposed to exchange rate changes as it does not have foreign currency-denominated agreements.

### *Interest rate risk*

The Company is exposed to interest rate risk, once it has the following transactions:

- Financial investments paid by CDI.
- Bank credit agreement with remuneration of 100% of CDI.

## g. Sensitivity analysis

To conduct the sensitivity analysis of its financial investments, the Company established a probable scenario for each balance based on market indices, which are basically affected by the interest rate (CDI), and established scenarios with decreases of 25% and 50% in the balances on March 31, 2025.

Operation	Risk	Consolidated		
		Scenario I	Scenario II	Scenario III
Exposure to variable rates:				
Assets:				
Financial investments				
CDI	Rate decrease	7,245	5,434	3,623

- Scenario I – For financial investments, it reflects the expectations for 360 days as of the balance sheet date, available in the financial market for calculation of future values of these operations, at 14.25% for the CDI.
- Scenario II – For financial investments, it considers a drop of variable indexes, depending on the nature of the risk, of 25%.
- Scenario III – For financial investments, it considers a drop of variable indexes, depending on the nature of the risk of 50%.

## 22 Earnings per share

According to CPC 41 - Earnings per Share, the following table reconciles net income for the period with amounts used to calculate net earnings per share – basic and diluted:

	Parent Company and Consolidated	
	3/31/2025	3/31/2024
<u>Basic and Diluted:</u>		
Net income in the year available to common shares attributable to shareholders	4,732	2,631
Weighted average of outstanding common shares (thousand)	137,288	137,288
Earnings per share - R\$	0.03447	0.01916
Dilution effect of the stock option plan (thousand)	-	2,839
Average number of shares considering the dilution effect (thousand)	137,288	140,127
Diluted earnings per share - R\$	0.03447	0.01878

On March 31, 2024, the strike price of the Company's 6th Stock Option Program (Note 20) was within the average share price, thus causing a dilution effect. On March 31, 2025, the average market price did not exceed the strike price of the options, producing no effect.

## 23 Insurance coverage

On March 31, 2025, the Company maintains the following insurance coverage agreements:

Type	Coverage	Effectiveness (i)	Amount insured
Judicial Bond	Judicial bond for lawsuits	Until Jun/2028	52,578
Equity	Any property damage to buildings, facilities, machinery, equipment and vehicles	Until Apr/2026	111,406
Directors & Officers' Civil Liability	Administrative, arbitration and/or judicial lawsuits or proceedings resulting from losses and damages imposed to Management	Until Nov/2025	50,000
			<u>213,984</u>

(i) The policies are effective for one year and renewed after that period.

## 24 Segment information

The Company intensified its strategy, investing in franchise expansion and the Management defined the following as operating segments: Brokerage, franchises and financing based on in-house reports used to make strategic decisions, regularly reviewed by Management.

Operations of the Group are exclusively carried out in Brazil and due to its business characteristics services are not concentrated in certain clients;

Each segment's main features:

- Brokerage - performance in the real estate launches market, or new real estate and resale of real estate;
- Franchises - performance in the real estate launches market, or new real estate and resale of real estate, through associated realtors;
- Financing promotion - Promotion and offering of financial products and services in the real estate market generated in the real estate resale brokerage services.

### (a) Statement of income by segment – Consolidated

	3/31/2025			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	23,462	6,476	18,292	48,230
Operating costs, expenses and income	(25,352)	(2,703)	(12,672)	(40,727)
Equity income	155	-	285	440
Financial result	891	10	(62)	839
Income tax and social contribution	(646)	(793)	(1,665)	(3,104)
Net income (loss) - Consolidated	(1,490)	2,990	4,178	5,678
Non-controlling interest	(946)	-	-	(946)
Net income (loss) – Controlling shareholders	(2,436)	2,990	4,178	4,732

	3/31/2024			
	Brokerage	Franchises	Financing promotion	Total
Net revenue	22,319	5,490	10,015	37,824
Operating costs, expenses and income	(21,548)	(3,126)	(4,815)	(29,489)
Equity income	178	-	489	667
Financial result	1,044	147	-	1,191
Income tax and social contribution	(1,176)	(692)	(1,365)	(3,233)
Net income (loss) - Consolidated	817	1,819	4,324	6,960
Non-controlling interest	(4,329)	-	-	(4,329)
Net income (loss) – Controlling shareholders	(3,512)	1,819	4,324	2,631

\* \* \*

**A free translation from Portuguese into English of Independent auditor's review report on Quarterly Information prepared in Brazilian currency in accordance with rules issued by the Brazilian Securities Commission (CVM) and International Standards applicable to Quarterly Information (ITR)**

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## **Independent auditor's review report on quarterly information**

To the Managers and Shareholders

**LPS Brasil Consultoria de Imóveis S.A.**

São Paulo - SP

### **Introduction**

We have reviewed the individual and consolidated interim financial information of LPS Brasil Consultoria de Imóveis S.A. ("Company"), identified as parent company and consolidated, respectively, contained in the Quarterly Information Form (ITR) for the quarter ended March 31, 2025, comprising the balance sheet as of March 31, 2025 and the related statements of profit or loss and comprehensive income for the three-month period ended on this date, and of changes in equity and cash flows for the three-month period ended on this date, including the explanatory notes.

Management is responsible for preparation of the interim individual financial information in accordance with accounting pronouncement CPC 21 (R1) – Interim Financial Information and interim consolidated financial information in accordance with technical pronouncement CPC 21 (R1) – Interim Financial Information and IAS 34 – Interim Financial Reporting, issued by the International Accounting Standards Board (IASB), as well as for the fair presentation of this information in conformity with the rules issued by the Securities and Exchange Commission of Brazil (CVM) applicable to the preparation of the Quarterly Information Form (ITR). Our responsibility is to express a conclusion on this interim financial information based on our review.

### **Scope of review**

We conducted our review in accordance with Brazilian and international standards on review interim financial information (NBC TR 2410 and ISRE 2410 - Review of Interim Financial Information performed by the Independent Auditor of the Entity, respectively). A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with auditing standards and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

## **Conclusion on the individual and consolidated interim financial information**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial information included in the quarterly information referred to above is not prepared, in all material respects, in accordance with CPC 21, applicable to the preparation of Quarterly Information Form (ITR), and presented consistently with the rules issued by the CVM.

## **Other matters**

### *Statement of value added*

The abovementioned interim information includes the statement of value added (SVA) for the three-month period ended March 31, 2025, prepared under Company's Management responsibility and presented as supplementary information by IAS 34. This statement has been subject to review procedures performed together with the review of the interim information with the objective to conclude whether it is reconciled to the interim financial information and the accounting records, as applicable, and if its format and content are in accordance with the criteria set forth by CPC 09 – Statement of Value Added. Based on our review, nothing has come to our attention that causes us to believe that it was not prepared, in all material respects, consistently with such technical pronouncement and the overall individual and consolidated interim financial information.

São Paulo, May 8, 2025.

DELOITTE TOUCHE TOHMATSU  
Auditores Independentes Ltda.  
CRC 2 SP 011609/O-8

Alexandre Cassini Decourt  
Accountant  
CRC 1 SP 276957/O-4

## **Opinion and declarations/Executive Officers' statement on quarterly information**

FOR THE PURPOSES OF ARTICLE 27, PARAGRAPH 1, ITEM VI OF CVM RESOLUTION 80/2022

We hereby declare, in the capacity of Executive Officers of LPS Brasil – Consultoria de Imóveis S.A., a corporation headquartered in the city and state of São Paulo, at Rua Estados Unidos, nº 1,971, corporate taxpayer ID (CNPJ/MF) 08.078.847/0001-09 (“Company”), pursuant to article 27, paragraph 1, item VI of CVM Resolution 80 of March 29, 2022, that we have reviewed, discussed and agreed with the Company’s individual and consolidated financial information for the first quarter ended March 31, 2025.

São Paulo, May 8, 2025.

Marcos Bulle Lopes  
Chief Executive Officer

Cyro Naufel Filho  
Investor Relations Officer

Robson Pereira Paim  
Chief Financial Officer

## **Opinion and declarations/ Executive Officers' statement on the independent auditor's report**

FOR THE PURPOSES OF ARTICLE 27, PARAGRAPH 1, ITEM V OF CVM RESOLUTION 80/2022

We hereby declare, in the capacity of Executive Officers of LPS Brasil - Consultoria de Imóveis S.A., a corporation headquartered in the city and state of São Paulo, at Rua Estados Unidos, nº 1,971, corporate taxpayer ID (CNPJ/MF) 08.078.847/0001-09 ("Company"), pursuant to Article 27, paragraph 1, item V, of CVM Resolution 80, enacted by the Securities and Exchange Commission of Brazil on March 29, 2022, that we have reviewed, discussed and agreed with the conclusions expressed in the report of Deloitte Touche Tohmatsu Auditores Independentes Ltda. related to the Company's individual and consolidated financial information for the first quarter ended March 31, 2025.

São Paulo, May 8, 2025.

Marcos Bulle Lopes  
Chief Executive Officer

Cyro Naufel Filho  
Investor Relations Officer

Robson Pereira Paim  
Chief Financial Officer